



City of Middleton

Community Campus Plan



Welcome!

1. Purpose of these information sessions
 - Comment cards are available
 - Sign in to receive notifications
2. Welcome and introductions of City Council Members
3. Welcome and introductions of City Staff
4. Info at: cityofmiddleton.us/ccc
5. Questions? Input? Feedback?

Upcoming Info Sessions:

-  Monday, December 8, 2025 –
5:30–6:30 p.m.
Middleton City Hall
-  Wednesday, January 7, 2026 –
10:00–11:00 a.m.
Middleton Senior Center
-  Wednesday, February 25, 2026 –
5:30–6:30 p.m.
Middleton Public Library
-  Wednesday, March 11, 2026 –
10:00–11:00 a.m.
Middleton Senior Center



Why the Community Campus Project?



How Did We Get Here?

2014–2022: Space studies, facility assessments, and early planning efforts, including the formation of the Community Campus Committee in 2019.

2023–2024: Committee re-engagement, concept evaluation, and refinement.

Fall 2025–Spring 2026: Community outreach, education, and funding discussions.

Beyond 2026: Final design, funding decisions, and construction (if approved).



Current Constraints - Library

Study rooms are booked 81% of all open hours.

76 community and nonprofit groups relied on Library meeting rooms this year.

The Library welcomes 26,000 visitors each month—the highest among comparable Dane County libraries.

Program attendance is breaking records (40,798 attendees YTD) and frequently resulting in waitlists.



Current Constraints – Senior Center

Older adults are the fastest-growing age group, and Dane County's 55+ population is projected to keep rising through 2050.

Middleton reflects this shift, with nearly 1 in 5 residents age 65+.

Senior Center usage is surging, with sign-ins increasing from 14,882 in 2022 to 23,318 in 2024.

Engagement remains high, with more than 47,000 newsletters mailed or downloaded in 2024.

Expanding needs require a modern, accessible, single-level facility designed for health, safety, mobility, and future growth.



Current Constraints – City Hall

Largely unchanged since 1964, aside from a 1974 addition, with no major updates since the Police Department left in 2009.

Population has grown 37% since 2009, but the building has not been modernized to meet today's service and staffing needs.

City Hall needs nearly 50% more space to operate effectively.

Accessibility and workflow issues remain.

East wing lacks natural light, with 17 employees and interns working in windowless spaces.



Project Goals

Smart Design: Right-sized facilities that reflect actual community use.

Sustainability: Modern systems to reduce energy use and maintenance costs.

Accessibility: Fully ADA-compliant spaces for all residents.

Community Connection: Shared, flexible spaces to support programming and engagement for all ages.

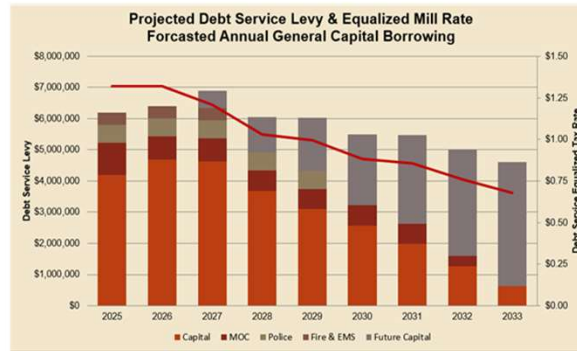


Tax Rate Mitigation Strategies

Layer in new community campus debt service as outstanding facility debt is fully repaid (Fire/EMS Stations, Police Station, Operations Center)



Structure the planned 2026 borrowing with front-loaded principal payments to avoid a one-year dip in the tax rate and reduce interest costs



Utilize \$720 million of additional tax base from the TID #3 closure to reduce the operating tax rate to offset a debt service rate increase



Financing Plan Scenarios

Projected Impact on 2028 Equalized City Tax Rate and Tax on Median Value Home

Scenario A

\$65 Million Project

Level debt service tax rate

Equalized tax rate impact

-0.6%

City tax change on median
value home

\$34.37

Scenario B

\$85 Million Project

Level total city tax rate

Equalized tax rate impact

-0.0%

City tax change on median
value home

\$49.77

Scenario C

\$110 Million Project

5% increase in city tax rate

Equalized tax rate impact

5.0%

City tax change on median
value home

\$173.25



Learn More & Get Involved

Complete the survey:

Visit the project page:
cityofmiddleton.us/ccc

**Share questions and feedback with
elected officials and city staff.**

**Watch for upcoming info sessions,
mailers, and digital updates.**

**Tell your friends and neighbors to
attend future
information sessions.**

