

LEGISLATIVE SUMMARY
Mayor's Office of Capital Projects
Division of Real Estate

Property Acquisition for New Fire Station 23

Ordinance No: XXXX-2026

Legislative Purpose: To authorize the Director of Public Safety to purchase property at 10022 Madison Boulevard, PPN 001-28-030 ("Property") for new Fire Station 23 from Shaker Madison LLC.

Project Summary: Division of Fire intends to construct a new fire station to replace its existing station at 9826 Madison Avenue. The proposed location for the new Fire Station 23 at the northeast corner of the intersection of Madison and West Boulevards, allows Division of Fire to achieve several important criteria for fire stations, including having three separate zones for living quarters, decontamination area and apparatus bay.

In addition, the Property to be acquired is comprised of 0.88 acres nearly two times the size of the existing fire station property, which is 0.45 acres. The larger site will allow for a driveway to the north of the station, coupled with a pull-through design, providing better on-site maneuverability, leading to better response times. The apparatus will be able to pull-through the station in a northerly directions, then turn and exit onto Madison. Due to the smaller size of the current station, apparatus are required to back in to the building from Madison, which can lead to traffic congestion and back-ups.

The Property to be purchased is a vacant retail structure which City intends to demolish for the new station. The purchase of the Property will provide site control needed for the development of the new Fire Station 23.

Price: \$635,000 (Appraised Value)

Permanent Parcel No: 001-28-030

Ward: 11, Councilman Tanmay Shah

Attachments: Location Map