



## Groundbreaking Begins a Journey to New Campus

New administrative campus will be complete by early 2024.

UW Credit Union is breaking ground on a significant expansion of its existing property along Excelsior Drive on Madison's far west side.

*(continued on page 2)*



## Madison Metro Proposed Bus Route Changes

Important changes to bus routes and stops in Madison have been proposed. Read more on how this affects Old Sauk Trails Park and ways to provide your input on Page 4.

### INSIDE THIS ISSUE

#### 2-3 OSTP COMMUNITY NEWS

- UWCU Groundbreaking for New Campus
- UWCU Green Masters Program

#### 4-5 OSTP COMMUNITY NEWS

- Metro Transit – Proposed changes to bus stops in OSTP
- Proposed residential development approved by commission

#### 6-7 OSTP BUSINESS NEWS

- New Treatment Modality from Midwest Spine and Nerve Center
- Thompson Kane to acquire Benton State Bank

#### 8-9 OSTP EVENTS

- Farmers Market Season is back
- Annual Safety Day with SwimWest

### UPDATES IN OSTP

- AIQ Solutions  
8000 Excelsior Drive
- Central Wealth Management  
1200 John Q. Hammons Dr.



## UWCU Groundbreaking Begins Journey to New Campus

UW Credit Union is breaking ground on a significant expansion of its existing property along Excelsior Drive on Madison's far west side. In recent years the organization has been meeting its administrative space needs through acquiring and leasing adjacent properties in Old Sauk Trails Park. The new construction is expected to eventually replace the administrative building at 3500 University Avenue in Madison.



By early 2024, most Madison-area administrative employees will be based among our adjacent facilities in the office park. "Even before the pandemic hit, we were developing a plan to increase employee workweek flexibility," said president and CEO Paul Kundert. "While we have implemented that plan, our workforce is projected to grow, increasing the need for more space. "Long-term, there remains a lot of uncertainty about the nature of work, and the pace of workforce growth in financial services," he said. "So, we've been focused on a plan to maintain flexibility in our facilities.

"In selecting the Old Sauk Trails Park site for our credit union operations, we sought to minimize the commute patterns of our employees, and it was important that our administrative facilities be served by the Madison Metro bus route," said Kundert. "The Greenway area offers great employee-support amenities within walking distance, including restaurants, coffee shops, health facilities and more. "Our Madison roots are 90 years deep, so it was a priority to keep our operations in the City of Madison," said Kundert. "Our continued investments support the wellbeing of the community, adding to Madison's tax base to maintain quality education and other local services."

Consolidating Madison-area administrative employees to the Old Sauk Trails Park location is a natural step in supporting UW Credit Union's growth, improving collaboration and balancing the need for greater flexibility as the future of office work evolves. Investments in our growing Westside campus will continue to include leading sustainable practices, consistent with UW Credit Union's Green Master status.



## UWCU and Green Masters Program



The Green Masters Program is an objective, points-based recognition and assessment program that enables Wisconsin businesses of all sizes and from any sector to join a group of like-minded companies that are on the road to sustainability. The program has established three levels of participation: Green Apprentice, Green Professional, and Green Master. UW Credit Union joined the program as a **Green Master in 2017**. Each year at the Wisconsin Sustainable Business Council Conference, the current top 20 percent of companies that applied during the calendar year are identified and recognized as the Green Masters level companies.

"The Green Masters Program is a tool for businesses to assess and grow their sustainability programs, to benchmark against their industry and to receive a third part certification recognizing their achievements in sustainability," says WSBC's managing director, Jessy Servi Ortiz.

### About UW Credit Union

UW Credit Union is a growing, federally insured financial institution and a leading provider of a full range of financial services to University of Wisconsin communities. UW Credit Union's over 700 employees serve the financial needs of more than 270,000 members through world-class technology systems, and through a convenient network of 28 branch locations and over 100 ATMs. With assets of \$3.3 billion, UW Credit Union is ranked nationally among the leading credit unions. Founded more than 85 years ago by members of the University of Wisconsin community, UW Credit Union continues to operate as a not-for-profit, member-owned financial cooperative with locations in the Madison, Milwaukee, Stevens Point, Green Bay, Oshkosh, Whitewater and La Crosse areas.

### About Wisconsin Sustainable Business Council

The Wisconsin Sustainable Business Council's (WSBC) mission is to advance sustainable principles and practices forward through the power of business. We support businesses and sustainability professionals through an array of programming, education, resources and tools and are a catalyst for businesses looking to integrate sustainability into the fabric of their organization and be a force for good. We are a network of businesses integrating sustainability into business operations at a time when the business case for sustainability (defined in terms of people, planet and profit) has never been stronger.



## Metro Transit – Proposed Changes to Bus Stops in OSTP



Changes have been proposed by the City of Madison Metro Transit to remove several bus stops along Deming Way in Old Sauk Trails Park. We know that many of our tenants have both employees and clients who utilize these bus stops to access businesses within the park. A map of the proposed Network Redesign plans [can be viewed here](#).

Metro Transit is currently asking for feedback on the Transit Network Redesign, and has compiled a survey on their website. If you have any feedback on these proposed changes to share with Madison Metro, we encourage you to [complete the survey here](#).

In the event that you also want to share your opinions with our district Alder, you will find her contact information below:

Alder Nikki Conklin  
District 9-Madison Common Council  
[district9@cityofmadison.com](mailto:district9@cityofmadison.com)



## Commission Approves Proposed Residential Development

The City of Middleton Plan Commission approved a finalized building plan for a proposed 161 unit multifamily development at 1312 John Q. Hammons Dr., located across the street from the Marriott hotel. The commission also set a public hearing for a proposed 44 acre development project with more than 800 homes and multifamily units east of Parmenter Street and north of Graber Pond.

Developer, Bret Newcomb, proposing the John Q. Hammons project titled '[The West Edge](#)' said the development will bring the feel of the recently built high density projects on East Washington Ave. in Madison to the suburbs.

Newcomb said his team made several changes to the building plan since it was approved at the general level. The original design included 171 residential units and a 100,000 square foot office building. Newcomb said the new design is closer to his vision of urbanism in the suburbs.



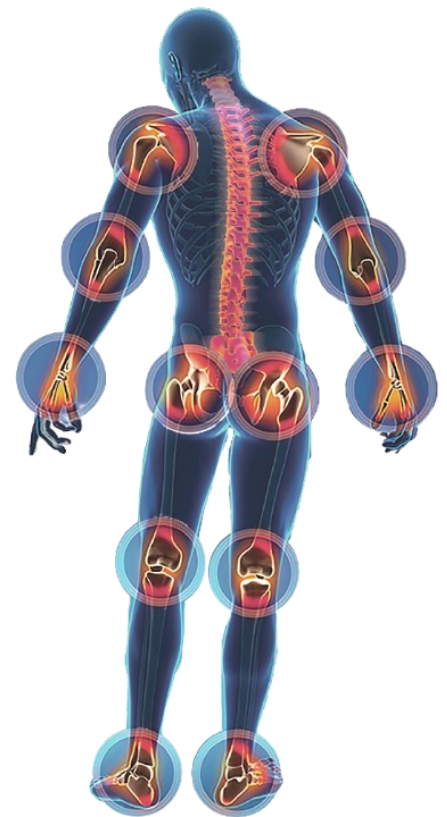
## Midwest Spine & Nerve Center Adds New Technology!



Midwest Spine and Nerve Center has added a new modality to our Chiropractic Clinic for spine and extremity joint analysis and adjusting. The ProAdjuster 360 is an advanced treatment instrument that allows the doctor, guided by computer technology, to analyze the motion and position of each individual vertebrae in the spine as well as the joints of the shoulders, hips, elbows, hands, knees and feet in a matter of a few minutes.

Following that analysis, the doctor can use the ProAdjuster 360 to make quick and gentle corrections that are appropriate for people of all ages from children to senior citizens. Not just useful for simple joint pain, the ProAdjuster 360, in combination with Graston Technique soft tissue therapy and K-Laser light therapy, can be used in the treatment of carpal tunnel, forearm tendinitis and other repetitive strain injuries. We are seeing patients have dramatic improvement or their symptoms resolved in a matter of a few visits. It has also become a useful adjunct tool in the treatment of more serious conditions such as disc bulges, disc herniations, sciatica, and spinal stenosis.

We recommend anyone with a painful musculoskeletal issue stop in to Midwest Spine and Nerve Center and see how we can use the ProAdjuster 360, or any of our many therapeutic technologies, to get you on the road to recovery.



1111 Deming Way  
Suite 201  
Madison, WI 53717



## Thompson Kane to acquire Benton State Bank

Thompson Kane & Company, Inc., a Madison, Wisconsin based mortgage banking company, announced that it has entered into a definitive agreement to acquire Benton State Bank, a community bank located in Benton, Wisconsin with assets of \$76.6 million. This transaction is subject to regulatory approval and is expected to close by the fourth quarter of 2022.

Benton State Bank will continue to provide banking products and services through its existing locations, and the entire management team of the bank will remain in place. As a result of this transaction, Benton State Bank will be able to utilize Thompson Kane's mortgage origination platform to grow and expand its lending operations.

"Benton State Bank is over 125 years old and we are thrilled that it will remain a community based, independent financial institution serving local businesses, farmers, homeowners, and consumers. We will lead the bank into the future with additional growth avenues and plenty of capital to finance our plan," said Steve Malone, President and CEO of Benton State Bank.

"We look forward to expanding the product offerings for both of our customer bases," said John C. Thompson, President and CEO of Thompson Kane. "Through additional capabilities provided by this transaction, we expect to be able to grow the combined entity significantly." Thompson Kane will inject additional equity into Benton State Bank to enable it to expand its lending operations.

Scott Freiburger, currently the Executive Vice President, will become the President of Benton State Bank upon the closing of the transaction. "This transaction provides tremendous opportunity for our company, our customers, and the markets we serve. I am excited to help lead this bank as we expand credit availability in our communities. We believe adding the mortgage expertise and capabilities of Thompson Kane with Benton State Bank's community focus will set us apart in mortgage lending. We are hopeful that the transition will create additional employment opportunities over time," said Mr. Freiburger.



THOMPSON KANE

8040 Excelsior Drive  
Suite 100  
Madison, WI 53717



## Farmers Market Season is Here!



### [Dane County Farmers Market](#)

Saturday: 6:15am-1:45pm  
Capitol Square



### [Hilldale Farmers Market](#)

Wednesday & Saturday: 8am-1pm  
Located behind LL Bean on Segoe Road



### [Eastside Farmers Market:](#)

Tuesday: 4-7pm  
McPike Park, 202 Ingersoll Street



### [Northside Farmers Market:](#)

Sunday: 8:30-12:30pm (Opening- May 8th)  
Northside Town Center



### [Monroe Street Farmers Market:](#)

Sunday: 9-1pm  
Edgewood High school, 2219 Monroe Street



### [Westside Community Market:](#)

Saturday: 7-12pm  
Behind UW Health Digestive Center  
750 University Row





# SwimWest Annual Safety Day

SWIM SAFER | SWIM SMARTER



## safety day

FREE EVENT! • JOIN IN ON THE FUN!



SAFETY DAY - May 7 | SWIMWEST.COM

You're invited to join SwimWest Swim School as they celebrate their Annual Safety Day on Saturday, May 7th from 12-3pm! There is so much fun to be had, so pack up your children and stop by! SwimWest is asking for a donation of non-perishable food items for MOMS Food Pantry as your entry fee.

### Activities include:

- Farm Animals from Havens Petting Farm
- Martial Arts Demonstrations from Infinity Martial Arts
- 19 Sports
- Kindermusik
- Water Safety Stations from SwimWest
- Possible Fire Truck Visit
- Open Swim Times



SwimWest  
1001 Deming Way  
Madison, WI 53717



---

**The Gialamas Company, Inc.**

8040 Excelsior Drive, Suite 200

Madison, WI 53717

[www.gialamas.com](http://www.gialamas.com)



## **The Gialamas Company, Inc.**

COMMERCIAL REAL ESTATE | DEVELOPMENT | BROKERAGE | LEASING | MANAGEMENT

BUSINESSLINKS is published quarterly by:

**The Gialamas Company, Inc.**

8040 Excelsior Drive, Suite 200

Madison, WI 53717

**Phone:** 608.836.8000

**E-mail:** [office@gialamas.com](mailto:office@gialamas.com)

**Editors: Bridget Mooney & Kaitlin Jenkins**

To subscribe to BUSINESSLINKS or to submit articles and photos,  
please e-mail [\*\*office@gialamas.com\*\*](mailto:office@gialamas.com)

Like us on [\*\*Facebook\*\*](#) @[\*\*thegialamascompany\*\*](#)  
to stay up-to-date with events in  
Old Sauk Trails Park!

[\*\*www.gialamas.com\*\*](http://www.gialamas.com)