



# Assessment Policy Update Proposal

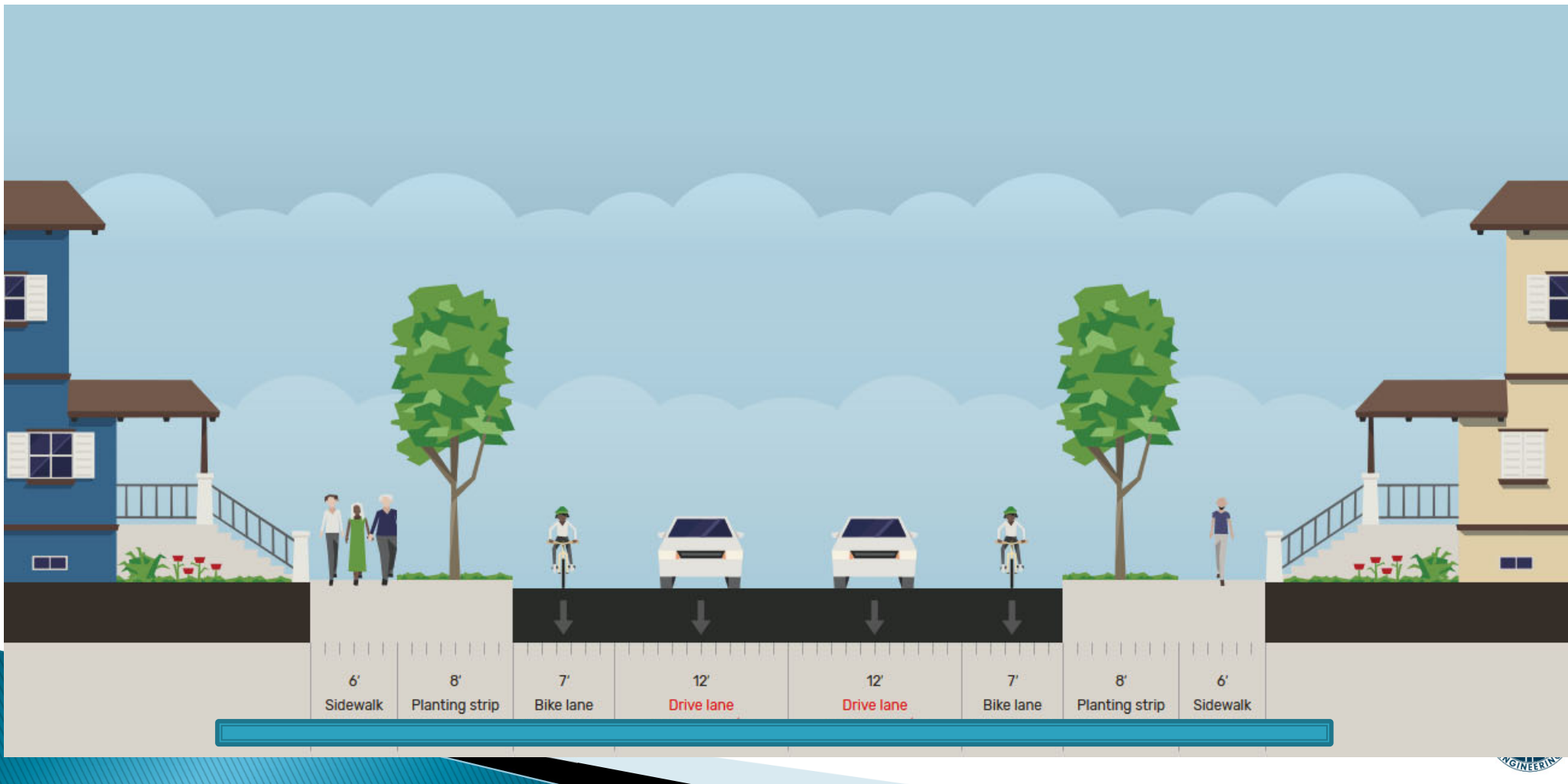
City of Madison Engineering Division  
Sep 19, 2022

# Outline

- ▶ Current Policy
- ▶ Proposed Update Goals
- ▶ Proposed Update
- ▶ Budget Implications

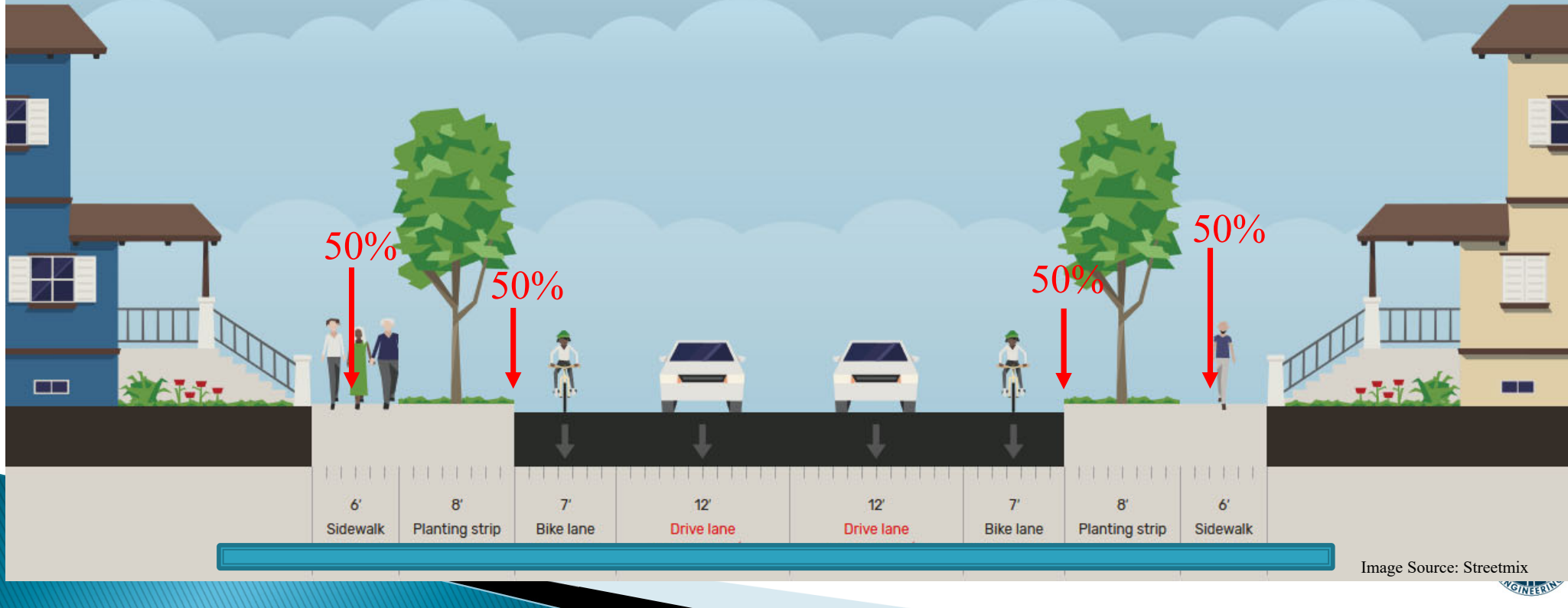


# Current Assessment policies



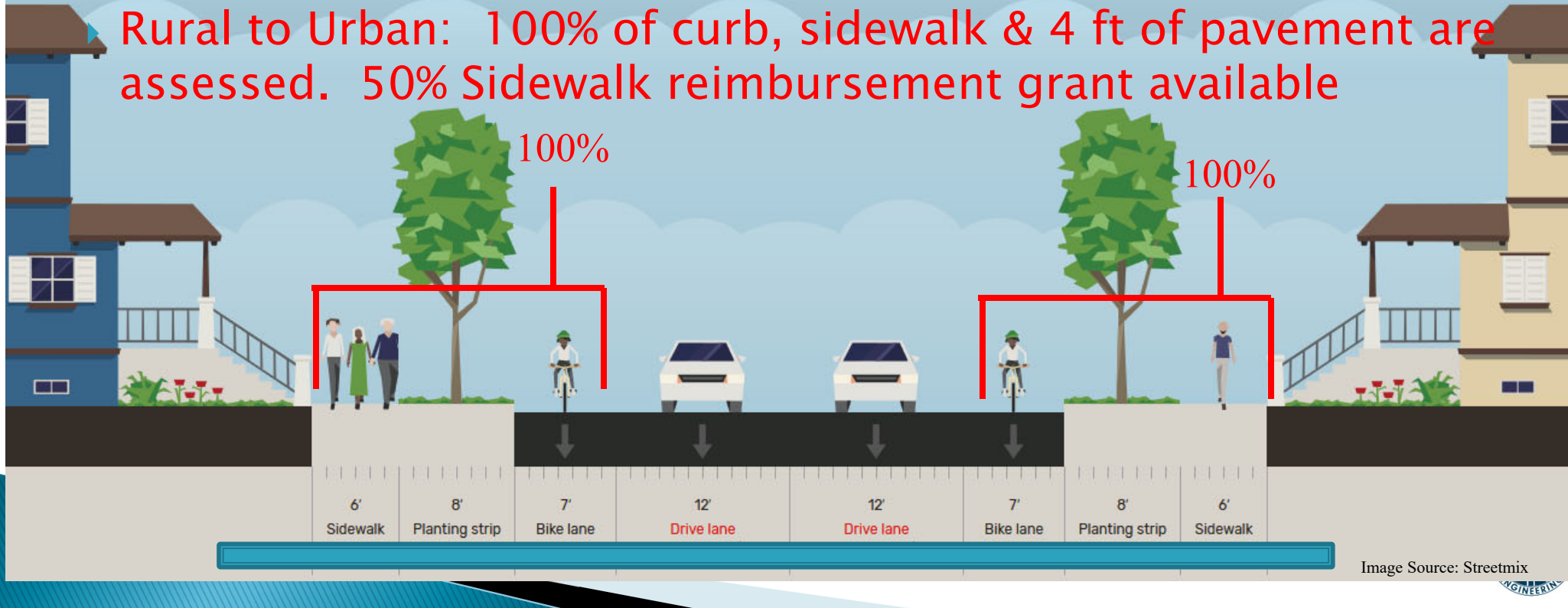
# Current Assessment policies

- ▶ Reconstruction & Resurfacing: 50% of curb and sidewalk are assessed



# Current Assessment policies

- ▶ Reconstruction & Resurfacing: 50% of curb and sidewalk are assessed
- ▶ Rural to Urban: 100% of curb, sidewalk & 4 ft of pavement are assessed. 50% Sidewalk reimbursement grant available





# Current Assessment policies

- ▶ Reconstruction & Resurfacing: 50% of curb and sidewalk are assessed
- ▶ Rural to Urban: 100% of curb, sidewalk & 4 ft of pavement are assessed
- ▶ **New Street: 100% of entire street, curb and sidewalk are assessed**

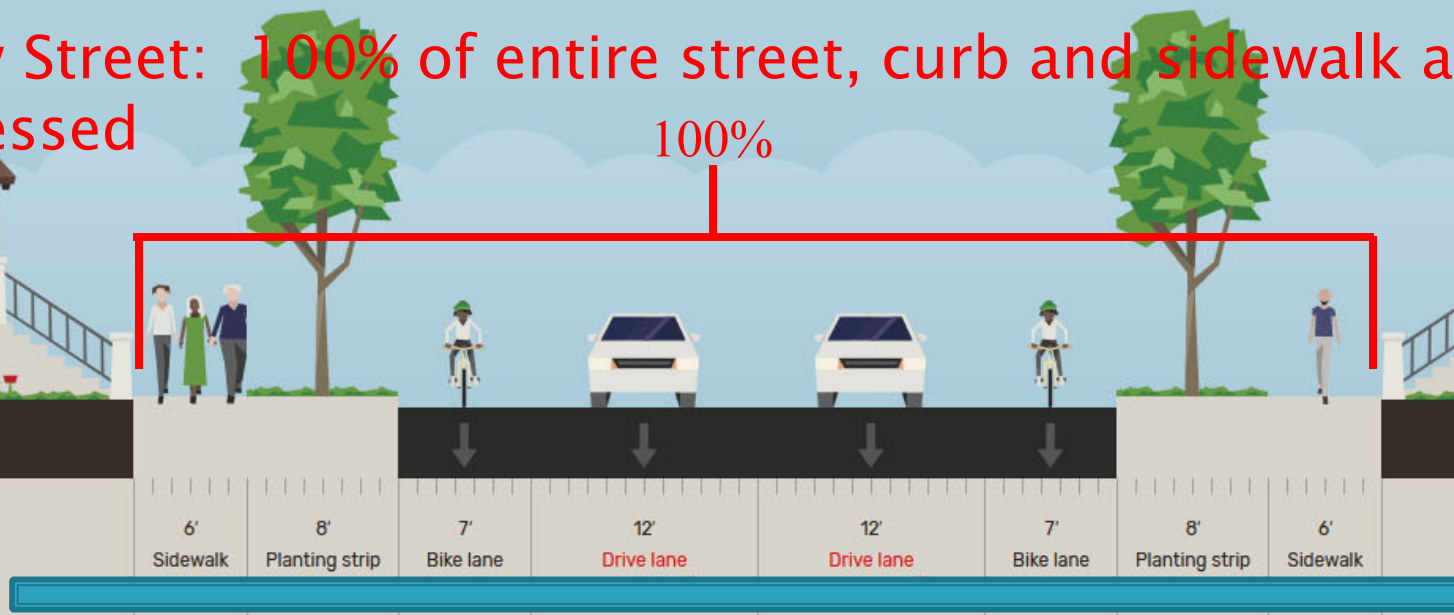


Image Source: Streetmix

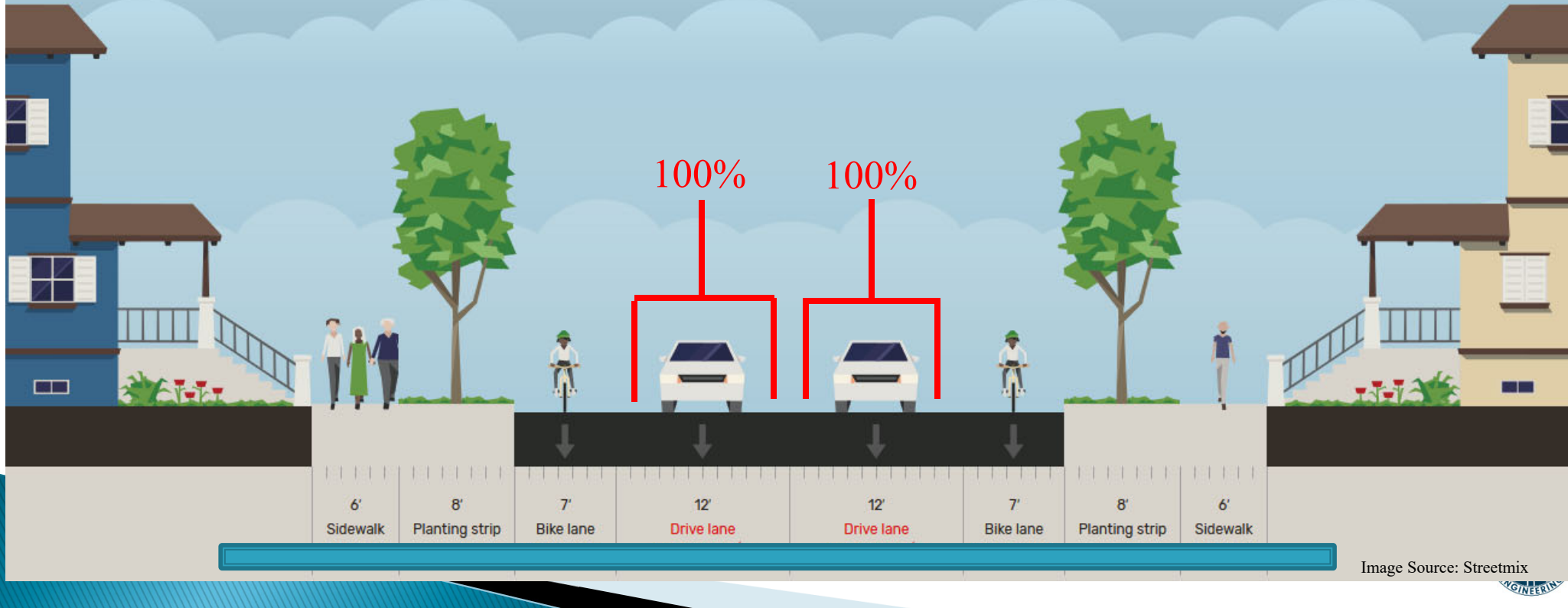
# Update Goals

- ▶ Make Rural to Urban Projects less burdensome
- ▶ Reduce number of obstacles to install new sidewalks
- ▶ Make assessments more uniform whether your street has existing curb and gutter or sidewalk or not
- ▶ Want to preserve existing development requirements
- ▶ Want to preserve similar amount of assessment revenues
- ▶ Provide a more reliable estimate for residents



# Proposal

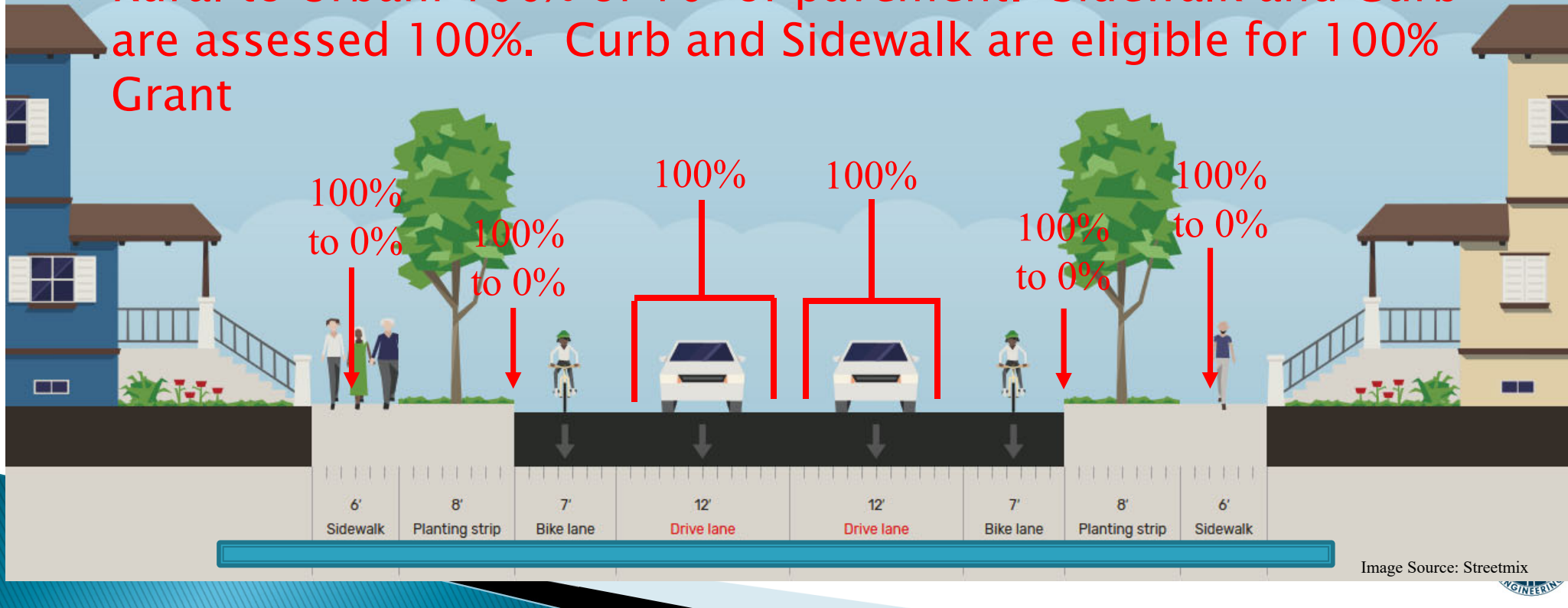
- ▶ **Reconstruction & Resurfacing: 100% of 10' of pavement**
  - Note resurfacing costs less than reconstruction





# Proposal

- ▶ Reconstruction & Resurfacing: 100% of 10' of pavement
  - Note resurfacing costs less than reconstruction
- ▶ Rural to Urban: 100% of 10' of pavement. Sidewalk and Curb are assessed 100%. Curb and Sidewalk are eligible for 100% Grant



# Proposal

- ▶ Sidewalk repair program – no assessments
- ▶ Citywide Sidewalk & Curb Repair Program – no assessments
- ▶ Driveways – Proposed to assess the driveways same as before  
– new alignments due to multi-use paths are not assessed.

# Budget Implications

## ▶ Existing Rates 2017–2018–2019

|                            | Average | High    | Low     |
|----------------------------|---------|---------|---------|
| Reconstruction             | \$30.78 | \$59.45 | \$13.01 |
| Rural to Urban             | \$58.57 | \$94.81 | \$37.71 |
| Resurfacing with Utilities | \$14.67 | \$28.77 | \$3.97  |
| Simple Resurfacing         | \$2.77  | \$3.55  | \$2.23  |

# Budget Implications

- ▶ Set Rates each year based upon previous 3 weighted years
- ▶ Reconstruction \$42/ft (currently ~\$30/ft)
- ▶ Rural to Urban \$42/ft after grant (currently ~\$60/ft)
- ▶ Resurfacing with Utilities \$11/ft (currently ~\$15/ft)
- ▶ Resurfacing \$11/ft (currently ~\$3/ft, many now have no assmt)

# Budget Implications

- ▶ Typical Costs for a 60' lot – street assessments

|                       | Existing policy<br>(average) | New Policy | Change  |
|-----------------------|------------------------------|------------|---------|
| Reconstruction        | \$1847                       | \$2520     | + \$673 |
| Rural to Urban        | \$3514                       | \$2520     | - \$994 |
| Resurfacing with Util | \$880                        | \$660      | - \$220 |
| Simple Resurfacing    | \$166                        | \$660      | + \$494 |



# Budget Implications

- ▶ Typical Costs for a 60' lot – all assessments

|                       | Street | Driveway | Sanitary | Total   |
|-----------------------|--------|----------|----------|---------|
| Reconstruction        | \$2520 | \$500    | \$1,500  | \$4,520 |
| Rural to Urban        | \$2520 | \$500    | \$1,500  | \$4,520 |
| Resurfacing with Util | \$660  | \$ 0     | \$1,500  | \$2,160 |
| Simple Resurfacing    | \$660  | \$ 0     | \$ 0     | \$660   |



# Budget Implications

- ▶ 2017–2019 analysis

|      | Current assessment policy | Proposed assessment policy | Change      |
|------|---------------------------|----------------------------|-------------|
| 2019 | \$2,637,336               | \$3,019,282                | + \$381,945 |
| 2018 | \$2,468,899               | \$2,142,738                | - \$326,160 |
| 2017 | \$2,361,631               | \$2,197,045                | - \$164,586 |

3 year Net – \$108,801

CITY OF **MADISON**



# 2023 pricing

- ▶ 2020 & 2021 prices include pandemic abnormalities
- ▶ Use Engineering News Record Construction Cost Index to get to 2022 numbers

