



Assessment Policy Update Proposal

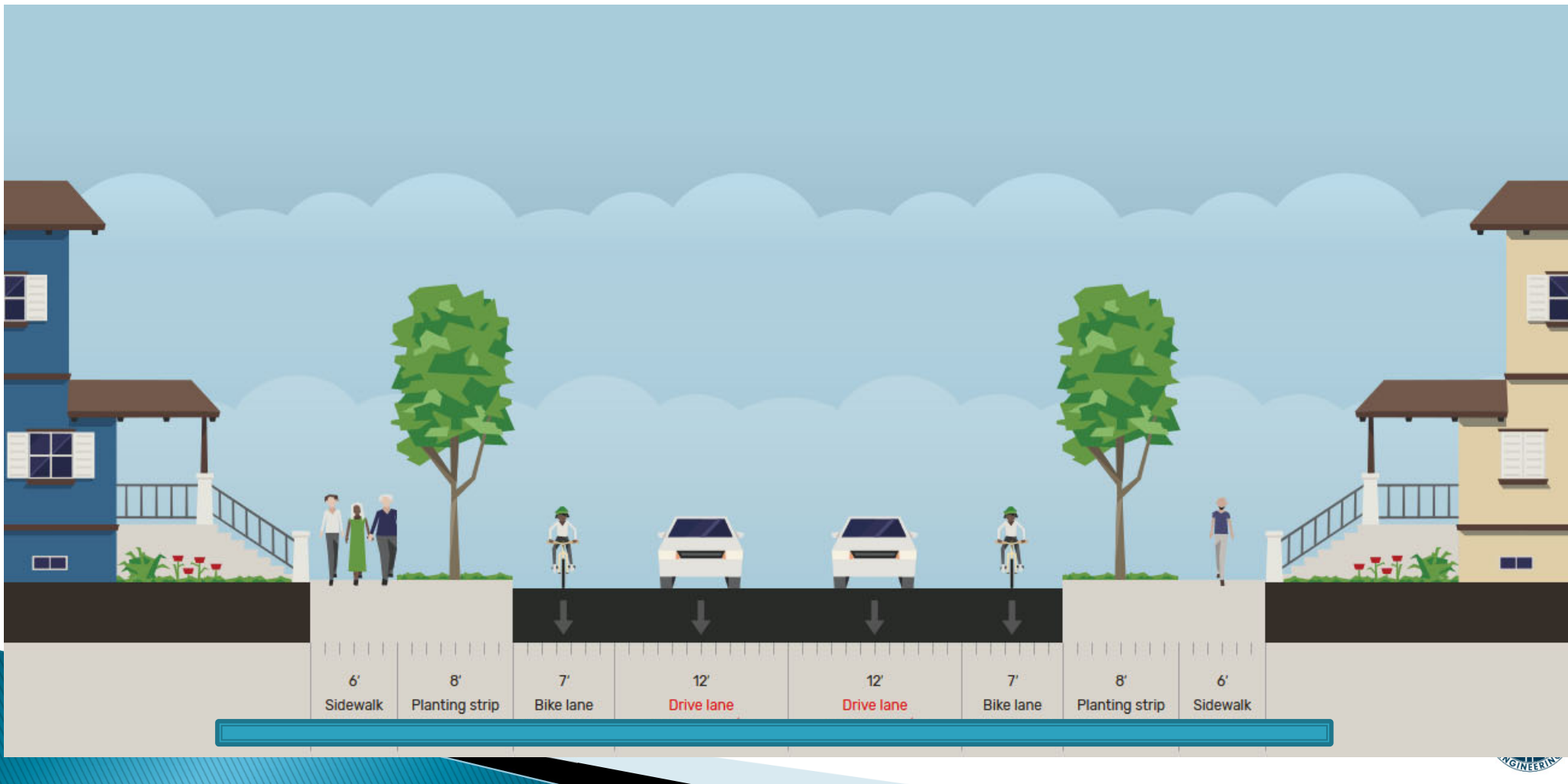
City of Madison Engineering Division
Sep 19, 2022

Outline

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

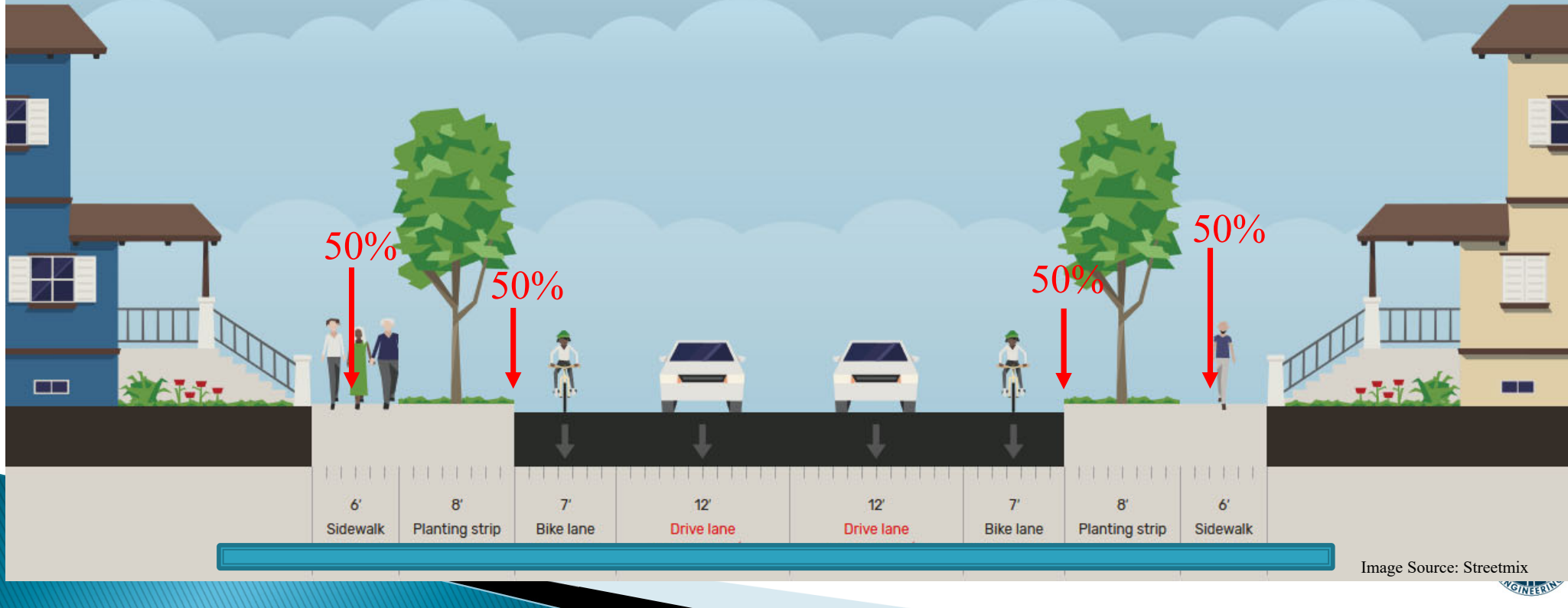


Current Assessment policies



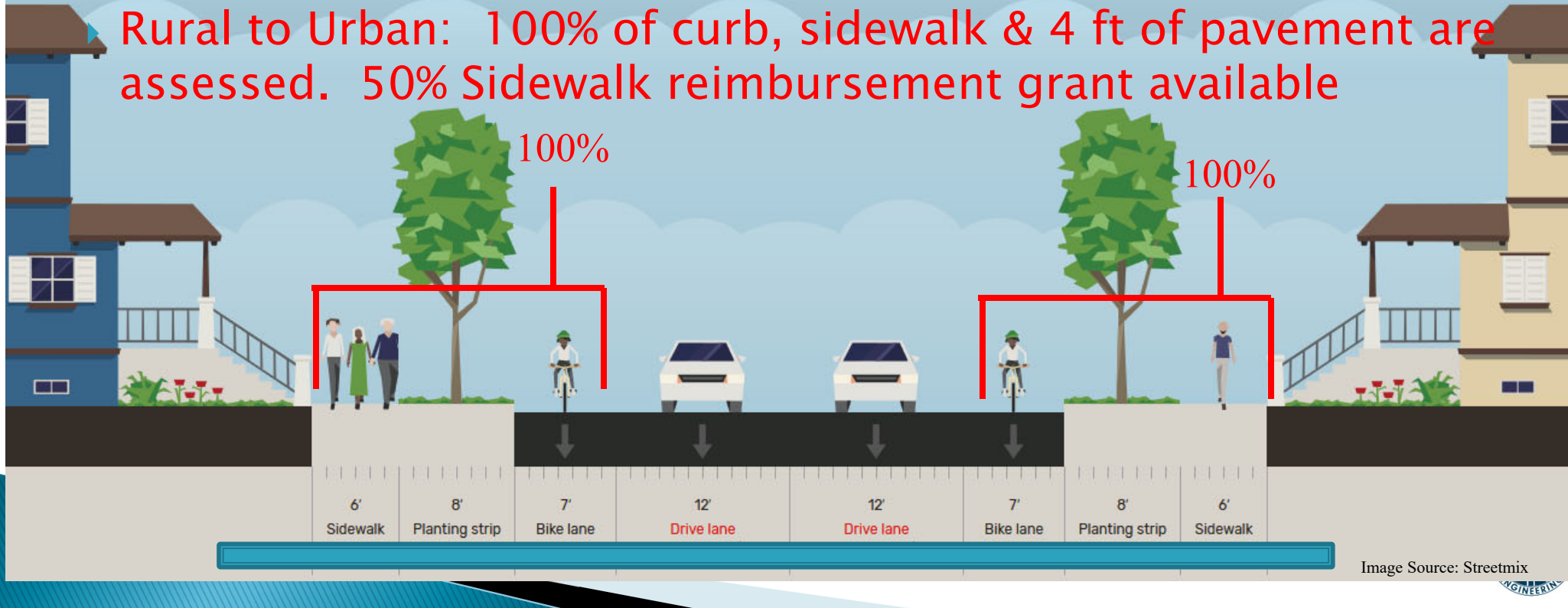
Current Assessment policies

- ▶ 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**

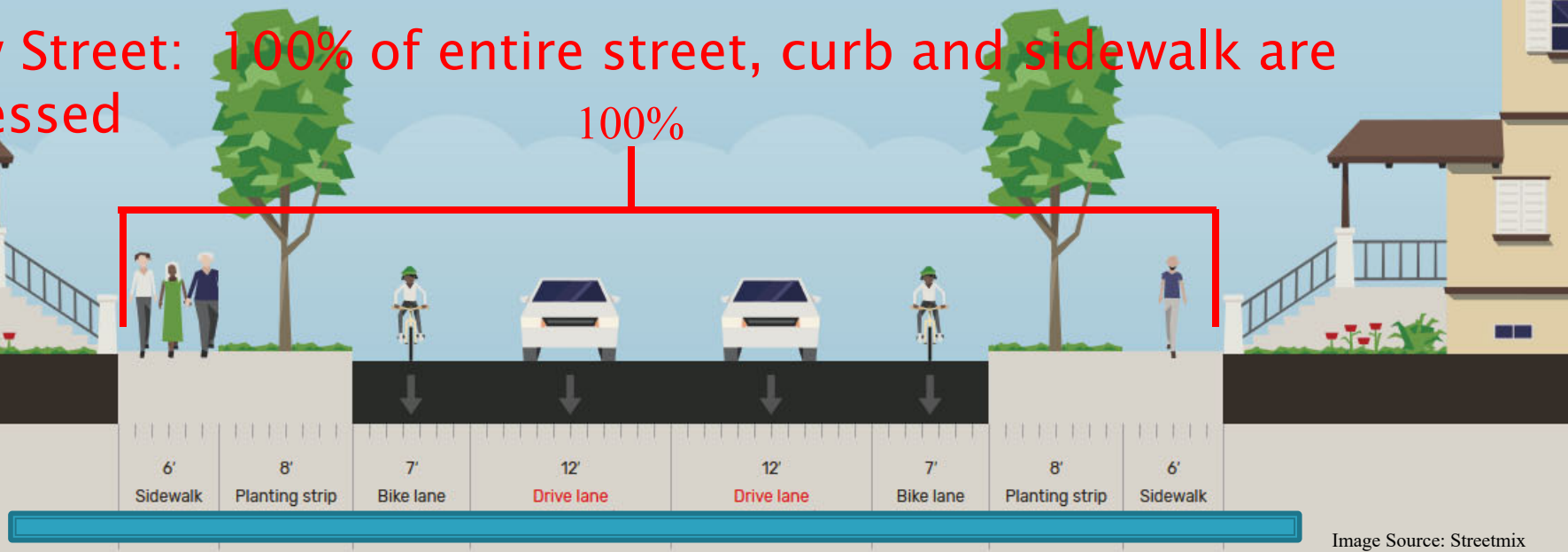


Image Source: Streetmix

ENGINEERING

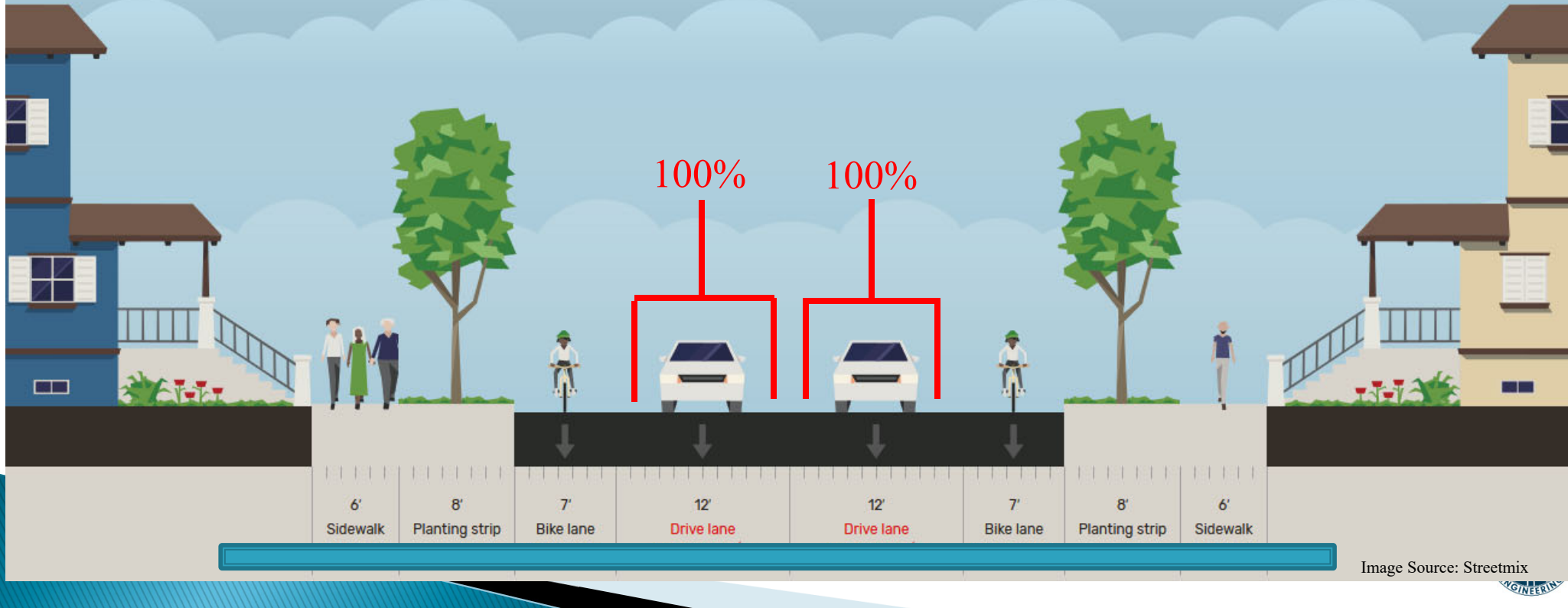
Update Goals

- ▶ 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



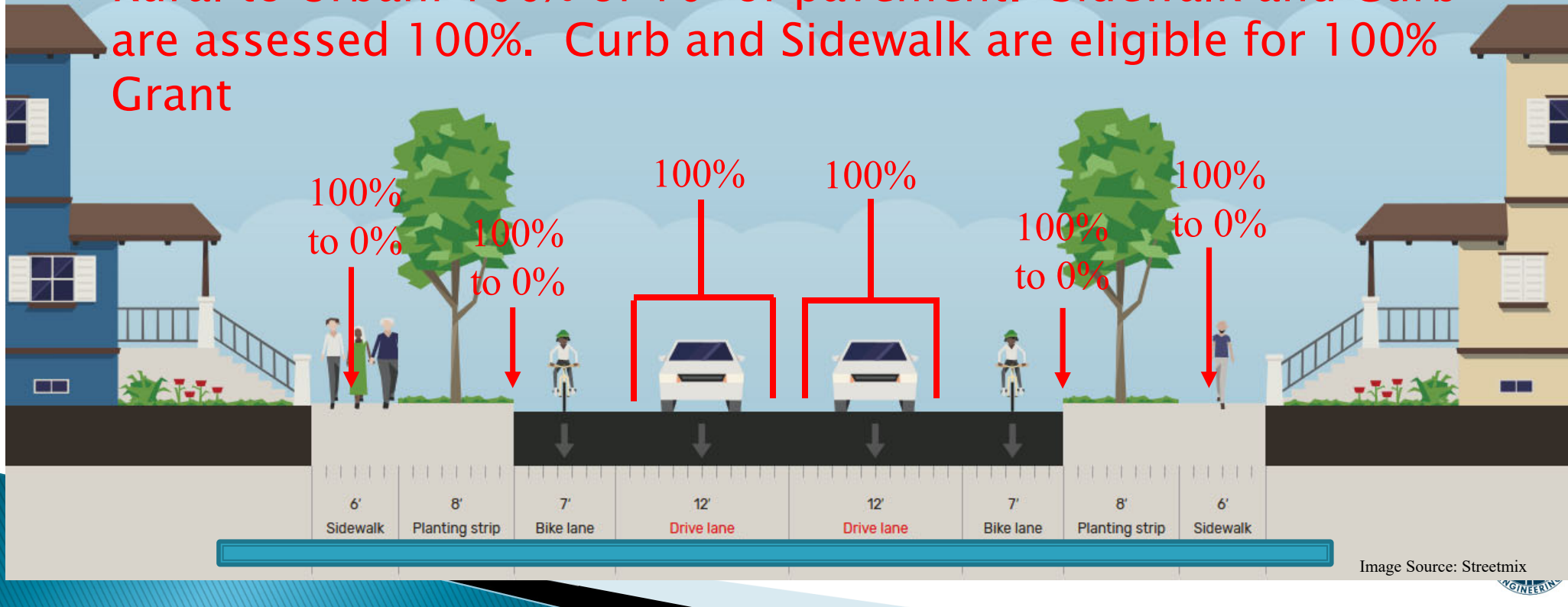
Proposal

- ▶ **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 (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

