



# City of Madison

City of Madison  
Madison, WI 53703  
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## Master

**File Number: 74024**

**File ID:** 74024

**File Type:** Resolution

**Status:** Council New  
Business

**Version:** 1

**Reference:**

**Controlling Body:** COMMON  
COUNCIL

**File Created Date :** 09/30/2022

**File Name:** Approving and Adopting an Updated Policy for  
Assessing Street Improvements.

**Final Action:**

**Title:** Approving and Adopting an Updated Policy for Assessing Street Improvements.  
(Citywide)

**Notes:** Chris Petykowski

**Sponsors:** Satya V. Rhodes-Conway And Grant Foster

**Effective Date:**

**Attachments:** Updated Street Assessment Policy (Draft).pdf

**Enactment Number:**

**Author:** Chris Petykowski, Public Works and Private Development C

**Hearing Date:**

**Entered by:** hfleegel@cityofmadison.com

**Published Date:**

**Related Files:**

## History of Legislative File

| Ver-<br>sion: | Acting Body:                                                                                                                                            | Date:      | Action:                      | Sent To: | Due Date: | Return<br>Date: | Result: |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------------------|----------|-----------|-----------------|---------|
| 1             | Engineering Division                                                                                                                                    | 10/05/2022 | Referred for<br>Introduction |          |           |                 |         |
|               | <b>Action Text:</b> This Resolution was Referred for Introduction                                                                                       |            |                              |          |           |                 |         |
|               | <b>Notes:</b> Board of Public Works (10/12), Finance Committee (10/17), Transportation Policy and Planning Board (10/24), and<br>Common Council (10/25) |            |                              |          |           |                 |         |

## Text of Legislative File 74024

### Fiscal Note

The proposed resolution approves an updated Street Assessment Policy. The current policy uses a defined percentage of the actual construction cost of a project to uniformly determine the special assessment to benefiting parcels. The updated policy creates an assessment rate that weights multiple factors to determine the unit cost. The policy goals for the updated method are described in the body. Adoption of the resolution does not require an appropriation at this time. Any future projects will require separate capital budget authorization. There is a companion file for an ordinance change related to this policy (Legistar File 74079).

### Title

Approving and Adopting an Updated Policy for Assessing Street Improvements. (Citywide)

### Body

The City Engineering Division is proposing to revise the Street Assessment Policy. The goal of the policy changes are to:

1. Make Rural to Urban projects less costly to property owners;
2. Reduce opposition to installation of new sidewalks;
3. Make assessments more uniform whether a street has existing curb & gutter and sidewalk or not;
4. Preserve existing development requirements;
5. Preserve a similar amount of assessment revenues;
6. Provide a more reliable estimate for property owners; and,
7. Fairly and equitably apportion assessments among property owners in comparable positions

WHEREAS, the City of Madison needs to establish the conditions and terms for assessing benefits associated with street related public works improvement projects in the City of Madison, pursuant to Wis. Stat. Sec. 66.0701 and MGO Sec. 4.09, and;

WHEREAS, the City has established policies for the assessments of street improvements, but it is necessary and appropriate for the City to update these policies in order to more equitably apportion special assessments on future public improvement projects.

NOW, THEREFORE, BE IT RESOLVED, that the City of Madison Policy for the Assessment of Street Improvements, attached hereto and incorporated by reference, is hereby approved and shall be the established policy of the City regarding street improvement special assessments, superseding any prior policy or resolution that is inconsistent therewith, provided that, while the policy will be effective upon approval of this resolution, projects that have already had existing preliminary schedules of assessments approved in 2022 would be eligible to utilize the new policy when assessments are finalized, if on average it benefits property owners to do so.