

TID 51, 52, 53, 54: An Overview

19 July 2023

EDC Meeting

Joe Gromacki, TIF Coordinator

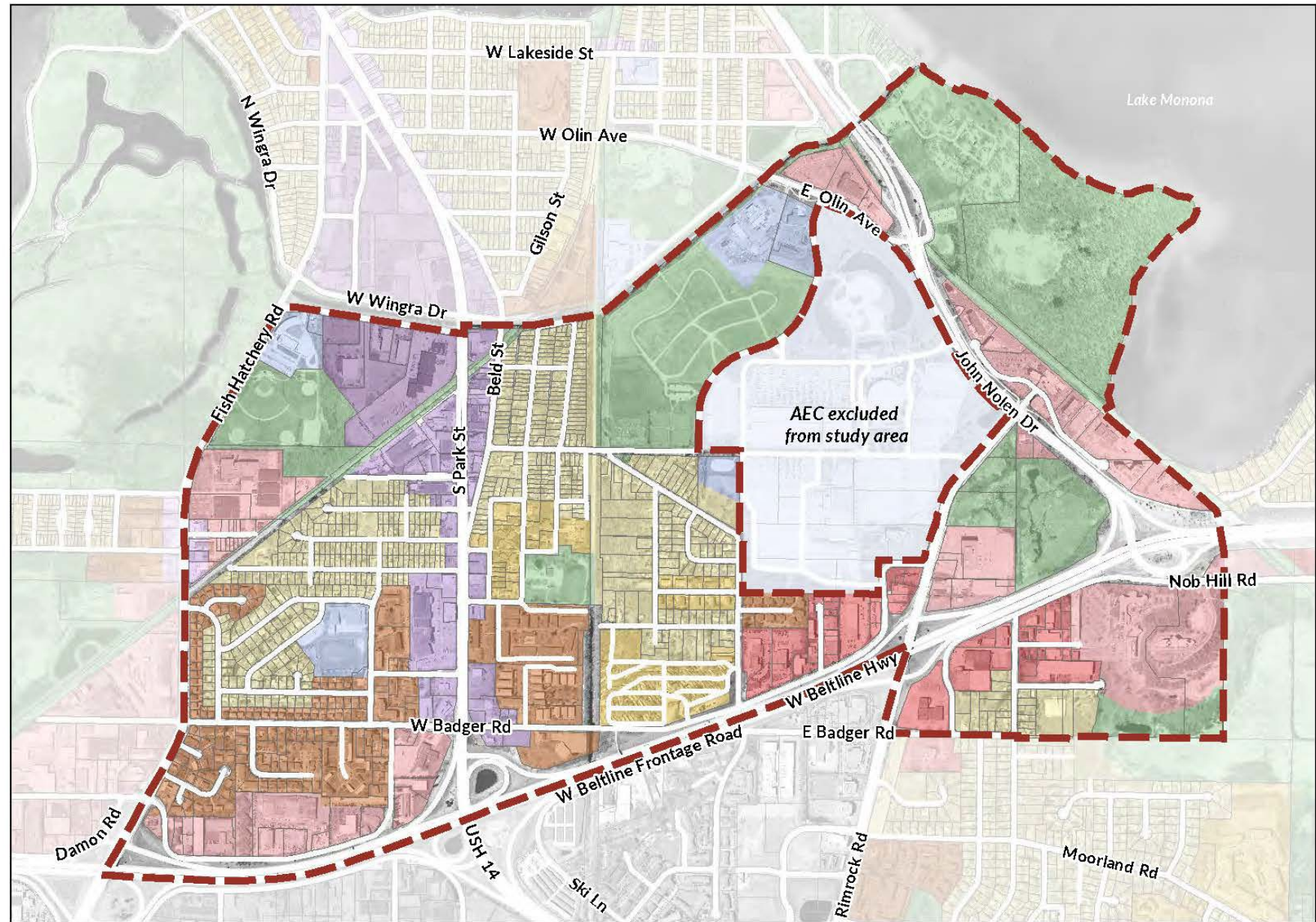
Dan Rolfs, Community Development Project Manager

Agenda:

- ▶ South Madison Plan
- ▶ Town of Madison attachment
- ▶ TID 51 Overview
- ▶ TID 52 Overview
- ▶ TID 53 Overview
- ▶ TID 54 Overview

South Madison Planning Area

(Future Land Use Map)



Map 2: Comprehensive Plan - Generalized Future Land Use

South Madison Plan
City of Madison Planning Division
August 2019

- | | | | |
|------------------------------|------------------------------|-------------------------|----------------------------|
| Low Residential (LR) | Neighborhood Mixed Use (NMU) | General Commercial (GC) | Parks and Open Space (P) |
| Low-Medium Residential (LMR) | Community Mixed Use (CMU) | Employment (E) | Special Institutional (SI) |
| Medium Residential (MR) | Regional Mixed Use (RMU) | Industrial (I) | |



Top Community Issues / Concerns

• Displacement/Gentrification

- Preserving single family homes
- Opportunities for community wealth building
- Affordable housing
- Opportunities to age in place in South Madison
- Preserve the mobile home park
- Preserve affordable spaces for businesses, preserve existing local businesses
- Provide spaces for neighborhood serving retail

• Community Center

- Need for neighborhood gathering space
- Youth programming
- Senior programming

• Affordable, quality childcare

• Improve bicycle/pedestrian infrastructure

- Create east/west bike route
- Create north/south bike route
- Extend Cannonball Path

• Improve Connectivity

- Between neighborhoods
- Railroad and major road corridors barriers

• Parks

- Improve access
- Need for amenities/equipment
- Programming for youth and seniors

• Improve lighting for pedestrians

• Transit Service

- More frequent transit service
- Service for 3rd shift workers

Guiding Principles

Anti-Displacement and Gentrification

Strategies that aim to retain affordability and welcome the existing diversity of the South Madison area

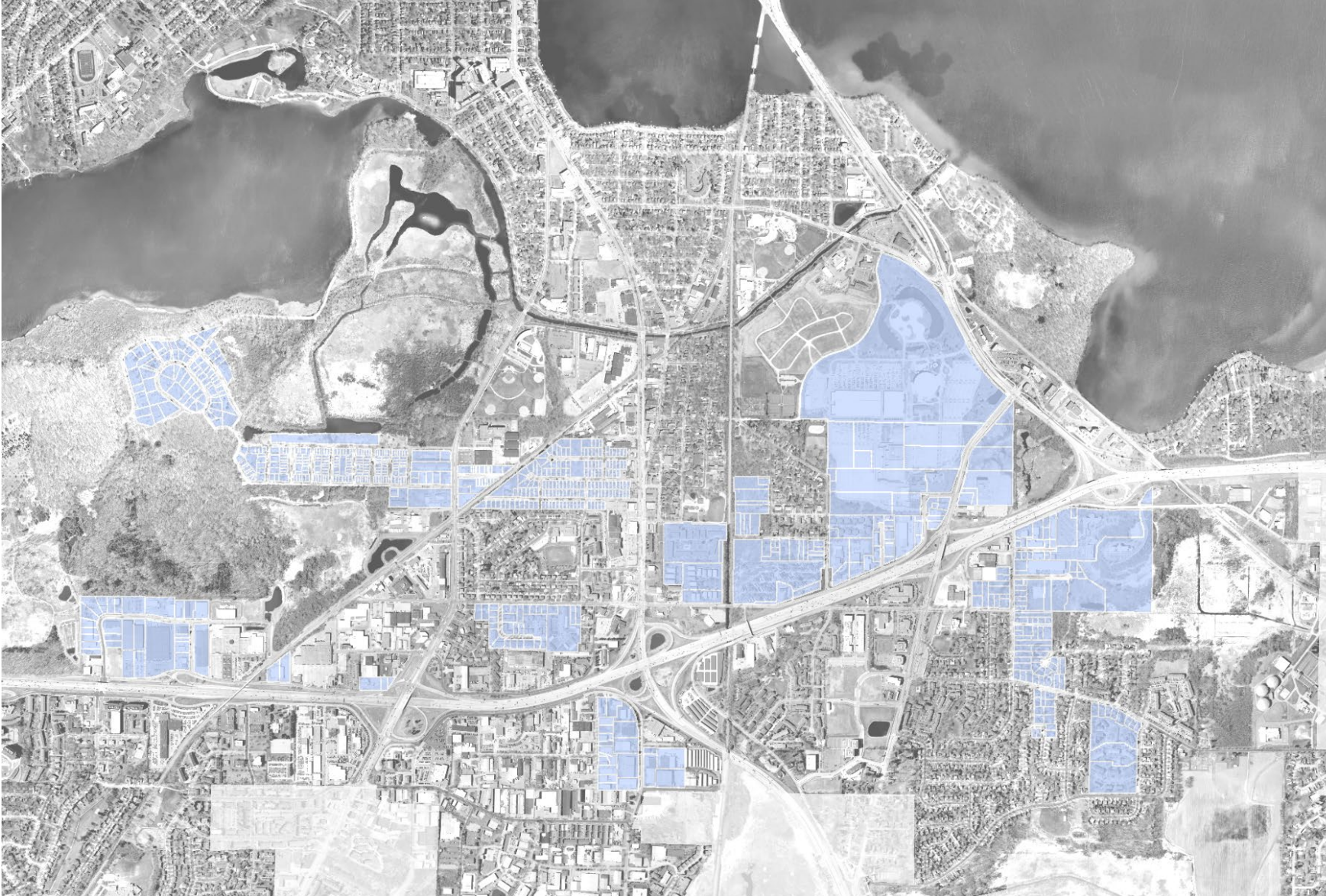
Community Wealth Building

Strategies that support economic growth while prioritizing existing residents and local entrepreneurs so they can successfully invest and stay in South Madison

Opportunities to Thrive

Strategies that address social aspects of succeeding - Social cohesion, Health, Food Accessibility, Education and General Well-being

Town of Madison attachment

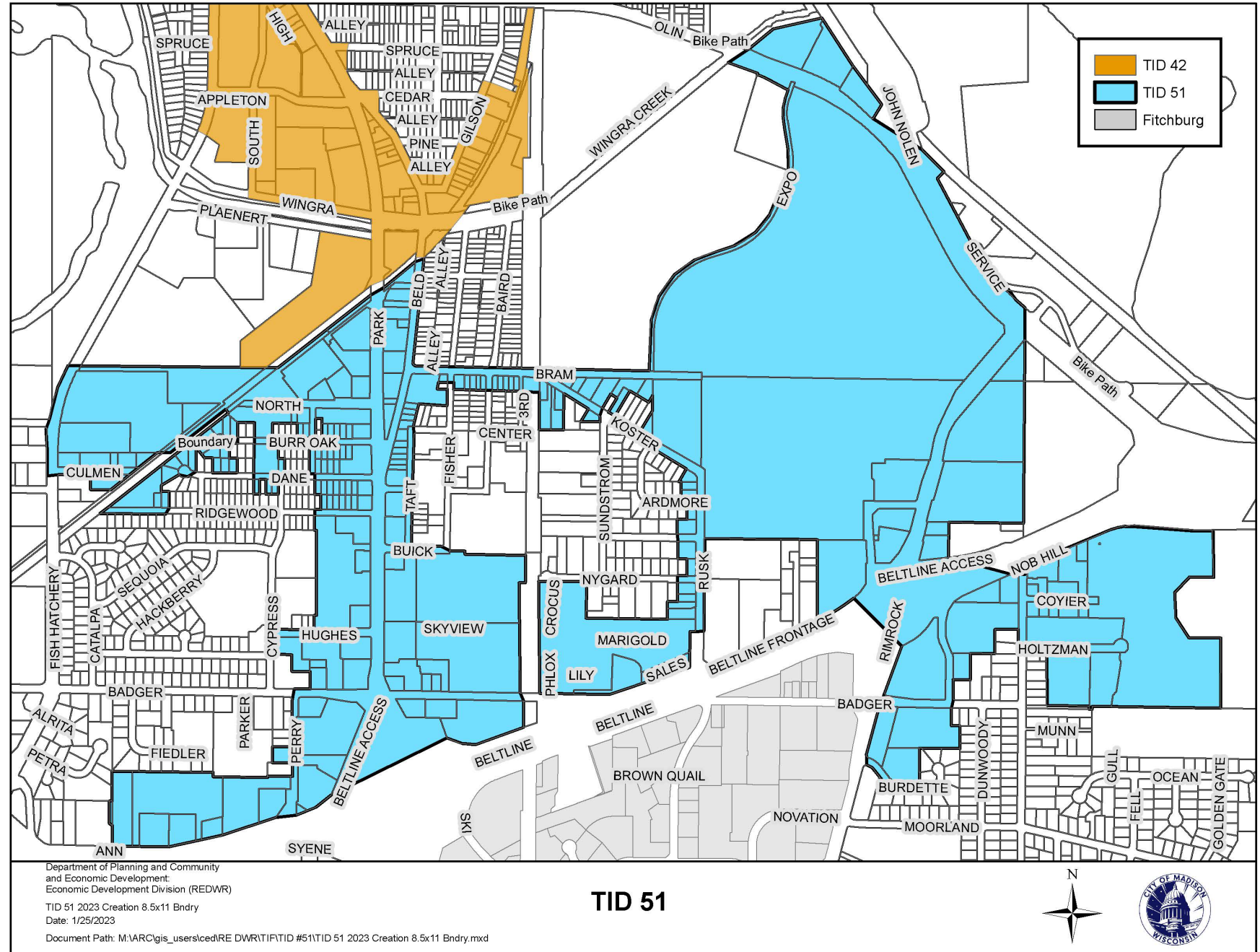


Town Parcels

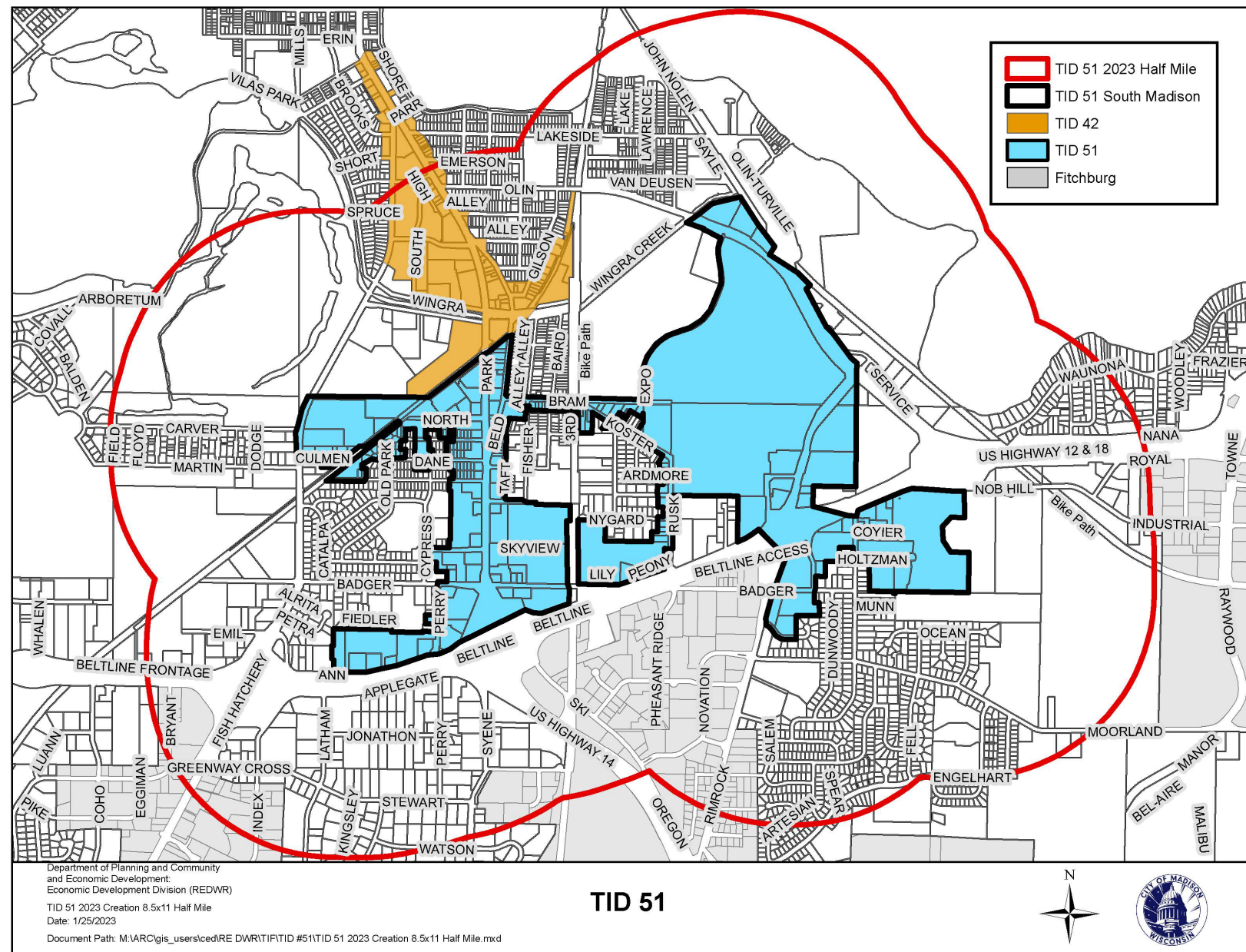
Parcels attached to City of Madison Oct 31, 2022 following dissolution of Town of Madison

NOTE: Does not include all Town parcels such as Sherman Ave and Schroeder Rd parcels.

TID 51 Overview



TID 51 Half Mile



TID 51 Overview

- ▶ Infrastructure (City Eng) \$50,285,500
- ▶ Parks \$6,940,000
- ▶ Economic Development \$19,900,000
- ▶ Community Development \$22,113,000
- ▶ CDA \$15,000,000
- ▶ TID Administration \$779,000
- ▶ **TOTAL COST: \$115,017,500**
 - ▶ **(TIF Funds: \$99,480,000)**
 - ▶ The balance of funds are from other sources, including special assessments, grants, etc.

Major Engineering / Parks Projects

- ▶ John Nolen Drive
- ▶ Rimrock Rd
- ▶ BRT Stations
- ▶ Bike / Ped improvements
- ▶ Improvements to the following parks:
 - ▶ Badger Park
 - ▶ Cypress Spray Park
 - ▶ Penn Park
 - ▶ Bowman Park
 - ▶ Heifitz Park
 - ▶ Schmidt Park



Major CDA, Economic and Community Development Projects

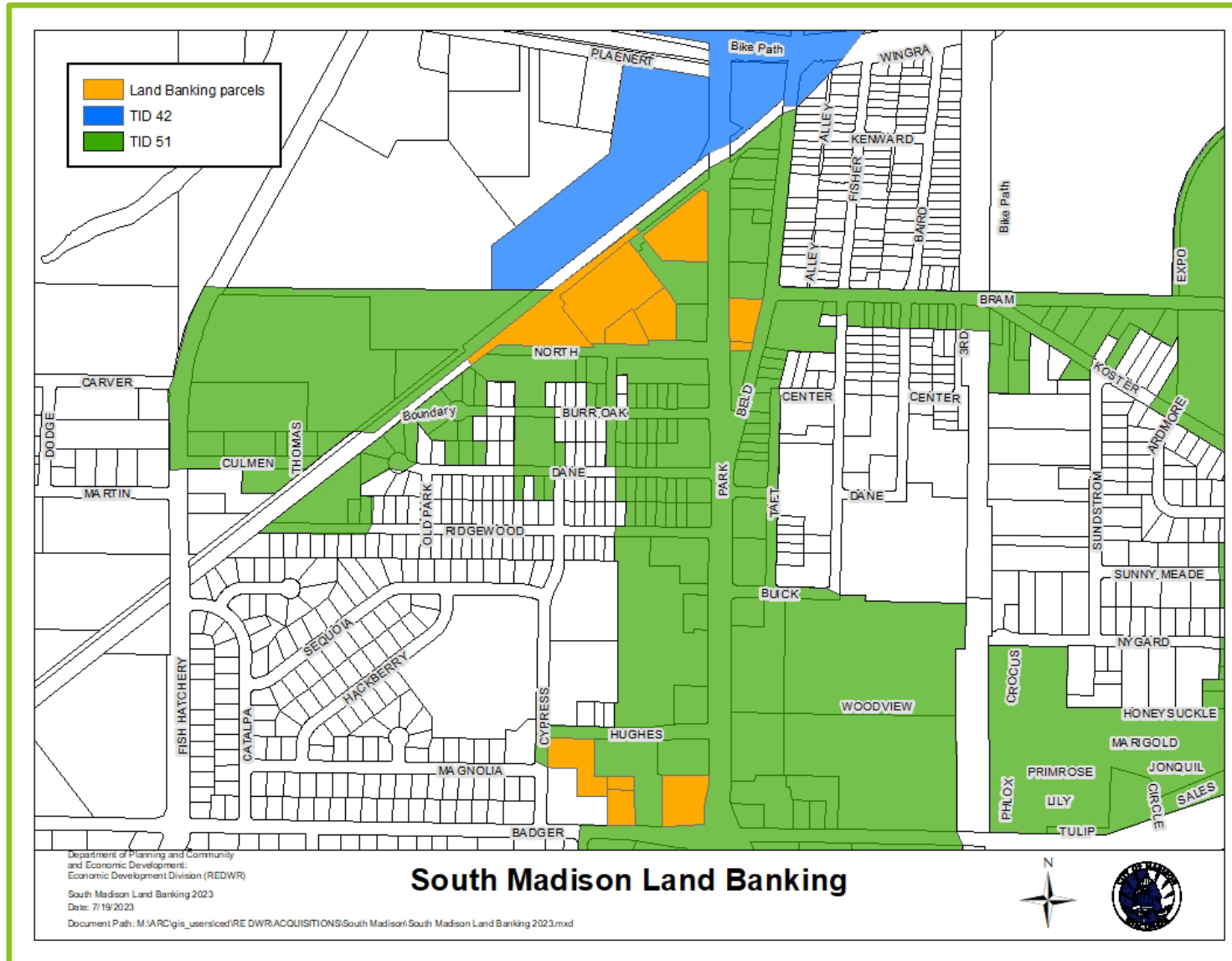
- ▶ Land Banking
- ▶ Development Loans
- ▶ Commercial Ownership Assistance (COA) Program
- ▶ Façade Grant Program
- ▶ Building Improvement Grant Program
- ▶ Financial Assistance to Affordable Owner Occupied and Rental Housing
 - ▶ Home Buyer Assistance
- ▶ Rental Rehab program

TID 51 Funding

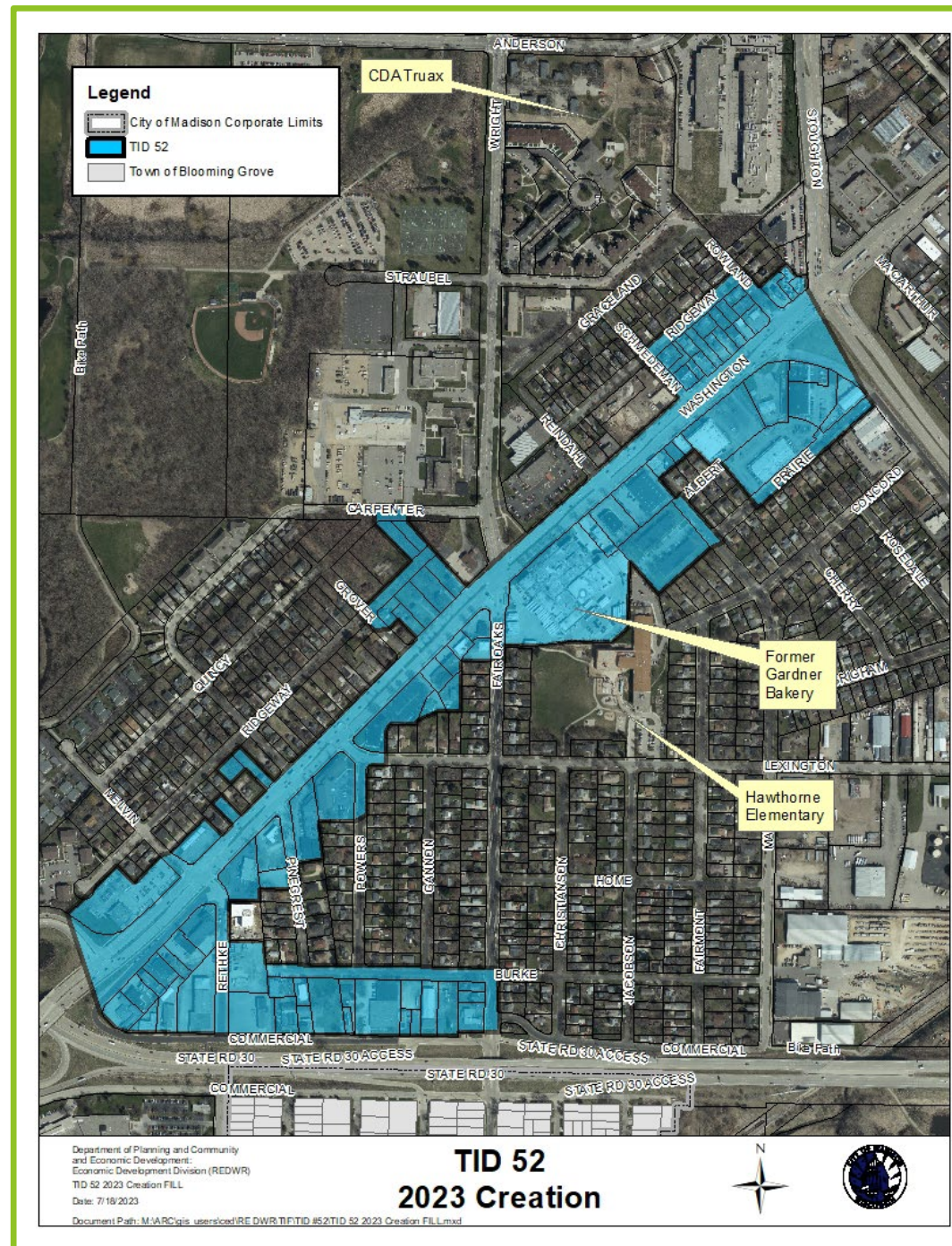
- ▶ \$34,280,000 Funding from TID 51
- ▶ \$65,200,000 Donated Increment
- ▶ \$99,480,000 TIF Funding

Donor District	2023	2024	2025	2026	2027	Total
TID 36	\$7,200,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$47,200,000
TID 37	\$3,600,000	\$3,600,000	\$3,600,000	\$3,600,000	\$3,600,000	<u>\$18,000,000</u>
					Total	\$65,200,000
Recipient TID						
TID 51	\$10,800,000	\$13,600,000	\$13,600,000	\$13,600,000	\$13,600,000	\$65,200,000
					Combined Total	\$65,200,000

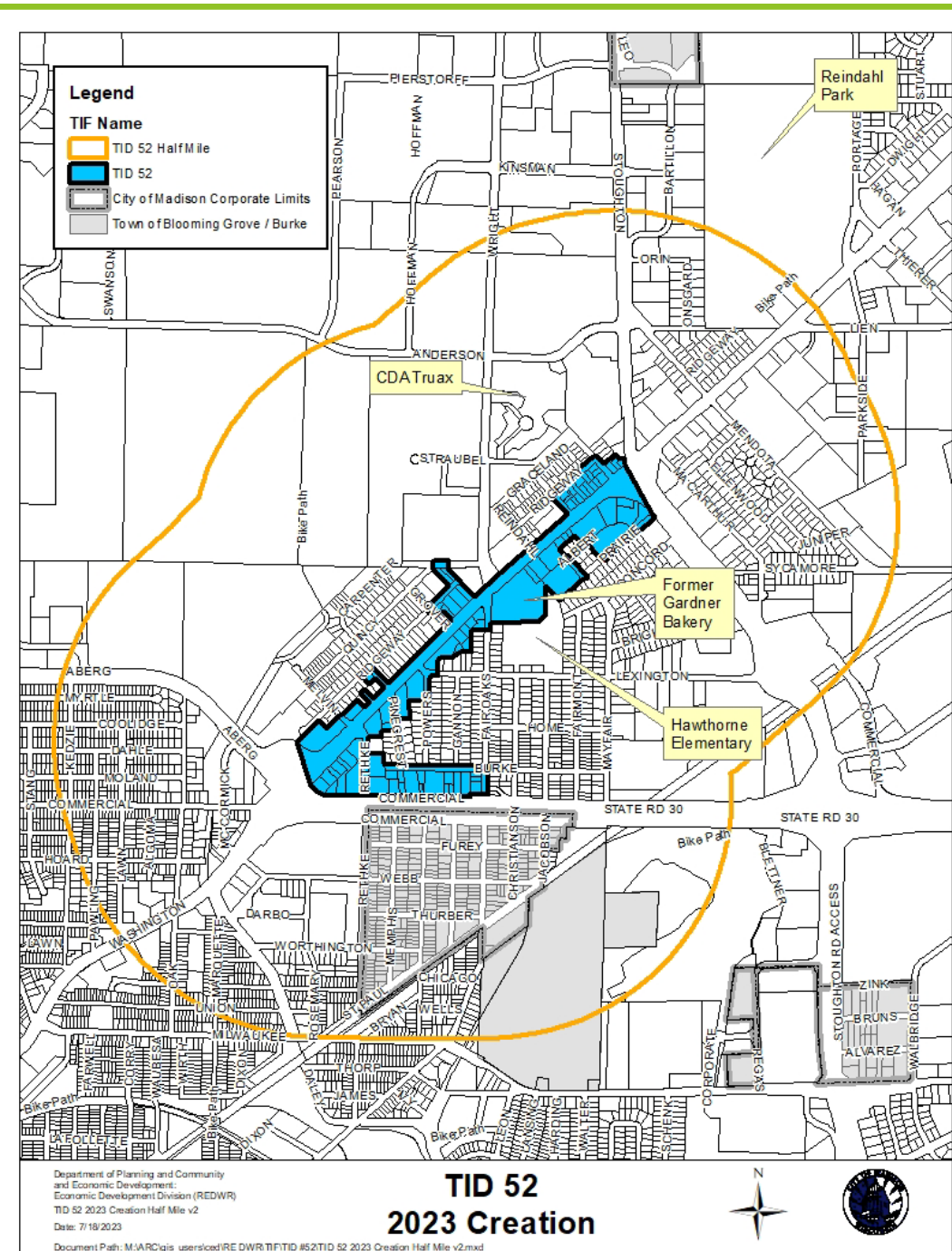
TID 51 Land Banking



TID 52 (E. Washington & Stoughton Rd)



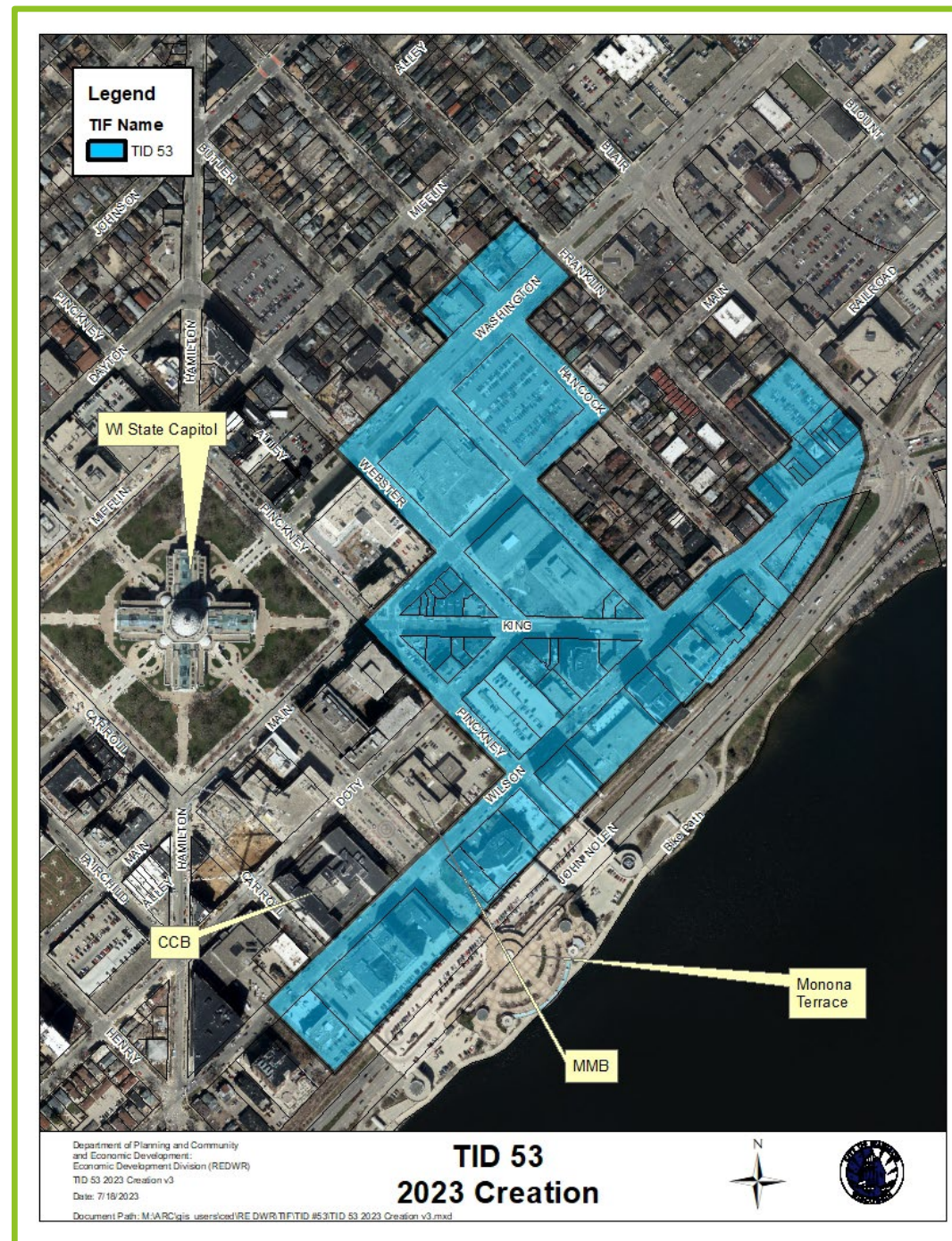
TID 52 Half Mile Area



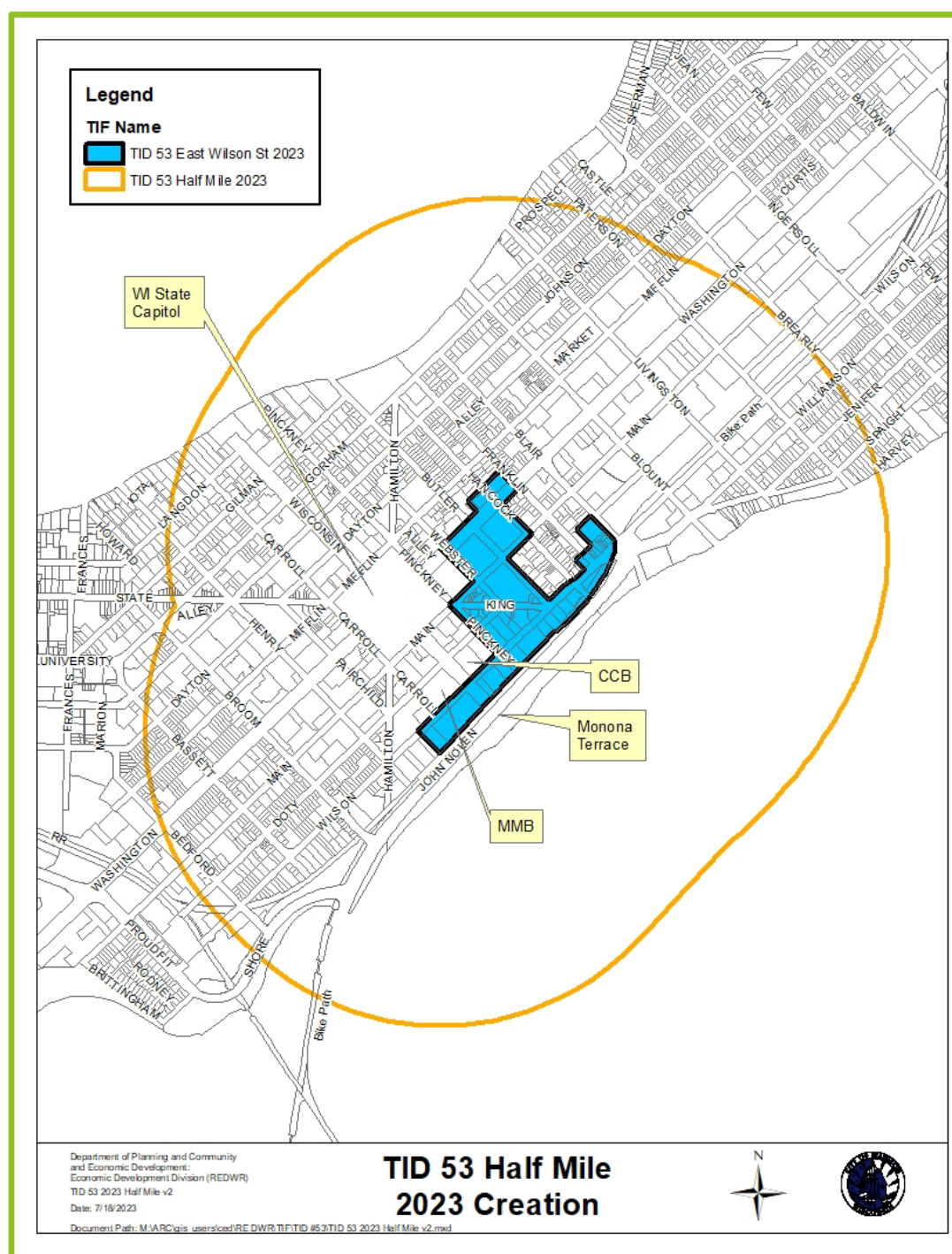
TID 52 Overview

- ▶ Infrastructure (City Eng) \$1,000,000
- ▶ Economic Development \$4,850,000
- ▶ CDA \$500,000
- ▶ TID Administration \$532,000
- ▶ **TOTAL COST: \$6,882,000**
 - ▶ **(TIF Funds: \$6,882,000)**
 - ▶ The balance of funds are from other sources, including special assessments, grants, etc.

TID 53 (East Wilson)



TID 53 Half Mile Area



TID 53 Overview

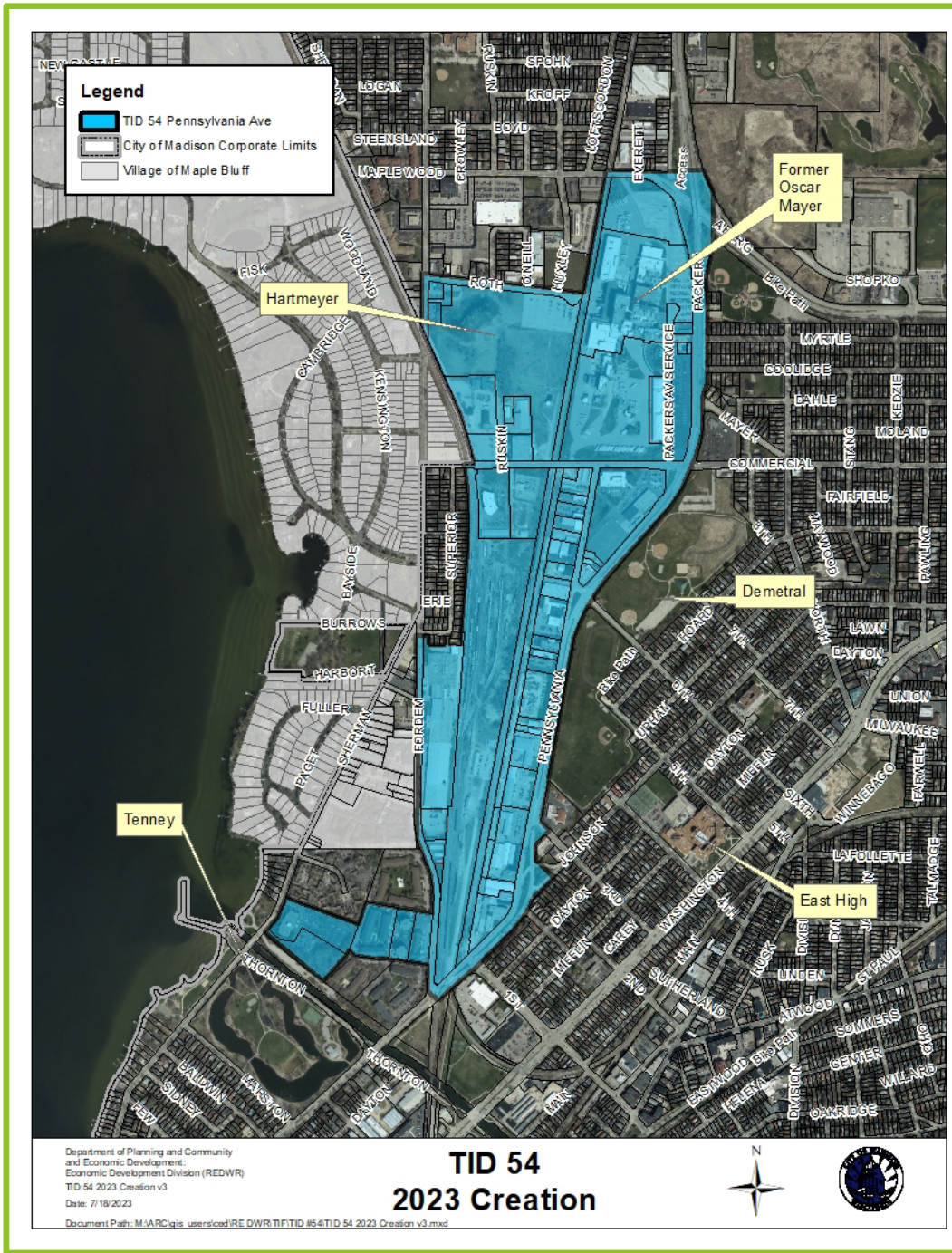
- ▶ Infrastructure (City Eng) \$10,300,000
- ▶ Economic Development \$1,640,000
- ▶ Community Development \$2,250,000
- ▶ TID Administration \$500,000

▶ **TOTAL COST: \$14,690,000**

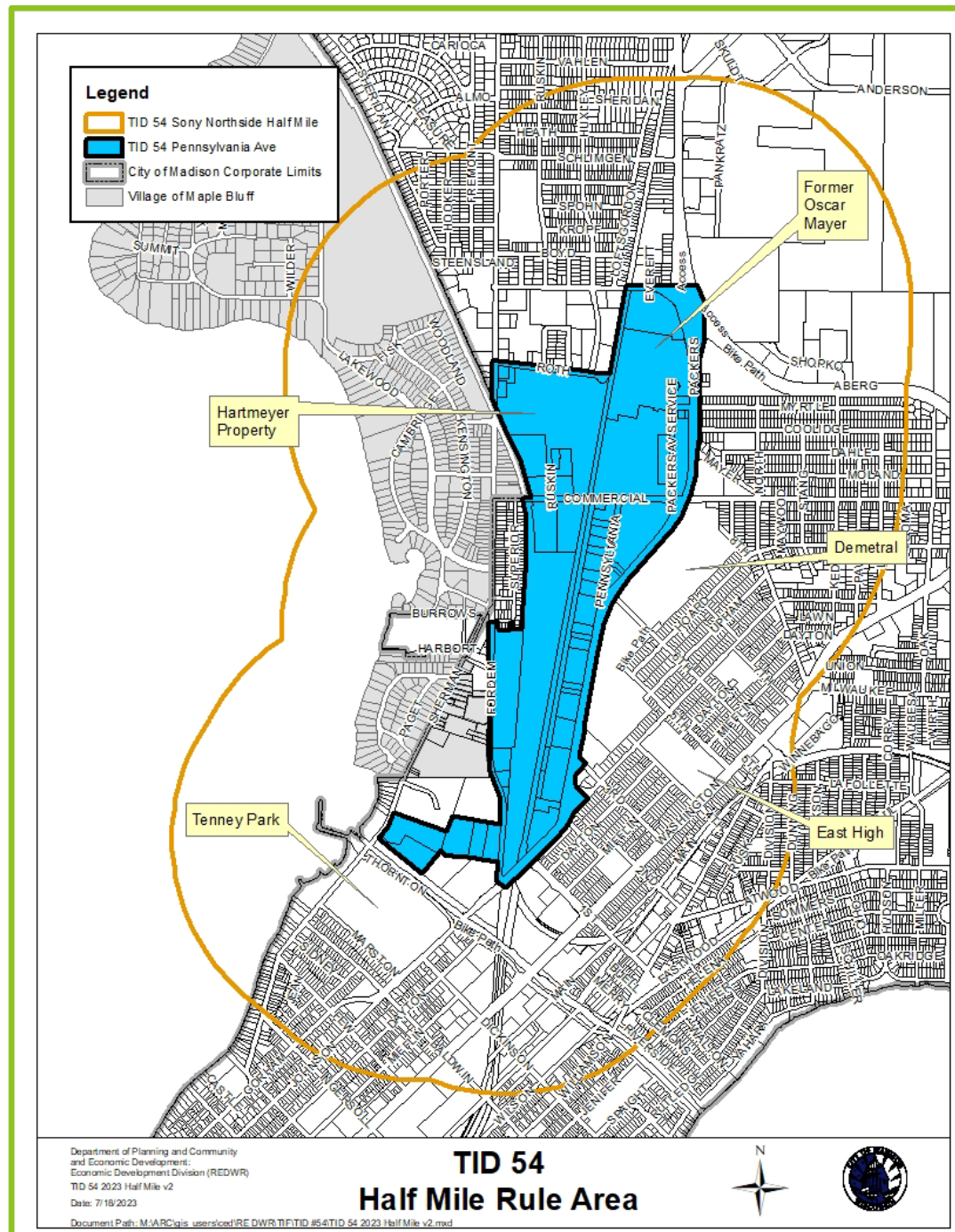
▶ **(TIF Funds: \$13,660,000)**

▶ The balance of funds are from other sources, including special assessments, grants, etc.

TID 54 (Pennsylvania Ave)



TID 54 Half Mile Area



TID 54 Overview

- ▶ Infrastructure (City Eng) \$3,970,000
- ▶ Economic Development \$10,140,000
- ▶ TID Administration \$500,000
- ▶ **TOTAL COST: \$14,610,000**
 - ▶ **(TIF Funds: \$14,450,000)**
 - ▶ The balance of funds are from other sources, including special assessments, grants, etc.

Thank you

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