

TID Project Plan Amendments & Creations

TIDs 44, 46, 50, 51, & 54 (Amendments)
TIDs 56 & 57 (Creation)



Plan Commission meeting
June 15, 2026

Plan Commission Role

- Per State of WI TIF Law, the Plan Commission's role in reviewing TID amendments and creations is:
 - That the plan conforms to, and is consistent with, the Comprehensive Plan of the City of Madison;
 - Not less than 50%, by area, of the TID is suitable and zoned for mixed-use or industrial use (as applicable by TID) or blighted (within the meaning of SS 66.1105(2) Wisconsin Statutes);
 - That the improvement of the area in the TID is likely to significantly enhance the value of substantially all the other real property in the TID, and;
 - The aggregate value of equalized taxable property in the TID, plus existing TIDs, does not exceed 12% of the total equalized assessed taxable property within the City of Madison.

TID 44 – Key Changes

- **\$4,000,000** - Land Acquisition (Royster Corners)
- **\$2,000,000** – Cottage Grove Road stormwater retention pond
- **\$500,000** – Small Business Assistance
- **Total Change 2026 - \$6,500,000**

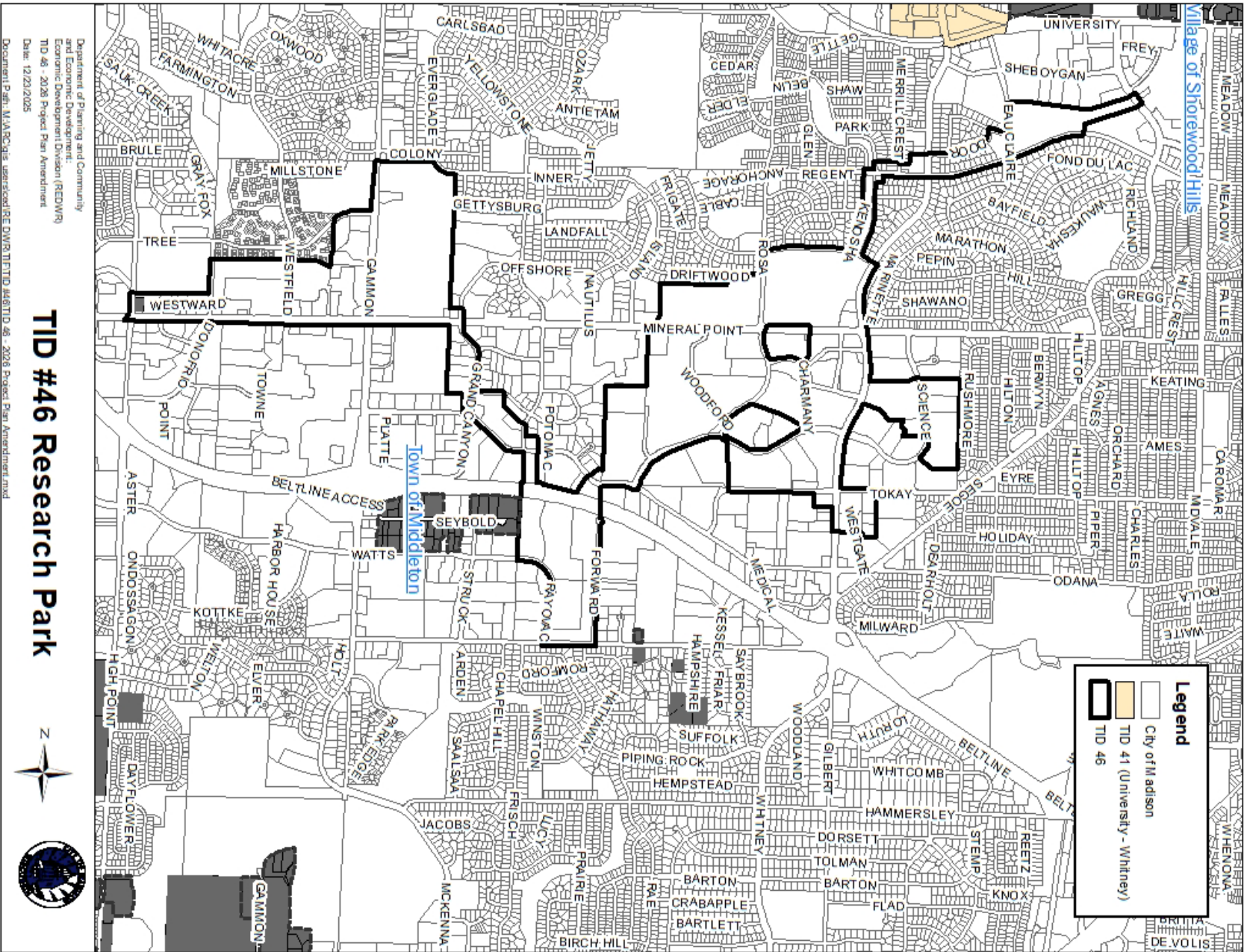
- **Total TIF Funded Project Costs - \$15,369,700**



TID 44 – Summary

- Projected to close: 2029*
 - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: \$114 million

TID 46



TID 46 – Key Changes

- **\$1,000,000** – Yellowstone Drive sanitary sewer improvements
- **\$3,000,000** – West Towne area park improvements
- **\$400,000** – Research Park stormwater improvements
- **\$1,000,000** – Science Drive improvements
- **\$1,000,000** – Small Business Assistance
- **TOTAL CHANGE 2026 - \$6,400,000**

- **Total TIF Funded Project Costs - \$60,158,000**

TID 46 – Summary

- Projected to close: 2028
- TID estimated incremental value at closure: \$540 million

TID 50

- \$285,000 – Dayton St Sanitary improvements
- **TOTAL CHANGE 2026 - \$285,000**

- **Total TIF Funded Project Costs - \$26,785,000**

TID 50 – Summary

- Projected to close: 2029
- TID estimated incremental value at closure: \$342 million

TID 51 – Key Reallocations & Changes

- **\$25,000,000 – Housing Development in the South Park Street Corridor**
 - (This project category and cost are created in the 2026 project plan amendment, using re-allocated funds from previously approved projects);
- **(-\$9,000,000) – Development Loans**
 - (South Transfer Point – This project cost and category are eliminated and the funds re-allocated to the “Housing Development in South Park Street Corridor” line item);
- **(-\$6,000,000) – Development Loans**
 - (Village on Park Improvements - This project cost and category are eliminated and the funds re-allocated to the “Housing Development in South Park Street Corridor” line item);
- **(-\$5,000,000) – Development Loans**
 - (Financial Assistance to Rental Housing - This project cost is reduced by \$5,000,000 and those funds re-allocated to the “Housing Development in South Park Street Corridor” line item);
- **(-\$5,000,000) – New Small Cap Homeownership Program / Development Loans (for owner occupied)**
 - This project cost is reduced by \$5,000,000 and those funds re-allocated to the “Housing Development in South Park Street Corridor” line item);
- **TOTAL CHANGE 2026: \$0** (There is no net change to the project plan as a result of the 2026 amendment)
- **Total TIF Funded Project Costs - \$99,480,000**

TID 51 – Summary

- Projected to close: 2037*
 - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: \$290 million

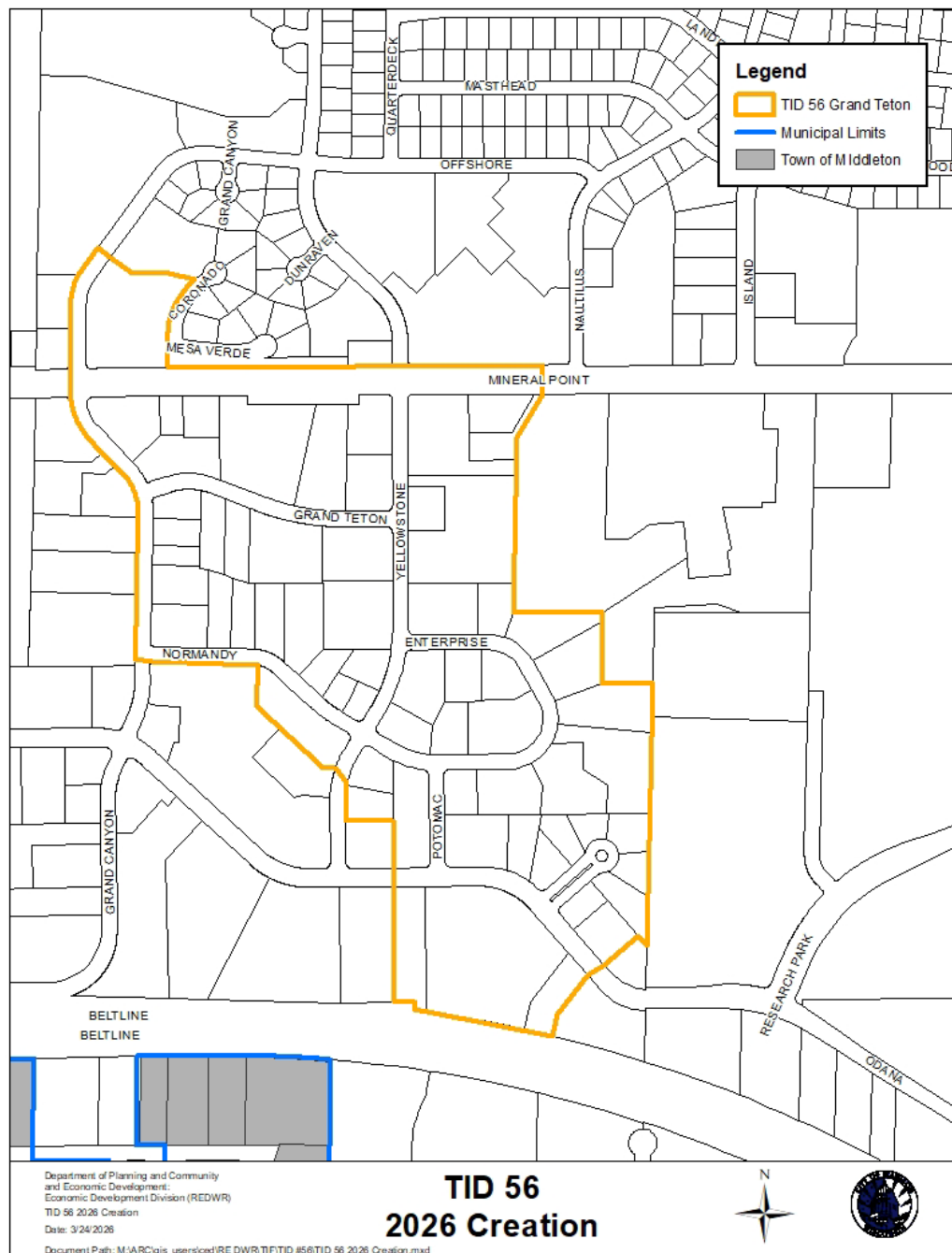
TID 54 – Costs

- **Development Loans (Realta Fusion Jobs TIF) – \$2,800,000**
- **TOTAL CHANGE 2026: \$2,800,000**
- **Total TIF Funded Project Costs - \$21,747,000**

TID 54 – Summary

- Projected to close: 2034*
 - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: \$215 million

TID 56



TID 56 – Costs

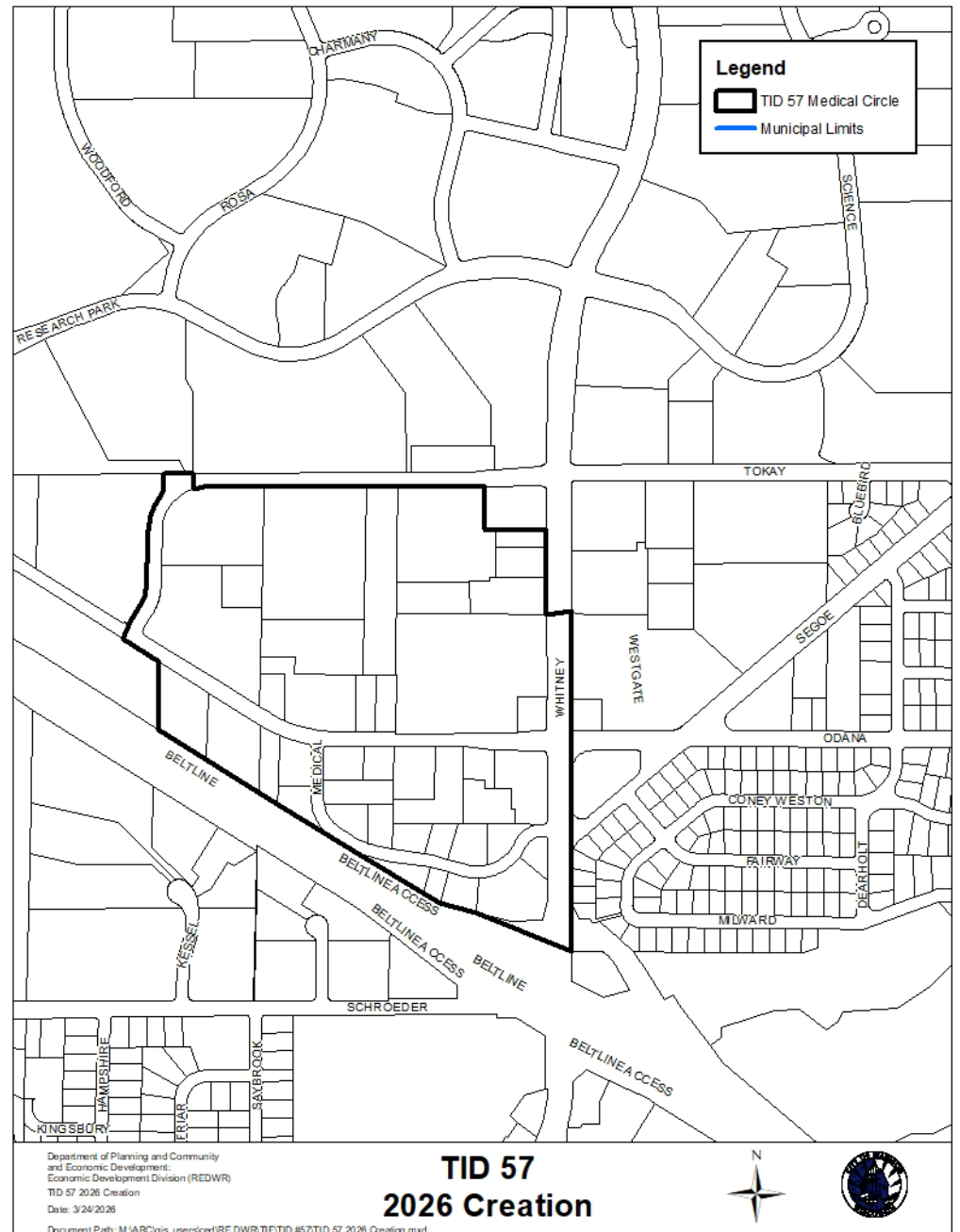
- **\$10,100,000** – Public works / infrastructure projects in the Mineral Point Road, Grand Canyon Drive, Grand Teton Plaza, Yellowstone Drive, and Odana Road area;
- **\$1,500,000** – Parks improvements in the West Towne area
- **\$2,900,000** – Development Loans
- **\$2,000,000** – Small Business Assistance, including grants
- **\$500,000** – Administrative and professional costs.

- **TOTAL 2026: \$17,000,000**
- **Total TIF Funded Project Costs - \$17,000,000**

TID 56 – Summary

- Projected to close: 2045*
 - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: \$104 million

TID 57



TID 57 – Costs

- **\$8,500,000** – Public works / infrastructure projects in the Whitney Way, Odana Road, Tokay Blvd., and Medical Circle of the City of Madison
- **\$2,000,000** – Development Loan to 5555 Odana Road / 5534 Medical Circle
- **\$2,000,000** – Small Business Assistance, including grants
- **\$500,000** – Administrative and professional costs.
- **Total TIF Funded Project Costs - \$13,000,000**

TID 57 – Summary

- Projected to close: 2045*
 - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: \$87 million

Questions?



Dan Rolfs (Real Estate Development Manager)



drolfs@cityofmadison.com