

Street Assessment Policy Update for Redevelopment Projects

BPW – 2/7/2024

Existing Policy

- New Streets - costs are 100% assessable to adjacent parcel owners
- Since 100% assessable, we cannot use TIF funds.
- Some Infill developments can be difficult to make financially feasible the way our Neighborhood Development Plans show them.

Proposed Change

- All or a portion of costs for street improvements may be considered unassessable if conditions are met
- Project Eligibility
 - Alternative funding available (TIF, Federal or State funds, etc.)
 - Both development and associated project are consistent with recommendations in City's adopted plans
 - In addition to benefiting concurrent development, the project will also have a significant positive impact on other properties in the surrounding area.
 - Street must be included within the City's eligible project map

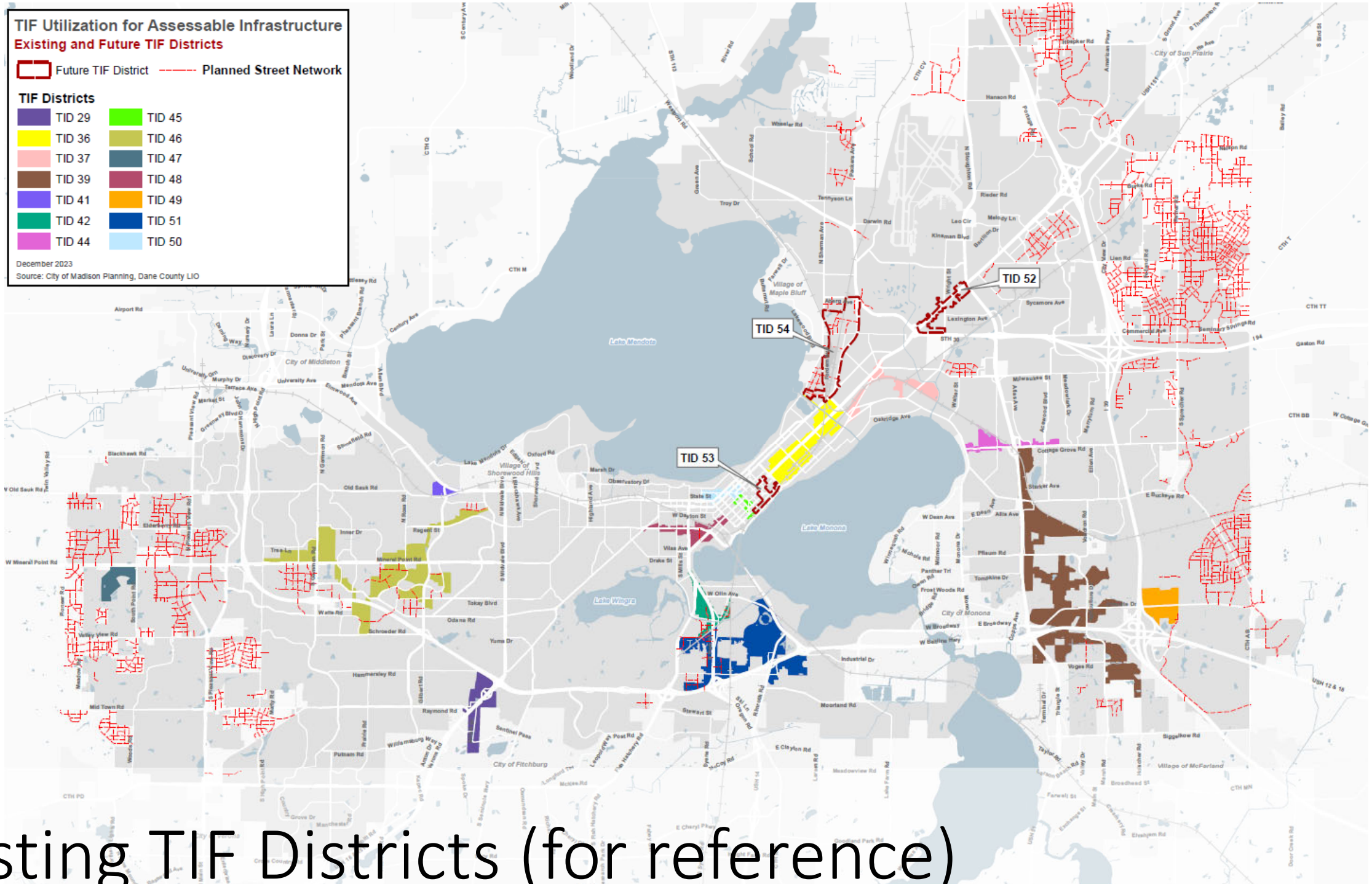
TIF Utilization for Assessable Infrastructure
Existing and Future TIF Districts

Future TIF District --- Planned Street Network

TIF Districts

	TID 29		TID 45
	TID 36		TID 46
	TID 37		TID 47
	TID 39		TID 48
	TID 41		TID 49
	TID 42		TID 51
	TID 44		TID 50

December 2023
 Source: City of Madison Planning, Dane County LIO



Existing TIF Districts (for reference)