

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.

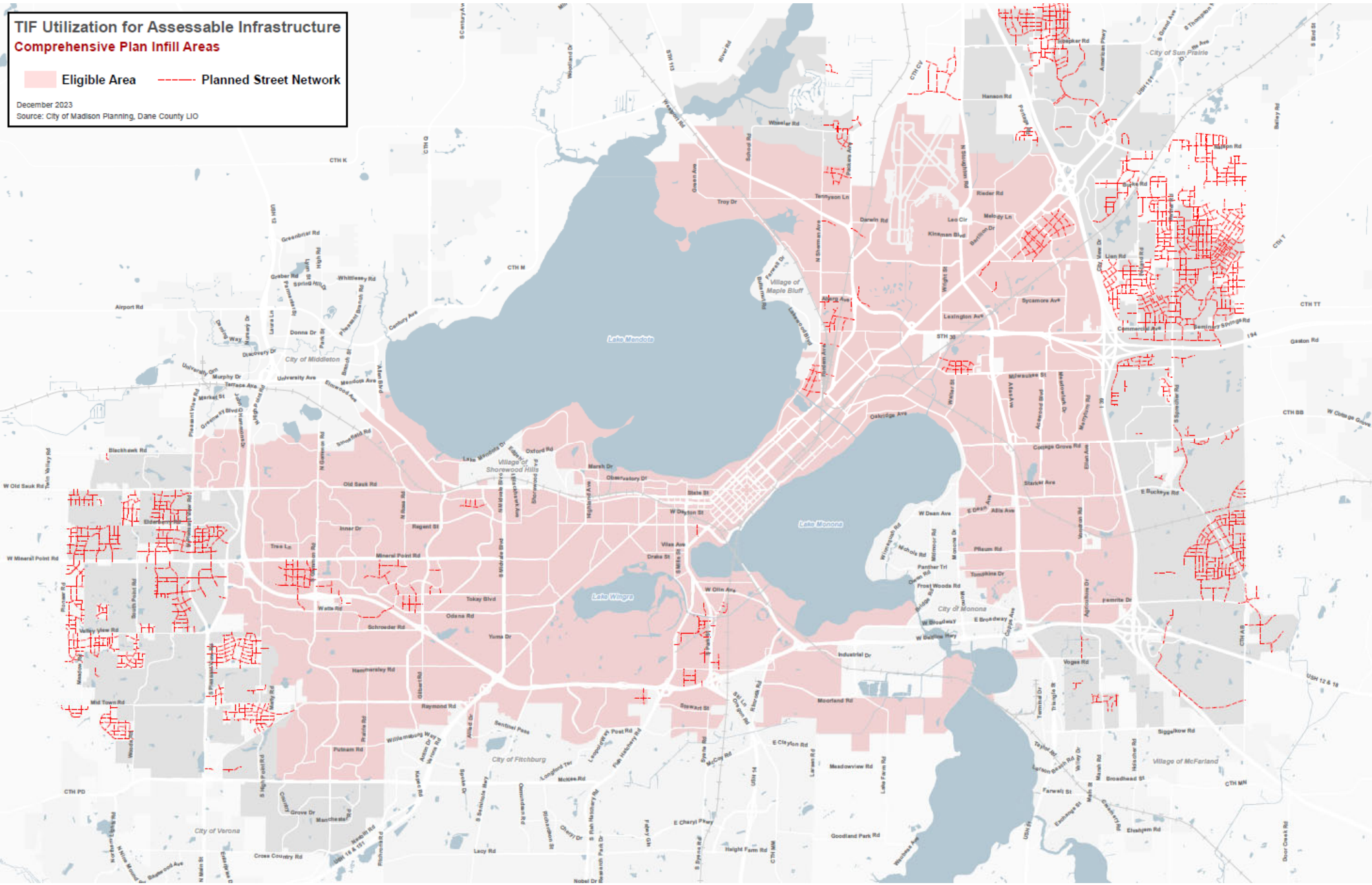
Proposed Change

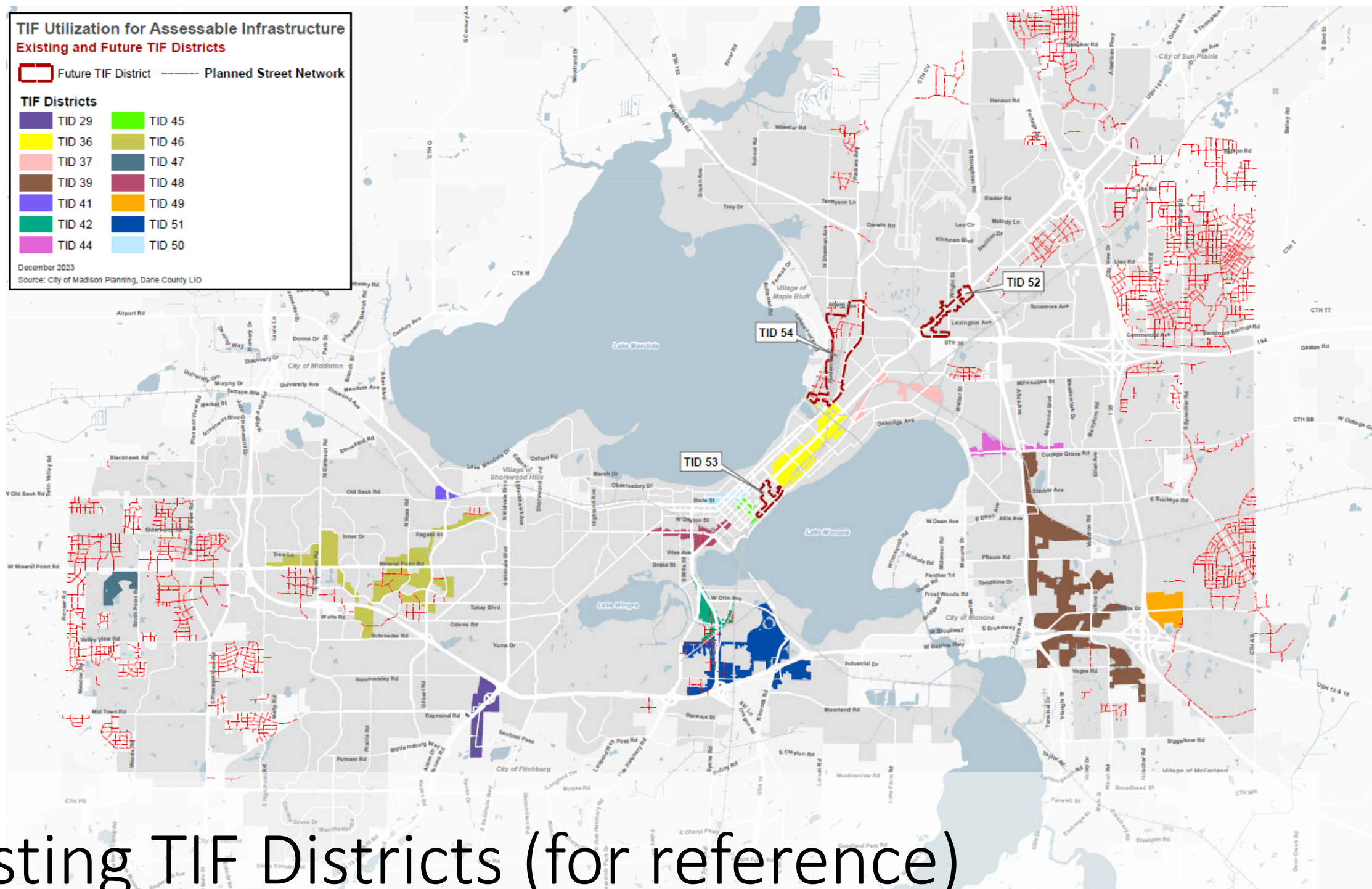
- All or a portion of costs for street improvements may be considered unassessable if conditions are met
- Project Eligibility
 - Alternative funding available (TIF, Federal or State funds, etc.)
 - Both development and associated project are consistent with recommendations in City's adopted plans
 - 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
Comprehensive Plan Infill Areas

Eligible Area Planned Street Network

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





Existing TIF Districts (for reference)