



Department of Public Works
Engineering Division
James M. Wolfe, P.E., City Engineer
City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4751
Fax: (608) 264-9275
engineering@cityofmadison.com
www.cityofmadison.com/engineering

Parcel Number: 0709-263-0107-2
Situs Address: 1331 South St

SHENANDOAH APARTMENTS LLC
1331 SOUTH ST STE 2
MADISON WI 53715

Deputy City Engineer
Bryan Cooper, AIA
Gregory T. Fries, P.E.
Chris Petykowski, P.E.
Deputy Division Manager
Kathleen M. Cryan
Principal Engineer 2
John S. Fahrney, P.E.
Janet Schmidt, P.E.
Principal Engineer 1
Christina M. Bachmann, P.E.
Mark D. Moder, P.E.
Financial Manager
Steven B. Danner-Rivers

October 21, 2022

To: Property Owners along Cedar Street (South Street to South Park Street)

Re: Amended Final Schedule of Assessments

The Common Council of the City of Madison, Wisconsin, assessed benefits for the Cedar Street Assessment District – 2021, on October 20, 2020, File ID RES-20-00711.

The project has been completed and actual project costs exceeded the estimates which formed the basis for the preliminary assessment. An amended final schedule of assessments for the Cedar Street Assessment District – 2021 has been prepared and is enclosed with this letter, which Amended schedule shows the final costs for each property adjacent to the project. A resolution to approve the amended final schedule of assessments has been prepared and was approved by the Board of Public Works on October 12, 2022. The Common Council will hold a Public Hearing and consider the resolution for approval of the amended final schedule of assessments on November 1, 2022.

If you have any questions regarding the public hearing or amended assessments, please contact Andrew Zwieg at azwieg@cityofmadison.com or 608-266-9219.

Sincerely,

For:

James M. Wolfe, P.E., City Engineer

JMW:ajz
Cc by email:

Tag Evers, District 13 Alder
Mark Moder, City Engineering
Daniel Olivares, City Engineering
Rebecca Qureishi, Traffic Engineering
Gretchen Aviles-Pineiro, City Traffic Engineering

Christy Bachmann, City Engineering
Janet Schmidt, City Engineering
Yang Tao, Traffic Engineering
Sean Malloy, Traffic Engineering
Dan Rolfs, Economic Development

**NOTICE OF PUBLIC HEARING BEFORE THE COMMON COUNCIL
FOR
AMENDED SCHEDULE OF SPECIAL ASSESSMENTS**

MADISON, WISCONSIN

PART I

Notice is hereby given that the project listed in Part II hereof has been completed and actual project costs exceeded the estimates which formed the basis for the preliminary assessment. An amended final schedule of assessments for the project has been prepared and will be presented to the Common Council at a regular meeting to be held **TUESDAY, NOVEMBER 1, 2022, at 6:30 P.M., VIA A HYBRID MEETING** and that the Common Council will then and there consider a resolution to amend the final schedule of special assessments and will hold a public hearing to hear all persons interested, or their agents or attorneys, concerning the amended final schedule of special assessments.

IF YOU WISH TO SPEAK VIRTUALLY AT THE MEETING, YOU MUST REGISTER. You can register at <https://www.cityofmadison.com/MeetingRegistration>. When you register to speak, you will be sent an email with the information you need to join the virtual meeting.

IF YOU WISH TO SPEAK IN-PERSON AT THE MEETING, YOU MUST REGISTER WITH THE COUNCIL'S SECRETARY PRIOR TO 6:30 P.M.

The Common Council meeting is held in Room 201 of the City-County Building, 210 Martin Luther King Jr., Blvd., Madison, WI.

If you require an interpreter, materials in alternate formats, or other accommodations to access this public hearing, please contact the Engineering Division at phone (608) 266-4751 or email us at engineering@cityofmadison.com. Please make contact at least 72 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

CEDAR STREET ASSESSMENT DISTRICT – 2021

SOUTH STREET, HIGH STREET, AND WEST WINGRA DRIVE ASSESSMENT DISTRICT - 2021

BY: 
MariBeth Witzel-Behl, City Clerk

PUB: WSJ October 21, 2022

City of Madison Engineering Division - Final Schedule of Assessments

10/12/2022

Proj. ID: 11866 Project Name: Cedar Street Assessment District - 2021
Project Limits: South Street to South Park Street

Property Information					Street Construction Items								Lighting Construction Items		Street Utility Construction Items								TOTAL ASSMT		
					Install New Concrete Driveway Apron @ \$3.47 per SF		Remove & Replace Concrete Sidewalk @ \$4.64 per SF		Install New Concrete Sidewalk @ \$6.04 per SF		Street Installation Assessment @ \$270.46 per LF		Street Lights Assessment @ \$6.90 per LF		Sanitary Sewer Installation Assessment @ \$1,167.25 per 1000 SF		Sanitary Lateral Installation Assessment @ \$220.45 per LF		Box Culvert Installation Assessment @ \$868.98 per 1000 SF		Private Storm Sewer Connection Assessment @ Lump Sum			Public Storm Sewer & Stormwater Management Installation Assessment @ \$54.64 per LF	
					SF	Cost	SF	Cost	SF	Cost	LF	Cost	LF	Cost	SF	Cost	LF	Cost	SF	Cost	SF	Cost		LF	Cost
0709-262-1119-8	WINGRA BUILDING GROUP 1808 W BELTLINE HWY MADISON WI	1211 Fish Hatchery Rd Cedar Street South Street Midland Street	239,303.00	735.25 258.92 814.23 334.37	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	239,303.00	\$207,949.52	\$0.00	0.00	\$0.00	\$207,949.52	
0709-262-1006-7	WINGRA BUILDING GROUP 1808 W BELTLINE HWY MADISON WI	1219 South St Cedar Street High Street	146,315.00	670.28 357.92 437.92	0.00	\$0.00	0.00	\$0.00	1,598.00	\$9,651.92	357.92	\$96,803.04	357.92	\$2,469.27	0.00	\$0.00	0.00	\$0.00	146,315.00	\$127,144.81	\$28,460.74	357.92	\$19,556.75	\$284,086.53	
0709-263-0107-2 TR-U1	SHENANDOAH APARTMENTS LLC 1331 SOUTH ST STE 2 MADISON WI	1331 South St Cedar Street	109,761.00	695.00 151.04	0.00	\$0.00	0.00	\$0.00	755.20	\$4,561.41	151.04	\$40,850.28	151.04	\$1,042.02	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00	151.04	\$8,252.83	\$54,706.53	
0709-263-0112-1 TSS	FOURTEEN02 PARK CONDO ASSN 902 ROYSTER OAKS DR # 105 MADISON WI	815 Cedar Street Unit CDM S Park St	79,112.00	612.03 190.74	866.10	\$3,005.37	1,046.50	\$4,855.76	3,265.50	\$19,723.62	612.03	\$165,529.42	612.03	\$4,222.35	79,112.00	\$92,343.48	60.00	\$13,227.00	79,112.00	\$68,746.75	\$72,380.03	612.03	\$33,441.28	\$477,475.05	
0709-262-1008-3 CC-T	WELTON FAMILY LTP C/O WELTON ENTERPRISES 702 N BLACKHAWK AVE MADISON WI	1312 S Park St Cedar Street	96,632.08	490.22 349.93	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	349.93	\$94,642.69	349.93	\$2,414.16	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00	349.93	\$19,120.30	\$116,177.15	
TOTALS					866.10	\$3,005.37	1,046.50	\$4,855.76	5,618.70	\$33,936.95	1,470.92	\$397,825.43	1,470.92	\$10,147.79	79,112.00	\$92,343.48	60.00	\$13,227.00	464,730.00	\$403,841.08	\$100,840.77	1,470.92	\$80,371.15	\$1,140,394.78	

Street Installation Assessment: The rate for the street installation is calculated based on the total construction costs divided by the length of the new street divided by 2 (each parcel pays for half the street along their frontage). The rate is then applied to all parcels.

Street Lighting Assessment: The rate for street lighting is calculated based on the total construction costs divided by the net linear frontage.

Sanitary Sewer Assessment: The rate for sanitary sewer installation is calculated based on the total construction costs (minus lateral costs) divided by the total net square footage receiving service. The rate is applied to 1402 Park Street as it's the only lot served by this sanitary sewer main.

Storm Sewer Assessment: The storm sewer assessment is broken up as shown below.

- Box Culvert Installation Assessment: The rate for the box culvert storm sewer installation is calculated based on incremental construction cost to convey the 10-yr event from the intersection of new Cedar St to discharge at Wingra Creek, divided by the total net lot square footage. Additional cost to size box to 100-yr event NOT assessed. The rate for the box culvert is applied to all redeveloping parcels (1211 Fish Hatchery Road, 1219 South Street, 1402. S Park Street).

- Private Storm Sewer Connection Assessment: The rate for public storm sewer installation that serves only private lots (1219 South Street and 1402 S. Park Street) is calculated based on incremental construction costs to serve those lots. All costs for each lot are assessed to the lot it serves.

- Public Storm Sewer & Stormwater Management Installation Assessment: The rate for storm sewer installation on Cedar Street is calculated based on the total construction costs (minus costs covered by private services above) divided by the total net square footage. The rate is applied to all lots along new Cedar Street (1219 South Street, 1331 South Street, 1402 S. Park Street, 1312 S. Park Street).

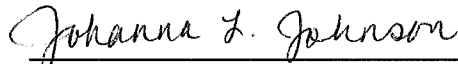
AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

JOHANNA JOHNSON, being first duly sworn on oath, deposes and says that:

1. She is a Program Assistant 3 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the day of **OCTOBER 20, 2022** placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled **CEDAR STREET ASSESSMENT DISTRICT - 2021**

2. She did and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.



Johanna L. Johnson

Subscribed and sworn to before me
this 20 day of OCTOBER, 2022



L M Parker

Notary Public, State of Wisconsin
My Commission expires: October 28, 2024

