



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](mailto:engineering@cityofmadison.com)  
[www.cityofmadison.com/engineering](http://www.cityofmadison.com/engineering)

Parcel Number: 0709-262-1119-8, Situs Address: 1211 Fish Hatchery Rd  
Parcel Number: 0709-262-1006-7, Situs Address: 1219 South St  
WINGRA BUILDING GROUP  
1808 W BELTLINE HWY  
MADISON WI 53713

November 4, 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 will be considered by the Board of Public Works on November 23, 2022. The Common Council will hold a Public Hearing and consider the resolution for approval of the amended final schedule of assessments on December 6, 2022.

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

Sincerely,

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

**Assistant 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

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  
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Yang Tao, Traffic Engineering  
Sean Malloy, Traffic Engineering  
Dan Rolfs, Economic Development



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Mark D. Moder, P.E.

**Financial Manager**

Steven B. Danner-Rivers

Parcel Number: 0709-263-0107-2

Situs Address: 1331 South St

SENANDOAH APARTMENTS LLC

1331 SOUTH ST STE 2

MADISON WI 53715

November 4, 2022

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**Financial Manager**

Steven B. Danner-Rivers

Parcel Number: 0709-263-0112-1

Situs Address: 815 Cedar St Unit CDM

FOURTEEN02 PARK CONDO ASSN

902 ROYSTER OAKS DR # 105

MADISON WI 53703

November 4, 2022

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**Financial Manager**

Steven B. Danner-Rivers

Parcel Number: 0709-262-1008-3

Situs Address: 1312 S Park St

WELTON FAMILY LTP  
C/O WELTON ENTERPRISES  
702 N BLACKHAWK AVE  
MADISON WI 53705

November 4, 2022

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**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, DECEMBER 6, 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](mailto: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**

BY:   
MariBeth Witzel-Behl, City Clerk

PUB: WSJ November 4, 2022

City of Madison Engineering Division - Final Schedule of Assessments

11/23/2022

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 @		Remove & Replace Concrete Sidewalk @		Install New Concrete Sidewalk @		Street Installation Assessment @		Street Lights Assessment @		Sanitary Sewer Installation Assessment @		Sanitary Lateral Installation Assessment @		Box Culvert Installation Assessment @		Private Storm Sewer Connection Assessment @			Public Storm Sewer & Stormwater Management Installation Assessment @	
					\$3.47	per SF	\$4.64	per SF	\$6.04	per SF	\$270.46	per LF	\$6.90	per LF	\$1,538.34	per 1000 SF	\$222.31	per LF	\$868.98	per 1000 SF	\$54.64	per LF			
Parcel No.	Owner's Name/Mailing Address	Situs Address/Parcel Location	Lot Area SF	Frontage LF	SF	Cost	SF	Cost	SF	Cost	LF	Cost	LF	Cost	SF	Cost	LF	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			
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	\$19,556.75			
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	\$8,252.83			
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	\$121,701.32	60.00	\$13,338.85	79,112.00	\$68,746.75	\$72,380.03	\$33,441.28			
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	\$19,120.30			
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	\$121,701.32	60.00	\$13,338.85	464,730.00	\$403,841.08	\$100,840.77	1,470.92	\$80,371.15		

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).