

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	\$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	\$121,701.32	60.00	\$13,338.85	79,112.00	\$68,746.75	\$72,380.03		612.03	\$33,441.28	\$506,944.74
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	\$121,701.32	60.00	\$13,338.85	464,730.00	\$403,841.08	\$100,840.77		1,470.92	\$80,371.15	\$1,169,864.46

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).