

Private Street Conversion and Public Services Summary

Petition For Converting Private Street To Public Right Of Way

- Each project will have a different estimated cost. Initial application deposit is estimated to be \$500-\$2,500, depending on complexity). This would hopefully keep the applications to only those serious with the process.
- Fee simple lots, 1 or 2 family homes, residential.
- Model on existing procedure for private developments and development agreements.
 - Would require several approvals by the various City Boards and Commissions and Common Council for platting / ROW dedication, agreements, assessments, and the construction of improvements.
- Replatting or dedications may cost several thousands of dollars, depending on the size and complexity of the site.
- Other upfront costs paid by the applicant for the infrastructure design may add several thousands of dollars as well and would require the applicants to hire a professional engineer or surveyor.
 - Toposurveys, soil borings, any additional design or platting services, etc.
- All streets and utilities will have to be reconstructed to meet City standards.
 - Benefitting property owners will be assessed 100% for all improvements and the reconstruction will be completed by the City
 - Private streets won't be accepted as public until upgraded
- Reconstruction of the streets and utilities will vary for each project or lot. Example: Park Edge lots varied from \$8,000-\$12,000 per dwelling unit.
- Estimated time to convert the street approximately one year from the application to the final construction.
- 1973 resolution would need to be modified and or any Ordinance changed to reflect any interim City services provided on private streets.
- City staff would request a policy for limited approval of these types of private streets in the future due to the issues related to them.

Providing Public Services To Private Streets

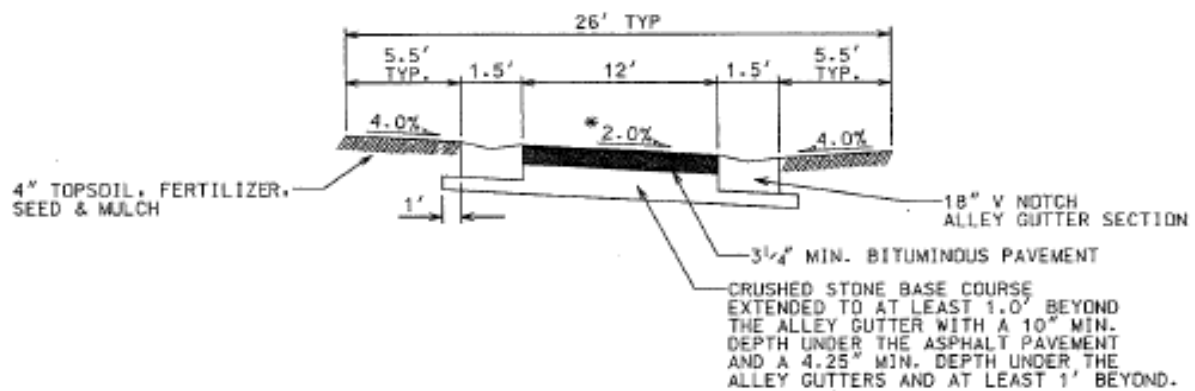
- Each project will have a different estimated cost. Initial application deposit is estimated to be \$200-\$1,000, depending on complexity).
- Residential lots only with <15 units
- Service contract required. Additional fees may also be required.
- 1973 resolution would need to be modified and or any Ordinance changed to reflect any interim City services provided on private streets.
- Do not recommend any maintenance of pavement.
- Limited recommendation for snow removal.

EXAMPLES:

Grandview Commons



Grandview Commons Alleys, typically 26ft wide right of way with 12 ft of pavement.

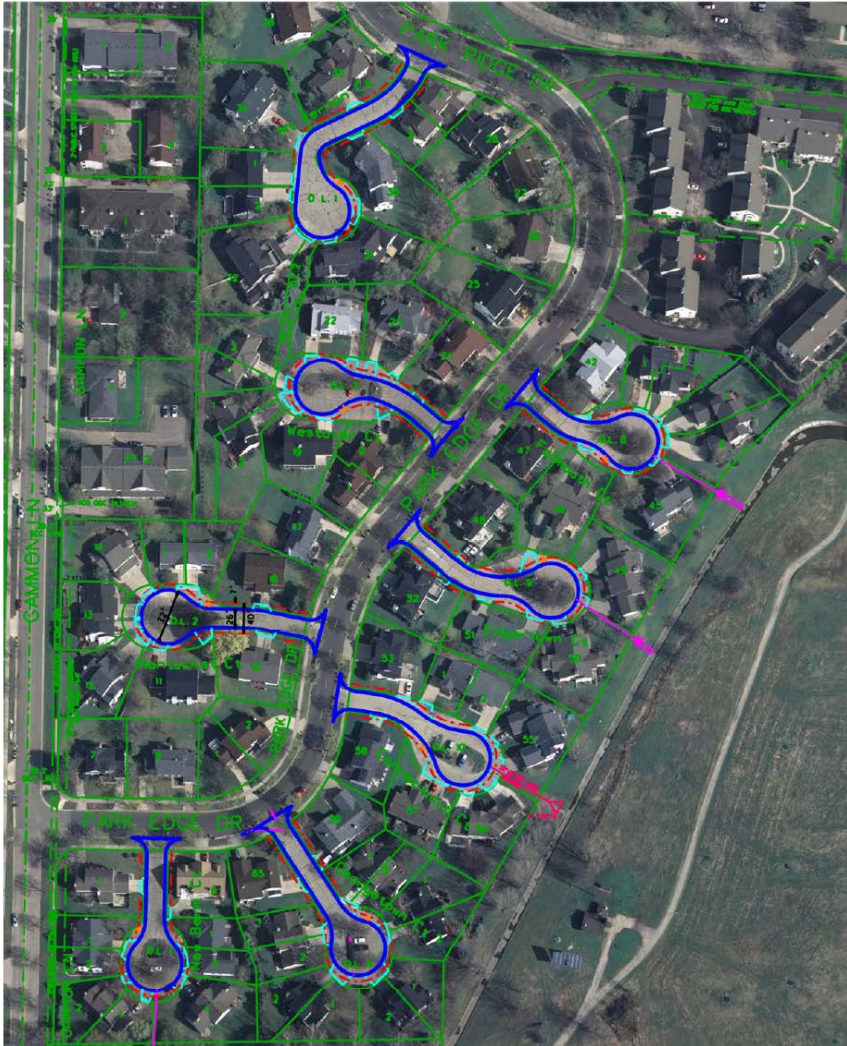


TYPICAL ALLEY SECTION



The building almost appears to be built within the right of way, which is typically 5 ½ ft from the back of curb.

Park Ridge/Park Edge

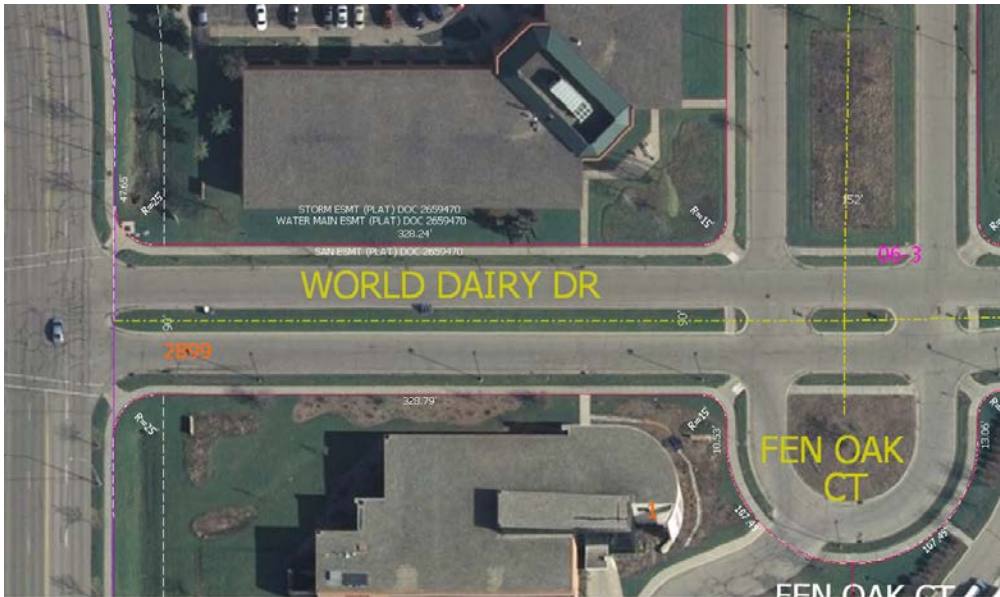
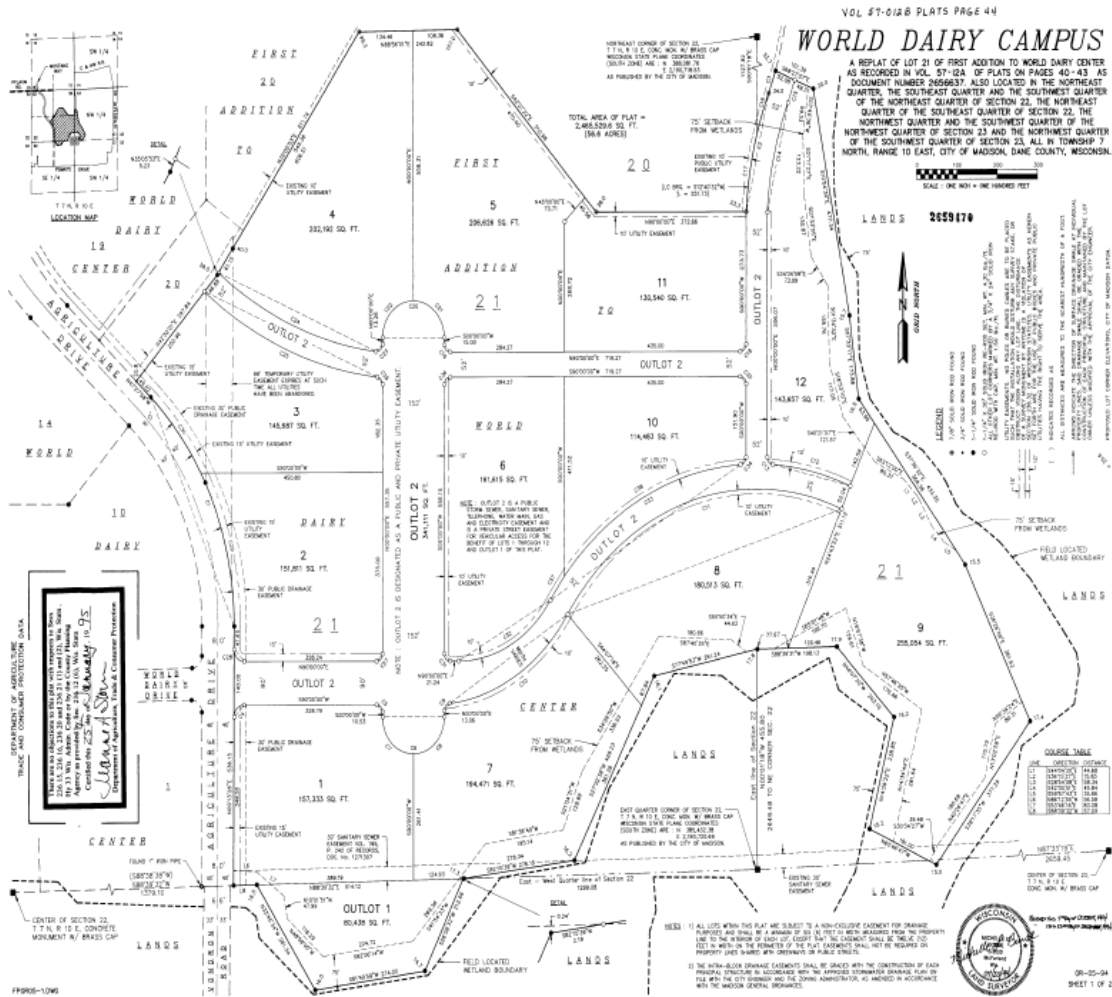


Park Ridge/Park Edge proposed cul-de-sac layout.



Test Drive on private court.

World Dairy Center



Private street layout has an acceptable cross section (street with curb and gutter, sidewalk and terraces).

WORLD DAIRY CAMPUS

ESTIMATES FOR PUBLIC STREET CONVERSION

ESTIMATED COSTS FOR RESURFACING

MILL AND OVERLAY	\$300,000
MISC CURB AND GUTTER WORK	\$30,000
CONCRETE SIDEWALK REPLACEMENT	\$40,000
STREET SIGNAGE	\$3,000
INCIDENTAL REPAIRS	\$8,000
	\$381,000

ASSESS 1/2 FRONTAGE AND 1/2 AREA

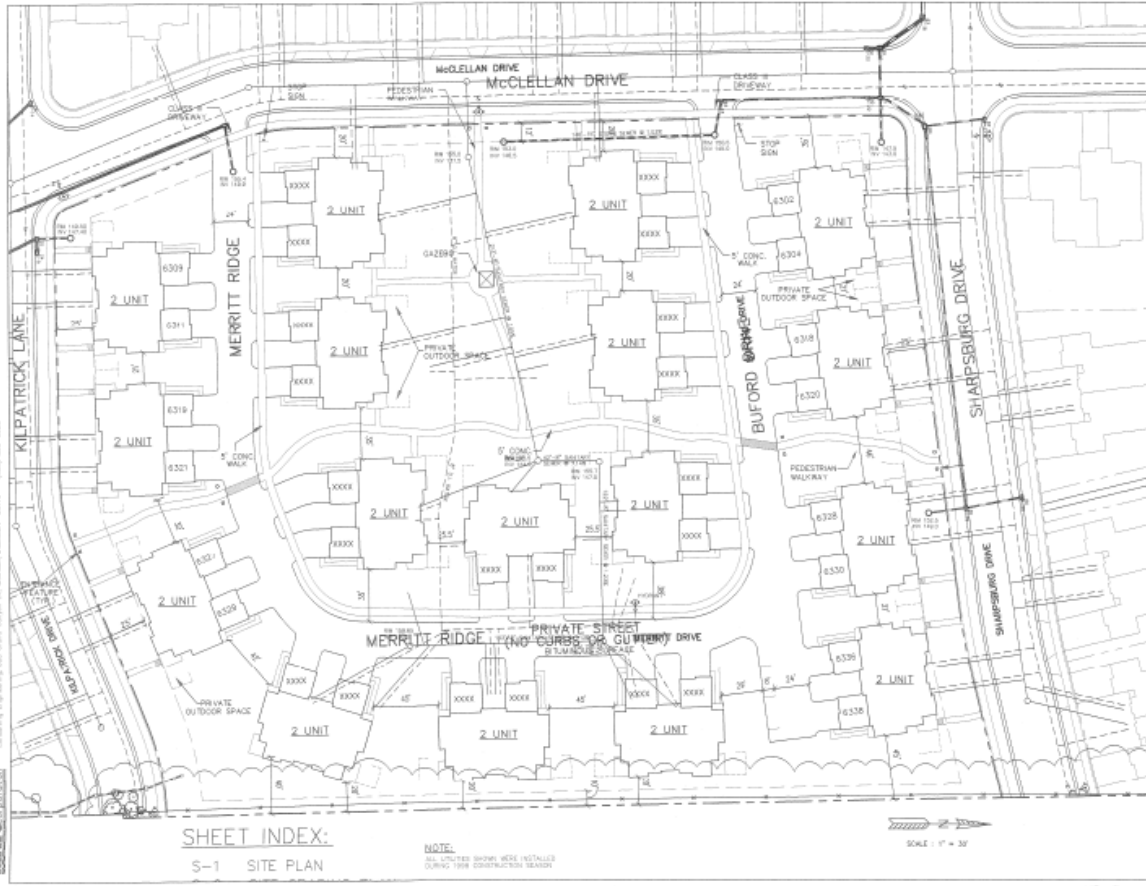
AREA	FRONTAGE
\$0.0000	\$49.2138 PER SF

ANTICIPATED YEARLY EXPENSE OVER 10 YEARS

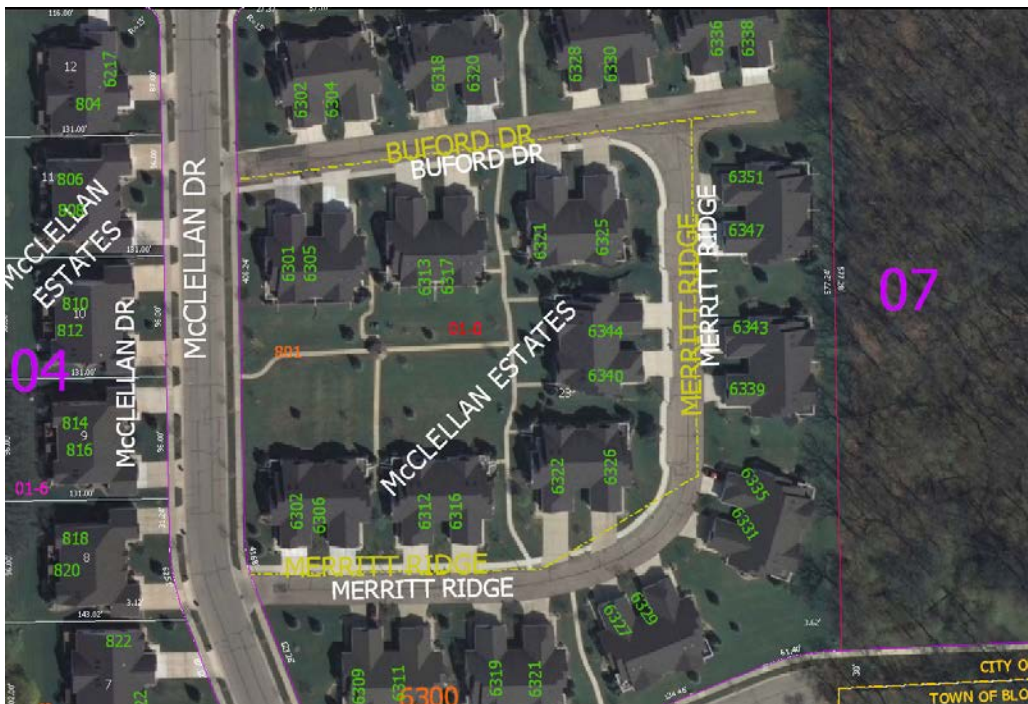
	AREA	FRONTAGE	OPTION 1	OPTION 1	TOTAL		
			AREA	FRONTAGE	OPTION 1		
LOT 1	1 FEN OAK DR	DANE COUNTY EXTENSION	157,333	448	\$0.00	\$22,057.14	\$22,057.14
LOT 7	2 FEN OAK DR	BAKER, J MICHAEL & LINDA	152,490	324	\$0.00	\$15,964.96	\$15,964.96
LOT 2 CSM 10060	5401 WORLD DAIRY DR	WISCOM GLENDALE LLC	72,276	228	\$0.00	\$11,220.75	\$11,220.75
LOT 1 CSM 10060	5451 WORLD DAIRY DR	FEN OAK, LLC	150,218	701	\$0.00	\$34,498.88	\$34,498.88
LOT 9	5601 WORLD DAIRY DR	CITY OF MADISON	255,054	52	\$0.00	\$2,561.09	\$2,561.09
LOT 12	5502 WORLD DAIRY DR	CITY OF MADISON	143,657	705	\$0.00	\$34,699.67	\$34,699.67
OUTLOT 12	2898 ISH 90-39	CITY OF MADISON	60,592	0	\$0.00	\$0.00	\$0.00
LOT 10	5402 WORLD DAIRY DR	CITY OF MADISON	114,483	1,094	\$0.00	\$53,856.64	\$53,856.64
LOT 6	2817 WALTON COMMONS EAST	CITY OF MADISON	161,615	1,172	\$0.00	\$57,696.79	\$57,696.79
LOT 2	2820 WALTON COMMONS WEST	WISCON WALTON COMMONS, LLC	151,811	703	\$0.00	\$34,609.12	\$34,609.12
LOT 3	2802 WALTON COMMONS WEST	HOME HEALTH UNITED, INC	145,687	653	\$0.00	\$32,113.48	\$32,113.48
LOT 4	2702 WALTON COMMONS WEST	CITY OF MADISON	202,192	548	\$0.00	\$26,977.04	\$26,977.04
LOT 5	2701 WALTON COMMONS EAST	CITY OF MADISON	206,626	404	\$0.00	\$19,865.15	\$19,865.15
LOT 11	5402 GRAHAM PLACE	CITY OF MADISON	130,540	709	\$0.00	\$34,879.30	\$34,879.30
			2,104,574	7,742	\$0	\$381,000	\$381,000

Preliminary Estimate prepared for the Business Owner's Association estimating the cost of reconstructing the private street to City Standards. Approximate cost was estimated at \$381,000 with the typical cost per lot ranging from \$11,200 - \$57,600 (Lot 9 does has little street frontage, which skew the costs. Outlot 12 is undevelopable).

801 McClellan Drive - Condo



Non-standard roadway is not conducive for conversion to a public right of way. This would require additional right of way dedication and reconstruction of the entire roadway. New lighting and, driveways would be required. The City would not recommend this for conversion to a public street. In the existing condition the additional designated parking and mailboxes interfere with the ability to provide snow removal.



Aerial view of 801 McClellan Drive.

Highlights

- Reviewed 7 different types narrowed it down to
 - Private streets with houses and duplexes
 - Rental private streets such as park edge/park ridge
 - Public carriage lanes and alleys such a Grandview commons
- Eliminated:
 - Large condo such as tamarack and Cherokee
 - Retail private such as West Towne Mall
 - Institutional private streets like UW Eagle Heights
 - Trailer Parks, which already receive public services
- Did more in depth reviews for 3 different sites
 - World Dairy – Commercial Plat with fee simple lots
 - Park Ridge/Park Edge – Private street with houses/duplexes
 - 801 McClellan Drive – Condos with – approximately 34 units

Looked at:

- Layouts
- Maneuverability and required equipment needed
- Ability to provide services such as snow removal, solid waste collection, brush/leaf collection
- Public improvements required
 - Upgrades to street,
 - Utilities (sanitary sewer, storm sewer, water, lighting)
 - right of way dedication
 - drainage,
 - addressing changes, etc
- Provided a process for applicants wishing to pursue conversion to public streets or for obtaining public services
- Provided a list of criteria for each type of application