

City of Madison Engineering Division - Schedule of Assessments

August 10, 2016

Proj. ID: 53W1846 Project Name: North Pinckney Street Assessment District - 2015
 Project Limits: W. Gorham St. to W. Dayton St.

Property Information					Street Reconstruction Items								Sanitary Sewer Reconstruction Items				Storm Sewer Item		Pedestrian Street Lighting Item					TOTAL ASSMT			
Parcel No.	Owner's Name / Mailing Address	Parcel Location	Frontage LF	Lot Area SF	Remove Existing Conc or Drive Apron @ \$1.32 per SF		Replace Drive Apron @ \$3.62 per SF		Remove & Replace Concrete Sidewalk @ \$4.94 per Square Foot (SF)		Remove & Replace Curb and Gutter @ \$13.21 per Linear Foot (LF)		Sanitary Sewer Reconnect @ \$678.50 Each		Remove & Replace Sanitary Lateral @ \$17.17 per LF		Private Storm Sewer Connection @ \$1,794.00 Each		Street Light Factor **	Cost Per Factored Lot Linear Foot		Cost Per Factored Square Foot			Total Street Light Cost ****		
					Cost	Cost	Factor*	Cost	Factor*	Cost	Each	Cost	Each	Cost	Each	Cost	Cost	Cost		Cost	Cost	Cost					
0709-144-1416-8 CORNER LOT	PINCKNEY-DAYTON APTS LLC 211 W GILMAN ST MADISON WI	201 N Pincknev St E Davton Frontage	33.00 66.00	2,178	0.00	\$0.00	0.00	\$0.00	1.0	57.18	\$282.47	1.0	10.00	\$132.10	0	\$0.00	0.00	\$0.00	0.00	\$0.00	1.5	37.13	\$997.99	1089.00	\$452.37	\$1,450.36	\$1,864.93
0709-144-1609-9 CORNER LOT	LEWIS PROPERTIES LLC 121 S PINCKNEY ST STE 200 MADISON WI	202 N Pincknev St E Davton Frontage	48.00 82.50	3,960	0.00	\$0.00	0.00	\$0.00	1.0	109.28	\$539.84	1.0	15.00	\$198.15	1	\$678.50	15.00	\$257.55	0.00	\$0.00	1.5	54.00	\$1,451.63	1980.00	\$822.49	\$2,274.12	\$3,948.16
0709-144-1610-6	LEWIS PROPERTIES LLC 121 S PINCKNEY ST STE 200 MADISON WI	204 N Pincknev St	54.00	4,455	265.00	\$349.80	0.00	\$0.00	1.0	107.25	\$529.82	1.0	54.00	\$713.34	1	\$678.50	16.00	\$274.72	1.56	\$2,805.82	1.5	81.00	\$2,177.44	6682.50	\$2,775.91	\$4,953.35	\$10,305.34
0709-144-1415-0	PINCKNEY-DAYTON APTS LLC 211 W GILMAN ST MADISON WI	205 N Pincknev St	33.00	2,178	0.00	\$0.00	0.00	\$0.00	1.0	207.40	\$1024.56	1.0	33.00	\$435.93	1	\$678.50	38.50	\$661.05	0.00	\$0.00	1.5	49.50	\$1,330.66	3267.00	\$1,357.11	\$2,687.77	\$5,487.80
0709-144-1612-2	LEWIS PROPERTIES LLC 121 S PINCKNEY ST STE 200 MADISON WI	206 N Pincknev St	76.50	6,317	0.00	\$0.00	0.00	\$0.00	1.0	251.58	\$1242.81	1.0	76.50	\$1,010.57	2	\$1,357.00	16.50	\$283.31	0.00	\$0.00	1.5	114.75	\$3,084.71	9475.50	\$3,936.12	\$7,020.83	\$10,914.51
0709-144-1414-2	PINCKNEY-DAYTON APTS LLC 211 W GILMAN ST MADISON WI	207 N Pincknev St	32.33	2,134	0.00	\$0.00	0.00	\$0.00	1.0	177.26	\$875.66	1.0	32.33	\$427.08	1	\$678.50	38.00	\$652.46	0.00	\$0.00	1.5	48.50	\$1,303.64	3201.00	\$1,329.70	\$2,633.34	\$5,267.04
0709-144-1413-4	PINCKNEY-DAYTON APTS LLC 211 W GILMAN ST MADISON WI	209 N Pincknev St	33.67	2,231	55.20	\$72.86	0.00	\$0.00	1.0	82.06	\$405.38	1.0	33.67	\$444.78	1	\$678.50	37.00	\$635.29	0.00	\$0.00	1.5	50.51	\$1,357.68	3346.50	\$1,390.14	\$2,747.81	\$4,984.62
0709-144-1412-6	215 N PINCKNEY LLC 211 W GILMAN ST MADISON WI	215 N Pincknev St	52.00	3,432	126.75	\$167.31	177.27	\$641.72	1.0	259.87	\$1283.76	1.0	52.00	\$686.92	1	\$678.50	37.00	\$635.29	0.00	\$0.00	1.5	78.00	\$2,096.80	5148.00	\$2,138.48	\$4,235.28	\$8,328.77
0709-144-1411-8	BNBC PROPERTIES ISTHMIUS APARTMENTS 211 W GILMAN ST MADISON WI	217 N Pincknev St	37.00	2,442	0.00	\$0.00	0.00	\$0.00	1.0	82.00	\$405.08	1.0	37.00	\$488.77	1	\$678.50	39.00	\$669.63	0.00	\$0.00	1.5	55.50	\$1,491.95	3663.00	\$1,521.61	\$3,013.56	\$5,255.54
0709-144-1613-0	MULROY, MAUREEN B 218 N PINCKNEY ST MADISON WI	218 N Pincknev St	40.50	3,200	124.50	\$164.34	124.50	\$450.69	1.0	138.36	\$683.50	1.0	40.50	\$535.01	1	\$678.50	25.00	\$429.25	0.00	\$0.00	1	40.50	\$1,088.72	3200.00	\$1,329.28	\$2,418.00	\$5,359.28
0709-144-1410-0 CORNER LOT	EDWARDS TR, JEAN & GEORGE & EUGENE S DEVITT 28 E GILMAN ST MADISON WI	221 N Pincknev St E Johnson Frontage	43.00 66.00	2,838	0.00	\$0.00	0.00	\$0.00	1.0	244.19	\$1206.30	1.0	43.00	\$568.03	0	\$0.00	0.00	\$0.00	0.00	\$0.00	1.5	48.38	\$1,300.42	2128.50	\$884.18	\$2,184.60	\$3,958.92
0709-144-1614-8 CORNER LOT	LEWIS PROPERTIES LLC 121 S PINCKNEY ST STE 200 MADISON WI	222 N Pincknev St E Johnson Frontage	45.16 79.00	3,568	0.00	\$0.00	0.00	\$0.00	1.0	55.12	\$272.29	1.0	45.16	\$596.56	0	\$0.00	0.00	\$0.00	0.00	\$0.00	1.5	50.81	\$1,365.74	2676.00	\$1,111.61	\$2,477.35	\$3,346.21

*NOTE: A factor has been applied for sidewalk and curb and gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

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					Factor*	Cost	Factor*	Cost	Factor*	Cost	Factor*	Cost	Each	Cost	LF	Cost	Each	Cost	Factored LF	Cost***		Factored SF	Cost***				
0709-144-3507-3 CORNER LOT	KEYES ROTHE LIVING TRUST 300 N PINCKNEY ST MADISON WI	300 N Pinckney St E Johnson Frontage	22.13 61.50	1,574	0.00	\$0.00	0.00	\$0.00	0.5	0.00	\$0.00	0.5	22.13	\$146.17	0.2	\$135.70	1.80	\$30.91	0.00	\$0.00	1	16.60	\$319.91	787.00	\$186.99	\$506.90	\$819.68
0709-144-0616-5 CORNER LOT	ENGLUND, ERIC & JANE E ENGLUND 4813 COUNTY RD M MIDDLETON WI	301 N Pinckney St E Johnson Frontage	38.50 66.00	2,541	0.00	\$0.00	0.00	\$0.00	1.0	130.30	\$643.68	1.0	38.50	\$508.59	1	\$678.50	39.00	\$669.63	0.00	\$0.00	1.5	43.31	\$834.84	1905.75	\$452.81	\$1,287.64	\$3,788.04
0709-144-3506-5	HEINRICH, JON F 302 N PINCKNEY ST MADISON WI	302 N Pinckney St	16.67	873	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	1.0	16.67	\$220.21	0.2	\$135.70	1.80	\$30.91	0.00	\$0.00	1	16.67	\$321.31	873.00	\$207.42	\$528.73	\$915.55
0709-144-3505-7	PLOTKIN, ADAM & JAIME HEALY-PLOTKIN 304 N PINCKNEY ST MADISON WI	304 N Pinckney St	17.00	691	0.00	\$0.00	0.00	\$0.00	1.0	26.50	\$130.91	1.0	17.00	\$224.57	0.2	\$135.70	1.80	\$30.91	0.00	\$0.00	1	17.00	\$327.67	691.00	\$164.18	\$491.85	\$1,013.94
0709-144-0615-7	ACCENT APARTMENTS LLC 3323 N STONE CREEK CIR MADISON WI	305 N Pinckney St	39.50	2,574	63.60	\$83.95	130.63	\$472.88	1.0	137.80	\$680.73	1.0	39.50	\$521.80	1	\$678.50	37.00	\$635.29	0.00	\$0.00	1.5	59.25	\$1,142.03	3861.00	\$917.37	\$2,059.40	\$5,132.55
0709-144-3504-9	SWEENEY THOMAS P & ANN E SWEENEY 306 N PINCKNEY ST MADISON WI	306 N Pinckney St	16.67	700	0.00	\$0.00	0.00	\$0.00	1.0	52.47	\$259.20	1.0	16.67	\$220.21	0.2	\$135.70	1.80	\$30.91	0.00	\$0.00	1	16.67	\$321.31	700.00	\$166.32	\$487.63	\$1,133.65
0709-144-3503-1	BROWN, ALASTAIR M KATHERINE T BROWN 308 N PINCKNEY ST MADISON WI	308 N Pinckney St	16.67	700	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	1.0	16.67	\$220.21	0.2	\$135.70	1.80	\$30.91	0.00	\$0.00	1	16.67	\$321.31	700.00	\$166.32	\$487.63	\$874.45
0709-144-0614-9	STEINDL LIV TR, JAMES M 981 COLLINS RD STOUGHTON WI	309 N Pinckney St	54.00	3,564	58.80	\$77.62	130.63	\$472.88	1.0	225.10	\$1111.99	1.0	54.00	\$713.34	1	\$678.50	41.00	\$703.97	0.00	\$0.00	1.5	81.00	\$1,561.25	5346.00	\$1,270.21	\$2,831.46	\$6,589.76
0709-144-3501-5	RESNICK, DANIEL K 310 N PINCKNEY ST MADISON WI	310 N Pinckney St	46.77	1,933	0.00	\$0.00	0.00	\$0.00	1.0	12.12	\$59.87	1.0	46.77	\$617.83	1	\$678.50	13.00	\$223.21	0.00	\$0.00	1	46.77	\$901.48	1933.00	\$459.28	\$1,360.76	\$2,940.17
0709-144-0613-1	MANSON HILL PROPERTIES LLC ETAL 101 N MILLS ST MADISON WI	315 N Pinckney St	45.00	4,935	0.00	\$0.00	0.00	\$0.00	1.0	138.24	\$682.91	1.0	45.00	\$594.45	1	\$678.50	37.00	\$635.29	0.00	\$0.00	1.5	67.50	\$1,301.04	7402.50	\$1,758.83	\$3,059.88	\$5,651.02
0709-144-0612-3	KAROFKY, JUDITH F 317 N PINCKNEY ST MADISON WI	317 N Pinckney St	40.00	3,320	81.27	\$107.28	122.96	\$445.12	1.0	152.71	\$754.39	1.0	40.00	\$528.40	1	\$678.50	27.00	\$463.59	0.00	\$0.00	1	40.00	\$770.99	3320.00	\$788.83	\$1,559.82	\$4,537.09
0709-144-0611-5 CORNER LOT	MANSON HILL PROPERTIES LLC ETAL 101 N MILLS ST MADISON WI	319 N Pinckney St E Gorham Frontage	47.00 83.00	3,901	0.00	\$0.00	0.00	\$0.00	0.5	175.29	\$432.97	0.5	47.00	\$310.44	1	\$678.50	37.00	\$635.29	0.00	\$0.00	1.5	52.88	\$1,019.15	2925.75	\$695.16	\$1,714.31	\$3,771.50
0709-144-1308-7	THG ASSOCIATES LTD PRTSH 315 WISCONSIN AVE MADISON WI	315 Wisconsin Ave	46.12	20,972	163.06	\$215.24	214.07	\$774.93	1.0	26.50	\$130.91	1.0	46.12	\$609.25	0	\$0.00	0.00	\$0.00	1.00	\$1,794.00	2	92.24	\$1,777.90	20972.00	\$4,982.95	\$6,760.85	\$10,285.18
0709-144-1301-1 CORNER LOT	FONG, TOM K & AMANDA Z 4427 W ROTAMER RD JANESVILLE WI	31 E Gorham St E Gorham Frontage	82.00 33.00	2,706	93.00	\$122.76	152.49	\$552.01	0.5	154.95	\$382.73	0.5	82.00	\$541.61	1	\$678.50	14.00	\$240.38	0.00	\$0.00	1.5	92.25	\$1,778.09	2029.50	\$482.21	\$2,260.30	\$4,778.29
TOTALS					1031.18	\$1,361.16	1052.55	\$3,810.23	--	3003.53	\$14,021.75	--	1000.19	\$12,214.30	19.00	\$12,891.50	\$16.00	\$8,859.72	2.56	\$4,599.82	--	1367.36	\$31,745.64	99,303.50	\$31,747.89	\$63,493.53	\$121,252.00

NOTES:

* A factor has been applied for sidewalk and curb and gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

** A factor is applied to the street lighting assessments based on dwelling unit type. The factors are as follows:
Single Family Residential = 1.0; Multi Family Residential = 1.5; Commercial = 2.0

*** Due to a difference in lighting designs between the 200 block and 300 block of N. Pinckney St., there are different unit costs for the lighting on each block.
Lighting Cost per Factored Linear Foot: 200 block = \$26.8820/LF 300 block = \$19.2747/SF; Lighting Cost per Factored Square Foot: 200 block = \$0.4154/SF 300 block = \$0.2376/SF

**** Total Street Lighting Assessment is based on both frontage (F) and lot area (A) and is the combined cost of the factored linear foot cost and the factored square foot cost.
Lighting assessments for corner parcels are adjusted to account for lighting assessments on both streets and are adjusted based on the following formulas:

3/4*F + 1/2*A for: 31 E Gorham, 221 N Pinckney, 222 N Pinckney, 300 N Pinckney, 301 N Pinckney, 319 N Pinckney

3/4*F + 1/3*A for: 201 N Pinckney, 202 N Pinckney

1*F + 1/2*A for: 315 Wisconsin

PLEASE NOTE THERE WAS A REPLACEMENT LATERALS TO 25 AND 21 E. GORHAM

BOTH HAD RECONNECT THAT WERE ASSUME FOR 315 WISCONSIN THERE IS A PARKING RAMP IN THE WAY.

BOTH HAD 16' OF LATERAL EACH