

City of Madison Engineering Division - FINAL Schedule of Assessments

February 23, 2007  
Revised: 9/3/08

Project ID: 53B0878      Project Name: S. Bedford Street and W. Main Street Reconstruction District - 2007  
Project Limits: West Washington Avenue to Wilson Street, Proudfit Street to Bedford Street

Frontages Listed are for Street Shown					Street Reconstruction Items								Sanitary Sewer Reconstruction Items				Streetlighting Items			TOTAL ASSMT	
Parcel No./ Zoning	Owner's Name / Mailing Address	Parcel Location	Frontage	Lot Size	Remove Sidewalk and Drive Apron \$0.58 per SF	Cost	Replace Drive Apron \$1.76 per SF	Cost	Replace Sidewalk \$1.63 per SF	Cost	Remove & Replace Curb and Gutter \$8.98 per LF	Cost	Sanitary Sewer Reconnect \$123.38 Each	Cost	Remove & Replace Sanitary Lateral \$14.90 per LF	Cost	Factor	Factored Frontage LF	Factored Area SF		Total Street Lighting Cost
			LF	SF	SF		SF		SF		LF		Each		LF						
0709-234-0601-5 M1	BADGER COACHES INC 5501 FEMRITE DR MADISON WI	2 S BEDFORD ST	330.00	43,560	549.50	\$318.71	130.90	\$230.38	418.60	\$682.32	447.00	\$4,014.06	0	\$0.00	0.00	\$0.00	2	660.00	87,120	\$8,995.72	\$14,241.19
0709-234-0513-2 M1	BEDFORD LLC % THOMAS J DERR 507 W WILSON ST STE 108 MADISON WI	114 S BEDFORD ST	66.00	4,356	389.50	\$225.91	82.70	\$145.55	306.40	\$499.43	66.00	\$592.68	1	\$123.38	12.00	\$178.80	2	132.00	8,712	\$1,292.84	\$3,058.60
0709-234-0512-4 M1	BACK PORCH RADIO BRDCTING 118 S BEDFORD ST MADISON WI	118 S BEDFORD ST	66.00	4,356	144.40	\$83.75	0.00	\$0.00	144.40	\$235.37	101.00	\$906.98	0	\$0.00	0.00	\$0.00	2	132.00	8,712	\$1,292.84	\$2,518.95
0709-231-3318-9 R6	DOTY STREET PARTNERS LLC % RICK MCKY 6902 OLD SAUK RD MADISON WI	211 S BEDFORD ST 30.5'-8"pvc	66.00	4,356	353.50	\$205.03	155.80	\$274.21	197.70	\$322.25	66.00	\$592.68	2	\$246.76	26.00 30.50 pending CO	\$387.40 \$641.72 \$4,100.00	1.5	99.00	6,534	\$969.63	\$7,739.68
0709-231-3320-4 R6	TRAN, THANH 819 S PARK ST MADISON WI	215 S BEDFORD ST	33.00	2,178	327.80	\$190.12	99.40	\$174.94	228.40	\$372.29	33.00	\$296.34	1	\$123.38	27.50	\$409.75	1.5	49.50	3,267	\$484.82	\$2,051.65
0709-231-3321-2 R6	ENDRES & VAN ROOY % WI MANAGEMENT CO INC 2040 S PARK ST MADISON WI	219 S BEDFORD ST	33.00	2,178	161.10	\$93.44	80.70	\$142.03	79.50	\$129.59	33.00	\$296.34	1	\$123.38	22.50	\$335.25	1.5	49.50	3,267	\$484.82	\$1,604.84
0709-231-3317-1 R6	DOTY STREET PARTNERS LLC % RICK MCKY 6902 OLD SAUK RD MADISON WI	553 W DOTY ST	66.00	2,178	223.40	\$129.57	0.00	\$0.00	223.40	\$364.14	46.00	\$413.08	1	\$123.38	25.00	\$372.50	2	132.00	4,356	\$1,039.70	\$2,442.37
0709-231-3220-6 R6	LAKEHOUSE INVESTMENTS 3 LLC % MICAH DISALVO 2817 INTERLAKEN PASS MADISON WI	554 W DOTY ST	132.20	4,356	25.00	\$14.50	0.00	\$0.00	25.00	\$40.75	112.20	\$1,007.56	0	\$0.00	22.00	\$327.80	1.5	198.30	6,534	\$1,561.33	\$2,951.94
0709-234-0401-9 M1	0222 S BEDFORD ST BLD PR % H VAN CAMP 222 S BEDFORD STREET MADISON WI	603 W DOTY ST	264.00	27,472	314.85	\$182.61	232.70	\$409.55	82.15	\$133.90	299.00	\$2,685.02	1	\$123.38	8.00	\$119.20	2	528.00	54,944	\$6,339.26	\$9,992.93
0709-231-3219-9 C2	TRAINORS STORE LLC 612 W MAIN ST MADISON WI	551 W MAIN ST	132.00	6,225	274.00	\$158.92	171.10	\$301.14	102.90	\$167.73	132.00	\$1,185.36	1	\$123.38	37.00	\$551.30	2	264.00	12,450	\$2,296.62	\$4,784.45
0709-231-2522-7 C2	RYNES, PATRICK HENRY 554 W MAIN ST MADISON WI	554 W MAIN ST	165.00	5,445	594.70	\$344.93	183.10	\$640.85	624.50	\$1,017.94	165.00	\$1,481.70	1	\$123.38	22.00	\$327.80	2	330.00	10,890	\$2,599.24	\$6,535.83
0709-234-0503-3 PUDSIP	4TH WARD LOFTS CONDO ASSC * % PAUL BRANDL 615 W MAIN ST # 110 MADISON WI	609 W MAIN ST	132.00	56,627	212.30	\$123.13	139.50	\$245.52	109.80	\$178.97	202.00	\$1,813.96	1	\$123.38	11.00	\$163.90	1.5	198.00	84,941	\$6,116.15	\$8,765.02 *
0709-234-0614-8 M1	KW DELTA LLC 612 W MAIN ST MADISON WI	612 W MAIN ST	128.00	25,410	81.60	\$47.33	0.00	\$0.00	81.60	\$133.01	45.00	\$404.10	0	\$0.00	0.00	\$0.00	0	0.00	0	\$0.00	\$584.44
0709-234-0611-4 M1	KW DELTA LLC 612 W MAIN ST MADISON WI	624 W MAIN ST	136.00	22,440	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	50.00	\$449.00	0	\$0.00	0.00	\$0.00	0	0.00	0	\$0.00	\$449.00
0709-234-0505-9 M1	HARRIS, DONALD R & RICHARD J DISALVO 627 W MAIN ST MADISON WI	627 W MAIN ST	66.00	8,712	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	30.00	\$269.40	0	\$0.00	0.00	\$0.00	0	0.00	0	\$0.00	\$269.40

\* Assessments to condominiums are divided between the unit owners according to Appendix A

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Parcel No./ Zoning	Owner's Name / Mailing Address	Parcel Location	Frontage LF	Lot Size SF	Remove Sidewalk and Drive Apron \$0.58 per SF SF	Cost	Replace Drive Apron \$1.76 per SF SF	Cost	Replace Sidewalk \$1.63 per SF SF	Cost	Remove & Replace Curb and Gutter \$8.98 per LF LF	Cost	Sanitary Sewer Reconnect \$123.38 Each Each	Cost	Remove & Replace Sanitary Lateral \$14.90 per LF LF	Cost	Factor	Factored Frontage LF	Factored Area SF		Total Street Lighting Cost
0709-234-0507-5 M1	AJ OF WISCONSIN LLC 612 W MAIN ST MADISON WI	633 W MAIN ST	66.00	20,775	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	30.00	\$269.40	0	\$0.00	0.00	\$0.00	0	0.00	0	\$0.00	\$269.40
0709-234-0514-0 M1	WISCONSIN & SOUTHERN RR 5300 N 33RD ST MILWAUKEE WI	633 W MAIN ST	0.01	946	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0	0.00	0	\$0.00	\$0.00
0709-234-0607-3 C3	WISCONSIN & SOUTHERN RR 5300 N 33RD ST MILWAUKEE WI	636 W MAIN ST	50.84	16,987	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	15.00	\$134.70	0	\$0.00	0.00	\$0.00	0	0.00	0	\$0.00	\$134.70
0709-234-1013-1 PUDSIP	CITY OF MADISON ENGINEER FUTURE TRANSPORTATION 535 210 MLK JR BLVD RM 115 MADISON WI	637 W MAIN ST	60.87	15,945	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	20.00	\$179.60	0	\$0.00	0.00	\$0.00	0	0.00	0	\$0.00	\$179.60
0709-234-0617-2 C3	CITY OF MADISON ENGINEER FUTURE TRANSPORTATION 535 210 MLK JR BLVD RM 115 MADISON WI	638 W MAIN ST	50.78	17,112	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	30.00	\$269.40	0	\$0.00	0.00	\$0.00	0	0.00	0	\$0.00	\$269.40
0709-234-1005-8 PUDSIP	MADISON MUTUAL HOUSING 550 W WASHINGTON AVE MADISON WI	641 W MAIN ST	198.83	58,619	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	75.00	\$673.50	0	\$0.00	0.00	\$0.00	0	0.00	0	\$0.00	\$673.50
0709-234-0711-2 C	CITY OF MADISON PARKS BRITTINGHAM PARK 215 MLK JR BLVD STE 120 MADISON WI	101 PROUDFIT ST	72.45	20,355	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	40.00	\$359.20	0	\$0.00	0.00	\$0.00	0	0.00	0	\$0.00	\$359.20
0709-231-2520-1 C2	TELCO COMMUNITY CREDIT UNION 555 W WASHINGTON AVE MADISON WI	555 W WASHINGTON AVE	165.00	16,665	497.80	\$288.72	177.70	\$312.75	320.10	\$521.76	200.00	\$1,796.00	1	\$123.38	23.00	\$342.70	2	330.00	33,330	\$3,903.34	\$7,288.66
0709-234-0616-4 C3	SHEEL, GREGORY & SHERRY L NELSON 512 W BROADWAY MADISON WI	631 W WASHINGTON AVE	23.73	11,326	60.00	\$34.80	0.00	\$0.00	60.00	\$97.80	23.00	\$206.54	0	\$0.00	0.00	\$0.00	0	0.00	0	\$0.00	\$339.14
0709-234-0610-6 C3	GROUP HEALTH COOPERATIVE OF SOUTH CENTRAL WIS 8202 EXCELSIOR DR MADISON WI	675 W WASHINGTON AVE	308.68	89,083	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	80.00	\$718.40	0	\$0.00	0.00	\$0.00	0	0.00	0	\$0.00	\$718.40
0709-231-3322-0 R6	ELMER, DONALD G & FREDERICK J MUCI 552 W WILSON ST MADISON WI	552 W WILSON ST	66.00	2,120	239.40	\$138.85	108.80	\$191.49	130.60	\$212.88	46.00	\$413.08	1	\$123.38	30.00	\$447.00	1.5	99.00	3,180	\$774.72	\$2,301.39
0709-234-0412-6 M1	WISCONSIN & SOUTHERN RR 5300 N 33RD ST MILWAUKEE WI	602 W WILSON ST	33.00	2,790	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	33.00	\$296.34	0	\$0.00	0.00	\$0.00	0	0.00	0	\$0.00	\$296.34
0709-234-1008-2 C, M1	WISCONSIN & SOUTHERN RR 5300 N 33RD ST MILWAUKEE WI	651 W WILSON ST	50.00	63,325	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	50.00	\$449.00	0	\$0.00	0.00	\$0.00	0	0.00	0	\$0.00	\$449.00
<b>TOTALS</b>					<b>4,448.85</b>	<b>\$2,580.33</b>	<b>1,562.40</b>	<b>\$3,068.42</b>	<b>3,135.05</b>	<b>\$5,110.13</b>	<b>2,469.20</b>	<b>\$22,173.42</b>	<b>12.00</b>	<b>\$1,480.56</b>	<b>297</b>	<b>\$8,705.12</b>		<b>3201.30</b>	<b>328236.50</b>	<b>\$38,151.03</b>	<b>\$81,269.01</b>

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**APPENDIX A  
ASSESSMENT SPLIT FOR 4TH WARD LOFTS**

<b>Residential Units</b>	<b>Unit Type</b>	<b>% Interest in Common Elements</b>	<b>Total Assessment</b>
<b><u>Doris House</u></b>			
Unit 605			\$2,133.61
<b><u>Main Street</u></b>			
611-101	C-1	1.410%	\$93.70
615-102	C-1	1.410%	\$93.70
613-103	B-2	1.220%	\$81.07
615-104	B-3	1.170%	\$77.75
617-107	B-2	1.220%	\$81.07
615-108	B-2	1.220%	\$81.07
619-109	C-1	1.410%	\$93.70
615-110	C-1	1.410%	\$93.70
615-201	C-1	1.410%	\$93.70
615-202	C-1	1.410%	\$93.70
615-203	B-2	1.220%	\$81.07
615-204	B-3	1.170%	\$77.75
615-205	A-2	1.110%	\$73.76
615-206	A-2	1.110%	\$73.76
615-207	B-2	1.220%	\$81.07
615-208	B-2	1.220%	\$81.07
615-209	C-1	1.410%	\$93.70
615-210	C-1	1.410%	\$93.70
615-301	C-1	1.410%	\$93.70
615-302	C-1	1.410%	\$93.70
615-303	B-2	1.220%	\$81.07
615-304	B-3	1.170%	\$77.75
615-305	A-2	1.110%	\$73.76
615-306	A-2	1.110%	\$73.76
615-307	B-2	1.220%	\$81.07
615-308	B-2	1.220%	\$81.07
615-309	C-1	1.410%	\$93.70
615-310	C-1	1.410%	\$93.70
615-401	C-1	1.410%	\$93.70
615-402	C-1	1.410%	\$93.70
615-403	B-2	1.220%	\$81.07
615-404	B-3	1.170%	\$77.75
615-405	A-2	1.110%	\$73.76
615-406	A-2	1.110%	\$73.76
615-407	B-2	1.220%	\$81.07
615-408	B-2	1.220%	\$81.07
615-409	C-1	1.410%	\$93.70
615-410	C-1	1.410%	\$93.70
<b><u>Doty Street</u></b>			
610-101	B-1	1.240%	\$82.40
614-102	B-1	1.240%	\$82.40
612-103	A-1c	1.180%	\$78.41
614-104	A-1c	1.180%	\$78.41
616-107	A-1b	1.300%	\$86.39
614-108	C-2	1.510%	\$100.34
614-201	B-1	1.240%	\$82.40
614-202	B-1	1.240%	\$82.40

**APPENDIX A  
ASSESSMENT SPLIT FOR 4TH WARD LOFTS**

<b>Residential Units</b>	<b>Unit Type</b>	<b>% Interest in Common Elements</b>	<b>Total Assessment</b>
614-203	A-1	1.180%	\$78.41
614-204	A-1	1.180%	\$78.41
614-205	A-3	1.030%	\$68.45
614-206	A-4	1.010%	\$67.12
614-207	A-1	1.180%	\$78.41
614-208	A-1	1.180%	\$78.41
614-209	B-1	1.240%	\$82.40
614-210	B-1a	1.240%	\$82.40
614-301	B-1	1.240%	\$82.40
614-302	B-1	1.240%	\$82.40
614-303	A-1	1.180%	\$78.41
614-304	A-1	1.180%	\$78.41
614-305	A-3	1.030%	\$68.45
614-306	A-4	1.010%	\$67.12
614-307	A-1	1.180%	\$78.41
614-308	A-1	1.180%	\$78.41
614-309	B-1	1.240%	\$82.40
614-310	B-1a	1.240%	\$82.40
614-401	B-1	1.240%	\$82.40
614-402	B-1	1.240%	\$82.40
614-403	A-1	1.180%	\$78.41
614-404	A-1	1.180%	\$78.41
614-405	A-3	1.030%	\$68.45
614-406	A-4	1.010%	\$67.12
614-407	A-1	1.180%	\$78.41
614-408	A-1	1.180%	\$78.41
614-409	B-1	1.240%	\$82.40
614-410	B-1a	1.240%	\$82.40

<b>Parking Units</b>			
1		0.085%	\$5.70
2		0.085%	\$5.70
3		0.085%	\$5.70
4		0.085%	\$5.70
5		0.085%	\$5.70
6		0.085%	\$5.70
7		0.085%	\$5.70
8		0.085%	\$5.70
9		0.085%	\$5.70
10		0.085%	\$5.70
11		0.085%	\$5.70
12		0.085%	\$5.70
13		0.085%	\$5.70
14		0.085%	\$5.70
15		0.085%	\$5.70
16		0.085%	\$5.70
17		0.085%	\$5.70
18		0.085%	\$5.70
19		0.085%	\$5.70
20		0.085%	\$5.70
21		0.085%	\$5.70
22		0.085%	\$5.70

**APPENDIX A  
ASSESSMENT SPLIT FOR 4TH WARD LOFTS**

<b>Residential Units</b>	<b>Unit Type</b>	<b>% Interest in Common Elements</b>	<b>Total Assessment</b>
23		0.085%	\$5.70
24		0.085%	\$5.70
25		0.085%	\$5.70
26		0.085%	\$5.70
27		0.085%	\$5.70
28		0.085%	\$5.70
29		0.085%	\$5.70
30		0.085%	\$5.70
31		0.085%	\$5.70
32		0.085%	\$5.70
33		0.085%	\$5.70
34		0.085%	\$5.70
35		0.085%	\$5.70
36		0.085%	\$5.70
37		0.085%	\$5.70
38		0.085%	\$5.70
39		0.085%	\$5.70
40		0.085%	\$5.70
41		0.085%	\$5.70
42		0.085%	\$5.70
43		0.085%	\$5.70
44		0.085%	\$5.70
45		0.085%	\$5.70
46		0.085%	\$5.70
47		0.085%	\$5.70
48		0.085%	\$5.70
49		0.085%	\$5.70
50		0.085%	\$5.70
51		0.085%	\$5.70
52		0.085%	\$5.70
53		0.085%	\$5.70
54		0.085%	\$5.70
55		0.085%	\$5.70
56		0.085%	\$5.70
57		0.085%	\$5.70
58		0.085%	\$5.70
59		0.085%	\$5.70
60		0.085%	\$5.70
61		0.085%	\$5.70
62		0.085%	\$5.70
63		0.085%	\$5.70
64		0.085%	\$5.70
65		0.085%	\$5.70
66		0.085%	\$5.70
67		0.085%	\$5.70
68		0.085%	\$5.70
69		0.085%	\$5.70
70		0.085%	\$5.70
71		0.085%	\$5.70
72		0.085%	\$5.70
73		0.085%	\$5.70
74		0.085%	\$5.70
75		0.085%	\$5.70

<b>APPENDIX A ASSESSMENT SPLIT FOR 4TH WARD LOFTS</b>			
<b>Residential Units</b>	<b>Unit Type</b>	<b>% Interest in Common Elements</b>	<b>Total Assessment</b>
76		0.085%	\$5.70
77		0.085%	\$5.70
78		0.085%	\$5.70
79		0.085%	\$5.70
80		0.085%	\$5.70
81		0.085%	\$5.70
82		0.085%	\$5.70
83		0.085%	\$5.70
84		0.085%	\$5.70
85		0.085%	\$5.70
86		0.085%	\$5.70
87		0.120%	\$8.05
88		0.120%	\$8.05
89		0.120%	\$8.05
90		0.085%	\$5.70
91		0.085%	\$5.70
92		0.120%	\$8.05
93		0.050%	\$3.35
94		0.050%	\$3.35
95		0.050%	\$3.35
96		0.050%	\$3.35
97		0.050%	\$3.35
98		0.050%	\$3.35
99		0.050%	\$3.35
100		0.050%	\$3.35

<b>GRAND TOTAL</b>			
<b>Residential Units</b>	<b>Number of Units</b>	<b>% Interest in Common Elements</b>	<b>Total Assessment</b>
Doris House	1	0.350%	\$2,133.61
Residential Units	74	91.350%	\$6,070.38
Parking Units	100	8.360%	\$560.60
<b>TOTALS</b>	<b>175</b>	<b>100.060%</b>	<b>\$8,764.59</b>

Note: Discrepancy of \$0.43 is due to rounding error.

SEP 05 2007

WAIVER OF SPECIAL ASSESSMENT  
NOTICES AND HEARING UNDER  
SECTION 66.60, WIS. STATUTES

We, the undersigned, being an owner of property benefited by the following proposed public improvement made by the CITY OF MADISON, of Dane County, Wisconsin, to-wit: 8" Sanitary lateral and 8" water lateral for proposed 30 unit apartment buiding on S. Bedford St. in consideration of the construction of said improvements by the City of Madison agree as follows:

- 1) In accordance with Section 66.60(18) of the Wisconsin Statutes, we hereby waive all special assessment notices and hearings required by Section 66.60 of the Wisconsin Statutes, and we further agree that the benefit to our property from the construction of such improvement is \$ 10,786.06 which we may elect to pay in eight (8) equal successive annual installments to be paid with the general taxes beginning with the year 2008.
- 2) The City of Madison shall have the right annually during the payment period above specified, to place an amount equal to one-eighth (1/8) of said charge above specified, together with interest on all unpaid balances thereof at the prevailing interest rate (6%) on the tax roll to be collected together with the general taxes in the same manner as if said charge had been levied as a special assessment against the property and as if the said annual amounts were installments of special assessment.
- 3) In the event of a default in the payment of any of the said eight (8) annual installments above specified, the collection of the same may be enforced by the City of Madison either by an action for debt, by sale of the property for nonpayment of taxes or by discontinuation of service.
- 4) Our address is 549 W. Doty St./ 553 W. Doty St./ 211 S. Bedford St. and our land is described as follows:  
0709-231-3316-3, 0709-231-3317-1, 0709-231-3318-9

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 5<sup>th</sup> day of September, 2007.

In the Presence of:

Rick A. Mcky  
- Owner

State of Wisconsin)  
Dane County )

Personally came before me this 5<sup>th</sup> day of September, 2007.

The above named Rick A. Mcky

To me known to be the person(s) who executed the foregoing instrument and acknowledged the same

Ann F. Haymaker  
Notary Public, Dane County, Wisconsin

My Commission Expires: 11-14-10

