

Final Cost Analysis for City Owned Lots  
City of Madison - Wolfe Addition to Hawks Creek Development

			Land Purchasing & Preparation Costs				Construction and Development Costs (6)					SUBTOTAL OF COSTS PER LOT	Lot Sales		NET LOSS/GAIN PER LOT
Parcel No./ Zoning	Lot # and Address	Developable Lot Area (SF)	Land Purchases (1)	Misc Taxes, Fees, etc.(4)	Demolition Costs	Private Utility Installation (5)	Street & Platting Costs (3)	Sanitary Sewer Costs (7)	Water Costs (8)	Storm Sewer	Total Impact Fees (9)		Lot Sale Price	Sales Fees & Commission	
			Cost per Lot	Cost per Lot	Cost per Lot	Cost per Lot	Cost per Lot	Cost per Lot	Cost per Lot	Cost per Lot	Cost per Lot		Revenue per Lot	Cost per Lot	
0608-031-1322-8 SR-C1	Lot 7 Wolfe Addn to Hawks Creek 2436 Trevor Way	11,960	\$50,177.42	\$3,163.56	\$2,670.61	\$3,381.22	\$26,735.98	\$4,761.98	\$5,427.31	\$3,582.62	\$6,050.98	\$105,951.68	\$131,400.00	\$401.57	\$25,046.75
0608-031-1323-6 SR-C1	Lot 8 Wolfe Addn to Hawks Creek 2440 Trevor Way	13,341	\$50,177.42	\$3,163.56	\$2,670.61	\$3,381.22	\$29,823.14	\$6,097.37	\$5,874.30	\$3,996.30	\$10,793.61	\$115,977.53	\$149,900.00	\$300.12	\$33,622.35
0608-031-1324-4 SR-C1	Lot 9 Wolfe Addn to Hawks Creek 2444 Trevor Way	12,741	\$50,177.42	\$3,163.56	\$2,670.61	\$3,381.22	\$28,481.87	\$5,665.01	\$5,680.10	\$3,816.57	\$10,136.93	\$113,173.29	\$144,900.00	\$293.95	\$31,432.76
0608-031-1325-2 SR-C1	Lot 10 Wolfe Addn to Hawks Creek 2443 Trevor Way	12,741	\$50,177.42	\$3,163.56	\$2,670.61	\$3,381.22	\$28,481.87	\$5,504.42	\$5,680.10	\$3,816.57	\$9,647.72	\$112,523.49	\$139,900.00	\$406.74	\$26,969.77
0608-031-1326-0 SR-C1	Lot 11 Wolfe Addn to Hawks Creek 2439 Trevor Way	11,730	\$50,177.42	\$3,163.56	\$2,670.61	\$3,381.22	\$26,221.82	\$5,318.58	\$5,352.87	\$3,513.72	\$9,824.06	\$109,623.86	\$124,900.00	\$5,528.10	\$9,748.04
0608-031-1327-8 SR-C1	Lot 12 Wolfe Addn to Hawks Creek 2435 Trevor Way	11,812	\$50,177.42	\$3,163.56	\$2,670.61	\$3,381.22	\$26,405.13	\$5,532.93	\$5,379.41	\$3,538.28	\$10,506.66	\$110,755.22	\$117,900.00	\$265.95	\$6,878.83
0608-031-1328-6 SR-C1	Lot 13 Wolfe Addn to Hawks Creek 2431 Trevor Way	12,000	\$50,177.42	\$3,163.56	\$2,670.61	\$3,381.22	\$26,825.40	\$5,517.34	\$5,440.26	\$3,594.60	\$10,196.92	\$110,967.33	\$117,900.00	\$375.78	\$6,556.89
0608-031-1329-4 SR-C1	Lot 14 Wolfe Addn to Hawks Creek 2427 Trevor Way	12,141	\$50,177.42	\$3,163.56	\$2,670.61	\$3,381.22	\$27,140.60	\$5,079.44	\$5,485.90	\$3,636.84	\$7,925.79	\$108,661.38	\$115,900.00	\$6,342.93	\$895.69
0608-031-1330-1 SR-C1 0608-031-1393-9 <sup>(1)</sup> 0608-031-1394-7 <sup>(1)</sup>	Lot 15 Wolfe Addn to Hawks Creek 2423 Trevor Way	12,203	\$50,177.42	\$3,163.56	\$2,670.61	\$3,381.22	\$27,279.20	\$4,814.82	\$5,505.97	\$3,655.41	\$6,312.75	\$106,960.96	\$107,900.00	\$5,929.50	-\$4,990.46
		110,669	\$451,596.78	\$28,472.04	\$24,035.49	\$30,430.98	\$247,395.01	\$48,291.89	\$49,826.22	\$33,150.90	\$81,395.42	\$994,594.73	\$1,150,600.00	\$19,844.64	\$136,160.63

NOTES:

- (1) Land purchases include purchase of the Audubon property along with additional outlots from original developer for use for park land and pedestrian path easements. Audubon property purchase price was \$427,000
- (2) Construction and development costs include costs for construction of improvements, all construction permits & fees, and also staff design & inspection time
- (3) Costs for platting were included with the street assessments when final assessments were prepared so that the developer fairly contributed to payment of these costs. Platting was included with the street costs because the same account string was used for payment of these costs. Street costs also included the costs to install street lighting.
- (4) Misc taxes, fees, etc. includes appraisal costs, title costs, any taxes or utility bills remaining for the property at time of purchase and soil borings, and some RE staff time for purchase.
- (5) Private utility installation also includes some private utility work necessary prior to the demolition of the existing house on the property.
- (6) For more specifics on the breakdown of the construction and developments costs, please see the Partial Final Assessments for the Wolfe Addition to Hawk's Creek. Most assessable items based on developable area.
- (7) Sanitary sewer costs include assessments for sewer main, sewer lateral and MMSD fee for each lot.
- (8) Water costs include costs to install the water main and the water service lateral to each lot.
- (9) Total Impact Fees include Park Development, Jeffy Trail Sanitary Sewer, and Upper Badger Mill Creek Stormwater