

| | | | |
|-------------------------|---------------|--------------------------------|-----------------|
| Date Created: | 11/6/17 | Last Modified: | 7/31/2019 10:25 |
| By: | J. Schippa | By: | J. Schippa |
| Alder District: | | | |
| Alderman: | | | |
| Project Cost: | \$ 325,129.54 | Owner Eq. Trips: | 19569 |
| City of Madison: | \$ 162,564.77 | Cost per Trip: | \$3.14 |
| Total Land Area: | 34.81 | Total Calculated Trips: | 25919 |

City Portion \$ 19,915.27
Check: \$ 81,282.39 Check Calculation
Shorewood Hills \$162,564.77

| Parcel No. | Owner Name 1 | Owner Name 2 | Owner Address | Owner City, State Zip | Parcel Address | Zoning/Condo Unit | Land Use | Property Class | Units | Unit Description | Trip Rate | Lot area - Sq Ft | Acres | Trip Discount | Calculated Trips | Distance Factor | Owner Eq. Trips | Assessment Value | |
|--------------|--------------------------|--------------------------|-------------------------|----------------------------|---------------------|----------------------|----------|----------------------|---------|------------------|-----------|------------------|-------|---------------|------------------|-----------------|-----------------|------------------|--------------------|
| 070920201038 | Target Corporation | C/O Property Tax Dept | PO Box 9456 | Minneapolis, MN 55440-9456 | 750 Hilldale Way | Commercial | 875 | Department Store | 147.593 | 1,000 sq ft | 22.88 | 231749 | 5.32 | 213 | 3377 | 1 | 3164.00 | \$ 9,922.35 | |
| 070920121012 | Hilldale Shopping Center | LLC | 33 Boylston Ste 3000 | Chestnut Hill, MA 02467 | 702 N. Midvale Blvd | Commercial | 820, 931 | Shop Center Regional | * | 1,000 sq ft | * | 558527.40 | 12.82 | 513 | 12364 | 1 | 11851.00 | \$ 37,164.92 | 45% Total Property |
| 070920121012 | Hilldale Shopping Center | LLC | 33 Boylston Ste 3000 | Chestnut Hill, MA 02467 | 702 N. Midvale Blvd | Commercial | 732, 820 | Shop Center Regional | ** | 1,000 sq ft | ** | 558527.40 | 12.82 | 513 | 7397 | .5 | 3442.00 | \$ 10,794.17 | 45% Total Property |
| 070920121012 | Hilldale Shopping Center | LLC | 33 Boylston Ste 3000 | Chestnut Hill, MA 02467 | 702 N. Midvale Blvd | Commercial | 820, 931 | Shop Center Regional | *** | 1,000 sq ft | *** | 124117.20 | 2.85 | 114 | 1259 | 0 | 0.00 | \$ - | 10% Total Property |
| 070920202010 | Frey Street Condo | ociation ATTN Raymond MG | 8333 Greenway Blvd #200 | Middleton, WI 53562 | 4601 Frey Street | Condominium-notation | 320 | Hotel | 182 | Rooms | 8.36 | 43553 | 1 | 40 | 1522 | .75 | 1112 | \$ 3,485.68 | |

* 100% Assessed portion

| | | | | | | | | | |
|------------|-----------|-------|-------|-----------|-------|----------------|----------|-------|----------|
| Retail 1 | 433025.00 | sq ft | .6667 | 288697.77 | 37.75 | per 1000 sq ft | 10898.00 | | |
| Retail 2 | 9498 | sq ft | 1 | 9498.00 | 37.75 | per 1000 sq ft | 359.00 | | |
| Retail 3 | 13147 | sq ft | 1 | 13147.00 | 37.75 | per 1000 sq ft | 496.00 | | |
| Restaurant | 7286 | sq ft | 1 | 7286.00 | 83.84 | per 1000 sq ft | 611.00 | 12364 | 11851.00 |

** 50% Assessed Portion

| | | | | | | | | | |
|----------|-----------|-------|--------|-----------|--------|----------------|---------|------|---------|
| Retail 1 | 433025.00 | sq ft | .33333 | 144340.22 | 37.75 | per 1000 sq ft | 5449.00 | | |
| Retail 4 | 16356.00 | sq ft | 1 | 16356.00 | 37.75 | per 1000 sq ft | 617.00 | | |
| Retail 5 | 11078.00 | sq ft | 1 | 11078.00 | 37.75 | per 1000 sq ft | 418.00 | | |
| Other | 8783.00 | sq ft | 1 | 8783.00 | 103.94 | per 1000 sq ft | 913.00 | 7397 | 6884.00 |

*** 0% Assessed Portion

| | | | | | | | | |
|------------|-------|-------|---|----------|-------|----------------|---------|------|
| Restaurant | 15015 | sq ft | 1 | 15015.00 | 83.84 | per 1000 sq ft | 1259.00 | 1259 |
|------------|-------|-------|---|----------|-------|----------------|---------|------|

EXHIBIT "A" - SCHEDULE OF ASSESSMENTS

Maple Terrace - University Avenue

Estimated Project Cost: \$ 325,129.54

Total Adjusted Trips: 19569

| | Parcel Number | Address | Description of Parcel | Building Area (SQ-FT) | Calculated Trips | Zone Factor | Adjusted Trips | Assessment | Owner Name | Owner Address |
|----|---------------|---------|-----------------------|-----------------------|------------------|-------------|----------------|-------------|--------------------------|-------------------------|
| 1 | 070920201038 | 750 | Hilldale Way | 875 | 3377 | 1 | 3164 | \$9,922.35 | Target Corporation | PO Box 9456 |
| 2 | 070920121012 | 702 | N. Midvale Blvd | 820, 931 | 12364 | 1 | 11851 | \$37,164.92 | Hilldale Shopping Center | 33 Boylston Ste 3000 |
| 3 | 070920121012 | 702 | N. Midvale Blvd | 732, 820 | 7397 | .5 | 3442 | \$10,794.17 | Hilldale Shopping Center | 33 Boylston Ste 3000 |
| 4 | 070920121012 | 702 | N. Midvale Blvd | 820, 931 | 1259 | 0 | 0 | \$0.00 | Hilldale Shopping Center | 33 Boylston Ste 3000 |
| 5 | 070920202010 | 4601 | Frey Street | 320 | 1522 | .75 | 1112 | \$3,485.68 | Frey Street Condo | 8333 Greenway Blvd #200 |
| 6 | 0 | 0 | 0 | 0 | | 0 | | #VALUE! | 0 | 0 |
| 7 | 0 | 0 | 0 | 0 | | 0 | | #VALUE! | 0 | 0 |
| 8 | 0 | 0 | 0 | 0 | | 0 | | #VALUE! | 0 | 0 |
| 9 | 0 | 0 | 0 | 0 | | 0 | | #VALUE! | 0 | 0 |
| 10 | 0 | 0 | 0 | 0 | 0 | 0 | | #VALUE! | 0 | 0 |

45852 - Maple Terrace & University Avenue Traffic Signal Final Schedule of Assessments

| Parcel Number(s) | Owner Address | Address | Name | Land Use Variable | ITE Land USE | Site Specific Data | Trip Gen. Rate | Round Trips (vpd) | Adj. Round Trips | % of Total Trips | Assessment | | |
|------------------|---------------|--|------|---------------------|--------------|-----------------------------|----------------|-------------------|------------------|------------------|------------|-------|---------------|
| 1 | 070920201038 | Target Corporation PO Box 9456 Minneapolis, MN 55440-9456 | | 750 Hilldale Way | | Department Store | 875 | 147.593 | 22.88 | 3377 | 3164 | 12.2% | \$ 9,922.35 |
| 2 | 070920121012 | Hilldale Shopping Center LLC 33 Boylston Ste 3000 Chestnut Hill, MA 02467 | | 702 N. Midvale Blvd | | Shopping Center Regional | 820, 931 | * | * | 12364 | 11851 | 45.7% | \$ 37,164.92 |
| 3 | 709020121012 | Hilldale Shopping Center LLC 33 Boylston Ste 3000 Chestnut Hill, MA 02467 | | 702 N. Midvale Blvd | | Shopping Center Regional | 732, 820 | ** | ** | 7397 | 3442.00 | 13.3% | \$ 10,794.17 |
| 4 | 709020121012 | Hilldale Shopping Center LLC 33 Boylston Ste 3000 Chestnut Hill, MA 02467 | | 702 N. Midvale Blvd | | Shopping Center Regional | 820, 931 | *** | *** | 1259 | 0.00 | 0.00% | \$ - |
| 5 | 070920202010 | Frey Street Condo Association ATTN Raymond MGMT 8333 Greenway Blvd #200 Middleton, WI 53562 | | 4601 Frey Street | | Hotel | 320 | 182 | 8.36 | 1522 | 1112 | 4.3% | \$ 3,485.68 |
| 6 | **** | Village of Shorewood Hills | | | | | | | | | | | \$ 162,564.77 |

Total Assessed: \$ 61,367.12
 Village of Shorewood Hills: \$ 162,564.77
 City of Madison: \$ 101,197.65
 Total: \$ 325,129.54

- * This portion of 750 Hilldale Way assessed with zone factor of 1.0. This includes 3 Retail and 1 Restaurant land uses. Discounted Trips calculated using 45% of total parcel square footage.
- ** This portion of 750 Hilldale Way assessed with zone factor of 0.5. This includes 3 Retail and 1 other land uses. Discounted Trips calculated using 45% of total parcel square footage.
- *** This portion of 750 Hilldale Way assessed with zone factor of 0.0. Discounted Trips calculated using 10% of total parcel square footage.
- **** Village of Shorewood Hills agreement is for 50% of cost to install new Traffic Signal.

Special Districts

- A *Agricultural District*
- UA *Urban Agricultural District*
- CN *Conservancy District*
- PR *Parks and Recreation*
- AP *Airport District*
- CI *Campus Institutional District*
- PD *Planned Development District*
- PMHP *Planned Mobile home Park District*

Overlay Districts

- WP *Wellhead Protection Overlay Districts*
- WP *Wetland Overlay District*
- TOD *Transit Oriented Development Overlay District*
- NC *Neighborhood Conservation Overlay District*
- F1 *Floodway District*
- F2 *Flood Fringe District*
- F3 *General Floodplain District*
- F4 *Flood Storage District*

Residential Districts*

- SR-C1 *Suburban Residential - Consistent District 1*
- SR-C2 *Suburban Residential - Consistent District 2*
- SR-C3 *Suburban Residential - Consistent District 3*
- SR-V1 *Suburban Residential - Varied District 1*
- SR-V2 *Suburban Residential - Varied District 2*
- TR-C1 *Traditional Residential - Consistent District 1*
- TR-C2 *Traditional Residential - Consistent District 2*
- TR-C3 *Traditional Residential - consistent District 3*
- TR-C4 *Traditional Residential - Consistent District 4*
- TR-V1 *Traditional Residential - Varied District 1*
- TR-V2 *Traditional Residential - Varied District 2*
- TR-U1 *Traditional Residential - Urban district 1*
- TR-U2 *Traditional Residential - Urban District 2*
- TR-R *Traditional Residential - Rustic District*
- TR-P *Traditional Residential - Planned District*

Commercial and Mixed Use Districts

- LMX *Limited Mixed Use*
- NMX *Neighborhood Mixed Use District*
- TSS *Traditional Shopping Street District*
- MXC *Mixed Use Center District*
- CC-T *Commercial Corridor - Transitional District*
- CC-T *Commercial Center District*

Employment districts

- TE *Traditional Employment District*
- SE *Suburban Employment District*
- SEC *Suburban Employment Center District*
- EC *Employment Campus District*
- IL *Industrial - Limited District*
- IG *Industrial - General District*

Downtown and Urban districts

- DC *Downtown Core*

UOR *Urban Office Residential*
UMX *Urban Mixed-Use*
DR1 *Downtown Residential 1*
DR2 *Downtown Residential 2*