

**EXHIBIT A - SCHEDULE OF ASSESSMENTS
COMMERCE DR & WATTS RD TRAFFIC SIGNAL ASSESSMENT DISTRICT 2019**

Parcel Number(s)	Owner Address	Address	Land Use Unit	Traffic Signal									Total Assessment
				ITE Land Use	Site Specific Data	Trip Generation Rate	Trips Generated	City Share (trips)	Distance Factor	Owner Share (factored trips)	City Share (factored trips)		
1	070827101125	458 COMMERCE LLC 870 GOLDEN MEADOW CT BROOKFIELD, WI 53045	458 Commerce Dr Tire Superstore	849	10 Service Bays	30.55	306	43	0.5	131	22	\$1,248.87	
2	070827101133	AEI NET LEASE PORTFOLIO VI DST % PETS MART INC 19601 N 27TH AVE PHOENIX, AZ 85027	8210 Plaza Dr Pet Supply Superstore	866	26.988 1000 SqFt GFA	3.55 x 9.8 for 24 hrs in a weekday	939	141	0.5	399	71	\$3,803.80	
3	070827101208	MENARD INC CORPORATE ACCOUNTING 5101 MENARD DR EAU CLAIRE, WI 54703-9625	8218 Plaza Dr Vacant - Use Average	-	31,399 Lot SqFt using Commercial Average	0.00674	212	29	0.5	91	15	\$867.53	
4	070827104020	CORTLAND POND APTS LLP 2428 PERRY ST MADISON, WI 53713	502 Plaza Dr Multifamily Housing (Low-Mid Rise)	220-221	96 low - 42 mid Dwelling Units	7.32 low 5.44 mid	931	254	0.5	339	127	\$3,231.80	
5	070827103048	CORTLAND COMMONS LLC % FRED ROUSE 2428 PERRY ST MADISON, WI 53713	474 Commerce Dr Shopping Center	820	16.368 1000 SqFt GFA	37.75	618	42	1	576	42	\$5,491.19	
6	070827103014	CORTLAND COMMONS LLC % FRED ROUSE 2428 PERRY ST MADISON, WI 53713-2449	8201 Plaza Dr Multifamily Housing (Low-Mid Rise) - Shopping Center	220-221, 820	22 low - 30 mid 4,777 shopping Dwelling Units - 1000 SqFt GFA	7.32 low, 5.44 mid, 37.75 shopping	505	61	0.75	333	46	\$3,174.60	
7	070827103030	FAJ ASSOCIATES 2 LLC 2428 PERRY ST MADISON, WI 53713	8210 Watts Rd Shopping Center	820	20.383 1000 SqFt GFA	37.75	769	64	0.75	529	48	\$5,043.13	
8	070827103022	CORTLAND COMMONS II LLC 2428 PERRY ST MADISON, WI 53713-2449	8202 Watts Rd High-Turnover (Sit- Down) Restaurant	932	4.629 1000 SqFt GFA	112.18	519	26	1	493	26	\$4,699.93	
9	070827105010	CITY OF MADISON PARKS HILLPOINT PARK 210 MLK JR BLVD RM 104 MADISON, WI 53703-3342	501 Plaza Dr Public Park	411	2.25 Acres	0.78	2	90	0.75	0	1	\$0.00	
10	070827105036	ALL SAINTS ASSISTED LIVING CENTER INC PO BOX 46550 MADISON, WI 53744	8210 Highview Dr Assisted Living	254	42.859 1000 SqFt GFA	4.19	180	74	0.75	79	56	\$753.13	
11	070827105028	ALL SAINTS RETIREMENT CENTER INC PO BOX 46550 MADISON, WI 53744	8202 Highview Dr Continuing Care Retirement Community	255	144 Units	2.40	346	152	1	194	152	\$1,849.46	

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12	070826210084	ALL SAINTS ASSISTED LIVING CENTER INC 702 S HIGH POINT RD MADISON, WI 53719	511	Commerce Dr	Continuing Care Retirement Community	255	111 Units	2.40	266	111	1	155	111	\$1,477.67
13	070826210092	CATHOLIC CHARITIES INC 702 S HIGH POINT RD MADISON, WI 53719	527	Commerce Dr	Vacant - Use Average	-	74,181 Lot SqFt using Residential Average	0.00313	232	68	0.5	82	34	\$781.73
14	070826209053	MSNW SPE HOTEL I LLC PO BOX 620994 MIDDLETON, WI 53562-0994	479	Commerce Dr	All Suites Hotel	311	122 Rooms	4.46	544	132	0.75	309	99	\$2,945.80
15	070826209061	MSNW SPE HOTEL II LLC PO BOX 620994 MIDDLETON, WI 53562-0994	483	Commerce Dr	Hotel	310	132 Rooms	8.36	1104	130	0.5	487	65	\$4,642.73
16	070826209079	WATTS HILL APARTMENTS LLC 2428 PERRY ST MADISON, WI 53713	489	Commerce Dr	Multifamily Housing (Mid-Rise)	221	80 Dwelling Units	5.44	435	74	1	361	74	\$3,441.53
17	070826209011	MADISON WEST PRINCETON INVESTORS I LLC PO BOX 620994 MIDDLETON, WI 53562-0994	8102	Watts Rd	Hotel	310	106 Rooms	8.36	886	70	0.75	612	53	\$5,834.39
18	070826209029	PRINCETON CLUB WEST REAL ESTATE LLC 1726 EAGAN RD MADISON, WI 53704	8080	Watts Rd	Health/Fitness Club	492	119,891 1000 SqFt GFA	3.45 x 9.8 for 24 hrs in a weekday	4054	428	0.5	1813	214	\$17,283.91
19	070826209037	WATTS ROAD INVESTORS I LLC ETAL 8002 WATTS RD MADISON, WI 53719	8002	Watts Rd	Medical-Dental Office Building	720	6,138 1000 SqFt GFA	34.80	214	44	0.5	85	22	\$810.33
20	TOWN OF MIDDLETON	7POINT5 LLC 74 HALBACH CT FOND DU LAC WI 54937	3700	COMMERCE DR	Mini-Warehouse	151	47 1000 SqFt Rentable	1.65	78	132	0.25	0	19	\$0.00
21	070826210034	HILLSIDE EST AT ALL STS PO BOX 46550 MADISON, WI 53744-6550	533	Commerce Dr	Multifamily Housing (Low-Rise)	220	12 Dwelling Units	7.32	88	37	1	51	37	

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40	070827107066	REINHOLTZ, ROLAND 8211 HIGHVIEW DR MADISON, WI 53719	8211	Highview Dr	Duplex/Single Family Detached Housing										\$0.00
41	070827107074	BROAD REV TRUST, SUSAN E 8213 HIGHVIEW DR MADISON, WI 53719	8213	Highview Dr	Duplex/Single Family Detached Housing										\$0.00
42	070827107082	OLESON RV TRUST 8215 HIGHVIEW DR MADISON, WI 53719	8215	Highview Dr	Duplex/Single Family Detached Housing										\$0.00
43	070827107090	CHRISTMANN REV TRUST 8217 HIGHVIEW DR MADISON, WI 53719-3854	8217	Highview Dr	Duplex/Single Family Detached Housing										\$0.00
44	070827107107	RODKIEWICZ, JOSEPH C 8219 HIGHVIEW DR MADISON, WI 53719	8219	Highview Dr	Duplex/Single Family Detached Housing										\$0.00
45	070827107115	ANDERSON, PHIL PATRICIA MARY I WALTER 1170 CROSSING RIDGE TRL SUN PRAIRIE, WI 53590	8221	Highview Dr	Duplex/Single Family Detached Housing										\$0.00
46	070827107123	NASS, LOWELL E 8223 HIGHVIEW DR MADISON, WI 53719	8223	Highview Dr	Duplex/Single Family Detached Housing										\$0.00
<p>NOTES: Assessments based on City of Madison Policy for Traffic Signal Assessment. Trip generation rate determined based on procedures found in the Institute of Transportation Engineers "Trip Generation Manual, 10th Ed". Trip generation data from commercial properties (except commercial apartments) used to calculate average trips per lot SqFt to apply to Vacant Commercial lot 8218 Plaza Dr. Trip generation data from residential properties (including commercial apartments) used to calculate average trips per lot SqFt to apply to Vacant Residential lot 527 Commerce Dr. Distance factors of 1.00, 0.75, 0.50 and 0.25 used to account for differences in the relative benefit provided by the traffic control improvement to properties within the assessment district.</p>															
														Owner Share: \$67,867.73 City Share: \$13,384.78 Total: \$81,252.51	