



MEMO

TO: Finance Committee

FROM: Paula Vandehey, Director of Public Works *PAV*

DATE: March 11, 2019

SUBJECT: **Request for City of Appleton to waive the sidewalk special assessment for 1225 W. Cedar Street in exchange for dedication of 752 SF of property needed for future maintenance, and to install a sheet pile retaining wall for the construction of the sidewalk/multi-purpose sidepath.**

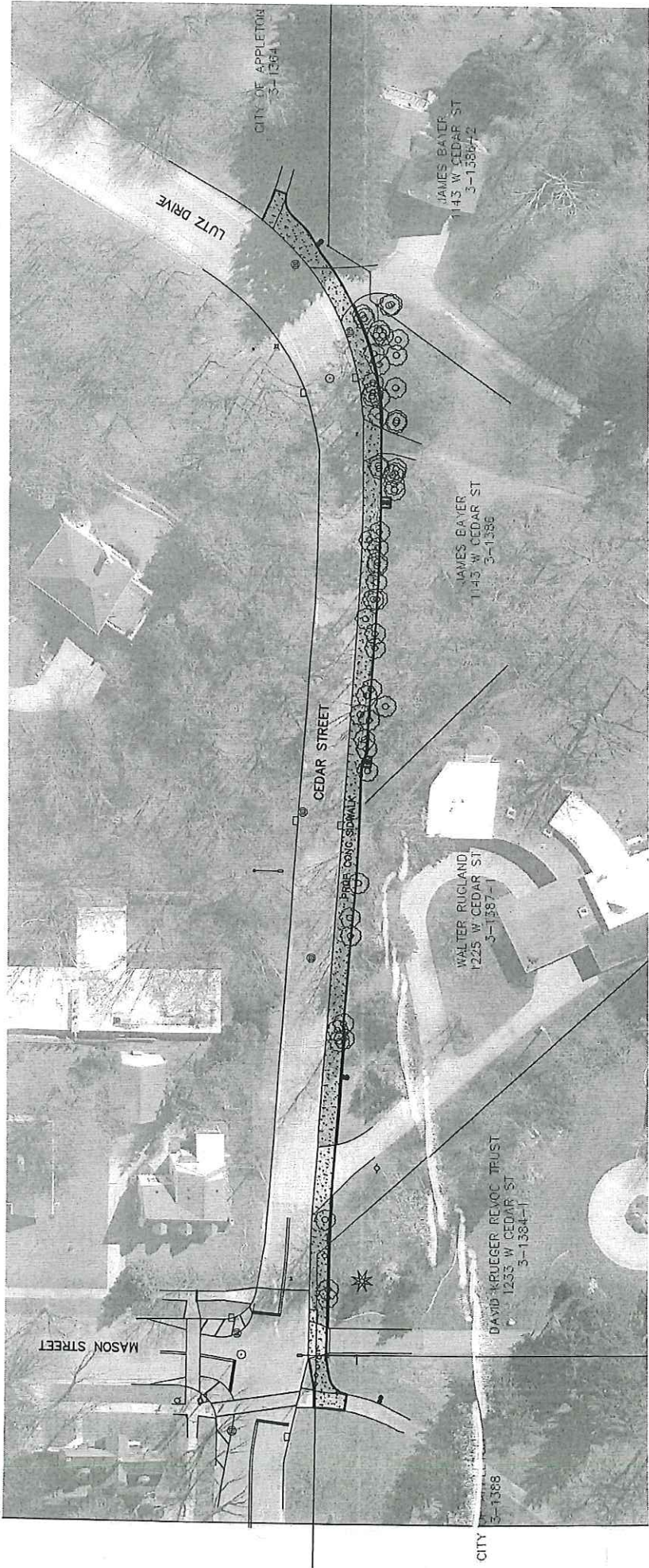
The City's 2019 Budget includes construction of a wide sidewalk/multi-purpose sidepath along the south side of Cedar Street as shown on the attached drawing. This sidewalk segment will connect the Lutz Park trail to the Alicia Park trail. In order to construct this sidewalk/multi-purpose sidepath we need additional right-of-way of 752 square feet and a TLE of 295 square feet from the property owner, Walter Rugland at 1225 W. Cedar Street. Included in this square footage is an area that now places the steel bin retaining wall from 1976 inside of city right of way. Currently about half of the retaining wall is located on private property making maintenance difficult. This waiver will also allow the City to maintain the wall without having to access private property. Tim Smith from the Assessor's Office valued the property needed at \$2,166 (see attached letter).

The Rugland's have generously offered to donate the property contingent upon the following:

- The special assessment for the sidewalk/multi-use sidepath be waived (estimated at \$4,576)

City staff supports the request to waive the sidewalk special assessment in order to construct this key bike/pedestrian connection through this neighborhood. If approved, the Attorney's Office will draft the appropriate land transfer documents accordingly.

Attachments



CITY OF APPLETON
3-1384

LUTZ DRIVE

JAMES BAYER
1143 W CEDAR ST
3-1386-12

JAMES BAYER
1143 W CEDAR ST
3-1386

CEDAR STREET

WALTER RUGLAND
1225 W CEDAR ST
3-1387-1

DAVID KRUEGER REVOC TRUST
1233 W CEDAR ST
3-1384-1

MASON STREET

CITY

TO: Chad Weyenberg

FROM: Tim Smith

DATE: March 1, 2019

RE: 1225 West Cedar Street

In 2019 the Assessor's Office will be completing a citywide re-evaluation and adjusting values, including land to 100% of market value. The subjects' land value along with all the residential properties in the city have already been reviewed and adjusted to market value. The property at 1225 W Cedar is irregular in shape and consists of 26,785 square feet of land. The proposed land assessment for 2019 is \$75,000 or \$2.80 a square foot. If 752 square feet was taken from 1225 West Cedar Street we would adjust the assessment down by $752 \times \$2.80$ or \$2100 (rounded).

The estimated value of a TLE consisting of 295 square feet, for a period of one year, with a rate of return of 8% is as follows.

$295 \times \$2.80 = \826

$\$826 \times 0.08 = \66 (rounded)

TLE: \$66

Land taken: \$2100

Total: \$2166

If you have any questions, feel free to contact me.

Tim Smith

City of Appleton

Assessor Office

920-832-5850