



Monona Waterfront Redevelopment Project
Concept Alternative #1 Development Metrics
November 30, 2015

Development Site/Use	Bldg Area SF	Struct'd Parking	Units / Hotel Rms	Assessment Per SF/Unit	Assessed Value	Value Removed	Value Increment
West End							
Building A							
<i>Office Option</i>							
Office	64,000	108		\$150	\$9,600,000		
Commercial	9,600	29		\$165	\$1,584,000		
Sub-total	73,600	137			\$11,184,000	(\$175,300)	\$11,008,700
<i>Residential Option</i>							
Residential	64,000	90	60	\$130,000	\$7,800,000		
Commercial	9,600	29		\$165	\$1,584,000		
Sub-total	73,600	119	60		\$9,384,000	(\$175,300)	\$9,208,700
Surplus Parking		18					
Total		137					
North End							
Building B							
Residential	126,000	188	125	\$130,000	\$16,250,000		
Commercial	7,800	23		\$165	\$1,287,000		
Sub-total	133,800	211	125		\$17,537,000	(\$603,050)	\$16,933,950
Building C							
Residential	57,600	83	55	\$130,000	\$7,150,000		
Commercial	3,600	10.8		\$165	\$594,000		
Sub-total	61,200	93	55		\$7,744,000	(\$603,050)	\$7,140,950
Surplus Parking		56					
Total	195,000	360	180		\$25,281,000	(\$1,206,100)	\$24,074,900
East End							
Building D							
Commercial	1,600			\$100	\$160,000		
Sub-total	1,600	0	0		\$160,000		\$160,000
Building E							
Hotel	69,000	120	100	\$60,000	\$6,000,000		
Restaurant/Commercial	19,000	57		\$165	\$3,135,000		
Sub-total	88,000	177	100		\$9,135,000	(\$1,277,500)	\$7,857,500
Building F							
Commercial	8,000	3		\$165	\$1,320,000		
Sub-total	8,000	3	0		\$1,320,000		\$1,320,000
Total	97,600	180	100		\$10,615,000	(\$1,277,500)	\$9,337,500
Grand Total	366,200	677	240/100		\$45,280,000	(\$2,658,900)	\$42,621,100



Monona Riverfront

Type of Development	Bldg Area SF	Struct'd Parking	Units / Hotel Rms	Assessment Per SF/Unit	Assessed Value	Value Removed	Value Increment
Residential	247,600	360	240		31,200,000	(\$1,381,400)	\$29,818,600
Commercial Office	49,600	197			8,080,000		\$8,080,000
Hotel	69,000	120	100		6,000,000	(\$1,277,500)	\$4,722,500
Total	366,200	677	240/100		\$45,280,000	(\$2,658,900)	\$42,621,100

Parking Ratios	Struct'd Parking	Surface Parking	Total Parking	Ratio per Unit/1,000 SF
Residential	360			1.50
Commercial Office	197			3.97
Hotel	120			1.20
Total	677			