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Lake Dredging Project Supplemental Information on Cost Allocation
 City of Delafield
 revised 2/27/2009

LWC Chair Attwell to provide history of cost allocation study and considerations.

Factors or methods in allocating costs:

- consider 5 subareas or consider whole project
- by front foot of shoreline length
- by dredged volume
- 50-50 split on Bark River
- 50 % reduction for facing properties on shared, narrow channels
- allocate West Channels' volumes to adjoining properties
- use a minimum or maximum length or cost (benefit)
- allocate NW entrance channels to common good and share

Lake properties grouped by Assessor's shoreline length

Cost by Assessor's front foot ranged from \$1,566 to \$79,231

> but some shared owners smaller

from 0 to 49 feet =	57
equal to 50' length =	64
from 51 to 99 =	85
from 100 to 200 =	43
from 210 to 417 =	7
condos and NE channels =	41
total =	<u>297</u>

Note: No. of Lake properties =

Proposed dredged (Delafield incl. Condos) =	264 # properties
Total property owners incl. common ownership =	297 # owners
Non-dredged properties =	177 -
Vill. Nashotah dredged properties =	20

Project Costs:

Shoreline dredging =	\$2,560,000
Bark River sediment trap =	\$884,000
Engr., permitting, legal, admin. costs =	\$523,000
Total estimated project costs =	<u>\$3,967,000</u>

Total dredged volume (CY) =	109,000	100.00%
Shoreline volume (CY) =	81,000	74.31%
Bark R. Sediment Trap volume (CY) =	28,000	25.69%

Total Dredged Shoreline length per Assessor's records = 16,430'

Distribution of all City properties per Assessor's records

Property class	No. of Properties	Value	% of Total Value
Residential	2500	\$984,792,108	75.80%
Commercial	235	\$311,899,800	24.01%
Agriculture	26	\$259,000	0.02%
Undeveloped	5	\$1,300	0.00%
Productive Forest	1	\$46,100	0.00%
Others, Ag homes & bldgs.	8	\$1,726,200	0.13%
Forest Cropland	1	\$463,000	0.04%
Tax-exempt	10	\$0	0.00%
Total parcels =	2786	\$1,299,187,508	100.00%

ALL EST.
INC. 20
Nashotah
properties

Alternate 1 - Allocate cost to all properties in City

Total Project Cost = \$3,968,000
 Total No. of properties = 2,786
 Ave. Cost per property = \$1,424

Property class	Value	% of total	Cost allocation
Total tax base value =	\$1,299,187,508		
Residential	\$984,792,108	75.80%	\$3,007,768
Commercial	\$311,899,800	24.01%	\$952,610
Agriculture	\$259,000	0.02%	\$791
Undeveloped	\$1,300	0.00%	\$4
Productive Forest	\$46,100	0.00%	\$141
Others, Ag homes & bldgs.	\$1,726,200	0.13%	\$5,272
Forest Cropland	\$463,000	0.04%	\$1,414
Tax-exempt	\$0	0.00%	\$0
Total parcels =	\$1,299,187,508	100.00%	\$3,968,000

Alternate 2 - Divide total project cost by no. of Lake Properties

Total Project Cost = \$3,968,000
 No. of Lake properties = 441
 Cost per property = \$8,998

Alternate 3 - Allocation by property class

Property type	No. or properties	Cost Share(%)	Cost portion	\$ per property
Total Project Cost =	\$3,968,000			
Dredged Lake properties =	264	70%	\$2,777,600	\$10,521
Non-dredged Lake properties =	177	20%	\$793,600	\$4,484
Non-Lake properties =	2326	10%	\$396,800	\$171

Alternate 4 - Apply Total Project Costs

Total Project Cost = \$3,968,000
 including:
 Bark River Sediment Trap = \$1,018,000
 Shoreline Dredging = \$2,950,000

Property type	No. or properties	Cost Share(%)	Cost portion	\$ per property
All City Properties =	2767	sed trap	\$1,018,000	\$368
Dredged Lake properties =	264	90%	\$2,655,000	\$10,057
Non-dredged Lake properties =	177	10%	\$295,000	\$1,667

ex: \$40/yr.
over 10yrs

Alternate 5 - Apply Construction costs only, Delete Engr, Admin., Legal, Permitting costs

Dredging Costs only = \$3,443,000
 including:
 Bark River Sediment Trap = \$884,000
 Shoreline Dredging = \$2,559,000

Property type	No. or properties	Cost Share(%)	Cost portion	\$ per property
All City Properties =	2767	sed trap	\$884,000	\$319
Dredged Lake properties =	264	90%	\$2,303,100	\$8,724
Non-dredged Lake properties =	177	10%	\$255,900	\$1,446

already spent anyway

Alternate 6 - Provide credit for long lengths

Note: The City Assessor does apply different assessment rates for different areas of shoreline around the Lake and does assess the first 100 feet of primary shoreline at a primary rate, and additional shoreline length and channel length at a reduced rate.