

BOARD OF PUBLIC WORKS

To Property Owners:

Enclosed is your notice of a Public Hearing on Street Light Installation. Our records indicate that you are an owner of the property within the area benefited by street lights. Please read this notice carefully, and if you have any questions, please contact Kevin Fahey kfahey@cityofmadison.com (608.266.6525) City Traffic Engineering Division, Room 100, Madison Municipal Building, 215 Martin Luther King, Jr., Boulevard. We suggest that it is better to contact us rather than to wait for the Board of Public Works meeting itself.

If you wish to appear before the Board of Public Works, you may do so at the time and place stated in the notice. To expedite the public hearing process, please complete the form below and submit it to the Board Secretary at the hearing.

If you have sold or transferred ownership of all or part of the property in question, please forward this notice to the new owner.

The plan proposes installing green pedestrian scale lighting poles in midblock areas to match those installed on Broom St and other downtown and campus area neighborhoods. The cost of the materials and installation is assessed to property owners. Thereafter, energy and maintenance are done at City cost. All wiring for lighting is underground. Questions regarding the lighting design can be directed to Dan Dettmann, 266-6536 or ddettmann@cityofmadison.com.

Rob Phillips, P.E.
BOARD OF PUBLIC WORKS
Executive Secretary

Date _____

Name of Street Light Improvement District

400 W Dayton St Street Light Assessment District.

Your Name _____

Your Address _____

Support and wish to speak Support but do not wish to speak

Oppose and wish to speak Oppose and do not wish to speak

Your signature _____

Parcel Number _____

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**NOTICE OF PUBLIC HEARING
BEFORE THE BOARD OF PUBLIC WORKS
FOR
PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS
FOR
PUBLIC WORKS IMPROVEMENTS
MADISON, WISCONSIN**

PART I

The Common Council of the City of Madison, Wisconsin, having heretofore decided that it is expedient and necessary that the improvements as listed in Part II hereof be improved at the expense of the property thereby on which would be conferred some special benefit.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN:

That the City Engineer has prepared plans, specifications, a proposed schedule of assessments, and an estimate of the entire costs of the improvement for each of the districts listed in Part II hereof, and;

That the plans, specifications, a proposed schedule of assessments, and an estimate of the entire cost of the improvements listed hereto are available and open to inspection by all interested persons in the office of the City Engineer, Room 115, City-County Building, 210 Martin Luther King Jr. Blvd., between the hours of 7:30 a.m. and 4:00 p.m., Monday through Friday, and will so continue to be for ten (10) working days from the first published date of this notice, and;

That on **WEDNESDAY, DECEMBER 4, 2013, AT 6:00 P.M.**, the Board of Public Works will hold a public hearing in **ROOM 108 (PARKS CONFERENCE ROOM) OF THE CITY COUNTY BUILDING** and will consider any objections that may be filed in writing or in person and hear all persons desiring to be heard, and;

That special assessments may be paid over an eight (8) year period, with the owner paying 1/8 of the principal each year plus three and one half (3.5%) percent interest on the unpaid balance, as determined by the Board of Public Works.

That if the total assessment is paid in full before October 31st in the year that the billing is made, irrespective of project completion, then no interest shall be charged.

If you require an interpreter, materials in alternate formats, or other accommodations to access this public hearing, please contact the Engineering Division at phone (608) 266-4751 or email us at engineering@cityofmadison.com. Please make contact at least 24 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

KING ST., E. MAIN ST., AND S. PINCKNEY ST. RECONSTRUCTION ASSESSMENT DISTRICT-2014

4800-4900 LIEN ROAD STREET LIGHT ASSESSMENT DISTRICT

400 W. DAYTON ST. STREETLIGHT ASSESSMENT DISTRICT

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ 11/22/13, 2013

REPORT OF: City Traffic Engineer

Presented January 7, 2014

Referred

For Approving Plans and Specifications and
Assessing Improvement Cost for The Installation
of Street Lights in

Reported Back

Adopt

400 W. Dayton Street Light Assessment District

Rules Suspended

Re-Referred

Filed in the Office of the City Traffic Engineer
November 21, 2013

Placed on File

I.D. NUMBER

Filed in the City Clerks Office:

Date Council Action Required: January 7, 2014

TO THE MAYOR AND COMMON COUNCIL:

The Common Council having ordained that the full cost, including inspection and supervision, of the initial installation of street lights shall be assessed to the abutting properties and that assessment for street lights shall be in accordance with Section 66.0701 of the Wisconsin Statutes and Section 10.39 of the Madison General Ordinances, has directed that when the City Traffic Engineer proposes the installation of street lights assessed to the abutting properties, he shall prepare a report listing the street lights to be installed, their location and schedule of assessments.

Now, therefore, in compliance with said instruction, the City Traffic Engineer reports as follows:

1. That street lights are proposed to be installed and assessed to abutting properties listed on Exhibits A and B attached hereto, said listing including the locations of street lights to be installed, and a schedule of assessments.
2. That pursuant to such listing, the entire cost of the work improvement will be **\$18,000.**
3. After having carefully viewed and examined the entire territory and the said several parcels of land or real estate affected by said improvement, and having first viewed, examined and considered severally and separately each parcel of real estate in said territory, the City Traffic Engineer has found and determined and do hereby so find and determine that the City of Madison should pay the sum of **\$ -0-** as the cost properly chargeable to the City and covered by said improvement.

DATED: November 21, 2013

NOTE: Special assessment notices and
hearings have been waived.
(See attached signed waivers)

David C. Dryer, P.E.
City Traffic Engineer

REGARDING THE CRITERIA OF REASONABLENESS AND BENEFIT

This report was prepared and submitted to satisfy the requirements that the City is required to show that the assessments will benefit the properties assessed in the **400 W. Dayton Street Light Assessment District** as per Wisconsin State Supreme Court Decision (*Berkvam vs. The City of Glendale, 79 Wis, 2d 279.255 NW 251 (1979)*).

Criteria of Reasonableness

It is the opinion of this office that the assessments are, in fact, reasonable, The assessments have been calculated in accordance with the Madison General Ordinances Section 4.09 for assessing costs for street improvements. The cost of the improvements have been assessed to the various parcels based on lot size and zoning.

The Properties Against which the Assessments are proposed are Benefited as follows:

This improvement consists of the installation of street lights, which will promote and enhance the general welfare and safety of people and property in this neighborhood.

EXHIBIT A
400 W. Dayton St Lighting
SCHEDULE OF ASSESSMENTS

<u>Parcel Number</u>	<u>Situs Address</u>	<u>Owner Name 1</u>	<u>Owner Name 2</u>	<u>Owner Address</u>					<u>Frntg</u>		<u>Calculated</u>	<u>Area</u>	<u>Assessment</u>
									<u>Frontage</u>	<u>Assessmt</u>	<u>Area (Sq Ft)</u>	<u>Assessmt</u>	
0709-231-1401-4	402 W Dayton St	1ST TIME SQUARE APTS	% H & H MANAGEMENT CO	7473 ELLINGTON CT	MIDDLETON	WI	53562	66	\$1,800.00	5280	\$1,182.27	\$2,982.27	
0709-231-1305-8	403 W Dayton St	LUETKE TRUST, CHARLES W	% FAIRCREST MANAGEMENT	1865 NORTHPORT DR	MADISON	WI	53704	33	\$900.00	2706	\$605.91	\$1,505.91	
0709-231-1306-6	407 W Dayton St	FISCUS, JEFFREY H V		105 N THOMPSON DR	MADISON	WI	53714	0	\$0.00	3300	\$738.92	\$738.92	
0709-231-1307-4	409 W Dayton St	ELDRIDGE, KENDALL J		4533 HWY B	OREGON	WI	53575	33	\$900.00	2772	\$620.69	\$1,520.69	
0709-231-1309-0	417 W Dayton St	LURICAN CDM ONRS ASSC INC	% PATRICK M MCCAUGHEY	646 W WASHINGTON AVE # D	MADISON	WI	53703	99	\$2,700.00	13068	\$2,926.11	\$5,626.11	
0709-231-1311-5	423 W Dayton St	LESSNER PROPERTIES LLC		6602 WESTIN DR	MADISON	WI	53719	33	\$900.00	4356	\$975.37	\$1,875.37	
0709-231-1312-3	427 W Dayton St	LOSHAW TRUST		W2609 STORY CREEK CIR	BELLEVILLE	WI	53508	33	\$900.00	4356	\$975.37	\$1,875.37	
0709-231-1313-1	431 W Dayton St	431 WEST DAYTON STREET	LLC	440 W DAYTON ST	MADISON	WI	53703	33	\$900.00	4356	\$975.37	\$1,875.37	
								330	\$9,000.00	40194	\$9,000.00	\$18,000.00	

Method Used:
1/2 Area + 1/2 Frontage

