



Traffic Engineering Division

Yang Tao, PhD, PE, City Traffic Engineer

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February 22, 2019

To: Property owners within the Blount Street and Williamson Street Traffic Signal Assessment District

In the next month, the Board of Public Works and the Madison Common Council will consider plans and assessment schedules to fund the new traffic signal at Blount Street and Williamson Street. The total estimated cost to install the traffic signals is \$ 170,000. Under Sec. 3.16 of the Traffic Signal Assessment Policy, sixty (60) percent of the total installation cost (\$102,000) was determined not to be assessable and excluded from this calculation. Forty (40) percent of the estimated total installation cost (\$68,000) is to be assessed to the parcels within the traffic signal assessment district.

The estimated traffic signal assessment was apportioned among all parcels within the assessment district based on estimated trips generated by each parcel using Institute of Transportation Engineers Trip Generation Handbook.

The traffic signal is expected to be installed sometime during the summer months of 2019.

You can contact me at 266-4899, if you have any questions or comments.

Sincerely,

Gretchen Avilés Piñero
Engineer II
City of Madison

CC: Ald Marsha Rummel, District 6
City Clerk
City Engineering

**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, MARCH 6, 2019 AT 5:30 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 four (4%) 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

BUCKEYE ROAD ASSESSMENT DISTRICT – 2019
SOUTH BLOUNT STREET AND WILLIAMSON STREET TRAFFIC SIGNAL ASSESSMENT DISTRICT

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **FEBRUARY 22, 2019**

BOARD OF PUBLIC WORKS

To Property Owners:

Enclosed is your notice of a Public Hearing on Blount Street and Williamson Street Traffic Signal Installation. Our records indicate that you are a property owner within the area benefited by Traffic Signal. Please read this notice carefully, and if you have any questions, contact Gretchen Avilés Piñeiro (266-4899) at the City Traffic Engineering Division, Suite 109, 215 MLK Jr. Blvd. We suggest that it is better to call 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.

It is the policy of the City of Madison to assess the initial cost of installation and materials for traffic signals to the benefited property owners. This is a one-time assessment and all maintenance and operating costs, once the traffic signals are installed, are paid by the City of Madison.

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

Date _____

Blount Street and Williamson Street Traffic Signal 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 _____

REPORT OF: City Traffic Engineer

For Approving Plans and Specifications and
Assessing Improvement Cost for The Installation
of Traffic Signal in the
**Blount Street and Williamson Street
Assessment District**

Filed in the Office of the City Traffic Engineer:
February 22, 2019

TO THE MAYOR AND COMMON COUNCIL:

The Common Council having ordained that the full cost, including inspection and supervision, of the initial installation of traffic signals shall be assessed to the benefited properties and that assessment for traffic signals shall be in accordance with Section 66.0701 of the Wisconsin Statutes, has directed that when the City Traffic Engineer proposes the installation of traffic signals assessed to the benefited properties, he shall prepare a report listing traffic signals to be installed and schedule of assessments.

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

1. That traffic signals are proposed to be installed and assessed to benefiting properties listed on Exhibit A attached hereto, said listing including schedule of assessments.
2. That pursuant to such listing, the entire cost of the traffic signal and installation improvement will be \$170,000.00.
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 \$109,943.79 as the cost properly chargeable to the City and covered by said improvement.

DATED: February 22, 2019

Yang Tao, 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 S Blount Street and Williamson Street Traffic Signal 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 and the City of Madison Traffic Signal Assessment Policy. The cost of this signal is assessed to the various parcels based on the estimated trips generated by each parcel. Sixty (60) percent of the total installation cost was determined not to be assessable due to the regional character of the diagonal bike crossing.

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

The installation of traffic signals will effect orderly traffic movement through an appropriate assignment of right-of-way. The proposed traffic signal is needed to accommodate existing development, a proposed bicycle diagonal crossing and to minimize traffic impacts on the surrounding transportation system. The proposed improvement will provide positive benefit and traffic relief for all of the land uses in the assessment district. The proposed traffic signal at South Blount Street and Williamson Street will interrupt traffic flow on Williamson Street at intervals to allow traffic on South Blount Street to enter Williamson Street.

This traffic signal will provide better access for the residents, employees, customers, and other traffic associated with the commercial and residential land uses in this assessment district.

S Blount St - Williamson St Traffic Signal Assessment District 2019



City of Madison, WI - GIS/Mapping data

Printed By: tngma

Disclaimer: The City makes no representation about the accuracy of these records and shall not be liable for any damages

EXHIBIT A - SCHEDULE OF ASSESSMENTS
BLOUNT ST - WILLIAMSON ST TRAFFIC SIGNAL ASSESSMENT DISTRICT

Parcel Number(s)Owner AddressAddressLand Use				Traffic Signal									Estimated Total Assessment
			Unit	JTE Land Use	Site Specific Data	Trip Generation Rate	Trips Generated	City Share (trips)	Distance Factor	Owner Share (trips)	Condo %		
1	70913416016	MADISON ELKS LODGE NO 410 711 JENIFER ST MADISON, WI 53703-3530	711 Jenifer St	Lodge/Fraternal Org	591	800 Members	0.29	232	52	1	180		\$5,375.49
2	70913419094	RED CABOOSE CHILD CARE CENTER INC 654 WILLIAMSON ST MADISON, WI 53703-3544	654 Williamson St	Child Care Center	565	60 Students	4.09	184	15	0.75	169		\$5,166.45
3	70913417139	THE EDGE AT 706 LLC 161 HORIZON DR # 101A VERONA, WI 53593	704 Williamson St	Apartment/Retail	221 820	53 Units 4.66 1000 sq FT	5.44 37.75	464	22	0.75	332		\$6,397.79
4	70913419010	THE EDGE AT 706 LLC 161 HORIZON DR # 101A VERONA, WI 53593	302 S Blount St	Parking Lot									\$3,517.01
5	70913417014	301 BLOUNT HISTORIC BLDG LLC ATTN THE RIFKIN GRP 1402 PANKRATZ ST MADISON, WI 53704	301 S Blount St	Office Building	710	28.5 1000. sq FT	9.74	208	16	0.75	196		\$5,853.32
6	70913305029	MADISON GAS & ELECTRIC ATTN TIM BLIEFERNICHT PO BOX 1231 MADISON, WI 53701-1231	623 Railroad St	Corporate Headquarters	714	120.68 1000. sq FT	7.95	959	128	0.25	208		\$6,211.68
7	70913418020	MADISON GAS & ELECTRIC ATTN TIM BLIEFERNICHT PO BOX 1231 MADISON, WI 53701-1231	201 S Blount St	Industrial Park	130	3.35 Acres	61.17	205	134	0.5	35		\$1,045.23
8	70913419028	GATEWAY ASSOCIATES 131 W WILSON ST STE 301 MADISON, WI 53703	600 Williamson St	Shopping Center	820	41.98 1000. sq FT	37.75	1585	62	0.5	761		\$22,726.39
9	70913305011	STATE OF WI WISDOT %WSOR 1890 E JOHNSON ST MADISON, WI 53704	602 E Wilson St	WISDOT - WSOR	-	-	-	-	-	-	-	-	\$0.00
10	70913418012	STATE OF WI WISDOT %WSOR 1890 E JOHNSON ST MADISON, WI 53704	223 S Blount St	WISDOT - WSOR	-	-	-	-	-	-	-	-	\$0.00

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BLOUNT ST - WILLIAMSON ST TRAFFIC SIGNAL ASSESSMENT DISTRICT

Parcel Number(s)		Owner Address	Address	Land Use	Traffic Signal								Estimated Total Assessment
				Unit	ITE Land Use	Site Specific Data	Trip Generation Rate	Trips Generated	City Share (trips)	Distance Factor	Owner Share (trips)	Condo %	
11	70913420025	FAUERBACH CONO UNIT OWNER ASSOC % 360 COMMERCIAL RE 701 E WASHINGTON AVE #LL3 MADISON, WI 53703	404 S Blount St	Condominium	221	37 Units	5.44	201	75	1	126		
12	70913422013	KENDRICK-HANDS TR, K D 404 S BLOUNT ST UNIT 101 MADISON, WI 53703	404 S Blount St	101 Condominium	221							2.45%	\$92.04
13	70913422021	YU, JIN-WEN 404 S BLOUNT ST # 102 MADISON, WI 53703	404 S Blount St	102 Condominium	221							2.21%	\$83.27
14	70913422039	GILBERT, PUPA 404 S BLOUNT ST #103 MADISON, WI 53703	404 S Blount St	103 Condominium	221							2.11%	\$79.50
15	70913422047	MCGRAW, LAURA M 404 S BLOUNT ST UNIT 104 MADISON, WI 53703	404 S Blount St	104 Condominium	221							2.11%	\$79.50
16	70913422055	O'MALLEY, TARA PO BOX 608 SAN JACITO, CA 92581	404 S Blount St	105 Condominium	221							2.17%	\$81.64
17	70913422063	DACE, JOLI ROCHELLE 404 S BLOUNT ST # 106 MADISON, WI 53703	404 S Blount St	106 Condominium	221							2.21%	\$83.24
18	70913422071	SMILEY, JANINE M 404 S BLOUNT ST UNIT 107 MADISON, WI 53703	404 S Blount St	107 Condominium	221							2.41%	\$90.71
19	70913422089	NEFF FREEMAN TRUST 404 S BLOUNT ST # 201 MADISON, WI 53703	404 S Blount St	201 Condominium	221							2.55%	\$95.77
20	70913422097	POSNY, ALEXA UNIT 241 1391 PENNSYLVANIA AVE SE WASHINGTON, DC 20003	404 S Blount St	202 Condominium	221							2.35%	\$88.57

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BLOUNT ST - WILLIAMSON ST TRAFFIC SIGNAL ASSESSMENT DISTRICT

Parcel Number(s)		Owner Address	Address	Unit	Land Use	Traffic Signal								Estimated Total Assessment
						ITE Land Use	Site Specific Data	Trip Generation Rate	Trips Generated	City Share (trips)	Distance Factor	Owner Share (trips)	Condo %	
21	70913422104	DRC TRUST 2055 SUTTER DRIVE MOUNT HOREB, WI 53572	404 S Blount St	203	Condominium	221							2.35%	\$88.57
22	70913422112	HARTWIG-MARTIN, LINDA RAE 1620 YAHARA PL MADISON, WI 53704	404 S Blount St	204	Condominium	221							2.30%	\$86.44
23	70913422120	HARTWIG TRUST, MARY A 404 S BLOUNT ST # 205 MADISON, WI 53703	404 S Blount St	205	Condominium	221							2.35%	\$88.57
24	70913422138	BEATTY, JENNY T 1360 REGENT ST UNIT 277 MADISON, WI 53715	404 S Blount St	206	Condominium	221							2.27%	\$85.37
25	70913422146	ROBERTON, MARY ANN 404 S BLOUNT ST # 207 MADISON, WI 53703	404 S Blount St	207	Condominium	221							2.47%	\$92.84
26	70913422154	NEFF FREEMAN TRUST 404 S BLOUNT ST # 301 MADISON, WI 53703	404 S Blount St	301	Condominium	221							2.23%	\$83.77
27	70913422162	STUBBLEFIELD LLC 404 S BLOUNT ST UNIT 311 MADISON, WI 53703	404 S Blount St	302	Condominium	221							2.17%	\$81.64
28	70913422170	MATHISON, BARBARA 404 S BLOUNT ST # 303 MADISON, WI 53703	404 S Blount St	303	Condominium	221							2.14%	\$80.57
29	70913422188	LAIKA LLC 404 S BLOUNT ST UNIT 311 MADISON, WI 53703	404 S Blount St	304	Condominium	221							2.11%	\$79.50
30	70913422196	WILLIAMS, DAVID W 404 S BLOUNT ST UNIT 305 MADISON, WI 53703	404 S Blount St	305	Condominium	221							2.10%	\$78.97

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Parcel Number(s)		Owner Address	Address	Unit	Land Use	Traffic Signal								Estimated Total Assessment
						ITE Land Use	Site Specific Data	Trip Generation Rate	Trips Generated	City Share (trips)	Distance Factor	Owner Share (trips)	Condo %	
31	70913422203	LAST, DONALD & MICHELLE 404 S BLOUNT ST #306 MADISON, WI 53703-3511	404 S Blount St	306	Condominium	221							2.07%	\$77.90
32	70913422211	CONDON, KATHRYN E 404 S BLOUNT ST UNIT 307 MADISON, WI 53703	404 S Blount St	307	Condominium	221							2.04%	\$76.83
33	70913422229	KUESEL, JEFFREY T 404 S BLOUNT ST #308 MADISON, WI 53703-3579	404 S Blount St	308	Condominium	221							2.03%	\$76.30
34	70913422237	HARTWIG, JENNIFER C 404 S BLOUNT ST # 309 MADISON, WI 53703	404 S Blount St	309	Condominium	221							3.52%	\$132.33
35	70913422245	ROBERTS REV TR, ALLYN F 404 S BLOUNT ST, UNIT 310 MADISON, WI 53703-3580	404 S Blount St	310	Condominium	221							3.40%	\$128.06
36	70913422253	HARTWIG, LINDA R 404 S BLOUNT ST #311 MADISON, WI 53703-3511	404 S Blount St	311	Condominium	221							3.52%	\$132.33
37	70913423011	ERSBERGER, ERIC K LISA A RICKERT 406 S BLOUNT ST MADISON, WI 53703	406 S Blount St	406	Condominium	221							3.83%	\$144.06
38	70913423029	GAGE, NANCY B PO BOX 607 EDWARDS, CO 81632	408 S Blount St	408	Condominium	221							3.97%	\$149.40
39	70913423037	MAV410 LLC 1213 N SHERMAN AVE # 163 MADISON, WI 53704	410 S Blount St	410	Condominium	221							3.70%	\$139.26
40	70913423045	MAV412 LLC 1213 N SHERMAN AVE # 163 MADISON, WI 53704	412 S Blount St	412	Condominium	221							3.82%	\$143.84

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BLOUNT ST - WILLIAMSON ST TRAFFIC SIGNAL ASSESSMENT DISTRICT														
Parcel Number(s)		Owner Address	Address	Unit	Land Use	Traffic Signal								Estimated Total Assessment
						ITE Land Use	Site Specific Data	Trip Generation Rate	Trips Generated	City Share (trips)	Distance Factor	Owner Share (trips)	Condo %	
41	70913423053	FAUERBACH 414 LLC ATTN T & M ERDMAN 414 S BLOUNT ST MADISON, WI 53703	414 S Blount St	414	Condominium	221							3.74%	\$140.86
42	70913423061	PAESEL LIVING TRUST 416 S BLOUNT ST MADISON, WI 53703-3511	416 S Blount St	416	Condominium	221							3.26%	\$122.72
43	70913423079	HEWSON, PETER W & MARIANA G HEWSON 418 S BLOUNT ST MADISON, WI 53703	418 S Blount St	418	Condominium	221							3.09%	\$116.32
44	70913423087	BOCK FALK LIVING TRUST 420 S BLOUNT ST MADISON, WI 53703-3511	420 S Blount St	420	Condominium	221							3.03%	\$114.18
45	70913423095	OLSON, JEFF SCOTT 422 S BLOUNT ST MADISON, WI 53703-3511	422 S Blount St	422	Condominium	221							2.63%	\$99.02
46	70913423102	BEST, J DONALD BRIGETTE BEST 424 S BLOUNT ST MADISON, WI 53703-3511	424 S Blount St	424	Condominium	221							3.15%	\$118.45
47	70913423110	EANNELLI, RAE LYN 405 WATER ST PRAIRIE DU SAC, WI 53578	426 S Blount St	426	Condominium	221							3.06%	\$115.25
48	70913423128	BRADLEY TRUST, MARK & ANN 2505 BAY SHORE DR WAUSAU, WI 54401	428 S Blount St	428	Condominium	221							3.06%	\$115.25
	<p>NOTES: Assessments based on City of Madison Policy for Traffic Signal Assessment.</p> <p>Assessment District established based on a 1/4 mile radius; modified by factors such as nearby signalized locations, alternate access routes and geographic constraints.</p> <p>Trip generation rate determined based on procedures found in the Institute of Transportation Engineers "Trip Generation Manual".</p> <p>Trip generation data from 704 Williamson St used to calculate assessment for 302 S Blount St. (65% of trips generated assessed to 704 Williamson, 35% of trips generated assessed to 302 S Blount).</p> <p>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> <p>Estimated total installation cost is \$170,000</p> <p>Estimated amount to be assessed is \$68,000.</p>													
													Estimated Owner Share:	\$60,056.21
													Estimated City Share:	\$7,943.79
													Total Estimate:	\$68,000.00