

Hacker, Marsha

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**From:** Phillips, Rob  
**Sent:** Thursday, July 14, 2011 2:51 PM  
**To:** 'Kenton Peters'; Hacker, Marsha  
**Cc:** Skidmore, Paul; Weier, Anita; jaclyn.lawton@charter.net  
**Subject:** RE: 733 SO.JUNCTION ROAD ASSESSMENTS

Kenton, we would be happy to put this item on the July 20 BPW agenda.

Marsha, the item is "Request by Kenton Peters to discuss S Junction Road assessments".

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**From:** Kenton Peters [mailto:kentonpeterssr@gmail.com]  
**Sent:** Thursday, July 14, 2011 12:27 PM  
**To:** Phillips, Rob  
**Cc:** kentonpeterssr@gmail.com; Skidmore, Paul; Weier, Anita; jaclyn.lawton@charter.net  
**Subject:** 733 SO.JUNCTION ROAD ASSESSMENTS

**ROB:**

***There are several questions and concerns that I would like to discuss with the Board of Public Works and to establish some reasonable understanding of the total assessments that will be levied against my property at 733 S. Junction road.***

- 1. A Concern: the preliminary costs released by staff indicate that the assessments will be more than 140% more than the assessed value of the property and 200% more than the appraised value.***
- 2. Street and sidewalk improvements will not improve the value of this property because of the topography; it is inaccessible for 97% of its frontage. Parking at roadside is unsafe, unusable and ill advised. Can it be eliminatd along this frontage.***
- 3. The magnitude of proposed assessments have already caused four potential buyers to withdraw. Increasing cost of this property by 200% makes it unmarketable and undevelopable. a tax loss annually for the City of \$350 000.***
- 4. Sewer service from the north is desirable. Should not all properties along both sides of the road from Watts Road south share in this cost?***
- 5. Of the total project cost of \$18 million, how much will the Feds, the County, the City as a whole. and the abutting properties are each expected to pay?***

**6. What is the size of the land area in which "in-pact area" charges will be levied, and in which areas will my land be subject to these impact levies? What is the total levy of these impact charges related to this project? Who must pay and when must these charges be paid? What are these revenues used for? Is storm sewer installation paid for out of these funds?**

**7. Because of the configuration and topography of my site and the absence of any value enhancement resulting from these road improvements, will the Board grant special consideration to reducing the proposed levy.**

**8. Will APPLEWOOD be assessed and required to pay any of the charges I am being required to pay as they are right next door?**

**9. S. Junction Road (Hwy M ) is a main connector serving a 100 sq. mile area to the south-west outside the City. It includes EPIC and VERONA. 20 000 cars a day each way travel this highway, yet few if any of those commuters will pay anything for the convenience of this new four lane divided highway. But I and other land owners with frontage on this road are required to pay an inordinant amount to enable these commuters to live outside the City and pay taxes to build new streets in Verona. While I am willing to accept some responsibility, I believe the assessments proposed for this site are far beyond fair, equitable and justifiable.**

**I therefore, respectfully petition that the Board and the City Engineer reconsider the basis upon which these assessments are to be imposed and to exercise sound reason to reduce them to an amount more consistent with the few and modest benefits the improvement of this HIGHWAY provide to my property and to recognize the inordinant financial penalty imposed because of the unique configuration and topography of this site.**

**I also respectfully request the opportunity to appear personally before the Board to discuss this matter. Thank you Rob, for your consideration.**

**KENTON PETERS**

**kentonpeterssr@gmail.com**