



January 3, 2018

City of Madison Board of Public Works
Room 108 (Parks Conference Room)
City County Building
210 Martin Luther King Jr. Blvd.
Madison, WI 53709

Re: Certified Survey Map (CSM) for the subdivision of Lot 2 of CSM 14166;
Parcel Number: 251/0710-092-2703-6

Dear Board or Public Works:

We are writing you regarding the CSM being proposed to split the above-reference property into two new lots (a copy of which is attached) and to request that you waive the requirement relating to this CSM that the existing special assessments against this property be paid in full.

We request that the outstanding special assessments for the street and utility improvements be split between the lots on a prorata basis and based on the per square footage of each lot (14.92% to new Lot 1 and 85.08% to new Lot 2), and with the assessments continuing to be deferred (and paid along with interest through the installment schedule currently in place). We have calculated this prorata split for you which is outlined as follows:

Special Type	Total Principal Outstanding	Allocation to New Lot 1	Allocation to New Lot 2
Sewer Lateral	\$42,395.07	\$6,325.34	\$36,069.73
Water Main	\$25,216.77	\$3,762.34	\$21,454.43
Street Improvement	\$54,218.12	\$8,089.34	\$46,128.78
Street Improvement	\$24,134.75	\$3,600.90	\$20,533.85
Storm Sewer	\$111,475.77	\$16,632.18	\$94,843.59
TOTALS:	\$257,440.48	\$38,410.10	\$219,030.38

We are working toward finalizing plans to develop the new Lot 2 in the attached CSM, but do not have current plans to develop the new Lot 1. We will likely pay off the assessments on new Lot 2 when our development plans are complete and upon the closing of our project financing. However, before that point, it would cause a financial burden to have to pay off these special assessments considering the



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amounts. It would further cause a financial burden to be required to pay off the portion of the special assessments allocated to the new Lot 1, in that there are no current development plans on that new Lot 1.

We understand that this matter will be on the agenda for the Board of Public Works meeting on January 17, 2018. We hope that the Board agrees to grant our request. Please let us know if you have any questions.

Respectfully,

RDC Development, LLC



Carl Ruedebusch

cc: Heidi Radlinger (via e-mail - hradlinger@cityofmadison.com)