

**REPORT OF:** City Traffic Engineer

**Presented** June 15, 2010

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

**Woodstone Plat Phase 1**

Filed in the Office of the City Traffic Engineer  
May 18, 2010

**Referred**

**Reported Back**

**Adopt**

**Rules Suspended**

**Re-Referred**

**Placed on File**

**I.D. NUMBER**

Filed in the City Clerks Office:

**Date Council Action Required:** June 15, 2010

**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 **\$ 17362.95**
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: May 18, 2010

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 **Woodstone Plat Phase 1** Assessment District as per a recent 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.

DECLARATION OF CONDITIONS AND COVENANTS  
FOR THE DEVELOPMENT/PLAT OF

City of Madison, Dane County, Wisconsin

WHEREAS, Pheasant Ridge, LLC  
owner of the Development/Plat known as  
Woodstone, will  
be benefited through the installation planting and maintenance of street  
trees or shrubs and installation and maintenance of street lights, by the City  
of Madison within the public right-of-way in and adjacent to said  
Development/Plat.

NOW THEREFORE, the undersigned owner, hereby declares and provides  
that said Development/Plat in the City of Madison is subject to conditions  
and covenants as follows:

1. That the owner concurs with the City of Madison's policy to promote and enhance the beauty and general welfare of the City through the planting and maintenance of street trees or shrubs and installation and maintenance of street lights, within the public right-of-way, adjacent to the owner's property.
2. That the owner acknowledges that it is the City of Madison's policy to assess the full cost, including inspection and supervision, of the initial installation of street trees and street lights.
3. That the owner, his/her heirs, successors and assigns, waives notice and hearing to the assessment for street trees and street lights in accordance with Section 66.073(7)(b), Wisconsin Statutes; Section 66.0701, Wisconsin Statutes; Paragraph (11), Section 10.10; and Paragraph (10), Section 10.39, Madison General Ordinances.

Return to: City Traffic Engineering Division  
Suite 100, Madison Municipal Building  
215 Martin Luther King Jr. Blvd,  
PO Box 2986,  
Madison, WI 53701-2986  
Pin # (See Attached)

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 12  
day of MARCH, 20 10. (Use Black Ink Only)

Daniel R. Heffron  
Daniel R. Heffron, Member Pheasant Ridge LLC

State of Wisconsin)  
County of Dane )ss  
Personally came before me this 12<sup>th</sup> day of MARCH, 20 10.  
The above named Daniel R. Heffron  
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Andrea Tombsky  
Notary Public, Dane County, Wisconsin

Print Name, Andrea Tombsky  
My Commission Expires Jan 27, 2012

Drafted by: City Traffic Engineering Division  
Suite 100, Madison Municipal Building  
215 Martin Luther King Jr. Blvd,  
PO Box 2986,  
Madison, WI 53701-2986

JL:jl

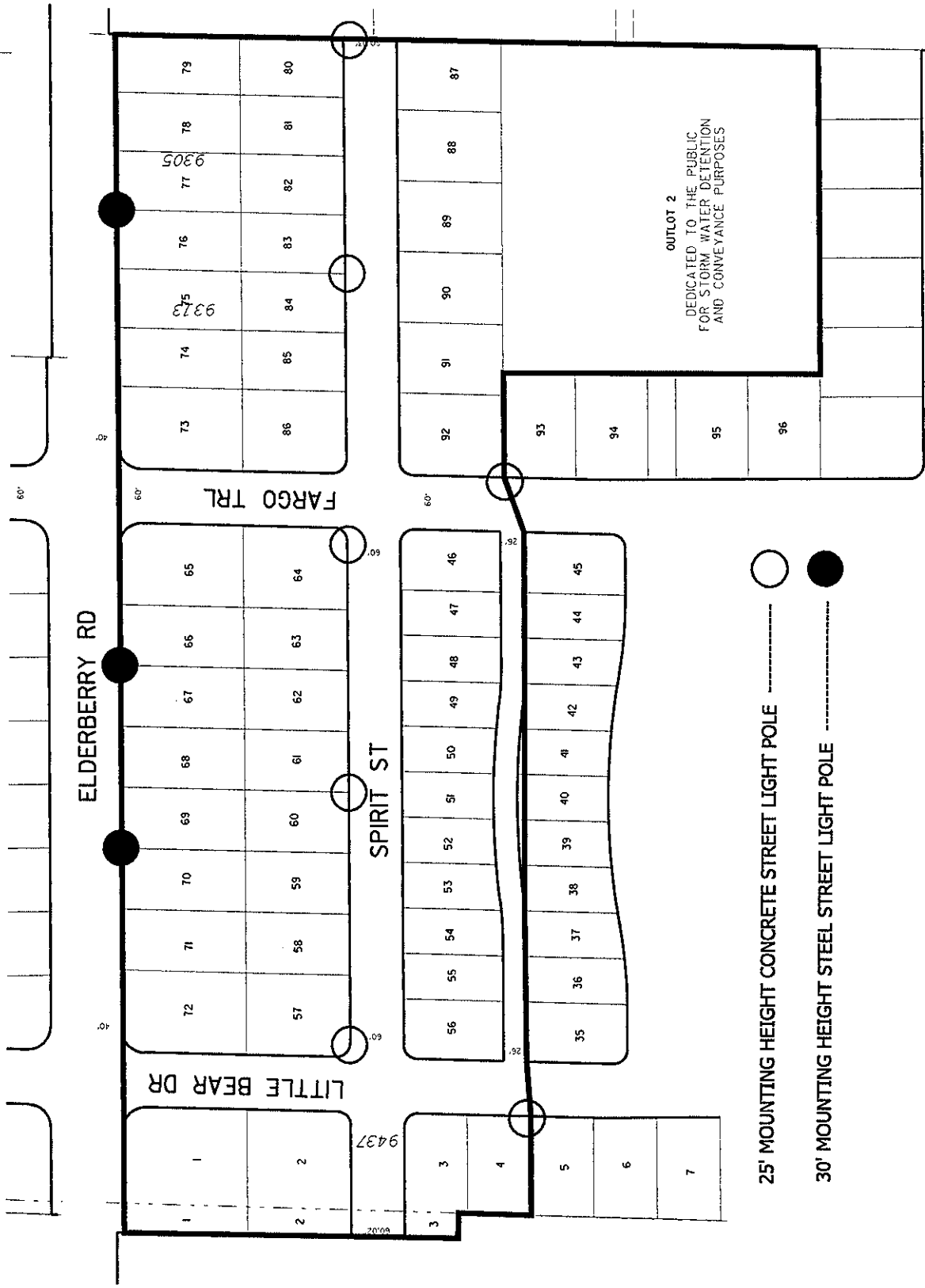
**EXHIBIT A**  
**Woodstone Plat Phase I**  
**SCHEDULE OF ASSESSMENTS**

<u>Parcel Number</u>	<u>Situs Address</u>	<u>OwnersNames</u>	<u>Owner Address</u>	<u>City State Zip</u>	<u>Lot</u>	<u>Unit Parcel</u>	<u>Factor</u>	<u>Factored Parcels</u>	<u>Cost per Unit Parcel</u>	<u>Assessment</u>
0708-214-0104-2	9501 Elderberry Rd	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	1	1	1	\$340.45	\$340.45
0708-214-0105-0	9502 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	2	1	1	\$340.45	\$340.45
0708-214-0701-6	9503 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	3	1	1	\$340.45	\$340.45
0708-214-0702-4	306 Little Bear Dr	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	4	1	1	\$340.45	\$340.45
0708-214-0511-9	9403 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53575-0000	46	1	1	\$340.45	\$340.45
0708-214-0510-1	9407 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53575-0000	47	1	1	\$340.45	\$340.45
0708-214-0509-4	9411 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53575-0000	48	1	1	\$340.45	\$340.45
0708-214-0508-6	9415 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53575-0000	49	1	1	\$340.45	\$340.45
0708-214-0507-8	9419 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53575-0000	50	1	1	\$340.45	\$340.45
0708-214-0506-0	9423 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53575-0000	51	1	1	\$340.45	\$340.45
0708-214-0505-2	9427 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53575-0000	52	1	1	\$340.45	\$340.45
0708-214-0504-4	9431 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53575-0000	53	1	1	\$340.45	\$340.45
0708-214-0503-6	9435 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53575-0000	54	1	1	\$340.45	\$340.45
0708-214-0502-8	9439 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53575-0000	55	1	1	\$340.45	\$340.45
0708-214-0501-0	9443 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53575-0000	56	1	1	\$340.45	\$340.45
0708-214-0216-5	9444 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53575-0000	57	1	1	\$340.45	\$340.45
0708-214-0215-7	9438 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53575-0000	58	1	1	\$340.45	\$340.45
0708-214-0214-9	9432 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	59	1	1	\$340.45	\$340.45
0708-214-0213-1	9426 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	60	1	1	\$340.45	\$340.45
0708-214-0212-3	9420 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	61	1	1	\$340.45	\$340.45
0708-214-0211-5	9414 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	62	1	1	\$340.45	\$340.45
0708-214-0210-7	9408 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	63	1	1	\$340.45	\$340.45
0708-214-0209-0	9402 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	64	1	1	\$340.45	\$340.45
0708-214-0208-2	9401 Elderberry Rd	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	65	1	1	\$340.45	\$340.45
0708-214-0207-4	9405 Elderberry Rd	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	66	1	1	\$340.45	\$340.45
0708-214-0206-6	9409 Elderberry Rd	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	67	1	1	\$340.45	\$340.45
0708-214-0205-8	9413 Elderberry Rd	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	68	1	1	\$340.45	\$340.45
0708-214-0204-0	9417 Elderberry Rd	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	69	1	1	\$340.45	\$340.45
0708-214-0203-2	9421 Elderberry Rd	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	70	1	1	\$340.45	\$340.45
0708-214-0202-4	9425 Elderberry Rd	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	71	1	1	\$340.45	\$340.45
0708-214-0201-6	9429 Elderberry Rd	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	72	1	1	\$340.45	\$340.45
0708-214-0308-0	9335 Elderberry Rd	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	73	1	1	\$340.45	\$340.45

**EXHIBIT A**  
**Woodstone Plat Phase I**  
**SCHEDULE OF ASSESSMENTS**

<u>Parcel Number</u>	<u>Situs Address</u>	<u>OwnersNames</u>	<u>Owner Address</u>	<u>City/State/Zip</u>	<u>Lot</u>	<u>Unit Parcel</u>	<u>Factor</u>	<u>Factored Parcels</u>	<u>Cost per Unit Parcel</u>	<u>Assessment</u>
0708-214-0309-8	9331 Elderberry Rd	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	74	1	1	\$340.45	\$340.45
0708-214-0310-5	9327 Elderberry Rd	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	75	1	1	\$340.45	\$340.45
0708-214-0311-3	9323 Elderberry Rd	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	76	1	1	\$340.45	\$340.45
0708-214-0312-1	9319 Elderberry Rd	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	77	1	1	\$340.45	\$340.45
0708-214-0313-9	9315 Elderberry Rd	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	78	1	1	\$340.45	\$340.45
0708-214-0314-7	9311 Elderberry Rd	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	79	1	1	\$340.45	\$340.45
0708-214-0301-4	9312 Elderberry Rd	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	80	1	1	\$340.45	\$340.45
0708-214-0302-2	9316 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	81	1	1	\$340.45	\$340.45
0708-214-0303-0	9320 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	82	1	1	\$340.45	\$340.45
0708-214-0304-8	9324 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	83	1	1	\$340.45	\$340.45
0708-214-0305-6	9328 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	84	1	1	\$340.45	\$340.45
0708-214-0306-4	9332 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	85	1	1	\$340.45	\$340.45
0708-214-0307-2	9336 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	86	1	1	\$340.45	\$340.45
0708-214-0417-9	9313 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	87	1	1	\$340.45	\$340.45
0708-214-0416-1	9317 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	88	1	1	\$340.45	\$340.45
0708-214-0415-3	9321 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	89	1	1	\$340.45	\$340.45
0708-214-0414-5	9325 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	90	1	1	\$340.45	\$340.45
0708-214-0413-7	9329 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	91	1	1	\$340.45	\$340.45
0708-214-0412-9	9333 Spirit St	PHEASANT RIDGE LLC	2000 PRAIRIE ST	PRAIRIE DU SAC, WI	53578-0000	92	1	1	\$340.45	\$340.45
									51	\$17,362.95

**EXHIBIT "B"  
WOODSTONE PLAT PHASE 1**



- 25' MOUNTING HEIGHT CONCRETE STREET LIGHT POLE
- 30' MOUNTING HEIGHT STEEL STREET LIGHT POLE