

**REPORT OF:** City Traffic Engineer

**Presented** · **March 20, 2007**

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

**Hawks Ridge Estates**

Filed in the Office of the City Traffic Engineer  
**Feb 27, 2007**

**Referred**

**Reported Back**

**Adopt**

**Rules Suspended**

**Re-Referred**

**Placed on File**

**I.D. NUMBER**

Filed in the City Clerks Office:

**Date Council Action Required:** **March 20, 2007**

**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 **\$ 16,701.00**
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 **\$ -0-** as the cost properly chargeable to the City and covered by said improvement.

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

DATED: February 27, 2007

**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 **Hawks Ridge Estates** 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

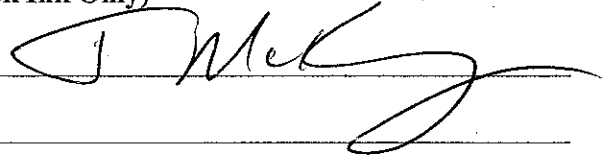
WHEREAS, TR MCKENZIE, INC,  
owner of the Development/Plat known as  
HAWKS RIDGE ESTATES, will  
be benefited through the installation by the City of Madison of traffic  
signals within the public right-of-way in and adjacent to said  
Development/Plat.

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 1<sup>st</sup>  
day of AUGUST, 2006. (Use Black Ink Only)



State of Wisconsin)  
County of Dane )ss

Personally came before me this 1st day of Aug, 2006.  
The above named \_\_\_\_\_

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

  
Notary Public, Dane County, Wisconsin

Print Name, Judy A. Reed  
My Commission Expires 3-7-2010

Drafted by: City Traffic Engineering Division  
Suite 100, Madison Municipal Building

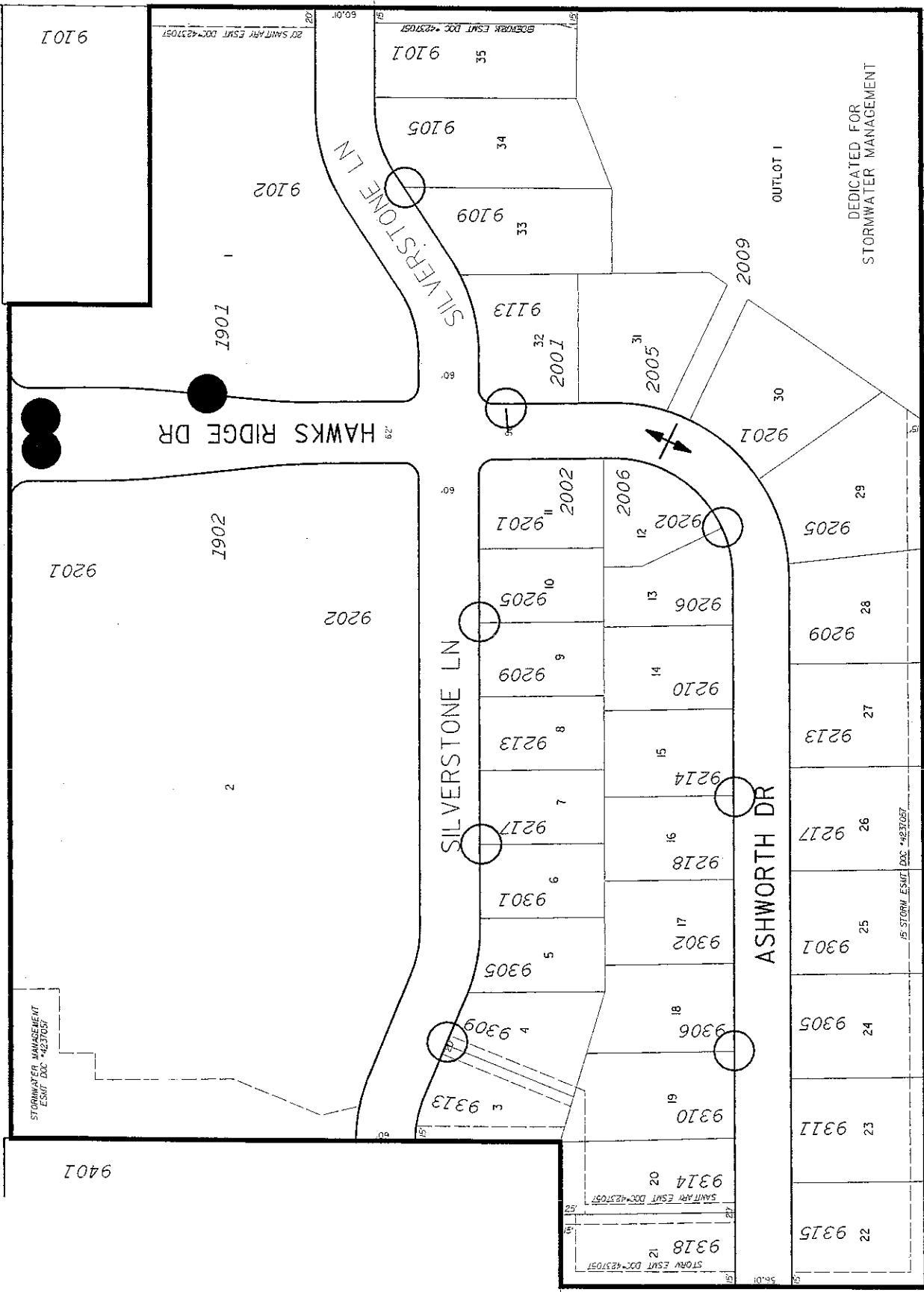
**EXHIBIT A**  
**Hawk's Ridge Estates**  
**SCHEDULE OF ASSESSMENTS**

<u>Parcel Number</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>
0608-041-0701-4	B & H MADISON LLC	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 1.	7	1.5	10.5	278.35	2922.675
0608-041-0801-2	B & H MADISON LLC	7704 TERRACE AVE	MIDDLETON, WI 53562-0000	LOT 2.	11	1.5	16.5	278.35	4592.775
0608-041-0501-8	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 3.	1	1	1	278.35	278.35
0608-041-0502-6	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 4.	1	1	1	278.35	278.35
0608-041-0503-4	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 5.	1	1	1	278.35	278.35
0608-041-0504-2	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 6.	1	1	1	278.35	278.35
0608-041-0505-0	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 7.	1	1	1	278.35	278.35
0608-041-0506-8	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 8.	1	1	1	278.35	278.35
0608-041-0507-6	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 9.	1	1	1	278.35	278.35
0608-041-0508-4	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 10.	1	1	1	278.35	278.35
0608-041-0509-2	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 11.	1	1	1	278.35	278.35
0608-041-0510-9	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 12.	1	1	1	278.35	278.35
0608-041-0511-7	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 13.	1	1	1	278.35	278.35
0608-041-0512-5	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 14.	1	1	1	278.35	278.35
0608-041-0513-3	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 15.	1	1	1	278.35	278.35
0608-041-0514-1	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 16.	1	1	1	278.35	278.35
0608-041-0515-9	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 17.	1	1	1	278.35	278.35
0608-041-0516-7	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 18.	1	1	1	278.35	278.35
0608-041-0517-5	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 19.	1	1	1	278.35	278.35
0608-041-0518-3	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 20.	1	1	1	278.35	278.35
0608-041-0519-1	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 21.	1	1	1	278.35	278.35
0608-041-0601-6	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 22.	1	1	1	278.35	278.35
0608-041-0602-4	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 23.	1	1	1	278.35	278.35
0608-041-0603-2	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 24.	1	1	1	278.35	278.35
0608-041-0604-0	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 25.	1	1	1	278.35	278.35
0608-041-0605-8	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 26.	1	1	1	278.35	278.35
0608-041-0606-6	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 27.	1	1	1	278.35	278.35
0608-041-0607-4	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 28.	1	1	1	278.35	278.35
0608-041-0608-2	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 29.	1	1	1	278.35	278.35
0608-041-0609-0	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 30.	1	1	1	278.35	278.35
0608-041-0610-7	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 31.	1	1	1	278.35	278.35
0608-041-0611-5	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 32.	1	1	1	278.35	278.35
0608-041-0612-3	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 33.	1	1	1	278.35	278.35
0608-041-0613-1	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 34.	1	1	1	278.35	278.35
0608-041-0614-9	MCKENZIE INC, TR	7704 TERRACE AVE	MADISON, WI 53562-0000	LOT 35.	1	1	1	278.35	278.35

EXHIBIT D

# HAWKS RIDGE ESTATES

MID TOWN RD



- 25' MOUNTING HEIGHT CONCRETE STREET LIGHT POLE -----
- 30' MOUNTING HEIGHT STEEL STREET LIGHT POLE W/ 10' ARM -----
- 30' MOUNTING HEIGHT STEEL STREET LIGHT POLE W/ DOUBLE 8' ARM -----

STORMWATER MANAGEMENT ESUIT DOC #4237051

Dedicated for Stormwater Management

OUTLOT 1

ASHWORTH DR

SILVERSTONE LN

SILVERSTONE LN

HAWKS RIDGE DR

9101

9102

9101

9105

9109

9113

1901

9201

1902

9202

2001

2002

2006

2009

2005

2001

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9401

9314

9318

9315

9311

9305

9301

9217

9213

STORMWATER MANAGEMENT ESUIT DOC #4237051

15 STORM ESUIT DOC #4237051

STORM ESUIT DOC #4237051

SANITARY ESUIT DOC #4237051

BOREHOLE ESUIT DOC #4237051

20 SANITARY ESUIT DOC #4237051