

REPORT OF: City Traffic Engineer

Presented July ¹⁸~~11~~, 2006

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

Referred

Secret Places Phase 3

Reported Back

Adopt

Rules Suspended

Re-Referred

Filed in the Office of the City Traffic Engineer
June 13, 2006

Placed on File

I.D. NUMBER

Filed in the City Clerks Office:

Date Council Action Required: July 11, 2006

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 **\$ 14,162.85**
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: June 13, 2006

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 **Secret Places Phase 3** 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

Secret Places At Siggelkow Preserve

City of Madison, Dane County, Wisconsin

WHEREAS, GREAT NEIGHBORHOODS SOUTH, LLC.,
owner of the Development/Plat known as SECRET PLACES, recorded
in Volume _____ of Plats on page(s) _____, in the Dane County Register of Deeds
Office, will be benefited through the installation by the City of Madison of street trees and street lighting
within the public right-of-way for all lots included in said plat.

NOW THEREFORE, the undersigned owner, hereby declares and provides that all lots in said plat
in the City of Madison are 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 66.0703(7)(b), Wisconsin Statutes;
Section 66.0701, Wisconsin Statutes; Paragraph (11), Section 10.10; and Paragraph (10), Section
10.39, Madison General Ordinances.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19TH
day of MARCH, 2004.

Donald A. Esposito, Jr.
ASST. SECRETARY

State of Wisconsin)
County of Dane)ss

Personally came before me this 19th day of March, 2004.
The above named DONALD H. ESPOSITO, JR.
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Sue Foltman
Notary Public, Dane County, Wisconsin
My Commission Expires 2/25/07

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

EXHIBIT A

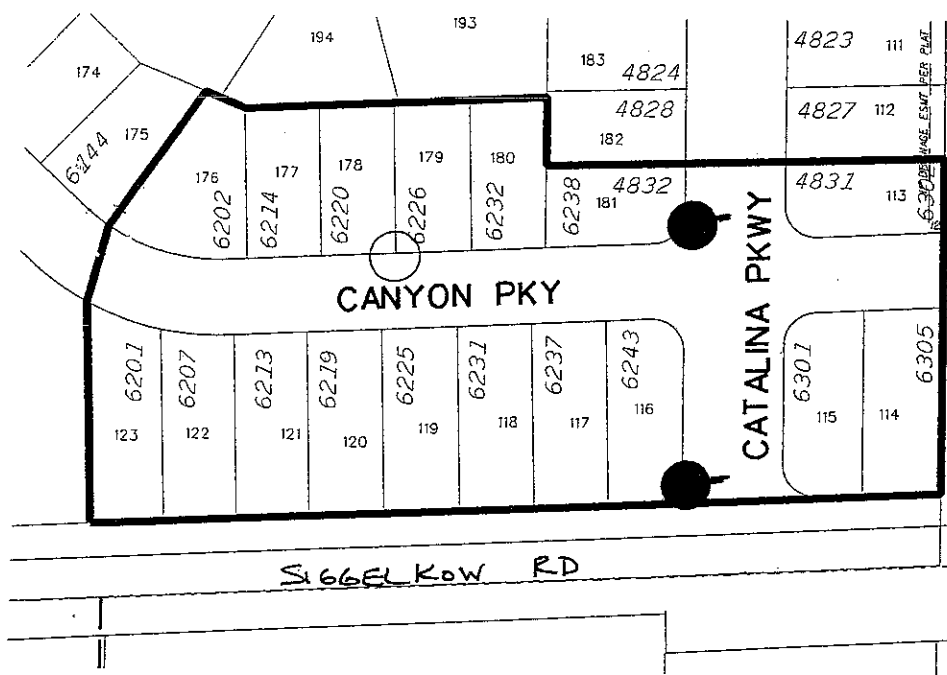
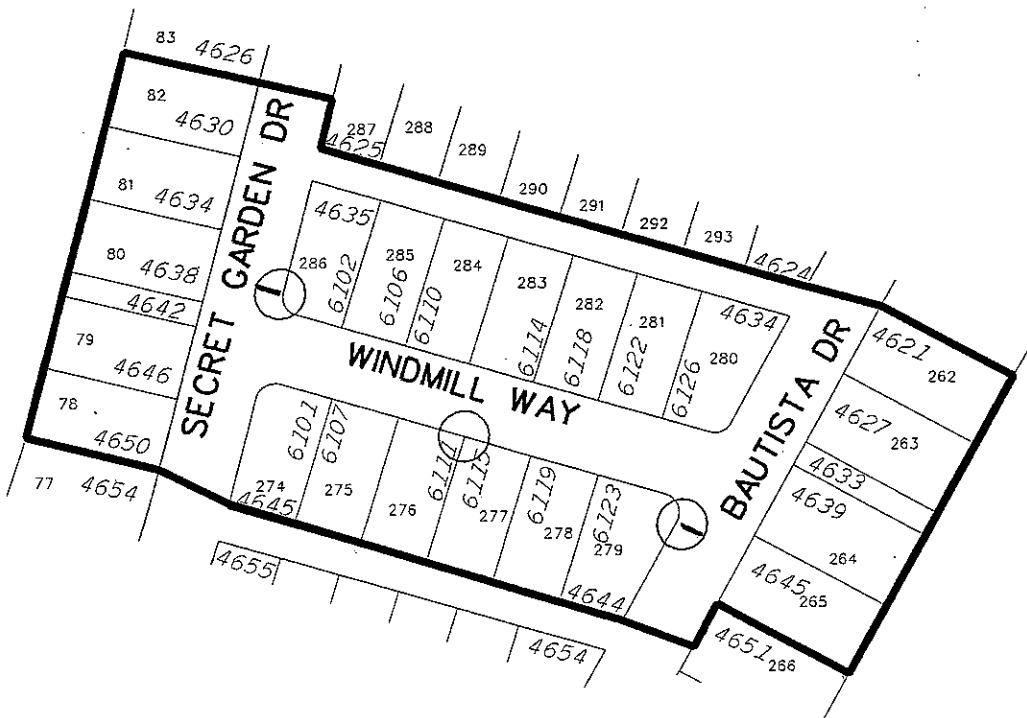
SECRET PLACES PHASE 3

SCHEDULE OF ASSESSMENTS

Parcel Numbe	OwnersNames	Owner Address	City State Zip	Unit		Factored	Cost per	
				L_of	Parcel		Unit	Parcel
0710-351-0324-2	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	78	1	1	363.15	363.15
0710-351-0325-0	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	79	1	1	363.15	363.15
0710-351-0326-8	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	80	1	1	363.15	363.15
0710-351-0327-6	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	81	1	1	363.15	363.15
0710-351-0328-4	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	82	1	1	363.15	363.15
0710-351-0708-8	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	113	1	1	363.15	363.15
0710-351-0801-0	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	114	1	1	363.15	363.15
0710-351-0802-8	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	115	1	1	363.15	363.15
0710-351-0901-8	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	116	1	1	363.15	363.15
0710-351-0902-6	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	117	1	1	363.15	363.15
0710-351-0903-4	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	118	1	1	363.15	363.15
0710-351-0904-2	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	119	1	1	363.15	363.15
0710-351-0905-0	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	120	1	1	363.15	363.15
0710-351-0906-8	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	121	1	1	363.15	363.15
0710-351-0907-6	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	122	1	1	363.15	363.15
0710-351-0908-4	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	123	1	1	363.15	363.15
0710-351-1412-4	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	176	1	1	363.15	363.15
0710-351-1413-2	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	177	1	1	363.15	363.15
0710-351-1414-0	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	178	1	1	363.15	363.15
0710-351-1415-8	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	179	1	1	363.15	363.15
0710-351-1416-6	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	180	1	1	363.15	363.15
0710-351-1417-4	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	181	1	1	363.15	363.15
0710-351-1814-2	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	262	1	1	363.15	363.15
0710-351-1815-0	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	263	1	1	363.15	363.15
0710-351-1816-8	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	264	1	1	363.15	363.15
0710-351-1817-6	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	265	1	1	363.15	363.15
0710-351-2001-4	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	274	1	1	363.15	363.15
0710-351-2002-2	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	275	1	1	363.15	363.15
0710-351-2003-0	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	276	1	1	363.15	363.15
0710-351-2004-8	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	277	1	1	363.15	363.15
0710-351-2005-6	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	278	1	1	363.15	363.15
0710-351-2006-4	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	279	1	1	363.15	363.15
0710-351-2101-2	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	280	1	1	363.15	363.15
0710-351-2102-0	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	281	1	1	363.15	363.15
0710-351-2103-8	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	282	1	1	363.15	363.15
0710-351-2104-6	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	283	1	1	363.15	363.15
0710-351-2105-4	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	284	1	1	363.15	363.15
0710-351-2106-2	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	285	1	1	363.15	363.15
0710-351-2107-0	SECRET PLACES LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	286	1	1	363.15	363.15

EXHIBIT "B"

SECRET PLACES AT SIGGELKOW PRESERVE PHASE 3



30' MOUNTING HEIGHT STEEL STREET LIGHT POLE-----●

25' MOUNTING HEIGHT CONCRETE STREET LIGHT POLE-----○

