

REPORT OF: City Traffic Engineer

Presented September 5, 2006

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

**Grandview Commons Phase 15A**

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

Referred

Reported Back

Adopt

Rules Suspended

Re-Referred

Placed on File

I.D. NUMBER

Filed in the City Clerks Office:

Date Council Action Required: September 5, 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 **\$ 24,395.60**
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: August 3, 2006

**David C. Dyer, 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 **Grandview Commons Phase 15A** 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

GRANDVIEW COMMONS  
City of Madison, Dane County, Wisconsin

WHEREAS, GREAT NEIGHBORHOODS, INC.,  
owner of the Development/Plat known as GRANDVIEW COMMONS, 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 14<sup>th</sup>  
day of August, 2002.

JEFF N. SIMON

State of Wisconsin)  
County of Dane )ss

Personally came before me this 14<sup>th</sup> day of August, 2002.  
The above named Jeff N. Simon  
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Tricia L. Sawdey  
Notary Public, Dane County, Wisconsin  
My Commission Expires 11-16-2003

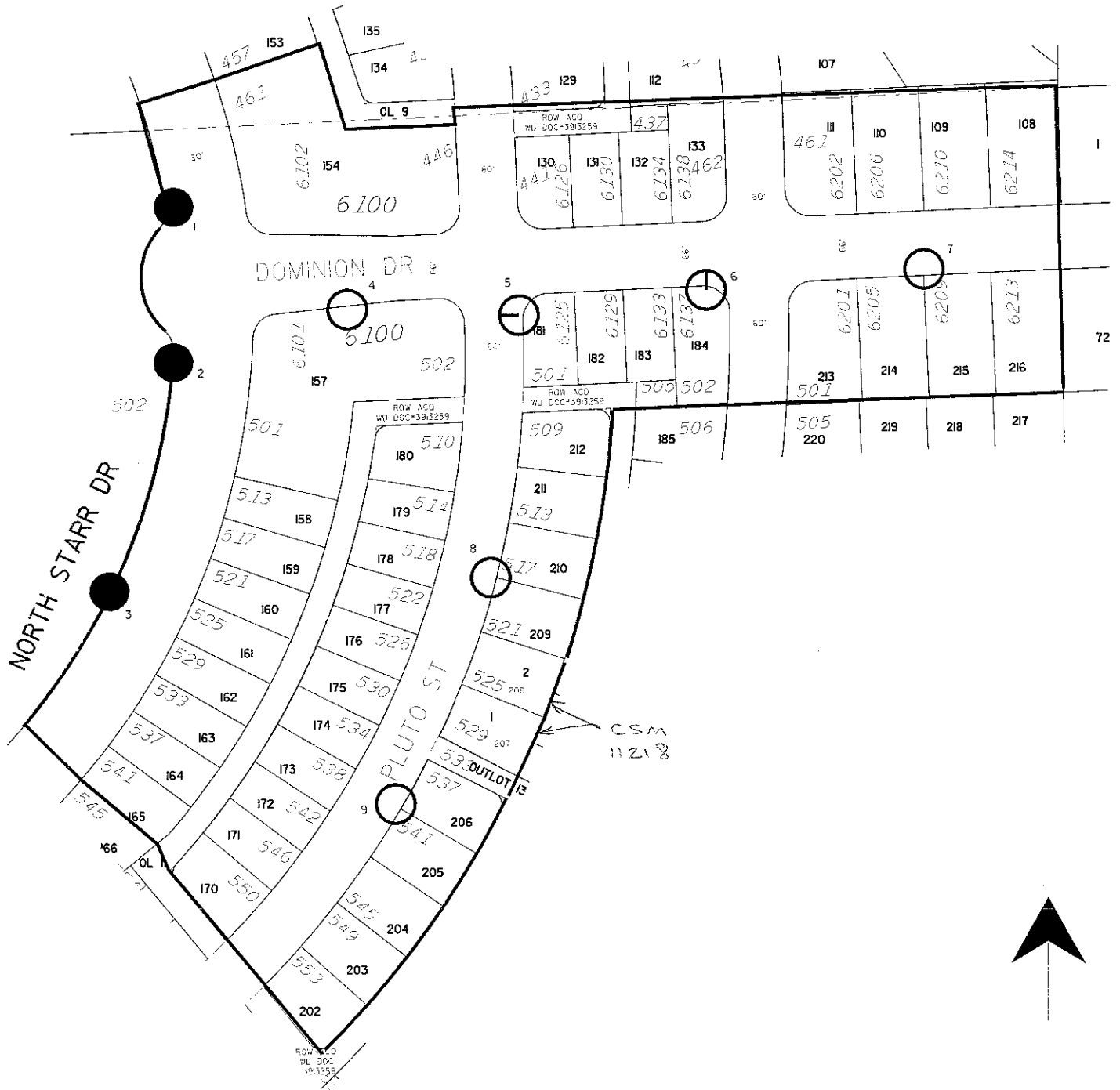
TRICIA L. SAWDEY  
STATE OF WISCONSIN

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**  
**Grandview Commons Phase 15A**  
**SCHEDULE OF ASSESSMENTS**

Parcel Number	OwnersNames	Owner Address	City/State Zip	Lot	Unit Parcel	Factor	Factored Parcels	Cost per	
								Unit Parcel	Assessment
0710-111-1609-5	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 108.	1	1	1	\$ 343.60	\$ 343.60
0710-111-1610-2	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 109.	1	1	1	\$ 343.60	\$ 343.60
0710-111-1611-0	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 110.	1	1	1	\$ 343.60	\$ 343.60
0710-111-1612-8	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 111.	1	1	1	\$ 343.60	\$ 343.60
0710-024-0619-0	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 130.	1	1	1	\$ 343.60	\$ 343.60
0710-024-0620-7	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 131.	1	1	1	\$ 343.60	\$ 343.60
0710-024-0621-5	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 132.	1	1	1	\$ 343.60	\$ 343.60
0710-024-0622-3	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 133.	1	1	1	\$ 343.60	\$ 343.60
0710-024-0721-3	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 154.	5	1.5	7.5	\$ 343.60	\$ 2,577.00
0710-111-2001-2	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 157.	5	1.5	7.5	\$ 343.60	\$ 2,577.00
0710-111-2002-0	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 158.	1	1	1	\$ 343.60	\$ 343.60
0710-111-2003-8	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 159.	1	1	1	\$ 343.60	\$ 343.60
0710-111-2004-6	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 160.	1	1	1	\$ 343.60	\$ 343.60
0710-111-2005-4	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 161.	1	1	1	\$ 343.60	\$ 343.60
0710-111-2006-2	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 162.	1	1	1	\$ 343.60	\$ 343.60
0710-111-2007-0	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 163.	1	1	1	\$ 343.60	\$ 343.60
0710-111-2008-8	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 164.	1	1	1	\$ 343.60	\$ 343.60
0710-111-2009-6	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 165.	1	1	1	\$ 343.60	\$ 343.60
0710-111-2014-5	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 170.	1	1	1	\$ 343.60	\$ 343.60
0710-111-2015-3	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 171.	1	1	1	\$ 343.60	\$ 343.60
0710-111-2016-1	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 172.	1	1	1	\$ 343.60	\$ 343.60
0710-111-2017-9	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 173.	1	1	1	\$ 343.60	\$ 343.60
0710-111-2018-7	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 174.	1	1	1	\$ 343.60	\$ 343.60
0710-111-2019-5	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 175.	1	1	1	\$ 343.60	\$ 343.60
0710-111-2020-2	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 176.	1	1	1	\$ 343.60	\$ 343.60
0710-111-2021-0	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 177.	1	1	1	\$ 343.60	\$ 343.60
0710-111-2022-8	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 178.	1	1	1	\$ 343.60	\$ 343.60
0710-111-2023-6	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 179.	1	1	1	\$ 343.60	\$ 343.60
0710-111-2024-4	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 180.	1	1	1	\$ 343.60	\$ 343.60
0710-111-1901-5	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 181.	1	1	1	\$ 343.60	\$ 343.60
0710-111-1902-3	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 182.	1	1	1	\$ 343.60	\$ 343.60
0710-111-1903-1	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 183.	1	1	1	\$ 343.60	\$ 343.60
0710-111-1904-9	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 184.	1	1	1	\$ 343.60	\$ 343.60
0710-111-1412-2	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 213.	1	1	1	\$ 343.60	\$ 343.60
0710-111-1413-0	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 214.	1	1	1	\$ 343.60	\$ 343.60
0710-111-1414-8	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 215.	1	1	1	\$ 343.60	\$ 343.60
0710-111-1415-6	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 216.	1	1	1	\$ 343.60	\$ 343.60
0710-111-1922-1	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 202.	1	1	1	\$ 343.60	\$ 343.60
0710-111-1923-9	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 203.	1	1	1	\$ 343.60	\$ 343.60
0710-111-1924-7	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 204.	1	1	1	\$ 343.60	\$ 343.60
0710-111-1925-5	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 205.	1	1	1	\$ 343.60	\$ 343.60
0710-111-1926-3	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 206.	1	1	1	\$ 343.60	\$ 343.60
0710-111-1929-7	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 209.	1	1	1	\$ 343.60	\$ 343.60
0710-111-1930-4	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 210.	1	1	1	\$ 343.60	\$ 343.60
0710-111-1931-2	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 211.	1	1	1	\$ 343.60	\$ 343.60
0710-111-1932-0	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 212.	1	1	1	\$ 343.60	\$ 343.60
0710-111-1927-1	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	CSM 11218, LOT 1.	1	1	1	\$ 343.60	\$ 343.60
0710-111-1928-9	PREMIUM REAL ESTATE LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	CSM 11218, LOT 2.	1	1	1	\$ 343.60	\$ 343.60
0710-112-0909-8	CITY OF MADISON PARKS	215 MLK JR BLVD STE 120	MADISON, WI 53703-3348	OUTLOT 10.	10	1	10	\$ 343.60	\$ 3,436.00
									\$24,395.60

# GRANDVIEW COMMONS PHASE 15A



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