

Hacker, Marsha

From: White, William F (22246) [WFWhite@michaelbest.com]
Sent: Monday, December 01, 2008 4:59 PM
To: Nelson, Larry; Hacker, Marsha
Cc: Dailey, Janet; Edwards, James; Dryer, David
Subject: RE: sheet_01.pdf

Actually, we would like all the pending assessments moved to Lot 3 the economic generator i.e. the Mall. We would also like to maintain the schedule for payments in place. I will forward a list of those other assessments by separate cover. Bill

From: Nelson, Larry [mailto:LNelson@cityofmadison.com]
Sent: Monday, December 01, 2008 4:44 PM
To: Hacker, Marsha
Cc: White, William F (22246); Dailey, Janet; Edwards, James; Dryer, David
Subject: FW: sheet_01.pdf

Please put on the BPW Addendum. The developer's representative wants the traffic signal assessments on Lot 3 of the proposed CSM.

From: White, William F (22246) [mailto:WFWhite@michaelbest.com]
Sent: Monday, December 01, 2008 4:16 PM
To: Nelson, Larry
Subject: sheet_01.pdf

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VIA U.S. MAIL and Fax

November 24, 2008

City of Madison, Board of Public Works
c/o Larry Nelson, Executive Secretary
City Engineering
210 Martin Luther King, Jr. Blvd.
Room 115
Madison, WI 53703

Re: Deferral of Special Assessment

Dear Mr. Nelson:

This letter is sent on behalf of CBL Properties, the owner of the West Towne Mall. The West Towne Mall is currently being subdivided into four lots pursuant to a certified survey map. The four lots will be used for future development and expansion. There are currently three special assessments against the total property as indicated on the attached Special Assessment sheet provided by Preferred Title Insurance Company. West Towne requests that all the Special Assessments be allocated to the Developer Parcel where the Mall is actually located. This is the property which has the most value and which has been primarily benefited by the Special Assessments. In furtherance, we request that these Special Assessments continue on their payment plan through 2015. This request is made pursuant to Madison General Ordinances Section 16.23(5)(g)(1).

Please let me know if you need further information.

Sincerely,

MICHAEL BEST & FRIEDRICH LLP

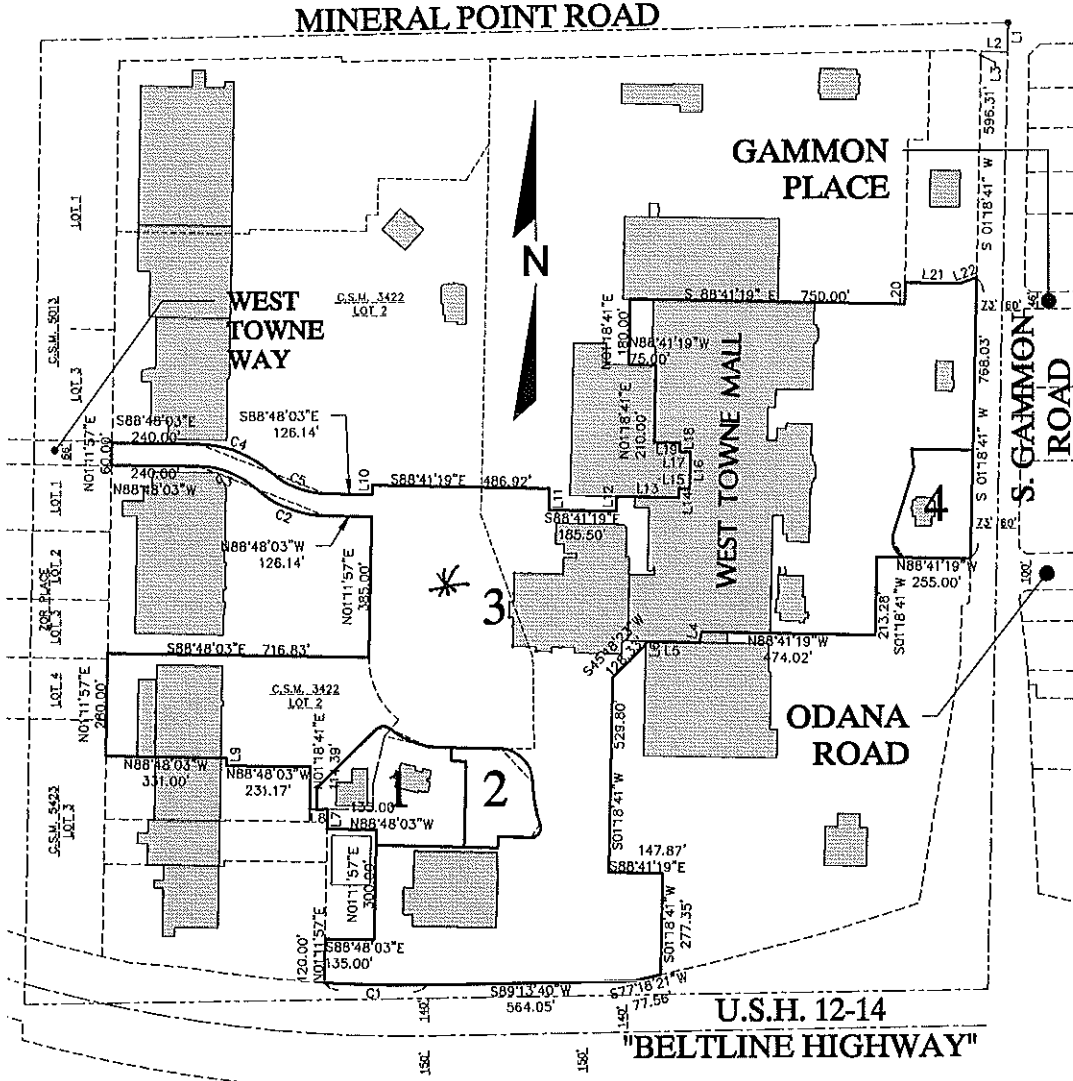
William F. White

WFW:cmm

cc: Paul Matyas, Manager West Towne Mall
Brian Auger, CBL Properties
Jim Edwards, Office of the City Controller
Jeff Ekola, City of Madison Real Estate
Tim Parks, City of Madison Planning Unit

CERTIFIED SURVEY MAP NO. _____

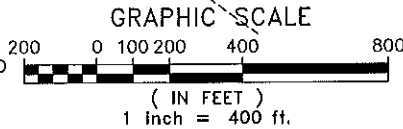
PART OF LOT 2 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 3422 AND PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



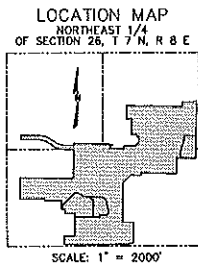
*SEE SHEET 2 FOR LOT 1 AND 2 DETAIL

*SEE SHEET 3 FOR LOT 4 DETAIL

*SEE SHEET 3 FOR LEGEND, LINE TABLE AND CURVE TABLE INFORMATION



PARCEL INFORMATION		
LOT	SQ. FT.	ACRES
1	96455	2.2602
2	48318	1.1082
3	1613344	41.6401
4	55175	1.2686
TOTAL	2016792	46.2761



R.A. Smith National, Inc.

*Beyond Surveying
 and Engineering*

14 West Milin Street, Suite 220, Madison WI 53703
 608-441-0014 Fax 608-441-1305
 www.ra-smithnational.com

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SHEET 1 OF x SHEETS



**City of Madison - Comptroller's Office
Special Assessment Information**

**Parcel: 070826100954
Address: 7357 West Towne Way**

Special/Charge	Year	Type	Interest Rate	Original Assessment	Outstanding Balance
TRAFFIC SIGNALS	2008	FINAL	6.000	1,999.08	1,999.08

**Project Name: D'ONOFRIO-HIGH POINT SIGNALS
Resolution: RES-08-00931**

Schedule of Payments

Tax Year	Balance Due	Annual Principal	Annual Interest	Taxroll Amount
2008	1,999.08	249.89	7.87	257.76
2009	1,749.19	249.89	104.95	354.84
2010	1,499.30	249.89	89.96	339.85
2011	1,249.41	249.89	74.96	324.85
2012	999.52	249.88	59.97	309.85
2013	749.64	249.88	44.98	294.86
2014	499.76	249.88	29.99	279.87
2015	249.88	249.88	14.99	264.87
Total		1,999.08	427.67	2,426.75

*per Jim Edwards -
this was put on 4-4-06 (initial levy) (estimate)
Final amount approved Oct. 7, 2008*

Orig. estimate was \$ 2,372.29

Special Assessment - Schedule of Payments



City of Madison - Comptroller's Office
Special Assessment Information

Parcel: 070826100988
Address: 66 West Towne Mall

Special/Charge	Year	Type	Interest Rate	Original Assessment	Outstanding Balance
TRAFFIC SIGNALS	2008	FINAL	6.000	6,630.96	6,630.96

Project Name: D'ONOFRIO-HIGH POINT SIGNALS
Resolution: RES-08-00931

Schedule of Payments

Tax Year	Balance Due	Annual Principal	Annual Interest	Taxroll Amount
2008	6,630.96	828.87	26.09	854.96
2009	5,802.09	828.87	348.13	1,177.00
2010	4,973.22	828.87	298.39	1,127.26
2011	4,144.35	828.87	248.66	1,077.53
2012	3,315.48	828.87	198.93	1,027.80
2013	2,486.61	828.87	149.20	978.07
2014	1,657.74	828.87	99.46	928.33
2015	828.87	828.87	49.73	878.60
Total		6,630.96	1,418.59	8,049.55

Per Jim Edwards, this was put on 4-4-6 (initial levy/estimate)
Final amt. approved Oct. 7, 2008.

Orig est. was ~~7868.88~~ # 7868.88



**City of Madison - Comptroller's Office
Special Assessment Information**

**Parcel: 070826100980
Address: 66 West Towne Mall**

Special/Charge	Year	Type	Interest Rate	Original Assessment	Outstanding Balance
TRAFFIC SIGNALS	2008	FINAL	6.000	34,463.75	34,463.75

**Project Name: GAMMON RD-GAMMON PL TRAF SIG
Resolution: RES-08-00841**

Schedule of Payments

Tax Year	Balance Due	Annual Principal	Annual Interest	Taxroll Amount
2008	34,463.75	4,307.97	265.54	4,573.51
2009	30,155.78	4,307.97	1,809.35	6,117.32
2010	25,847.81	4,307.97	1,550.87	5,858.84
2011	21,539.84	4,307.97	1,292.39	5,600.36
2012	17,231.87	4,307.97	1,033.91	5,341.88
2013	12,923.90	4,307.97	775.43	5,083.40
2014	8,615.93	4,307.97	516.96	4,824.93
2015	4,307.96	4,307.96	258.48	4,566.44
Total		34,463.75	7,502.93	41,966.68

*Per Jim Edwards, this was put on
Jan 18, 2000 (initial levy/estimate)
\$68,603.43*

Final amt approved on 9-2-08