

Please respond to: Capitol Square Office
Direct line: 608-252-9327
Email: tam@dewittross.com

July 13, 2016

VIA HAND DELIVERY & EMAIL (rphillips@cityofmadison.com)

City of Madison Board of Public Works
c/o Rob Phillips, City Engineer
Room 115
210 Martin Luther King Jr. Blvd.
Madison, WI 53709

RE: Certified Survey Maps for 180 Bear Claw Way and 9601 Wilrich Street

Dear Mr. Phillips:

We represent Blackhawk Evangelical Free Church, Inc. Attorney Jon Becker represents BCTC Lot 7, LLC and has authorized us to include his client in joining this request. Our clients own the real properties identified in Exhibit A that are the subject of a pending Certified Survey Map application - LNDCSM - 2016-0020. This letter is a request to waive the requirement that the existing special assessments against the properties identified on Exhibit A be paid in full at the time of recording the Certified Survey Map, as allowed by Madison Code Section 16.23(5)(g) by determination of the Board of Public Works. In support of this request, we state the following:

- The CSM arises from a transfer of a 66-foot wide parcel between adjoining landowners (effectively a lot-line adjustment between Lots 7 and 8 of Blackhawk Church town Center Plat);
- Thereafter, ownership of these parcels will remain the same;
- The improvements that give rise to the special assessments have only recently been completed and the special assessments will not become final until 2017; and
- Other than special assessments, all other outstanding invoices and amounts payable and due to the City of Madison have been or will be paid prior to a time the Certified Survey Map is executed and recorded.
- Immediate payment of a special assessment for which an eight-year deferral has been allowed is an undue hardship under the circumstances.

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We understand that this matter will be on the agenda for the Board of Public Works on July 20, 2016. If there are any questions prior to that time, please do not hesitate to contact me (tam@dewittross.com, 608-252-9327) or Jon Becker (jbecker@jbeckerlaw.com, 608-616-0494) to discuss.

Very truly yours,

DeWitt Ross & Stevens s.c.



Troy A. Mayne

TAM:klt

cc: Ms. Marsha Hacker (via email; mhacker@cityofmadison.com)
Mr. Brett Stoffregan (via email; bstoffregan@donofrio.cc)
Mr. Darren DeKeyser (via email; ddekeyser@blackhawkchurch.org)
Mr. Scott Watson (via email; swatson@stevebrownapts.com)

EXHIBIT A

Blackhawk Evangelical Free Church, Inc.

Parcel Address: 9601 Wilrich Street
Legal Description: Lot 8, Blackhawk Church Town Center Plat
Tax Parcel Number: 0708-213-0405-6

BCTC Lot 7, LLC

Parcel Address: 180 Bear Claw Way
Legal Description: Lot 7, Blackhawk Church Town Center Plat
Tax Parcel Number: 0708-213-0404-8