

From: Byron Frenz [blfrenz@cwtec.com]
Sent: Monday, February 01, 2010 8:25 PM
To: Hannan, LeAnne; Dettmann, Dan
Subject: 108 S. Broom St. objection to proposed street lighting & apron assessment

Dear LeAnne Hannan and Dan Dettmann,

Last week I spoke to LeAnne to express my objections to the proposed \$4,080.42 assessment against 108 S. Broom Street for changes to the apron and street lighting on S. Broom Street. I was assessed to replace the apron less than 5 years ago. It was widened to accommodate drivers frequently (~20 per day) traveling the wrong way on S. Broom Street and turning around because one way signs from Main Street are inadequate. Drivers see two-way traffic down Broom Street at Doty, one block from their turn off Main Street. The apron is in perfect condition and does not need repair every 5 years.

LeAnne said Dan manages the lighting issues but was not available when I called. The more significant proposed assessment is for street lighting. We require more lighting, not less intensive decorative lighting on this heavily traveled one way street. It is not a "neighborhood residential street" like Doty. It is across from a major health care facility occupying the entire block. My lot is only 33 feet wide and charging my house \$4,080.42 is excessive and wasteful. Please reconsider your plans and leave well enough alone. Thank you for considering my comments.

Byron Frenz

Broom Street Investments
Midwest Development Corporation
108 S. Broom Street
608-251-8400

No./	Owner's Name /	Situs Address	Ass.Frntg (L.F.)	Adj Fctr	Fctrd Ass.Frntg (L.F.)	\$32.30	Area Method Cost	Percent Change	\$ Change
						Frontage Method Cost			
11-1601-0	BROOM WASHINGTON HOLDING LLC PO BOX 577317 CHICAGO IL	8 N Broom St	33.00	1.5	49.5	1598.85	1138.15	-29%	-460.70
11-1604-4	WRIGHT TRUST, LOIS M LOIS M WRIGHT, TRUSTEE 114 W OLIN AVE MADISON WI	16 N Broom S	66.00	1.5	99	3197.70	2840.84	-11%	-356.86
11-0707-7	CAPITOL CENTRE HOUSING % MERIDIAN GROUP INC PO BOX 620800 MIDDLETON WI	111 N Broom	265.75	2	531.5	17167.45	18073.28	5%	905.83
11-1301-6	ELICKSON, WILLIAM G 6606 WOODLAND DR WAUNAKEE WI	114 N Broom	19.00	1.5	28.5	920.55	664.59	-28%	-255.96
11-1302-4	400 MIFFLIN LLC % MADISON PROPERTY MNGMT 1202 REGENT ST MADISON WI	116 N Broom	25.00	1.5	37.5	1211.25	874.45	-28%	-336.80
11-1303-2	BROOM STREET 118 LLC 1317 HOBBY HORSE RD OREGON WI	118 N Broom	44.00	1.5	66	2131.80	1539.04	-28%	-592.76
11-1304-0	BROOM STREET 124 LLC 1317 HOBBY HORSE RD OREGON WI	124 N Broom	44.00	1.5	66	2131.80	2019.68	-5%	-112.12
11-1402-2	WILLS, JEFFREY , R6 212 N BROOM ST MADISON WI	212 N Broom	52.00	1.5	78	2519.40	2378.03	-6%	-141.37
11-1406-4	DAYTON SQUARE APTS LLC R6 6806 SEYBOLD RD MADISON WI	226 N Broom	36.00	1.5	54	1744.20	1259.21	-28%	-484.99
11-205-9	GIESEN, CHARLES W R6 14 S BROOM ST MADISON WI	14 S Broom S	56.00	2	112	3617.60	2611.70	-28%	-1005.90
11-2204-1	ROSENBERG, MARK S & JOYCE % RIVERCITY INV LLP PO BOX 930164 VERONA WI	16 S Broom S	26.50	1.5	39.75	1283.93	926.92	-28%	-357.00
11-2203-3	MORRIS TRUST, RUTH J % WI MANAGEMENT CO INC 2040 S PARK ST MADISON WI	20 S Broom S	55.75	1.5	83.625	2701.09	2249.74	-17%	-451.35
11-2202-5	MORRIS TRUST, RUTH J % WI MANAGEMENT CO INC 2040 S PARK ST MADISON WI	22 S Broom S	40.00	1.5	60	1938.00	1614.19	-17%	-323.81
11-2201-7	LOFGREN PROPERTIES 6 LLC 5223 TONYAWATHA TRL MONONA WI	30 S Broom S	69.25	2	138.5	4473.55	3726.15	-17%	-747.40

31-1401-4 1ST TIME SQUARE APTS ; PUDSIP % H & H MANAGEMENT CO 7473 ELLINGTON CT MIDDLETON WI	402 W Daytor	80.00	1.5	120	3876.00	3658.51	-6%	-217.49
31-0607-9 CAPITOL CENTRE HOUSING P % MERIDIAN GROUP INC PO BOX 620800 MIDDLETON WI	333 W Johnsc	267.90	2	535.8	17306.34	22298.69	29%	4992.35
31-1403-0 DAYTON SQUARE APTS LLC R6 6806 SEYBOLD RD MADISON WI	415 W Johnsc	96.00	1.5	144	4651.20	7616.19	64%	2964.99
31-2118-4 CAPITOL LAKES INC P 202 S PARK ST MADISON WI	345 W Main s	264.00	1.5	396	12790.80	15121.48	18%	2330.68
31-1714-1 MAIN STREET JUSTICE LLC 354 W MAIN ST MADISON WI	354 W Main s	74.00	2	148	4780.40	2978.25	-38%	-1802.15
31-2605-1 STUCKMANN, ROGER & SANDRA P & SCOTT STUCKMANN W269 S3849 HOLIDAY HILL WAUKESHA WI	401 W Main s	66.00	1.5	99	3197.70	1953.70	-39%	-1244.00
31-1605-2 BT2 PROPERTIES LLC P 4617 W SLEEPY HOLLOW LN MEQUON WI	401 W Miffli	99.00	1.5	148.5	4796.55	3462.84	-28%	-1333.71
31-1339-7 400 MIFFLIN LLC % MADISON PROPERTY MGMT 1202 REGENT ST MADISON WI	404 W Miffli	132.00	1.5	198	6395.40	4617.12	-28%	-1778.28
31-1219-1 METROPOLITAN PLACE RESDNT P CONDO % CLIFFORD D FISHER 350 W WASHINGTON AVE MADISON WI	333 W Miffli	123.98	2	247.96	8009.11	17832.36	123%	9823.25
31-1230-7 METROPOLITIAN PLACE P APARTMENTS LLC 107 N HANCOCK ST MADISON WI	380 W Washi	206.81	2	413.62	13359.93	10678.41	-20%	-2681.52
31-2206-7 PFEIFFER, DAVID & BRENDA R6 403 W WASHINGTON AVE MADISON WI	403 W Washi	82.50	2	165	5329.50	3256.28	-39%	-2073.22
31-1641-6 BROOM WASHINGTON HOLDING P LLC PO BOX 577317 CHICAGO IL	404 W Washi	66.00	1.5	99	3197.70	2276.30	-29%	-921.40
31-1602-8 BROOM WASHINGTON HOLDING P LLC PO BOX 577317 CHICAGO IL	410 W Washi	66.00	1.5	99	3197.70	3018.27	-6%	-179.43
Total				4554.76	\$147,150.89	\$147,118.00		

Area Method is based on 50% of cost allocated based on lot area and 50% of cost based on frontage.