



Department of Planning & Community & Economic Development

Economic Development Division

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Office of Business Resources

Office of Real Estate Services

February 7, 2017

City of Madison
Board of Public Works
210 MLK Jr. Blvd. Rm 115
Madison, WI 53703

RE: Continued Deferment of Special Assessments for the Lots Within the Proposed CSM Within the Center for Industry & Commerce-revised

Dear Board Members,

The City is the current owner of 45 lots within the Center for Industry & Commerce Plat that are to be combined as part of a proposed Certified Survey Map (the "CSM") that, along with a vacation of a portion of the platted right-of-way, will lead to the creation of four lots: Lots 1, 2, 3 and 4. Attached is the current draft of the CSM for your information. All 45 lots currently have deferred special assessments levied against them. The total special assessment balance for the lots that will be combined in the CSM as of February 15, 2017 equals \$1,972,383; we are currently targeting closing on said date.

The City and St. Johns Properties Acquisitions, LLC ("SJP") entered into a contract on December 16, 2016 (the "Agreement") for the purchase of land that will make up Lot 1 of the CSM. SJP is assigning its rights under the Agreement to Hoepker Center, LLC ("HC"). The projected net proceeds from the HC closing on Lot 1 targeted on February 15, 2017 equals \$1,172,708. Additionally, HC has an option to purchase Lot 2 of the CSM for three years after the closing of Lot 1 for future development. Lots 3 and 4 will continue to be owned by the City and are being marketed for sale.

As a condition of CSM sign off, under MGO Section 16.23(5)(g)1. "all unpaid special assessments shall be paid unless determined otherwise by the Board of Public Works." The Economic Development Division is asking the Board of Public Works to allow:

(1) The unpaid special assessments on Lots 1, 2 and 4 (as defined below per the current tax PINS) can be paid after the CSM and the warranty deed are recorded. This way the new lots are established by recording the CSM just prior to closing, and the new legal description from the recorded CSM can be correctly recorded on the warranty deed at closing. This further allows the City to use the sale proceeds to pay the special assessments for said lots.

(2) The unpaid special assessments on the whole lots (as defined below per the current tax PINS) that will combined to create Lot 3 (lots 24-31 and 39-42) be allowed to remain deferred until said lot is sold.

The Economic Development Division is proposing that, just after the time of the HC closing, the proceeds of the sale of Lot 1 be applied to pay the special assessments due on the 33 lots that will make up Lots 1, 2 and 4 of the CSM, including those lots that only partially be combined to form the new lots. The special assessment balance relating thereto is \$1,126,842 as described below. The special assessments due on the remaining whole lots that will combine to create Lot 3 will then continue to be deferred on said newly created lot. The special assessment amounts that will continue to be deferred on Lot 3 total \$845,541 as February 15, 2017, as described below:

Deferred Special Assessments to be Paid after the CSM and Warranty Deed are Recorded when HC's Closes on Lot 1 of the CSM:

CSM Lot #1		
Lot # Per Recorded Plat	Current Tax PIN	15-Feb-17 Assessment
47	0810-162-0313-5	\$ 16,020.24
48	0810-162-0314-3	\$ 16,018.49
49	0810-162-0315-1	\$ 16,018.49
50	0810-162-0316-9	\$ 15,015.56
62	0810-162-0601-4	\$ 13,116.05
63	0810-162-0602-2	\$ 13,115.27
64	0810-162-0603-0	\$ 20,091.82
65	0810-162-0604-8	\$ 0
66	0810-162-0605-6	\$ 0
67	0810-162-0606-4	\$ 0
68	0810-162-0607-2	\$ 0
69	0810-162-0608-0	\$ 0
70	0810-162-0609-8	\$ 0
71	0810-162-0610-5	\$ 0
Total Lot 1		\$ 109,396

CSM Lot #2		
Lot # Per Recorded Plat	Current Tax PIN	15-Feb-17 Assessment
35	0810-162-0301-0	\$ 16,108
36	0810-162-0302-8	\$ 16,018
37	0810-162-0303-6	\$ 16,018
38	0810-162-0304-4	\$ 16,018
Total Lot 2		\$ 64,163

CSM Lot 4		
Lot # Per Recorded Plat	Current Tax PIN	15-Feb-17 Assessment
72	0810-162-0611-3	\$ 0
73	0810-162-0612-1	\$ 0
74	0810-162-0613-9	\$ 0
75	0810-162-0614-7	\$ 0
76	0810-162-0615-5	\$ 78,890
77	0810-162-0616-3	\$ 67,392
78	0810-162-0617-1	\$ 94,956

79	0810-162-0618-9	\$ 80,915
80	0810-162-0619-7	\$ 80,875
81	0810-162-0620-4	\$ 80,875
82	0810-162-0621-2	\$ 80,875
43	0810-162-0309-4	\$ 191,601
44	0810-162-0310-1	\$ 90,169
45	0810-162-0311-9	\$ 90,576
46	0810-162-0312-7	\$ 16,161
Total Lot 4		\$ 953,283

Remaining Deferred Assessments on Lot 3 of the CSM

CSM Lot 3-will continue to defer special assessments for these lots.

Lot #	Per Recorded Plat	Current Tax PIN	15-Feb-17 Assessment
24		0810-162-0204-6	\$ 62,385
25		0810-162-0205-4	\$ 61,927
26		0810-162-0206-2	\$ 68,176
27		0810-162-0207-0	\$ 242,056
28		0810-162-0208-8	\$ 159,017
29		0810-162-0209-6	\$ 13,627
30		0810-162-0210-3	\$ 15,095
31		0810-162-0211-1	\$ 15,769
39		0810-162-0305-2	\$ 15,947
40		0810-162-0306-0	\$ 15,725
41		0810-162-0307-8	\$ 30,364
42		0810-162-0308-6	\$ 145,452
Total Lot 3			\$ 845,541

Based upon the foregoing, we hereby request that the unpaid assessments on the above noted lots that will be combined to form Lot 3 of the CSM via the above current tax PINs, be allowed to continue to be deferred as originally authorized, and that the CSM may be recorded before the payment of the special assessments on the lots that will be combined to form Lots 1, 2 and 4 of the CSM.

Sincerely,

Kris Koval
Real Estate Agent III

cc: Jenny Frese
Matt Mikolajewski
Wendy Murkve
Jeff Quamme
Kevin Ramakrishna
Doran Viste

Submittal

CERTIFIED SURVEY MAP NO.

BEING A DIVISION OF LOTS 24-31, 35-50, 62-82 AND VACATED AND DISCONTINUED RIGHT-OF-WAYS PER DOCUMENT NO. _____ IN THE CENTER FOR INDUSTRY & COMMERCE, BEING A SUBDIVISION IN PART OF THE SOUTHEAST 1/4, SOUTHWEST 1/4, NORTHEAST 1/4 AND NORTHWEST 1/4 OF SECTION 16, TOWN 8 NORTH RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, STATE OF WISCONSIN.

- INDICATES IRON ROD FOUND - 3/4" DIA. UNLESS OTHERWISE NOTED
- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, SET.
- INDICATES 2 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 3.65 LBS PER LINEAL FOOT, SET.

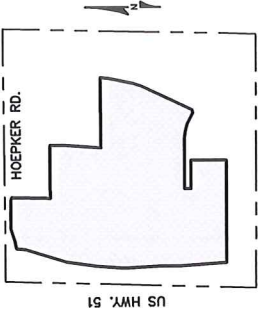
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 16-08-10 AS S 01°34'28" W, WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE, 83 (1997).

SEE SHEETS 2-6 FOR ADDITIONAL PARCEL AND EASEMENT DETAILS.

OWNER:
CITY OF MADISON
210 MARTIN LUTHER KING JR. BLVD.
MADISON, WI 53703

SURVEYOR:
CHRISTOPHER A. JACKSON, PLS
CJ ENGINEERING, LLC
9205 W. CENTER ST., STE 214
MILWAUKEE, WI 53213
(414) 443-1312



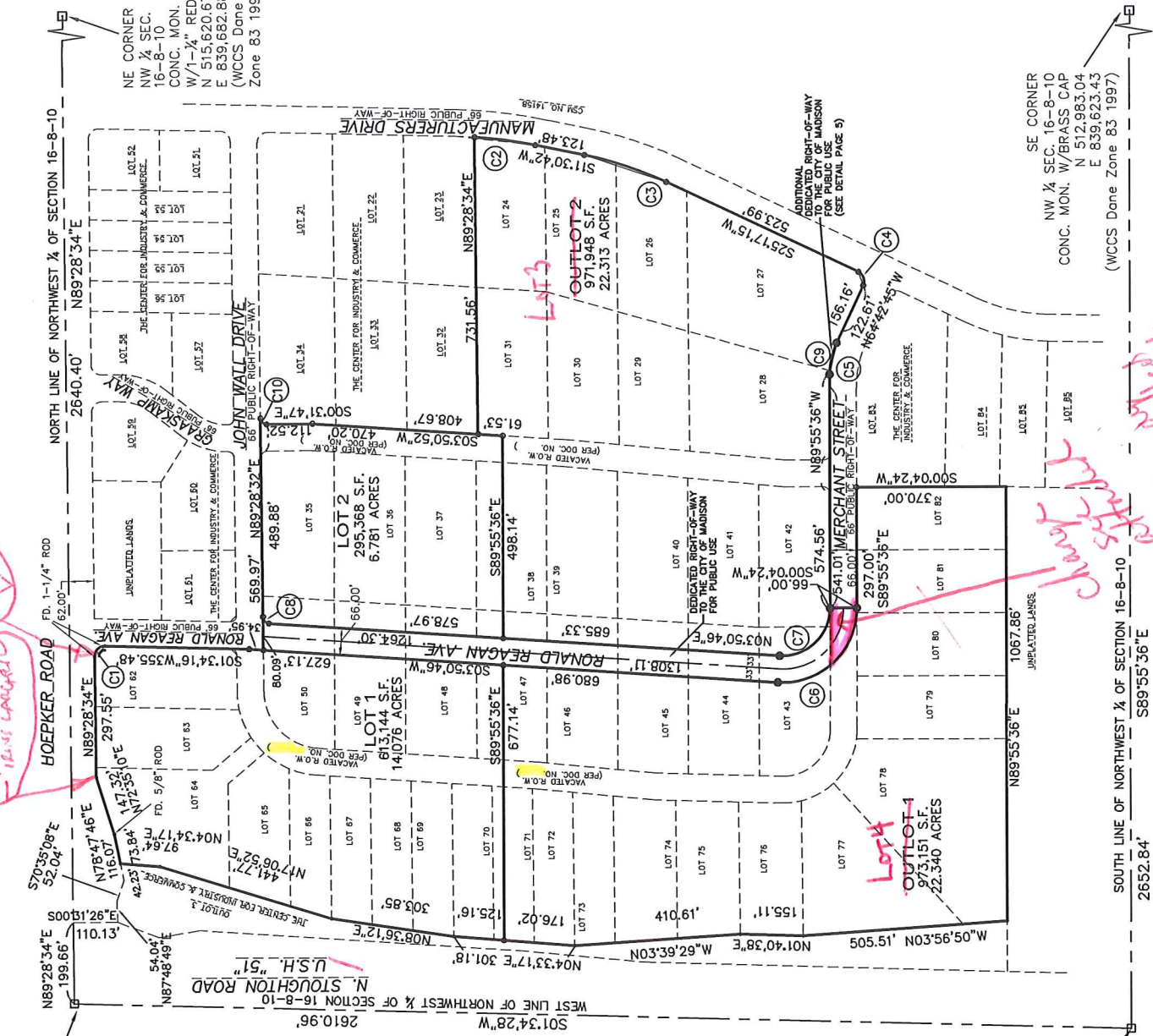
VICINITY MAP
NW 1/4 OF SEC. 16-8-10
1" = 2000'

NW CORNER
NW 1/4 SEC.
16-8-10
CONC. MON.
W/ALUM. CAP
N 515.596.53
E 837.042.24
(WCCS Done
Zone 83 1997)

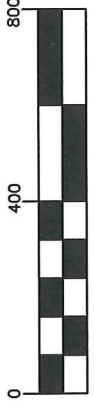
NE CORNER
NW 1/4 SEC.
16-8-10
CONC. MON.
W/1-1/4" REDAR
N 515.620.67
E 839.682.88
(WCCS Done
Zone 83 1997)

SW CORNER
NW 1/4 SEC.
16-8-10
CONC. MON.
W/ALUM. CAP
N 512.886.45
E 839.970.64
(WCCS Done
Zone 83 1997)

SE CORNER
NW 1/4 SEC. 16-8-10
CONC. MON. W/BASS. CAP
N 512.983.04
E 839.623.43
(WCCS Done Zone 83 1997)



GRAPHIC SCALE



1 INCH = 400 FT.

Handwritten notes:
- 'Lot 1' and 'Lot 2' in pink circles.
- 'Lot 3' and 'Lot 4' in pink circles.
- 'Outlot 1' and 'Outlot 2' in pink circles.
- 'Make existing 18 inch larger' in pink.
- 'Make larger' in pink.
- 'As shown' in pink.
- 'To be deleted per needs removed' in pink.

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____