

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF PUBLIC WORKS
FOR
PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS
FOR PUBLIC WORKS IMPROVEMENTS
MADISON, WISCONSIN**

PART I

The Common council of the City of Madison, Wisconsin, having heretofore decided that it is expedient and necessary that the traffic signal installation listed in Part II hereof be made at the expense of the owners of properties which would be especially benefited thereby.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN:

That the City Director of Transportation has prepared plans, specifications, a proposed schedule of assessments, and an estimate of the entire cost of the improvement for each of the districts listed in Part II hereof; and

That the plans, specifications, a proposed schedule of assessments, and an estimate of the entire cost of the improvements listed in Part II hereof are available in the office of the City Director of Transportation, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard, and open to inspection by all interested persons between the hours of 7:30 a.m. and 4:00 p.m., Monday through Friday, until ten (10) working days after the first publication of this notice; and

That on March 26, 2008, at 6:30 p.m., The Board of Public Works will hold a public hearing in Room 108, City-County Building, 210 Martin Luther King Jr. Blvd. and will consider any objections that may be filed in writing or in person, and hear all persons desiring to be heard.

The City's TTY/Textnet number is 866-704-2315

If you require an interpreter, materials in alternate formats, or other accommodations to access this public hearing, please contact the Traffic Engineering Division at phone (608) 266-4761 or TTY/Textnet number 866-704-2315. Please make contact at least 24 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

Tree Lane-Gammon Road Traffic Signal Assessment District.

Publish: The Capital Times, March 14, 2008



Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Madison Municipal Building Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986

Madison, Wisconsin 53701-2986

(Phone) 608 266 4761

TTY/Textnet 866 704 2315

(FAX) 608 267-1158

March 7, 2008

TO: Property owners within the Tree Lane Gammon Road traffic signal assessment district

In the next month, the Board of Public Works and the Madison Common Council will consider plans and assessment schedules to fund new traffic signals at Tree Lane and Gammon Road. The estimated cost to install the traffic signals is \$106,000.

The estimated traffic signal assessments were apportioned among all parcels within the assessment district based on estimated trips generated by each parcel using Institute of Transportation Engineers Trip Generation Handbook to calculate trips.

The traffic signal is expected to be installed sometime during the summer months of 2008 as part of the Gammon Road and Mineral point reconstruction project.

If you need additional information or have questions on this project, please contact me at 266-5987.

Sincerely,

Scott A. Langer.
Traffic Engineer
City of Madison

cc: Ald Paul Skidmore, District 9
Alder Mark Clear, District 19
City Clerk
City Engineering

BOARD OF PUBLIC WORKS

To Property Owners:

Enclosed is your notice of a Public Hearing on Traffic Signal Installation. Our records indicate that you are an owner of the property within the area benefited by Traffic Signals. Please read this notice carefully, and if you have any questions, contact Scott Langer (266-5987) at the City Traffic Engineering Division, Room 100, Madison Municipal Building, 215 Martin Luther King, Jr., Boulevard. We suggest that it is better to call rather than to wait for the Board of Public Works meeting itself.

If you wish to appear before the Board of Public Works, you may do so at the time and place stated in the notice. To expedite the public hearing process, please complete the form below and submit it to the Board Secretary at the hearing.

If you have sold or transferred ownership of all or part of the property in question, please forward this notice to the new owner.

It is the policy of the City of Madison to assess the initial cost of installation and materials for traffic signals to the benefited property owners. This is a one-time assessment and all maintenance and operating costs, once the traffic signals are installed, are paid by the City of Madison.

Larry D. Nelson, P.E.
BOARD OF PUBLIC WORKS
Executive Secretary

Date _____

Name of Traffic Signal Assessment District **Gammon Tree Lane Traffic Signal Assessment District.**

Your Name _____

Your Address _____

Support and wish to speak

Support but do not wish to speak

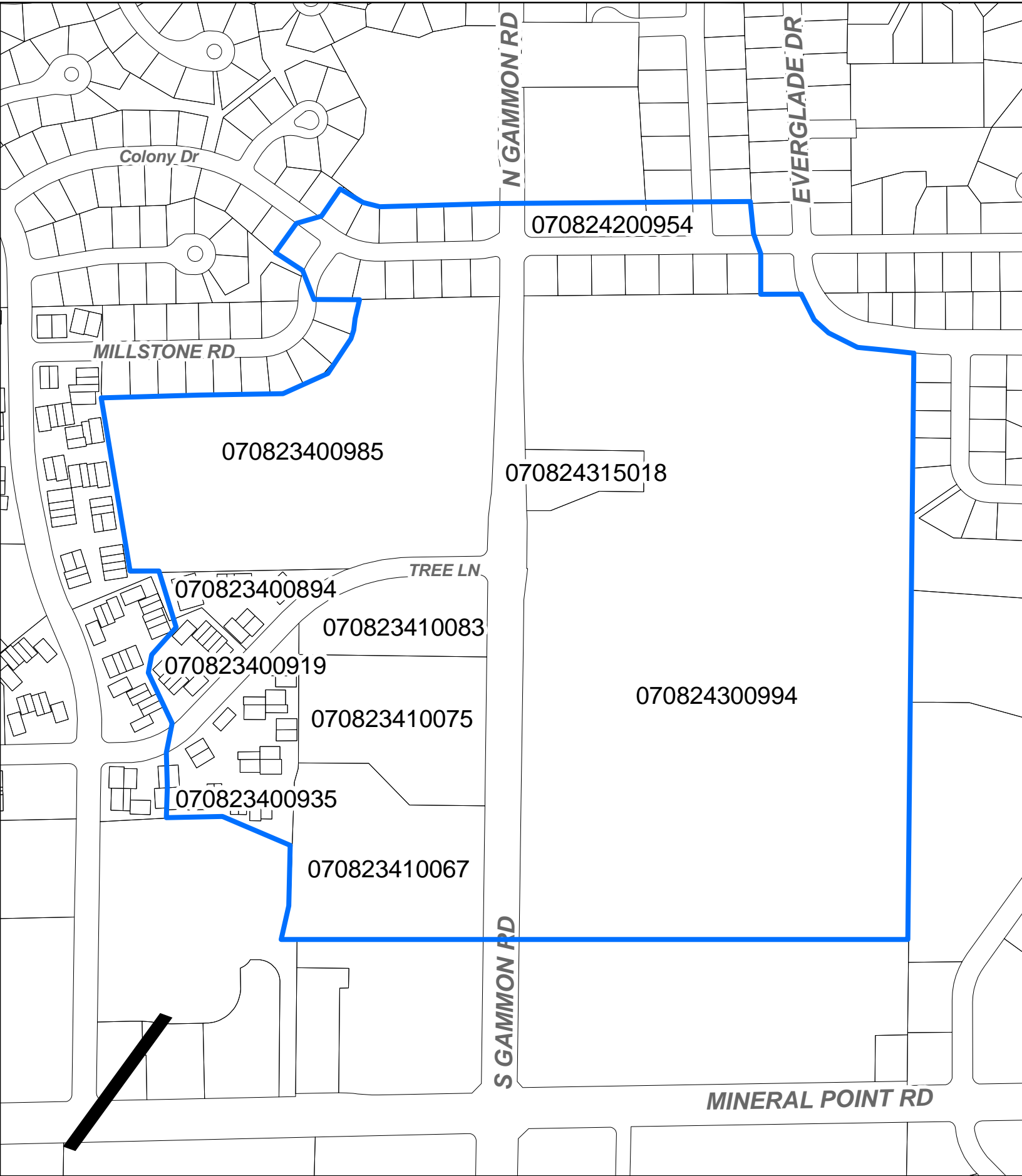
Oppose and wish to speak

Oppose and do not wish to speak

Your signature _____

Parcel Number _____

Gammon Rd & Tree Ln Traffic Signal Assessment District



**EXHIBIT "B"- TRIP GENERATION TABLE AND SCHEDULE OF ASSESSMENTS
GAMMON ROAD--TREE LANE TRAFFIC SIGNAL PG 1 OF 2**

	Parcel Number	Owner Address	Address	Name	Land Use Variable	Site Specific Data	Trip Gen. Rate	Round Trips (vpd)	Zone Factor	Zone Factored Trips	Parcel Trip Credit	Adjusted Round Trips	% of Total Trips	Assessment
1	0708-243-0099-4	Madison Metro School District 545 W Dayton ST Madison, WI 53703	201 S. Gammon Rd	Madison Metro School District James Madison Memorial	Students	2,200								
				Zone 1 (1/3)	Students	733	1.71	1,253	1.00	1253	10	1243	23.86%	\$25,293.61
				Zone 2 (1/3)	Students	733	1.71	1,253	0.50	627	0	627	12.03%	\$12,748.51
				Outside Zone (1/3)	Students	733	1.71	1,253	0.00	0	0	0	0.00%	\$0.00
2			101 S. Gammon Rd	Madison Metro School District Jefferson Middle School	Students	490	1.62	794	1.00	794	0	794	15.23%	\$16,147.32
3	0708-243-1501-8	Madison Metro School District 545 W Dayton ST Madison, WI 53703	55 S. Gammon Rd	Lussier Community Education Center	1000 sq.ft. Gross Floor Area	12,348	16.4	203	1.00	203	10	193	3.69%	\$3,915.94
4	0708-234-0098-5	Future Madison Wexford INC PO BOX 620800 Middleton, WI 53562	7012 Tree LN	Wexford Ridge Apartment Complex	Dwelling Units	246								
				Zone 2 (1/3)	Dwelling Units	82	6.72	551	0.75	413	10	403	7.74%	\$8,203.44
				Zone 3 (1/3)	Dwelling Units	82	6.72	551	0.50	276	0	276	5.29%	\$5,604.57
				Outside Zone (1/3)	Dwelling Units	82	6.72	551	0.00	0	0	0	0.00%	\$0.00
5	0708-234-1008-3	West Place Four LLC 2275 Deming Way # 300 Middleton, WI 53562-5527	102 S. Gammon Rd	Livesey Retail / Commercial Site 7001 Tree Lane	1000 sq.ft. Gross Floor Area	22,258	44.32	986	0.75	740	10	730	14.01%	\$14,846.58
6	0708-234-1007-5	West Place Three LLC % Livesey CO 2275 Deming Way # 300 Middleton, WI 53562-5527	202 S. Gammon Rd	West Place 3 Office/Retail	1000 sq.ft. Gross Floor Area	30,800	11.01	339	0.75	254	10	244	4.69%	\$4,970.13
7	0708-234-1006-7	West Place One LLC % Livesey CO 2275 Deming Way # 300 Middleton, WI 53562-5527	7010 Mineral Point Rd	Famous Footwear	1000 sq.ft. Gross Floor Area	141,298								
				Zone 2 (1/2)	1000 sq.ft. Gross Floor Area	70,649	11.01	778	0.50	389	10	379	7.27%	\$7,707.97
				Outside Zone (1/2)	1000 sq.ft. Gross Floor Area	70,649	11.01	778	0.00	0	0	0	0.00%	\$0.00
8	0708-234-0093-5	Tamarack Trails Community Services 110 S Westfield RD Madison, WI 53717-1521	7101 Tree Lane (Winter Berry Trl)	Tamarack Condominiums Phase 1 South Side 25 Units	Dwelling Units	25	5.86	147	0.50	73	10	63	1.21%	\$1,286.62
9	0708-234-0091-9	Tamarack Trails Community Services 110 S Westfield RD Madison, WI 53717-1521	125 S. Westfield Rd.	Tamarack Condominiums Phase 2 North Side 11 Units	Dwelling Units	11	5.86	64	0.50	32	10	22	0.43%	\$452.20
10	0708-234-0089-4	Tamarack Trails Community Services 110 S Westfield RD Madison, WI 53717-1521	101 S. Westfield Rd.	Tamarack Condominiums Phase 3 North Side 12 Units	Dwelling Units	12	5.86	70	0.50	35	10	25	0.48%	\$511.80

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 Tree Lane Gammon Road Traffic Signal 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 these signals is assessed to the various parcels based on the estimated trips generated by each parcel.

The Properties Against which the Assessments are proposed are Benefited as follows:

The installation of traffic signals will effect orderly traffic movement through an appropriate assignment of right-of-way. The proposed traffic signal is needed to accommodate existing development and to minimize traffic impacts on the surrounding transportation system. The proposed improvement will provide positive benefit and traffic relief for all of the land uses in the assessment district. In particular, the proposed traffic signal at Tree Lane will interrupt traffic flow on Gammon Road at intervals to allow traffic on Tree Lane to enter Gammon Road.

Installation of this traffic signal will provide better access for the employees, customers, students and other traffic associated with the commercial land uses in this assessment district.

REPORT OF: City Traffic Engineer

Presented April 8th, 2008

For Approving Plans and Specifications and
Assessing Improvement Cost for The Installation
of Traffic Signals in

Referred

Tree Lane Gammon Road

Reported Back

Traffic Signal Assessment District

Adopt

Filed in the Office of the City Traffic Engineer

Rules Suspended

March 7, 2008

Re-Referred

Placed on File

Placed on File

I.D. NUMBER

Filed in the City Clerk's Office: March 7, 2008

Date Council Action Required: April 8th 2008

TO THE MAYOR AND COMMON COUNCIL:

The Common Council having ordained that the full cost, including inspection and supervision, of the initial installation of traffic signals shall be assessed to the benefited properties and that assessment for traffic signals shall be in accordance with Section 66.0701 of the Wisconsin Statutes, has directed that when the City Traffic Engineer proposes the installation of traffic signals assessed to the benefited properties, he shall prepare a report listing traffic signals to be installed and schedule of assessments.

Now, therefore, in compliance with said instruction, the City Traffic Engineer reports as follows:

1. That traffic signals are proposed to be installed and assessed to benefiting properties listed on Exhibits A and B attached hereto, said listing including the locations of traffic signals to be installed, and a schedule of assessments.
2. That pursuant to such listing, the entire cost of the traffic signal installation improvement will be \$106,000
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 \$ 4190.41 as the cost properly chargeable to the City and covered by said improvement.

DATED: March 7, 2008

David C. Dryer, P.E.
City Traffic Engineer