

REPORT OF: City Traffic Engineer

Presented July 19, 2005

For Approving Plans and Specifications and
Assessing Improvement Cost for The Installation
of Street Lights in

TANCHO/CIC Phase 2

Filed in the Office of the City Traffic Engineer
June 13, 2005

Referred

Reported Back

Adopt

Rules Suspended

Re-Referred

Placed on File

I.D. NUMBER

Filed in the City Clerks Office:

Date Council Action Required: July 19, 2005

TO THE MAYOR AND COMMON COUNCIL:

The Common Council having ordained that the full cost, including inspection and supervision, of the initial installation of street lights shall be assessed to the abutting properties and that assessment for street lights shall be in accordance with Section 66.0701 of the Wisconsin Statutes and Section 10.39 of the Madison General Ordinances, has directed that when the City Traffic Engineer proposes the installation of street lights assessed to the abutting properties, he shall prepare a report listing the street lights to be installed, their location and schedule of assessments.

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

1. That street lights are proposed to be installed and assessed to abutting properties listed on Exhibits A and B attached hereto, said listing including the locations of street lights to be installed, and a schedule of assessments.
2. That pursuant to such listing, the entire cost of the work improvement will be **\$ 4306.81**
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 **\$ -0-** as the cost properly chargeable to the City and covered by said improvement.

DATED: June 13, 2005

NOTE: Special assessment notices and
hearings have been waived.
(See attached signed waivers)

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

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 **TANCHO/CIC Phase 2** 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 the improvements have been assessed to the various parcels based on lot size and zoning.

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

This improvement consists of the installation of street lights, which will promote and enhance the general welfare and safety of people and property in this neighborhood.

DECLARATION OF CONDITIONS AND COVENANTS
FOR THE DEVELOPMENT/PLAT OF
The Center For Industry & Commerce
City of Madison, Dane County, Wisconsin

WHEREAS, THE CENTER FOR INDUSTRY & COMMERCE L.L.C., owner of the Development/Plat known as The Center For Industry & Commerce, will be benefited through the installation by the City of Madison of street trees and street lighting within the public right-of-way for all lots included in said plat.

NOW THEREFORE, the undersigned owner, hereby declares and provides that all lots in said plat in the City of Madison are subject to conditions and covenants as follows:

1. That the owner concurs with the City of Madison's policy to promote and enhance the beauty and general welfare of the City through the planting and maintenance of street trees or shrubs and installation and maintenance of street lights, within the public right-of-way, adjacent to the owner's property.
2. That the owner acknowledges that it is the City of Madison's policy to assess the full cost, including inspection and supervision, of the initial installation of street trees and street lights.
3. That the owner, his/her heirs, successors and assigns, waives notice and hearing to the assessment for street trees and street lights in accordance with Section 66.0703(7)(b), Wisconsin Statutes; Section 66.0701, Wisconsin Statutes; Paragraph (11), Section 10.10; and Paragraph (10), Section 10.39, Madison General Ordinances.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 26
day of March, 2003.

The Center for Industry & Commerce L.L.C.

By: T. Wall Properties Master Corp.

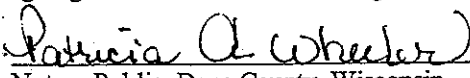
Its: Manager



Terrence R. Wall, President

State of Wisconsin)
County of Dane)ss

Personally came before me this 26th day of March, 2003.
The above named Terrence R. Wall, President
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.



Notary Public, Dane County, Wisconsin
My Commission Expires 2/15/04

Return to: City Traffic Engineering Division
Suite 100, Madison Municipal Building
215 Martin Luther King Jr. Blvd,
PO Box 2986, Madison, WI 53701-2986


DECLARATION OF CONDITIONS AND COVENANTS
FOR THE DEVELOPMENT/PLAT OF
Tancho Business Park
City of Madison, Dane County, Wisconsin

WHEREAS, Tancho Investment Limited Partnership,
owner of the Development/Plat known as Tancho Business Park, recorded
in Volume _____ of Plats on page(s) _____, in the Dane County Register of Deeds
Office, will be benefited through the installation by the City of Madison of street trees and street lighting
within the public right-of-way for all lots included in said plat.

NOW THEREFORE, the undersigned owner, hereby declares and provides that all lots in said plat
in the City of Madison are subject to conditions and covenants as follows:

1. That the owner concurs with the City of Madison's policy to promote and enhance the beauty and
general welfare of the City through the planting and maintenance of street trees or shrubs and
installation and maintenance of street lights, within the public right-of-way, adjacent to the
owner's property.
2. That the owner acknowledges that it is the City of Madison's policy to assess the full cost,
including inspection and supervision, of the initial installation of street trees and street lights.
3. That the owner, his/her heirs, successors and assigns, waives notice and hearing to the assessment
for street trees and street lights in accordance with Section 66.0703(7)(b), Wisconsin Statutes;
Section 66.0701, Wisconsin Statutes; Paragraph (11), Section 10.10; and Paragraph (10), Section
10.39, Madison General Ordinances.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29
day of April, 2005.

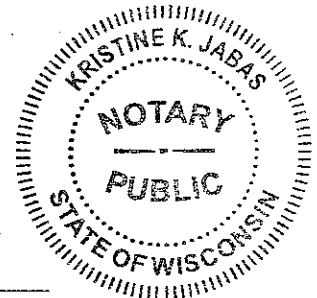


State of Wisconsin)
County of Dane)ss

Personally came before me this 29th day of April, 2005.

The above named Glenn J. Hoyde
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Kristine K. Jabas
Notary Public, Dane County, Wisconsin
My Commission Expires October 23, 2005



Return to: City Traffic Engineering Division
Suite 100, Madison Municipal Building
215 Martin Luther King Jr. Blvd,
PO Box 2986, Madison, WI 53701-2986

EXHIBIT A

**TANCHO/CIC Phase 2
SCHEDULE OF ASSESSMENTS**

Project ID: 53W0184

Project Name: TANCHO/CIC Phase 2 Assessment District-2005

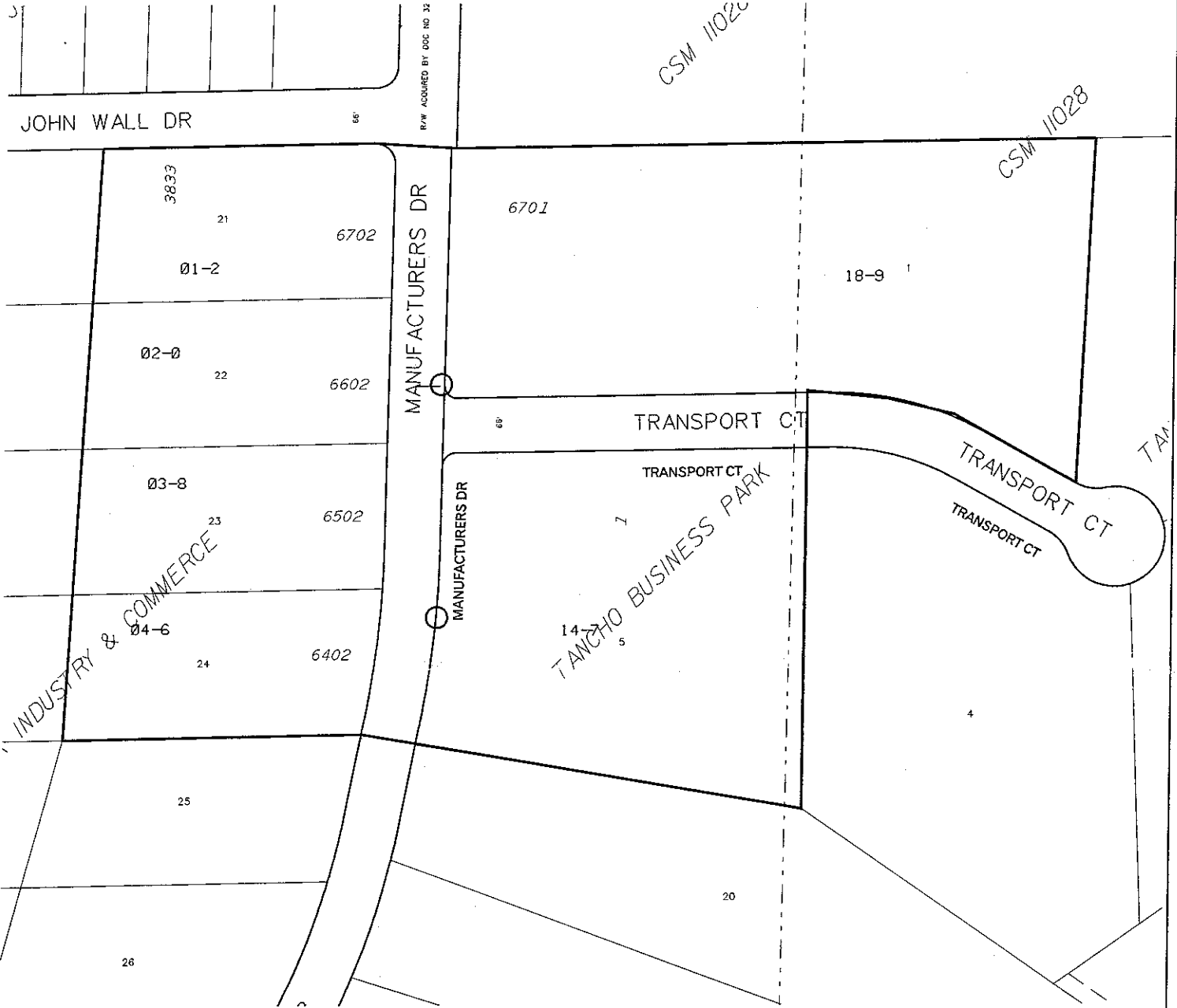
Project Limits: Manufacturers Drive from John Wall Drive to 680' South

Frontages listed are for: FRONTAGE IS FOR SITUS STREET

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage	Assessable Frontage	STREET LIGHTING	
					COST/FT.	TOTAL
0810-162-0201-2	City of Madison PO Box 2983 Madison, WI	6702 Manufacturers Dr	174.2	137.2	\$ 3.42	\$469.22
0810-162-0202-0	City of Madison PO Box 2983 Madison, WI	6602 Manufacturers Dr	175.1	175.1	\$ 3.42	\$598.84
0810-162-0203-8	City of Madison PO Box 2983 Madison, WI	6502 Manufacturers Dr	180.3	180.3	\$ 3.42	\$616.63
0810-162-0204-6	City of Madison PO Box 2983 Madison, WI	6402 Manufacturers Dr	176.7	176.7	\$ 3.42	\$604.31
0810-162-0118-9	SOGAN LLC 5215 HEDDEN CIR MIDDLETON, WI 53562-0000	6702 Manufacturers Dr (LOT 1.)	296.5	250.0	\$ 3.42	\$855.00
0810-162-0114-7	TANCHO INVESTMENT LIMITED PARTNERSHIP 222 N LASALLE ST #1414 CHICAGO, IL 60601-0000	1 Transport Ct (LOT 5.)	432.5	340.0	\$ 3.42	\$1,162.80

1259.3 \$4,306.81

EXHIBIT "B" TANCHO/CIC PHASE 2



25' MOUNTING HEIGHT CONCRETE STREET LIGHT POLE

