



June 18, 2011

Paul Soglin, Mayor
City of Madison
Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
Madison, Wis. 53701

Alderman Paul Skidmore
City of Madison
Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
Madison, Wis. 53701

Board of Public Works
City of Madison
Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
Madison, Wis. 53701

David Dryer
City Traffic Engineer and Parking Manager
Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
Madison, Wis. 53701

Gentlemen:

In behalf of the Saukdale Condominium Unit Owners Association, the Board of Directors and the undersigned owners take exception to the formula by which nearby residents and owners are assessed for the cost of the proposed traffic signal at Old Sauk Road and Westfield Road.

Saukdale owners support installation of the signal in the hope that it will improve traffic flow and traffic safety and protect everyone – drivers, bicyclists and pedestrians alike. While we might quibble over the apportionment of assessments among businesses and condo owners, what we cannot tolerate is the discriminatory policy under which owners of single-family homes would pay absolutely nothing in terms of a special assessment. It is incredible that a city with an otherwise commendable record of ensuring

fairness and preventing discrimination would allow this blatantly unfair and discriminatory policy to continue. The time for change is long overdue.

In its policy, "the City of Madison recognizes that it has historically financed the cost of these needed public improvements by special assessments to benefited properties and that fairness and reasonableness dictates that when these improvements are constructed or reconstructed they should be financed in like fashion." The policy to which we had access contained no mention of single-family homes and condo developments nor any authorization for discrimination between the two types of development.

If there is a basis for discriminating against condo owners, we fail to see it. Condo owners accept and pay property taxes basis on the value of their properties. Condo owners accept higher density, even though individual property sizes are smaller than nearby single-family homes. To say that higher densities justify discriminatory assessments is, in our view, a fatally flawed position.

Many condo owners have only one car and often drive as little as 10,000 miles a year. Saukdale residents range in age from 50 to 95, with eight over 90. Almost all are retired, and don't contribute to rush-hour traffic going to work. They frequently time their trips to avoid traffic jams. There are no children among Saukdale residents, hence no trips to school.

Contrast, if you will, the traffic generated by single-family homeowners, most of whom have two if not three vehicles, drive their cars to work during rush-hour, drive to activities dominated by school children and younger, more active people.

We are not aware of any traffic studies that show owners of single-families generate NO traffic (as the city's single-family-house-owners-get-their-traffic-signals-FREE policy implies) or that condo owners generate more traffic than single-family homeowners. No counts have been taken to measure traffic in and out of Saukdale; rather, projections appear based on guidelines from national traffic engineering manuals that cannot accurately measure Saukdale's unique characteristics of its people, their lifestyles and the trips they take.

We are not aware of any studies that show that condo owners cost the city more than single-family home owners. In fact, urban planners acknowledge that higher densities better justify street expenditures.

Do condo owners cost the city too much? A closer look would show that condo owners pay for more city services than they get. Trash collection in Saukdale costs the city nothing; we pay \$10,000 a year to hire private trash collection. Snow removal in Saukdale costs the city nothing because we pay \$10,000 a year for private snow removal. Street construction in Saukdale costs the city nothing because Saukdale condo owners pay for our interior street construction and maintenance. In 2011 alone, we will pay about \$40,000 to reconstruct one-third of our interior streets. Do we drive on city streets free? Of course not. We pay city property taxes, and do so gladly.

Interestingly, while the City of Madison bills each unit owner individually, we seem to be assessed as private homeowners, not as an association.

All we ask is fairness, and an end to anti-condo discrimination.

Sincerely,

<i>Joan Emmerich</i>	<i>Marion Bridge</i>	<i>M. Schneider</i>
Joan Emmerich, President	Marion Bridge, Vice President	Maynard Schneider, Secretary
7212 Saukdale Dr. 6/18/11	22 Saukdale Tr. 6-20-11	20 Saukdale Tr., 6-18-11
(Name, address, date)	(Name, address, date)	(Name, address, date)
<i>Dorothy Krueger</i>	<i>Colleen Endres</i>	<i>23 Saukdale Tr</i>
Dorothy Krueger, Treasurer	Colleen Endres, Member at Large	6-18-11
7212 Saukdale Dr. Madison 6/18/11	(Name, address, date)	
Other Saukdale residents/owners: (name, address, date)		
<i>James Kypfel</i>	<i>726 Saukdale Dr</i>	<i>Madison</i>
<i>Char Flottmeyer</i>	<i>718 Saukdale Way</i>	<i>53717</i>
<i>Audrey Meyers</i>	<i>7218 Saukdale Dr</i>	<i>Madison 6-18-11</i>
<i>Rabih R. Danner</i>	<i>18 Saukdale Tr</i>	<i>53717</i>
<i>Rosalyn Hartung</i>	<i>7204 Saukdale Dr</i>	<i>53717</i>
<i>Joan Lewis</i>	<i>722 Saukdale Way</i>	<i>53717</i>
<i>Nickolas Lamyer</i>	<i>21 Saukdale Tr</i>	<i>53717</i>
<i>Mary E. Krueger</i>	<i>21 Saukdale Tr</i>	<i>53717</i>
<i>Donald A. Hoffman</i>	<i>7206 Saukdale Dr</i>	<i>53717</i>
<i>Heraldine Martens</i>	<i>734 Saukdale Way</i>	<i>53717</i>
<i>Alice Paremicki</i>	<i>9 Saukdale Tr</i>	<i>53717</i>
<i>Josanne Ahner</i>	<i>7 Saukdale Tr</i>	<i>53717</i>
<i>Alfred Nowinski</i>	<i>5 Saukdale Dr</i>	
<i>James L. Stanton</i>	<i>7217 Saukdale Dr</i>	
<i>Shirley J. Stanton</i>	<i>7217 Saukdale Dr</i>	
<i>Marilyn Rognowski</i>	<i>5 Saukdale Tr</i>	<i>53717</i>
<i>Guth Smeltz</i>	<i>7213 Saukdale Dr</i>	
<i>Suzanne Schredl</i>	<i>20 Saukdale Tr</i>	
<i>Sudam Harvey</i>	<i>7208 Saukdale Dr</i>	<i>53717 6/18/11</i>
<i>Katherine Rognowski</i>	<i>7214 Saukdale Dr</i>	<i>53717</i>
<i>Brad Forsted</i>	<i>7222 Saukdale Dr</i>	<i>53717 6/18/11</i>
<i>Melanie Blomquist</i>	<i>7220 Saukdale Dr</i>	<i>53717 6/18/11</i>
<i>John & Donna Phoebe</i>	<i>16 Saukdale Tr</i>	<i>53717 6/18/11</i>
<i>Plady L. Chapman</i>	<i>722 Saukdale Way</i>	<i>53717</i>

