

JDH 02863

**SECURITY SELF STORAGE, LP**  
**510 ROLFSMEYER DRIVE**  
**MADISON, WI 53713**  
**(608) 274-7796 or (800) 252-0836**

February 21, 2006

Larry B. Nelson (P.E.)  
City Engineer  
Department of Public Works  
Civil Engineering Division  
City/County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, WI 53703

Re: Proposed sewer extension to City of Fitchburg

Dear Mr. Nelson,

Enclosed you will find a letter that I wrote to Michael R. Dailey on February 8, 2006, and a letter from my attorney dated February 20, 2006, whereby I am objecting to the sewer extension from the City of Madison to the City of Fitchburg. As I expressed in the letter, and at the February 8, 2006 Board of Public Works meeting, my business has no immediate needs for a sewer connection, nor will it for quite some time, as the only use I have is for a toilet and a sink in a 1 ½ person office.

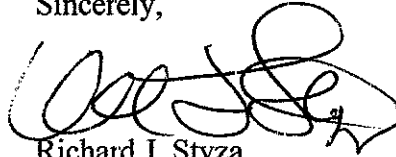
Last summer, my father, Jack Styza, expressed an interest in purchasing the land on the corner of Syene Road and Rolfsmeyer Drive and he was told that it would cost \$175,000 to run the sewer line to this parcel and that the City of Fitchburg would not waive this requirement. That eventually ended his interest in the parcel (although he was in contact with the real estate agent and the City of Fitchburg about this quite a few times). Now all of a sudden the parcel has been sold, trees are being cleared, a newspaper ad for sewer bids was ~~been~~ placed prior to the February 8, 2006 Board of Public Works meeting, and the City of Fitchburg representative said that the vacant parcel's share of the sewer project will now be "\$30,000 to \$40,000" (which he stated orally at the February 8, 2006 Board of Public Works meeting). If you were in my position, wouldn't you object to this, too? This whole process just doesn't seem to pass the "smell test".

Although it sounds great that the majority of the bill to Security Self Storage (\$27,338.28) will be deferred, if the business is not sold for 20 or 30 years, can you imagine what the accumulated interest cost will be? Also, at the February 8, 2006 Board of Public Works meeting, the City of Fitchburg objected to paying an approximate \$18,000 bill to meet the City of Madison local laws (which apparently they do not have in Fitchburg). Without batting an eye the City of Madison representative agreed to pay this for the City of Fitchburg. For the life of me I am trying to understand what the City of Madison is getting out of all of this

The vacant parcel on the corner of Syene Road and Rolfsmeyer Drive can be served by the City of Fitchburg itself for \$175,000. The two homes in the City of Fitchburg who are having septic problems across the street from Security Self Storage could then hook into that system. Since I do not want sewer, this only leaves the City of Madison business at 2995 Syene Road (actually located on Rolfsmeyer Road next door to Security Self Storage, LP) without sewer. They could easily hook into the Fitchburg lines and, if the time ever came for redevelopment of the two Security Self Storage parcels, the new owner could hook directly into the City of Madison main which is located on Security Self Storage's north property line

The only other solution to this problem would be for the new vacant parcel owner to pay Security Self Storage's full share of \$29,743.96 (originally \$28,706.88 on the February 8, 2006 proposal) plus their assessment of "\$30,000 to \$40,000" (which is substantially cheaper than the \$175,000 that was quoted to me by the City of Fitchburg. Barring that solution, I am asking the City of Madison to back off from this project as it does not represent the interest of the constituents they represent.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Styza', with a stylized flourish at the end.

Richard J. Styza  
Property Manager

Copy: files

**SECURITY SELF STORAGE, LP**  
**510 ROLFSMEYER DRIVE**  
**MADISON, WI 53713**  
**(608) 274-7796 or (800) 252-0836**

February 8, 2006

Michael R. Dailey  
DPW-Engineering Division  
210 Martin Luther King Blvd. #115  
Madison, WI 53703-3342

Dear Mr. Dailey,

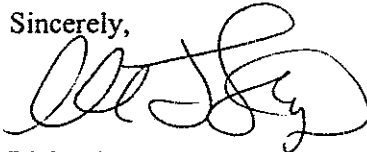
As per our phone conversation the other day I am following up my objection to our two parcels being assessed at 510 & 530 Rolfsmeyer Drive for a sewer system that I have no use for. I am being assessed \$18,596.64 for 510 Rolfsmeyer Drive which currently has sewer on the Highway 14 lot line (and an office with only a sink and toilet) and \$10,110.24 for 530 Rolfsmeyer Drive which has no plumbing facilities whatsoever. As the new owner of these two parcels (it was purchased January 2, 2005) substantial improvements have been made to this business over the last year so no immediate use is needed for a sewer system and it appears that this will be a long term hold for my company as a real estate holding.

Also, I told you that I seriously looked at the vacant parcel on the corner of Syene Road and Rolfsmeyer Drive last summer as a possible expansion of Security Self Storage. The biggest stumbling block was with the City of Fitchburg concerning running a sewer line to this parcel. I informed them that I didn't feel that a sink and a toilet for the entire facility was reason to run a sewer line there. The City of Fitchburg informed me that it would cost \$175,000.00 to run the sewer from their boundaries to the site. The purchase of this site hinged upon us getting this waived which the City of Fitchburg would not do. Now all of a sudden, I have been contacted as an adjacent landowner that the parcel has been sold and they are looking for any objections to a trucking type business being built there. I have no objections. However, it sure looks like I am paying to run a sewer line right up to the vacant parcel lot line (and at my cost).

It is also my understanding that the parcels located directly across from me have had sewer problems. As I believe that these parcels are in the City of Fitchburg, why can't the sewer line be run down from the vacant parcel to service these problem houses and keep all of the sewer lines in the City of Fitchburg?

Your serious consideration of my objection to this proposed sewer line extension in the City of Madison would be greatly appreciated. I don't have a problem with regional cooperation, but why should I pay for it when I have absolutely nothing to gain by it?

Sincerely,



Richard J. Styza  
Property Manager

copy: files



**POULOS,  
SENGSTOCK,  
BUDNY &  
LUDWIG, S.C.**

Attorneys at Law

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*Waukesha Office:*  
Phone: (262) 523-0511

February 20, 2006

**VIA FACSIMILE TRANSMISSION ONLY TO (608) 264-9275**

Mr. Larry B. Nelson (P.E.)  
City Engineer  
Department of Public Works  
Civil Engineering Division  
City/County Building, Room 115  
210 Martin Luther King Jr. Boulevard  
Madison, WI 53703

Re: Our Client: Security Self Storage LP  
510/530 Rolfsmeyer Drive

Dear Mr. Nelson:

Our office represents the interests of Security Self Storage LP, the owners of the City of Madison property located at 510/530 Rolfsmeyer Drive. As I am sure you are likely well aware, our client is objecting to the proposed special assessment with regard to the public works improvements set forth in the notices sent to my client in past correspondence. A letter dated February 8, 2006, was sent to Mr. Michael R. Dailey, and I believe that letter was also presented at the public hearing held on February 8, 2006.

This assessment is in no way benefiting my client's property as it currently exists. It appears the sanitary sewer assessment is going to benefit the property across the street, located in Fitchburg, Wisconsin. As you may or may not be aware, my client sought to purchase that identical property, however was told that it would come at a very large cost, due to the fact that the City of Fitchburg charges to run the sewer from City boundaries to the site. Now a new owner has purchased the property in the Town of Fitchburg, and a City of Madison property owner has to pay for something that is going to solely benefit the Fitchburg property.

My client has been told that *only* \$2,410.66 would have to be paid at this time, while the remaining \$27,338.28 would be deferred with interest until redevelopment, sale, or

Mr. Larry B. Nelson (P.E.)  
City Engineer  
Department of Public Works  
Civil Engineering Division  
February 20, 2006  
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subdivision. One can calculate the 6% interest over a substantial period of time to see the economic burden said "deferred" assessment would have on Security Self Storage LP.

I would strongly encourage the City of Madison to rethink this assessment and pass along this correspondence to the members of the Common Council.

Thank you for your time and consideration.

Very truly yours,

**POULOS, SENGSTOCK, BUDNY & LUDWIG, S.C.**

Marcus J. Sengstock

MJS/jmk

cc: Mr. Richard Styza (via fax only to 545-8475) ✓  
Sharon Christensen, Deputy City Clerk