

REPORT OF: City Traffic Engineer

Presented April 18, 2006

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

Referred

Pine Hill Farm

Reported Back

Adopt

Rules Suspended

Re-Referred

Filed in the Office of the City Traffic Engineer
February 1, 2006

Placed on File

I.D. NUMBER

Filed in the City Clerks Office:

Date Council Action Required: April 18, 2006

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 **\$ 16,331.70**
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: February 1, 2006

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 **Pine Hill Farm** 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

Pine Hill Farm
City of Madison, Dane County, Wisconsin

WHEREAS, HOLLEY DEVELOPMENT, LLC
owner of the Development/Plat known as
PINE HILL FARM, will
be benefited through the installation by the City of Madison of traffic
signals within the public right-of-way in and adjacent to said
Development/Plat.

NOW THEREFORE, the undersigned owner, hereby declares and provides
that said Development/Plat in the City of Madison is 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 66.073(7)(b), Wisconsin Statutes; Section 66.0701, Wisconsin Statutes; Paragraph (11), Section 10.10; and Paragraph (10), Section 10.39, Madison General Ordinances.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 14th
day of MARCH, 2006. (Use Black Ink Only)

[Signature]
Member

State of Wisconsin)
County of Dane)ss

Personally came before me this 13th day of March, 2006.

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

[Signature]
Notary Public, Dane County, Wisconsin

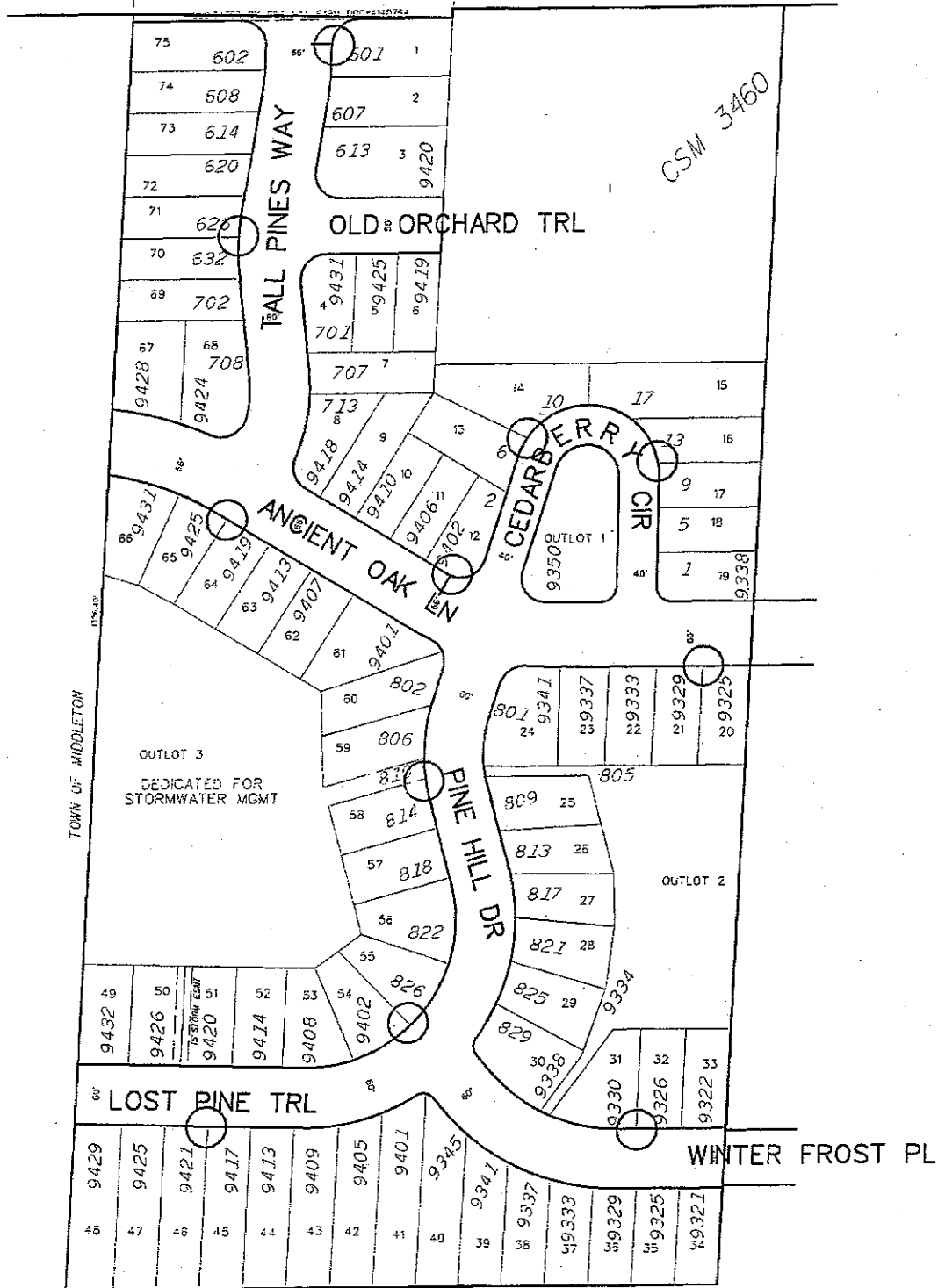
Print Name, RENEE RAFFEL
My Commission Expires 02, 14 - 2010

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

0708-331-2302-2	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	LOT 46.	1	1	212.10
0708-331-2303-0	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	LOT 47.	1	1	212.10
0708-331-2304-8	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	LOT 48.	1	1	212.10
0708-331-2305-6	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	LOT 49.	1	1	212.10
0708-331-2306-4	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	LOT 50.	1	1	212.10
0708-331-2307-2	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	LOT 51.	1	1	212.10
0708-331-2308-0	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	LOT 52.	1	1	212.10
0708-331-2309-8	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	LOT 53.	1	1	212.10
0708-331-2310-5	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	LOT 54.	1	1	212.10
0708-331-2312-1	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	LOT 55.	1	1	212.10
0708-331-1827-1	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	LOT 56.	1	1	212.10
0708-331-2313-9	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	LOT 57.	1	1	212.10
0708-331-2314-7	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	LOT 58.	1	1	212.10
0708-331-2315-5	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	LOT 59.	1	1	212.10
0708-331-2316-3	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	LOT 60.	1	1	212.10
0708-331-2317-1	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	LOT 61.	1	1	212.10
0708-331-2318-9	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	LOT 62.	1	1	212.10
0708-331-2319-7	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	LOT 63.	1	1	212.10
0708-331-2401-2	SPERRY-HILL DEVELOPMENT INC	64 OAK BIRCH DRIVE	WILLIAMS BAY, WI 53191-0000	LOT 64.	1	1	212.10
0708-331-2402-0	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	LOT 65.	1	1	212.10
0708-331-2403-8	SPERRY-HILL DEVELOPMENT INC	64 OAK BIRCH DRIVE	WILLIAMS BAY, WI 53191-0000	LOT 66.	1	1	212.10
0708-331-1826-3	IMPALA HOMES INC	6617 SEYBOLD RD	MADISON, WI 53719-0000	LOT 67.	1	1	212.10
0708-331-2404-6	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	LOT 68.	1	1	212.10
0708-331-2405-4	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	LOT 69.	1	1	212.10
0708-331-2406-2	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	LOT 70.	1	1	212.10
0708-331-2407-0	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	LOT 71.	1	1	212.10
0708-331-2408-8	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	LOT 72.	1	1	212.10
0708-331-2409-6	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	LOT 73.	1	1	212.10
0708-331-1825-5	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	LOT 74.	1	1	212.10
0708-331-1824-7	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	LOT 75.	1	1	212.10
0708-331-2501-0	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	OUTLOT 1.	1	1	212.10
0708-331-1915-4	HOLLEY DEVELOPMENT LLC % WILLIAM J HOLLEY	1828 PARMENTER ST STE 2	MIDDLETON, WI 53562-0000	OUTLOT 2.	1	1	212.10

EXHIBIT "B" PINE HILL FARM

VALLEY VIEW RD



25' MOUNTING HEIGHT CONCRETE STREET LIGHT POLE ----- ○