

FINAL RESOLUTION
DATE PUBLISHED CAP. TIMES 3/25/2006

ID NO. 03164

MAILING AFFIDAVIT - FINAL RESOLUTION CONCERNING ASSESSMENTS

Yang Tao, being first duly sworn on oath, acting on behalf of the City Clerk, deposes and says that (s)he did on 04/14/2006, place in envelopes, addressed to each interested owner at the respective address indicated below, the final resolution concerning Assessments adopted on 04/04/2006 and deposited in the United States Mail.

Subscribed and sworn to me this 14th day of April, 2006
Notary Public, State of Wisconsin *Jan Skute*
City Clerk Copy Ald. Dist. 9
Traffic Engineering Copy

My Commission expires 12-21-08

BEST PRICE GOLF LLC 307 WILLIAMS ST RANDOLPH, WI 53956-0000	DOWNEY TRUST, CATHERINE R % CATHERINE DURBIN, TR 8910 AIRPORT RD CROSS PLAINS, WI 53528-0000	HIGH POINT COMMONS FAMILY HSNG % RESIDENT SERVICES 414 DONOFRIO DR MADISON, WI 53719-2046	UNIT OWNERS ASSN OF HIGH POINT COMMONS % MONSON 414 DONOFRIO DR MADISON, WI 53719-2045
HIGH POINT PARTNERS 502 S HIGH POINT RD MADISON, WI 53719-4947	HIGH POINT SQ PRITSH ETAL % JAY D KORITZINSKY 414 DONOFRIO DR #310 MADISON, WI 53719-2045	HIGHPOINT OFFICE PARK LLC 2418 CROSSROADS DR # 3600 MADISON, WI 53718-0000	VOSS ET AL GARY % VICTOR PROPERTY MNGMT PO BOX 45170 MADISON, WI 53744-5170
INLAND REAL ESTATE LB I LLC 2901 BUTTERFIELD RD OAK BROOK, IL 60523-0000	J C PENNEY CO INC #1217-9 PROPERTY TAX OFFICE PO BOX 10001 DALLAS, TX 75301-1217	KOHL'S DEPARTMENT STORES INC LAW DEPARTMENT N56 W17000 RIDGEWOOD DR MENOMONEE FALLS, WI 53051-0000	WEST TOWNE CONDO OWNR ASSC INC % JULIE ISLEY 501 DONOFRIO DR MADISON, WI 53719-0000
MADISON JOINT VENTURE % JAMES J GUDIN 3418 PELHAM PL AVON, OH 44011-0000	MEREDITH DRUG LTD CO COST PLUS % BURKE & NICKEL 3336 E 32ND ST STE 217 TULSA, OK 74135-0000	PMR MANAGEMENT INC 3555 E WASHINGTON AVE MADISON, WI 53704-4154	S & B DETRICK LTD PRTSHP % PARSIAN-PROP TAX DEPT 750 LAKESHORE PKWY BIRMINGHAM, AL 35211-0000
RECREATIONAL EQUIPMENT INC, ATTN: TAX DEPT PO BOX 1938 SUMNER, WA 98390	ROMANO TR, MARIO & SANDRA 12611 SAN VICENTE BLVD LOS ANGELES, CA 90049-0000	ROBIN G MADISON LLC 6220 NESBITT RD # A MADISON, WI 53719-0000	SEARS ROEBUCK & CO #2382 D/768TAX, B2- 122A 3333 BEVERLY RD HOFFMAN ESTATES, IL 60179-0000
B & G REALTY INC 100 E WISCONSIN AVE SUITE 1900 MILWAUKEE, WI 53202-0000	ZOR TEMPLE A A O N M S 575 ZOR SHRINE PL MADISON, WI 53719-2094	RRMI MADISON 4800 NORTH FEDERAL HWY STE 205B BOCA RATON, FL 33431-0000	SHOPKO STORES INC STORE #29, TAX DEPT PO BOX 19060 GREEN BAY, WI 54307-9060

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CLERK'S OFFICE



Office of the Comptroller

Dean Brassler, City Comptroller

City-County Building, Room 406
210 Martin Luther King, Jr. Blvd.
Madison, Wisconsin 53703-3345
PH 608 266 4671
FAX 608 267 8705

Dear Property Owner:

The City of Madison has levied a special assessment on your property as shown on the enclosed Common Council resolution. This is an estimated assessment. When construction has been completed, the actual cost of the improvement will be determined. The amount of the assessment will then be adjusted accordingly, and a formal bill sent to you. The final bill will be equal to or less than the estimate unless you authorize additional work.

When you receive the bill, there are two options for payment: (1) the entire amount may be paid without interest by October 31 of the year you receive the bill; or (2) if not paid in full by October 31, the assessment may be paid in installments with one equal part of the assessment plus interest included on your tax bill at the end of each year. Interest on each installment is calculated at six percent (6.0%) per year. In the first year of the assessment, interest is calculated only from the date of the bill.

There may be situations, such as selling or refinancing your property, where you will be required to pay the estimated assessment before the work is completed. If the final amount is more than the estimate, any payments you have made will be credited and a bill sent out for the difference. If the final bill is less, any overpayment of principal and interest will be refunded. Refunds will be credited to the next tax bill unless you provide other refund instructions.

If your gross annual income is less than \$40,600 (for a single person, more for a family) and you live on the property where the work is done, you may qualify for a loan to pay the assessment. For information on the loan criteria, call 266-4008.

We hope this letter will assist you in understanding the special assessment payment procedure. If you have any questions, please contact the City Comptroller's Office, Room 406, 210 Martin Luther King, Jr. Blvd. or call 266-4008.

Sincerely,

Dean Brassler
City Comptroller

DB:JCE:13

Attachment

NOTICE OF APPEAL RIGHTS

"Pursuant to Sec. 4.09(14), Madison General Ordinances, as authorized by Sec. 66.0701(2), Wisconsin Statutes, any person against whose land a special assessment has been levied by this resolution has the right to appeal therefrom in the manner prescribed in Sec. 66.0703(12), Wisconsin Statutes, within forty (40) days of the day of the final determination of the Common Council, said date being the date of adoption of this resolution."

Fiscal Note

Estimated cost of the signal installation is \$89,028.84. Funds for the City's share of \$606.89 are available in the 2006 Traffic Engineering's Capital Account CE57-58540-810417.

EXHIBIT "A"
D'ONFRIO DRIVE-HIGH POINT ROAD
TRAFFIC SIGNAL ASSESSMENT DISTRICT

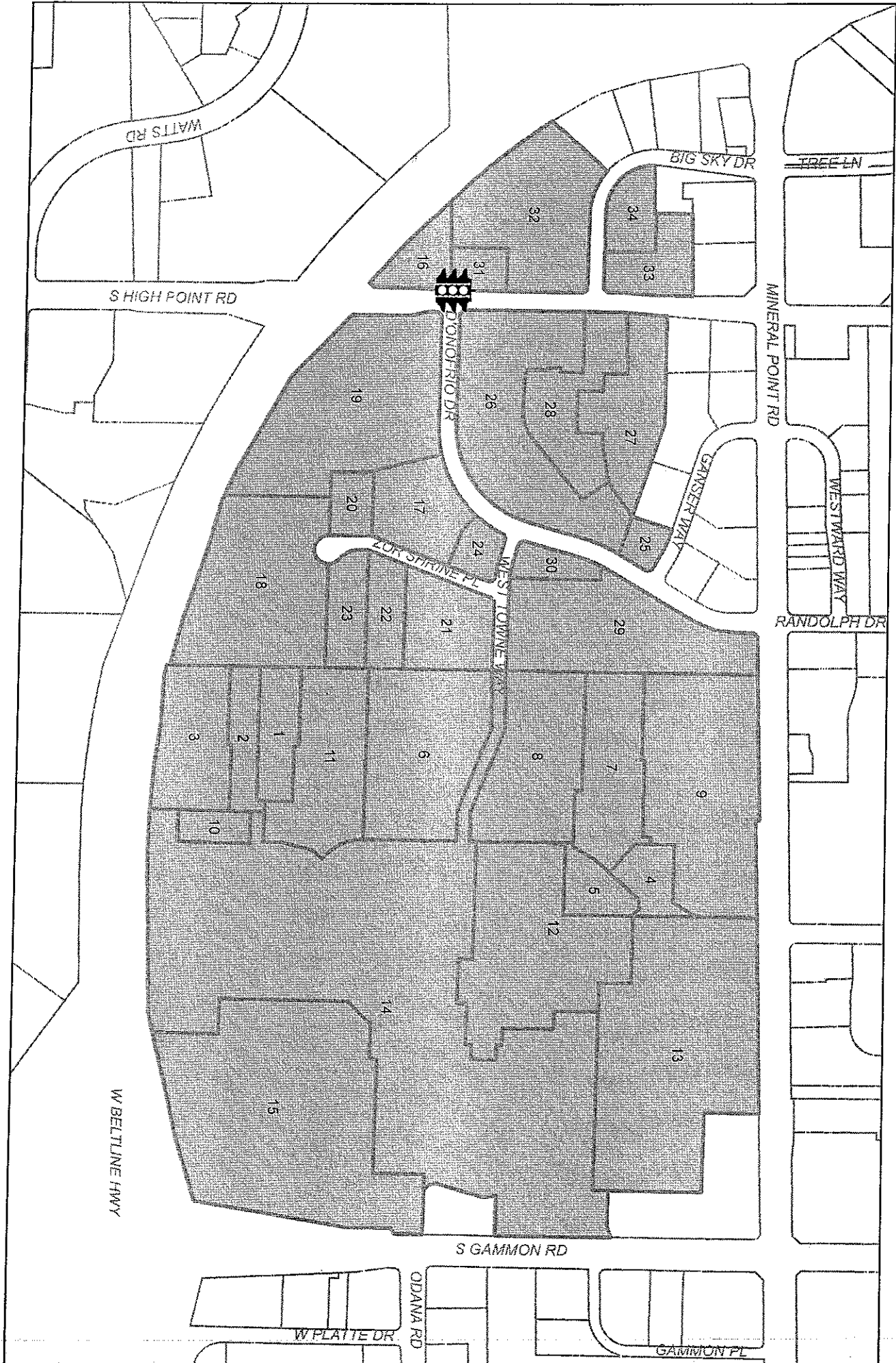


EXHIBIT "B" - SCHEDULE OF ASSESSMENTS
DONFRIO DRIVE-HIGH POINT ROAD

PARCEL NUMBER	ADDRESS	USE	OTHER RELATED DATA	LOT AREA (SQ-FT)	BUILDING AREA (SQ-FT)	TRIP ENDS FACTOR	ZONE ADJUSTED TRIP ENDS	ASSESSMENT	OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP
1	070826100939 7345 WEST TOWNE WAY	Gander Mountain Store		91145	30780	1384	0.25	339	\$1,582.50	ROBIN G MADISON LLC	6220 NEBBITT RD # A	MADISON WI	53719-0030
2	070826100947 7341 WEST TOWNE WAY	OfficeMax		72938	26101	1112	0.25	276	\$1,296.11	ROMANO TR, MARIO & SANDRA	12611 SAN VICENTE BLVD	LOS ANGELES CA	90049-0000
3	070826100955 7333 WEST TOWNE WAY	Previous Cost Plus World Market		180274	28102	1245	0.25	309	\$1,452.54	MEREDITH DRUG LTD CO COST PLUS %BURKE & NICKEL	3338 E 32ND ST STE 217	TULSA OK	74135-0000
4	070826100971 7325 MINERAL POINT RD	Blockbuster Video		60940	6450	286	0.25	69	\$324.62	MADISON JOINT VENTURE % JAMES J GUDIN	3418 PELHAM PL	AVON OH	44011-0000
5	070826100989 7301 MINERAL POINT RD	Chili's		62509	6090	774	0.25	191	\$898.58	JAMES J GUDIN	3418 PELHAM PL	AVON OH	44011-0000
6	070826100997 7401 WEST TOWNE WAY	Kohl's		328791	89593	5019	0.25	1292	\$5,891.31	KOHL'S DEPARTMENT STORES INC LAW DEPARTMENT	N56 W17000 RIDGEWOOD DR	MENOMONEE WI	53051-0000
7	070826100994 7433 MINERAL POINT RD	Barnes and Noble		201726	64223	2846	0.25	709	\$3,335.55	MADISON JOINT VENTURE % JAMES J GUDIN	3418 PELHAM PL	AVON OH	44011-0000
8	070826100912 7455 MINERAL POINT RD	Cub Foods		279002	59832	6117	0.25	1527	\$7,182.72	RRM MADISON	4800 NORTH FEDERAL HWY STE 205B	BOCA RATON FL	33431-0000
9	070826100920 7401 MINERAL POINT RD	Shoppko		423993	98341	5509	0.25	1375	\$6,467.62	SHOKO STORES INC STORE #29	PO BOX 19080	GREEN BAY WI	54307-5050
10	070826100946 7301 WEST TOWNE WAY	Commercial exempt		40500	--	0	0.25	0	\$0.00	WISCONSIN POWER & LIGHT % REAL ESTATE DEPT	PO BOX 77007	MADISON WI	53707-1007
11	070826100954 7357 WEST TOWNE WAY	BestBuy		239182	45000	2027	0.25	504	\$2,372.29	MADISON JOINT VENTURE % JAMES J GUDIN	3418 PELHAM PL	AVON OH	44011-0000
12	070826100962 36 WEST TOWNE MALL	Boston Store		468487	144600	4554	0.1	454	\$2,137.76	S & B DETRICK LTD PARTSH % PARISHAN-PROP TAX DEPT	750 LAKESHORE PKWY	BIRMINGHAM AL	35211-0000
13	070826100970 23 WEST TOWNE MALL	JC Penney		657501	200449	6221	0.1	621	\$2,922.02	J C PENNEY CO INC #1217-9	PO BOX 10001	DALLAS TX	75301-1217
14	070826100968 72 WEST TOWNE MALL	Shop Center - Regional Main Mall		1687418	503353	16736	0.1	1673	\$7,868.88	PROPERTY TAX OFFICE	3418 PELHAM PL	AVON OH	44011-0000
		Dick's Sporting Goods		68000	2079					MADISON JOINT VENTURE % JAMES J GUDIN			
		Steve & Barry's		37303	1175								
		Tovs R/ US		43106	1910								
		Previous Mountain Jacks		5942	507								
15	070826100996 53 WEST TOWNE MALL	Sears Roebuck & Co	26197 sq-ft	794148	136599	4192	0.1	418	\$1,967.46	SEARS ROEBUCK & CO #2382	3333 BEVERLY RD	HOFFMAN IL	60179-0000
16	070826200970 502 S HIGH POINT RD	Inland Investments, LLC	Auto	46150	30055	152	0.5	71	\$334.03	D/66STAX B2-122A	502 S HIGH POINT RD	MADISON WI	53719-0947
17	070826201033 505 DONOFRIO DR	Condominium	80 units	134252	--	469	1	459	\$2,158.46	WEST TOWNE CONDO OWNR ASSC INC % LULE ISLEY	501 DONOFRIO DR	MADISON WI	53719-0030
18	070826201041 575 ZOR SHRINE PL	Zor Temple Club House Building	2 employees	386335	--	94	0.5	42	\$197.12	ZOR TEMPLE A A O N M S	575 ZOR SHRINE PL	MADISON WI	53719-2094
19	070826201067 581 DONOFRIO DR	Office		454150	136595	1696	1	1686	\$7,931.92	HIGHPOINT OFFICE PARK LLC	2418 CROSSROADS DR # 3800	MADISON WI	53718-0000
20	070826201108 1 POINT PL	Office		47138	32572	562	0.5	276	\$1,298.46	HIGHPOINT OFFICE PARK LLC	2418 CROSSROADS DR # 3800	MADISON WI	53718-0000
21	070826201116 7483 WEST TOWNE WAY	REI Retail Store		134982	21954	973	0.5	482	\$2,265.26	RECREATIONAL EQUIPMENT INC. ATTN: TAX DEPT	PO BOX 1938	SUMNER WA	98390-8000
22	070826201132 546 ZOR SHRINE PL	Office		74982	17324	346	0.5	168	\$790.37	HIGHPOINT OFFICE PARK LLC	2418 CROSSROADS DR # 3800	MADISON WI	53718-0000
23	070826201140 555 ZOR SHRINE PL	Office		79533	29733	524	0.5	257	\$1,209.08	HIGHPOINT OFFICE PARK LLC	2418 CROSSROADS DR # 3800	MADISON WI	53718-0000
24	070826201190 7502 WEST TOWNE WAY	Pud vacant		39896	0	304	1	294	\$1,383.00	BEST PRICE GOLF LLC	307 WILLIAMS ST	RANDOLPH WI	53956-0000
25	070826202023 414 DONOFRIO DR	Office		31178	16230	329	0.25	80	\$375.19	HIGH POINT SQ PARTSH ETAL % JAY D KORZITZINSKY	414 DONOFRIO DR #310	MADISON WI	53719-2045
26	070826204219 417 S HIGH POINT RD	Condominium-notation	148 units	382435	--	867	0.75	643	\$3,024.86	UNIT OWNERS ASSN OF HIGH POINT COMMONS % MONSON	414 DONOFRIO DR	MADISON WI	53719-2045
27	070826204227 7766 RADCLIFFE DR	80 unit Apartment	80 units	170535	--	538	0.5	264	\$1,241.07	HIGH POINT COMMONS FAMILY HSNG % RESIDENT SERVICES	414 DONOFRIO DR	MADISON WI	53719-2046
28	070826204235 7501 RADCLIFFE DR	56 unit Apartment	56 units	164879	--	376	0.5	183	\$861.69	HIGH POINT COMMONS FAMILY HSNG % RESIDENT SERVICES	414 DONOFRIO DR	MADISON WI	53719-2046
29	070826205019 7475 MINERAL POINT RD	Shop Center - Neighbor		318880	43122	1911	0.5	951	\$4,471.70	INLAND REAL ESTATE LB ILLC	2901 BUTTERFIELD RD	OAK BROOK IL	60523-0000
30	070826205027 459 DONOFRIO DR	Pedro's Mexican Restaurant		40568	10344	1315	0.5	653	\$3,069.74	PMR MANAGEMENT INC	3885 E WASHINGTON AVE	MADISON WI	53704-4154
31	070826206017 482 S HIGH POINT RD	Point 10 MovieTheater Driveaway		41001	0	0	0.5	0	\$0.00	B & G REALTY INC SUITE 1900	100 E WISCONSIN AVE	MILWAUKEE WI	53202-0000
32	070826206083 7822 BIG SKY DR	Point 10 MovieTheater	16 screens	290207	--	4880	0.5	2335	\$10,985.20	B & G REALTY INC SUITE 1900	100 E WISCONSIN AVE	MILWAUKEE WI	53202-0000
33	070826207015 7802 BIG SKY DR	79 unit Apartment	79 units	89792	--	531	0.25	130	\$612.63	VOSS ET AL, GARY % VICTOR PROPERTY MNGMT	PO BOX 45170	MADISON WI	53744-5170
34	070826207031 7818 BIG SKY DR	Office		67550	23451	437	0.25	107	\$502.21	DOWNNEY TRUST, CATHERINE R % CATHERINE DURBIN, TR	8910 AIRPORT RD	CROSS PLAINS WI	53528-0000
35		City Share				129		129	\$605.89				
				Totals	18924	\$89,028.84							