

April 9, 2008

Larry D. Nelson, P.E.  
City Engineer  
City of Madison  
City-County Building, Room 115  
210 Martin Luther King Jr. Boulevard  
Madison, WI 53703

Re: Public Hearing before Board of Public Works  
Resolution RES-97-01087  
Special Assessments for Schroeder Road Sidewalk

Dear Mr. Nelson;

I am writing to state my opposition to the proposed special assessment as described in your letter dated April 4, 2008 on the following grounds:

- I am the owner of 70.7% of the affected property.
- My land will not be benefited by the proposed sidewalk, however, my expenses will be increased because I will be expected to clear snow and otherwise maintain the improvement.
- Any benefit of the proposed improvement will be realized by the public, not by me or my tenants.
- I have not seen the plan for the improvements, but if the walk is to be constructed in the City's standard location adjacent to the right-of-way line, it would be constructed on land which the City does not own. The land is actually in the Town of Middleton as is noted in the assessment letter and I am the owner.
- If the walk is to be constructed adjacent to the north curb line of Schroeder Road, the removal of snow from the street would require exceptional snow removal requirements to maintain a clear walkway, resulting in even higher expenses for me.

If the City of Madison wishes to acquire the additional right-of-way for Schroeder Road, I am willing to sell it for an amount equal to the total special assessment plus any incurred expenses.

Regards

  
Thomas J. Ellefson  
Manager  
Corner Stone Development II LLC