

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF PUBLIC WORKS
FOR PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS
FOR PUBLIC WORKS IMPROVEMENTS
MADISON, WISCONSIN**

PART I

The Common Council of the City of Madison, Wisconsin, having heretofore decided that it is expedient and necessary that the streetlight installation listed in Part II hereof be made at the expense of the owners of properties which would be especially benefited thereby.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN:

That the City Traffic Engineer has prepared plans, specifications, a proposed schedule of assessments, and an estimate of the entire cost of the improvement for each of the districts listed in Part II hereof; and

That the plans, specifications, a proposed schedule of assessments, and an estimate of the entire cost of the improvements listed in Part II hereof are available in the office of the City Traffic Engineer, Room 100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard, and open to inspection by all interested persons between the hours of 7:30 AM and 4:00 PM, Monday through Friday, until ten (10) working days after the first publication of this notice; and

That on **May 18, 2011**, at 6:30 PM, the Board of Public Works will hold a public hearing in Room 108, City-County Building, and will consider any objections that may be filed in writing or in person, and hear all persons desiring to be heard, and;

That special assessments may be paid over an eight (8) year period, with the owner paying 1/8 of the principal each year plus three and one-half percent (2.5%) interest on the unpaid balance. If such installments of principal and interest are not paid on the date due, then the principal and interest will be included on the tax bill for the property at the end of that year, and;

That if the total assessment is paid in full before October 31st in the year that the initial billing is made, irrespective of project completion, then no interest shall be charged. If such payment in full is not paid by October 31st of the year in which the bill was received, it will be included on the tax bill for the property at the end of that year.

The City's TTY/Textnet number is 866-704-2315. If individuals need an interpreter, translator, materials in alternate formats or other accommodations to access this public hearing, they may contact the following department and phone number at least three days prior to the hearing: Traffic Engineering Division at 608-266-4761 or TTY/Textnet 866-704-2315.

PART II

South Point Road Streetlight Assessment District

→ 700 West Main Street Streetlight Assessment District

By Order of the Board of Public Works, Madison, Wisconsin
Rob Phillips, P.E., Executive Secretary



Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager
Suite 100

215 Martin Luther King, Jr. Boulevard
P.O. Box 2986

Madison, Wisconsin 53701-2986

PH 608 266 4761

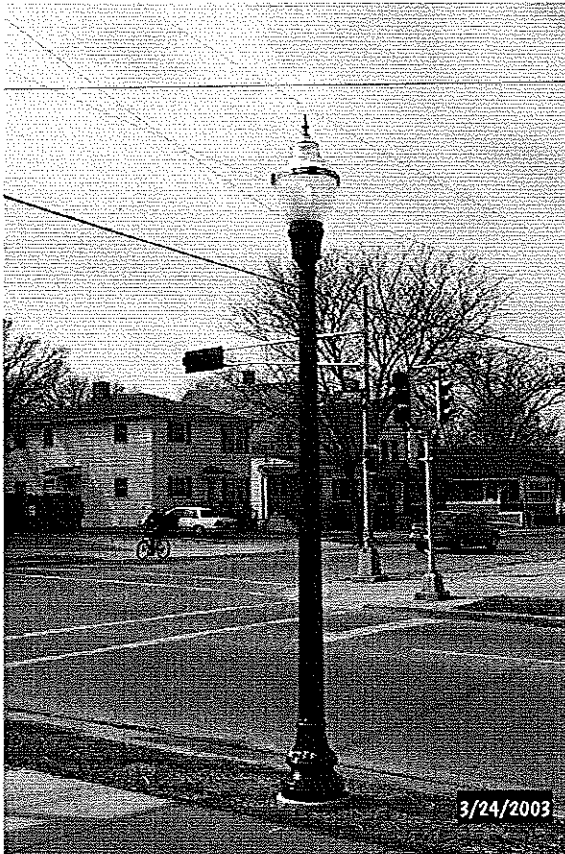
TTY/Textnet 866-704-2315

FAX 608 267 1158

May 4, 2011

Proposed Construction on 700 W Main: Consideration of Street Lighting Changes

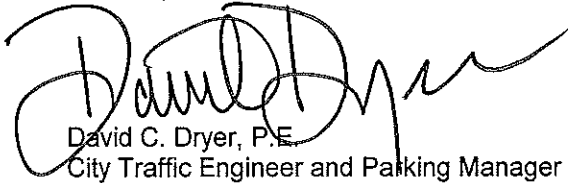
If street lighting changes are desired, the most efficient time to install the necessary underground conduit to serve light poles is during street reconstruction projects. The 600 block of W Main, along with many other areas of the neighborhood to the east, have shorter poles that are often referred to as pedestrian scale street lights. If such lighting is chosen for the 700 block of W Main St, the existing tall light poles will be removed, except for those at the Proudfit intersection. The cost of new lights is assessed to property owners. Thereafter, the cost of maintenance is paid for by the City.



The method of assessments to property owners is based on lot areas, factored for usage, with the south side (single family) lots each paying an identical amount of the total south side lot areas. Single family lots have a factor of 1.0; multifamily lots have a factor of 1.5; and commercial lots have a factor of 2.0.

Technical questions concerning the lighting design can be addressed to Dan Dettmann in City Traffic Engineering, ddettmann@cityofmadison.com or 266-6536.

Sincerely,



David C. Dryer, P.E.
City Traffic Engineer and Parking Manager

cc: Ald. Ellingson, District 13

BOARD OF PUBLIC WORKS

To Property Owners:

Enclosed is your notice of a Public Hearing on Street Light Installation. Our records indicate that you are an owner of the property within the area benefited by street lights. Please read this notice carefully, and if you have any questions, contact Dan Dettmann via email: ddettmann@cityofmadison.com or 266-6536 at the City Traffic Engineering Division, Room 100, Madison Municipal Building, 215 Martin Luther King, Jr., Boulevard. We suggest that it is better to email or call rather than to wait for the Board of Public Works meeting itself.

If you wish to appear before the Board of Public Works, you may do so at the time and place stated in the notice. To expedite the public hearing process, please complete the form below and submit it to the Board Secretary at the hearing.

If you have sold or transferred ownership of all or part of the property in question, please forward this notice to the new owner.

It is the policy of the City of Madison to assess the initial cost of installation and materials for underground street lights to the adjacent property owners. This is a one-time assessment and all maintenance and operating costs, once the street lights are installed, are paid by the City of Madison.

Rob Phillips, P.E.
BOARD OF PUBLIC WORKS
Executive Secretary

Date _____

Name of Street Light Improvement District 700 W. Main Street Streetlight Assessment District.

Your Name _____

Your Address _____

Support and wish to speak

Support but do not wish to speak

Oppose and wish to speak

Oppose and do not wish to speak

Your signature _____

Parcel Number _____

REPORT OF: City Traffic Engineer

Presented June 7, 2011

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

Referred

700 W. Main St. Streetlighting Assessment District

Reported Back

Adopt

Rules Suspended

Re-Referred

Filed in the Office of the City Traffic Engineer
May 5, 2011

Placed on File

I.D. NUMBER

Filed in the City Clerks Office:

Date Council Action Required: June 7, 2011

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 **\$ 46,400.**
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: May 5, 2011

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 700 W. Main Street Streetlighting 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.

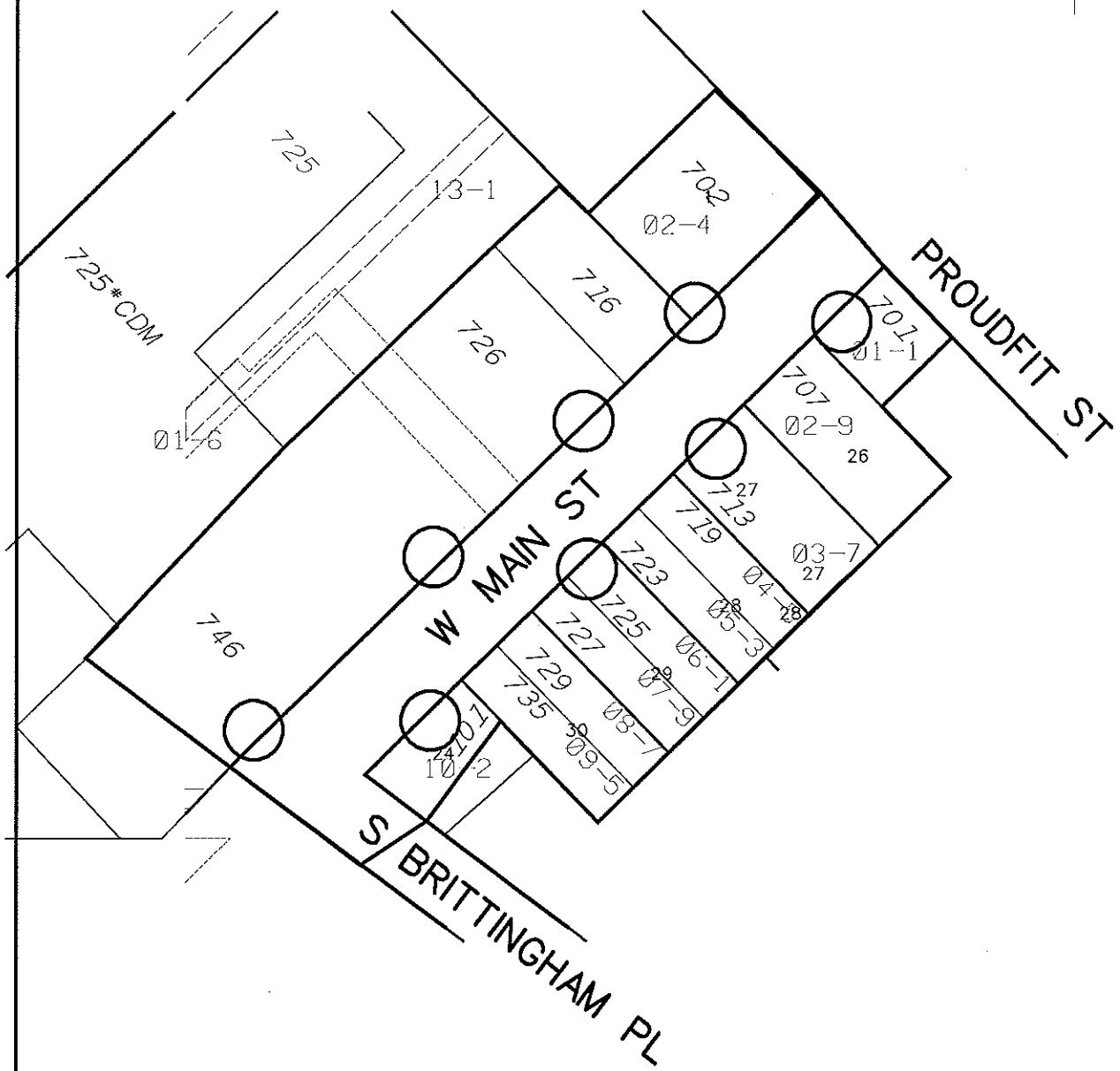
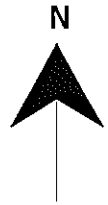
700 W. MAIN STREET LIGHTING ASSESSMENTS FOR PEDESTRIAN SCALE LIGHTING

Parcel No.	Owner's Name	Owner's Address	Situs Address	Lot Size	Factor	Factored Area	Assessment
0709-233-1101-6	PARKVIEW ASSOCIATES CDM	150 E GILMAN ST MADISON, WI 53703-0000	725 W Washington Av	64,490	1.5	96735	\$22,233.03
0709-233-1102-4	BAY SIDE PLACE LLC	625 W WASHINGTON AVE MADISON, WI 53703-0000	702 W Main St	12,005	2	24010	\$5,518.32
0709-233-1113-1	PARKVIEW ASSOCIATES C LLC	PO BOX 512 MADISON, WI 53701-0000	716 W Main St	18,265	1.5	27397.5	\$6,296.89
			South Side compilation* (see below)	53,742	1	53742	\$12,351.76*
						201,884.5	\$46,400.00

*South Side compilation:

0709-234-0801-1	BIBLER, JOHN J	5101 FLAMBEAU RD MADISON, WI 53705-0000	701 W Main St	4,306			\$1,235.18
0709-234-0802-9	BECK, DALE W	1810 ROTH ST MADISON, WI 53704-4228	707 W Main St	8,712			\$1,235.18
0709-234-0803-7	IAQUINTA, PETER T	5101 FLAMBEAU RD MADISON, WI 53705-0000	713 W Main St	8,712			\$1,235.18
0709-234-0804-5	EGGLESTON, CASEY J	719 W MAIN ST MADISON, WI 53715-0000	719 W Main St	4,356			\$1,235.18
0709-234-0805-3	IRVING, ANDREW T	723 W MAIN ST MADISON, WI 53715-1423	723 W Main St	4,356			\$1,235.18
0709-234-0806-1	JOBST, MANUELA F	725 W MAIN ST MADISON, WI 53715-1423	725 W Main St	4,356			\$1,235.18
0709-234-0807-9	RUETER, TIMOTHY K	528 WINGRA ST MADISON, WI 53715-1658	727 W Main St	4,356			\$1,235.18
0709-234-0808-7	MILLER, ARNOLD A.	502 S. MIDVALE BLVD. MADISON, WI 53711-1423	729 W Main St	4,356			\$1,235.18
0709-234-0809-5	PELSKI, JARED J	735 W MAIN ST MADISON, WI 53715-1423	735 W Main St	4,356			\$1,235.18
0709-234-0810-2	MEILLER, CATHERINE A	101 S BRITTINGHAM PL MADISON, WI 53715-1417	101 S Brittingham Pl	5,876			\$1,235.18
				<u>53,742</u>			<u>\$12,351.76*</u>

700 W. MAIN STREET STREETLIGHT ASSESSMENT



PEDESTRIAN SCALE STREET LIGHT POLE ----- ○