

REPORT OF: City Traffic Engineer

Presented ¹⁸ July 11, 2006

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

Liberty Place Phase 4

Filed in the Office of the City Traffic Engineer
June 13, 2006

Referred

Reported Back

Adopt

Rules Suspended

Re-Referred

Placed on File

I.D. NUMBER

Filed in the City Clerks Office:

Date Council Action Required: July 11, 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 **\$ 11,642.25**
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: June 13, 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 **Liberty Place Phase 4** 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

Liberty Place

City of Madison, Dane County, Wisconsin

000336

WHEREAS, LP DEVELOPMENT, LLC,
owner of the Development/Plat known as LIBERTY PLACE, recorded
in Volume _____ of Plats on page(s) _____, in the Dane County Register of Deeds
Office, will be benefited through the installation by the City of Madison of street trees and street lighting
within the public right-of-way for all lots included in said plat.

NOW THEREFORE, the undersigned owner, hereby declares and provides that all lots in said plat
in the City of Madison are 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 66.0703(7)(b), Wisconsin Statutes; Section 66.0701, Wisconsin Statutes; Paragraph (11), Section 10.10; and Paragraph (10), Section 10.39, Madison General Ordinances.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 15TH
day of MAY, 2003.

BY: MIDLAND HOLDINGS, INC., MANAGING MEMBER

[Signature]
DONALD A. ESPOSITO, JR.

State of Wisconsin)
County of Dane)ss

Personally came before me this 15TH day of MAY, 2003.

The above named DONALD A. ESPOSITO, JR.
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Rachel Rusch
Notary Public, Dane County, Wisconsin
My Commission Expires 8/4/04

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

Drafted By Karin Deane

EXHIBIT A

LIBERTY PLACE PHASE 4

SCHEDULE OF ASSESSMENTS

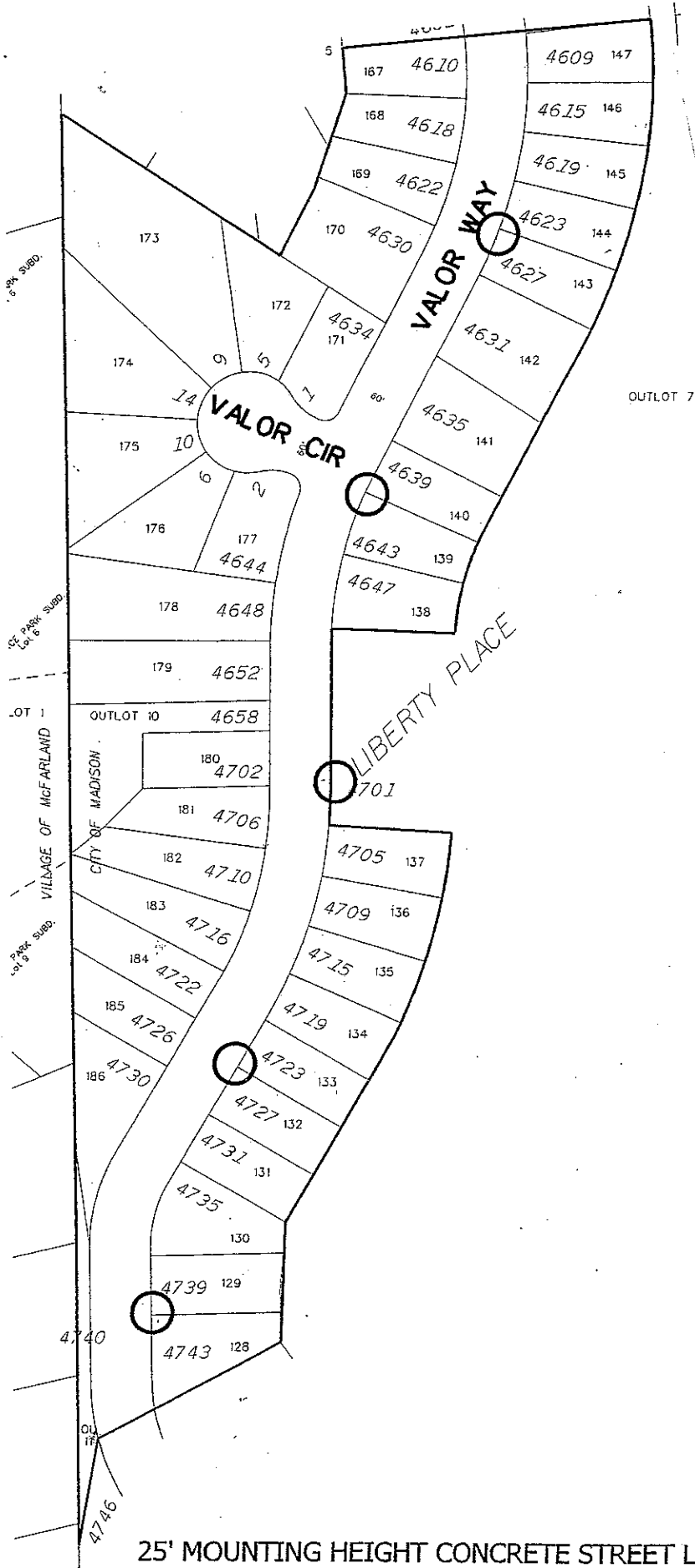
<u>Parcel Number</u>	<u>Owner Name</u>	<u>City</u>	<u>State</u>	<u>Zip</u>	<u>Lot</u>	<u>Parcel</u>	<u>Unit</u>	<u>Factor</u>	<u>Factored</u>	<u>Cost per</u>	<u>Assessment</u>
	<u>Address</u>							<u>Parcels</u>	<u>Unit Parcel</u>		
0710-341-0435-8	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	128	1	1	1	1	270.75	270.75
0710-341-0436-6	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	129	1	1	1	1	270.75	270.75
0710-341-0437-4	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	130	1	1	1	1	270.75	270.75
0710-341-0438-2	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	131	1	1	1	1	270.75	270.75
0710-341-0439-0	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	132	1	1	1	1	270.75	270.75
0710-341-0440-7	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	133	1	1	1	1	270.75	270.75
0710-341-0441-5	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	134	1	1	1	1	270.75	270.75
0710-341-0442-3	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	135	1	1	1	1	270.75	270.75
0710-341-0443-1	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	136	1	1	1	1	270.75	270.75
0710-341-0444-9	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	137	1	1	1	1	270.75	270.75
0710-341-0445-7	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	138	1	1	1	1	270.75	270.75
0710-341-0446-5	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	139	1	1	1	1	270.75	270.75
0710-341-0447-3	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	140	1	1	1	1	270.75	270.75
0710-341-0448-1	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	141	1	1	1	1	270.75	270.75
0710-341-0449-9	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	142	1	1	1	1	270.75	270.75
0710-341-0450-6	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	143	1	1	1	1	270.75	270.75
0710-341-0451-4	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	144	1	1	1	1	270.75	270.75
0710-341-0452-2	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	145	1	1	1	1	270.75	270.75
0710-341-0453-0	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	146	1	1	1	1	270.75	270.75
0710-341-0454-8	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	147	1	1	1	1	270.75	270.75
0710-341-0519-0	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	167	1	1	1	1	270.75	270.75
0710-341-0520-7	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	168	1	1	1	1	270.75	270.75
0710-341-0521-5	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	169	1	1	1	1	270.75	270.75
0710-341-0522-3	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	170	1	1	1	1	270.75	270.75
0710-341-0523-1	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	171	1	1	1	1	270.75	270.75
0710-341-0524-9	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	172	1	1	1	1	270.75	270.75
0710-341-0525-7	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	173	1	1	1	1	270.75	270.75
0710-341-0526-5	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	174	1	1	1	1	270.75	270.75
0710-341-0527-3	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	175	1	1	1	1	270.75	270.75
0710-341-0528-1	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	176	1	1	1	1	270.75	270.75
0710-341-0529-9	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	177	1	1	1	1	270.75	270.75
0710-341-0530-6	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	178	1	1	1	1	270.75	270.75
0710-341-0531-4	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	179	1	1	1	1	270.75	270.75
0710-341-0532-2	CITY STORMWATER UTILITY	MADISON, WI		53703-3342	OUTLOT 10.	1	0	0	0	270.75	0
0710-341-0533-0	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	180	1	1	1	1	270.75	270.75
0710-341-0534-8	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	181	1	1	1	1	270.75	270.75
0710-341-0535-6	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	182	1	1	1	1	270.75	270.75
0710-341-0536-4	LIBERTY PLACE LAND LLC	MADISON, WI		53713-0000	183	1	1	1	1	270.75	270.75

EXHIBIT A
LIBERTY PLACE PHASE 4
SCHEDULE OF ASSESSMENTS

<u>Parcel Number</u>	<u>Owners Names</u>	<u>Owner Address</u>	<u>City State Zip</u>	<u>Lot</u>	<u>Unit</u>	<u>Factor</u>	<u>Factored</u>	<u>Cost per</u>	<u>Assessment</u>
				<u>Parcel</u>	<u>Parcel</u>	<u>Parcels</u>	<u>Unit Parcel</u>	<u>Unit Parcel</u>	
0710-341-0435-8	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	128	1	1	1	270.75	270.75
0710-341-0436-6	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	129	1	1	1	270.75	270.75
0710-341-0437-4	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	130	1	1	1	270.75	270.75
0710-341-0438-2	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	131	1	1	1	270.75	270.75
0710-341-0439-0	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	132	1	1	1	270.75	270.75
0710-341-0440-7	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	133	1	1	1	270.75	270.75
0710-341-0441-5	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	134	1	1	1	270.75	270.75
0710-341-0442-3	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	135	1	1	1	270.75	270.75
0710-341-0443-1	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	136	1	1	1	270.75	270.75
0710-341-0444-9	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	137	1	1	1	270.75	270.75
0710-341-0445-7	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	138	1	1	1	270.75	270.75
0710-341-0446-5	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	139	1	1	1	270.75	270.75
0710-341-0447-3	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	140	1	1	1	270.75	270.75
0710-341-0448-1	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	141	1	1	1	270.75	270.75
0710-341-0449-9	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	142	1	1	1	270.75	270.75
0710-341-0450-6	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	143	1	1	1	270.75	270.75
0710-341-0451-4	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	144	1	1	1	270.75	270.75
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0710-341-0525-7	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	173	1	1	1	270.75	270.75
0710-341-0526-5	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	174	1	1	1	270.75	270.75
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0710-341-0529-9	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	177	1	1	1	270.75	270.75
0710-341-0530-6	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	178	1	1	1	270.75	270.75
0710-341-0531-4	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	179	1	1	1	270.75	270.75
0710-341-0532-2	CITY STORMWATER UTILITY	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	OUTLOT 10.	1	0	0	270.75	0
0710-341-0533-0	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	180	1	1	1	270.75	270.75
0710-341-0534-8	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	181	1	1	1	270.75	270.75
0710-341-0535-6	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	182	1	1	1	270.75	270.75
0710-341-0536-4	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	183	1	1	1	270.75	270.75
0710-341-0537-2	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	184	1	1	1	270.75	270.75
0710-341-0538-0	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	185	1	1	1	270.75	270.75
0710-341-0539-8	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	186	1	1	1	270.75	270.75
0710-341-0457-2	LIBERTY PLACE LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	OUTLOT 7	3	1	3	270.75	812.25

EXHIBIT "B"

LIBERTY PLACE PHASE 4



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