

REPORT OF: City Traffic Engineer

Presented September 5, 2006

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

Meadowlands 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: September 5, 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 **\$ 13,970.25**
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: August 3, 2006

NOTE: Special assessment notices and
hearings have been waived.
(See attached signed waivers)

David C. Dyer, 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 **Meadowlands 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.

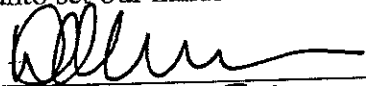
**DECLARATION OF CONDITIONS AND COVENANTS
FOR THE DEVELOPMENT/PLAT OF
The Meadowlands
City of Madison, Dane County, Wisconsin**

WHEREAS, MEADOWLANDS LAND, LLC.
owner of the Development/Plat known as THE MEADOWLANDS, 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.

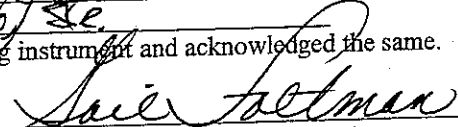
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 7TH
day of JUNE, 2004.



DONALD A. ESPOSITO, JR.
ASST. SECRETARY

State of Wisconsin)
County of Dane)ss

Personally came before me this 7th day of June, 2004.
The above named DONALD A. ESPOSITO, JR.
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.



Notary Public, Dane County, Wisconsin
My Commission Expires 2/25/07

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

EXHIBIT A
Meadowlands Phase 4
SCHEDULE OF ASSESSMENTS

<u>Parcel Number</u>	<u>OwnersNames</u>	<u>Owner Address</u>	<u>City State Zip</u>	<u>Lot</u>	<u>Unit Parcel</u>	<u>Factor</u>	<u>Factored Parcels</u>	<u>Cost per Unit Parcel</u>	<u>Assessment</u>
0710-014-0506-0	MEADOWLANDS LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 69.	1	1	1	\$ 399.15	\$ 399.15
0710-014-0602-6	MEADOWLANDS LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 75.	1	1	1	\$ 399.15	\$ 399.15
0710-014-0603-4	MEADOWLANDS LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 76.	1	1	1	\$ 399.15	\$ 399.15
0710-014-0604-2	MEADOWLANDS LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 77.	1	1	1	\$ 399.15	\$ 399.15
0710-014-0701-6	MEADOWLANDS LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 78.	1	1	1	\$ 399.15	\$ 399.15
0710-014-0702-4	MEADOWLANDS LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 79.	1	1	1	\$ 399.15	\$ 399.15
0710-014-0703-2	MEADOWLANDS LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 80.	1	1	1	\$ 399.15	\$ 399.15
0710-014-0704-0	MEADOWLANDS LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 81.	1	1	1	\$ 399.15	\$ 399.15
0710-014-0705-8	MEADOWLANDS LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 82.	1	1	1	\$ 399.15	\$ 399.15
0710-014-0706-6	MEADOWLANDS LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 83.	1	1	1	\$ 399.15	\$ 399.15
0710-014-0707-4	MEADOWLANDS LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 84.	1	1	1	\$ 399.15	\$ 399.15
0710-014-0708-2	MEADOWLANDS LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 85.	1	1	1	\$ 399.15	\$ 399.15
0710-014-0801-4	MEADOWLANDS LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 86.	1	1	1	\$ 399.15	\$ 399.15
0710-014-0802-2	MEADOWLANDS LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 87.	1	1	1	\$ 399.15	\$ 399.15
0710-014-0803-0	MEADOWLANDS LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 88.	1	1	1	\$ 399.15	\$ 399.15
0710-014-0804-8	MEADOWLANDS LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 89.	1	1	1	\$ 399.15	\$ 399.15
0710-014-1001-9	MEADOWLANDS LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 98.	1	1	1	\$ 399.15	\$ 399.15
0710-014-1002-7	MEADOWLANDS LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 99.	1	1	1	\$ 399.15	\$ 399.15
0710-011-0603-0	HOVDE, JAMES E &ESTATE OF DONALD I HOVDE	1314 MANASSAS TRL	MADISON, WI 53718-0000	LOT 112.	1	1	1	\$ 399.15	\$ 399.15
0710-011-0604-8	HOVDE, JAMES E &ESTATE OF DONALD I HOVDE	1314 MANASSAS TRL	MADISON, WI 53718-0000	LOT 113.	1	1	1	\$ 399.15	\$ 399.15
0710-014-1201-5	HOVDE, JAMES E &ESTATE OF DONALD I HOVDE	1314 MANASSAS TRL	MADISON, WI 53718-0000	LOT 114.	1	1	1	\$ 399.15	\$ 399.15
0710-014-1202-3	HOVDE, JAMES E &ESTATE OF DONALD I HOVDE	1314 MANASSAS TRL	MADISON, WI 53718-0000	LOT 115.	1	1	1	\$ 399.15	\$ 399.15
0710-014-1203-1	MEADOWLANDS LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 116.	1	1	1	\$ 399.15	\$ 399.15
0710-014-1204-9	MEADOWLANDS LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 117.	1	1	1	\$ 399.15	\$ 399.15
0710-014-1205-7	MEADOWLANDS LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 118.	1	1	1	\$ 399.15	\$ 399.15
0710-014-1206-5	MEADOWLANDS LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 119.	1	1	1	\$ 399.15	\$ 399.15
0710-014-1207-3	MEADOWLANDS LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 120.	1	1	1	\$ 399.15	\$ 399.15
0710-014-1208-1	MEADOWLANDS LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 121.	1	1	1	\$ 399.15	\$ 399.15
0710-011-0801-0	MEADOWLANDS LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 202.	1	1	1	\$ 399.15	\$ 399.15
0710-011-0802-8	HOVDE, JAMES E &ESTATE OF DONALD I HOVDE	1314 MANASSAS TRL	MADISON, WI 53718-0000	LOT 203.	1	1	1	\$ 399.15	\$ 399.15
0710-011-0803-6	HOVDE, JAMES E &ESTATE OF DONALD I HOVDE	1314 MANASSAS TRL	MADISON, WI 53718-0000	LOT 204.	1	1	1	\$ 399.15	\$ 399.15
0710-011-0804-4	HOVDE, JAMES E &ESTATE OF DONALD I HOVDE	1314 MANASSAS TRL	MADISON, WI 53718-0000	LOT 205.	1	1	1	\$ 399.15	\$ 399.15
0710-011-0805-2	HOVDE, JAMES E &ESTATE OF DONALD I HOVDE	1314 MANASSAS TRL	MADISON, WI 53718-0000	LOT 206.	1	1	1	\$ 399.15	\$ 399.15
0710-011-0806-0	HOVDE, JAMES E &ESTATE OF DONALD I HOVDE	1314 MANASSAS TRL	MADISON, WI 53718-0000	LOT 207.	1	1	1	\$ 399.15	\$ 399.15
0710-013-3201-5	MEADOWLANDS LAND LLC	6801 SOUTH TOWNE DR	MADISON, WI 53713-0000	LOT 208.	1	1	1	\$ 399.15	\$ 399.15
									\$ 13,970.25

EXHIBIT "B" MEADOWLANDS PHASE 4



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