



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

April 24, 2013

RE: Commercial Ave STREET LIGHTING IMPROVEMENT

Dear Property Owner,

There will be a public hearing before the Board of Public Works on May 8, 2013 to consider an assessment district to fund the cost of one new street light. It is the policy of the City of Madison to assess the cost of installation and materials for streetlights with underground service to the adjacent property owners. This is a one-time assessment. All maintenance and operating costs, once the streetlights are installed, are paid by the City of Madison.

If you have any questions, please call Dan Dettmann (266-6536) in our office, ddettmann@cityofmadison.com.

Sincerely,

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

cc: Ald Clausius, District 6

**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 8:30 AM and 4:00 PM, Monday through Friday, until ten (10) working days after the first publication of this notice; and

That on **WEDNESDAY, May 8 2013, AT 6:00 P.M.**, the Board of Public Works will hold a public hearing in **ROOM 108 (PARKS CONFERENCE ROOM) OF THE 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 (3%) percent interest on the unpaid balance, as determined by the Board of Public Works.

That if the total assessment is paid in full before October 31st in the year that the billing is made, irrespective of project completion, then no interest shall be charged.

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 email traffic@cityofmadison.com.

HAUK STREET STREETLIGHT ASSESSMENT DISTRICT-2013

O'BRIEN COURT STREETLIGHT ASSESSMENT DISTRICT-2013

4000 COMMERCIAL AV STREETLIGHT ASSESSMENT DISTRICT-2013

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

Publish: Wisconsin State Journal, (4/26/2013)

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 Kevin Fahey (266-6525) at the City Traffic Engineering Division, Room 100, Madison Municipal Building, 215 Martin Luther King, Jr., Boulevard. We suggest that it is better to 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

4000 Commercial Ave 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 _____

This page intentionally left blank.

CITY OF MADISON, WISCONSIN

REPORT OF: City Traffic Engineer**Presented** May 21, 2013**Referred**

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

4000 Commercial Avenue Assessment District**Reported Back****Adopt****Rules Suspended****Re-Referred****Placed on File**

Filed in the Office of the City Traffic Engineer
April 23, 2013

I.D. NUMBER

Filed in the City Clerks Office:

Date Council Action Required: May 21, 2013**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 **\$11,172.**
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: April 25, 2013

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 **4000 Commercial Avenue Assessment District** Assessment District as per 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.

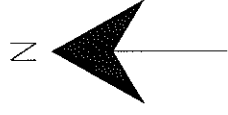
The Properties Against which the Assessments are proposed are Benefited as follows:

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.

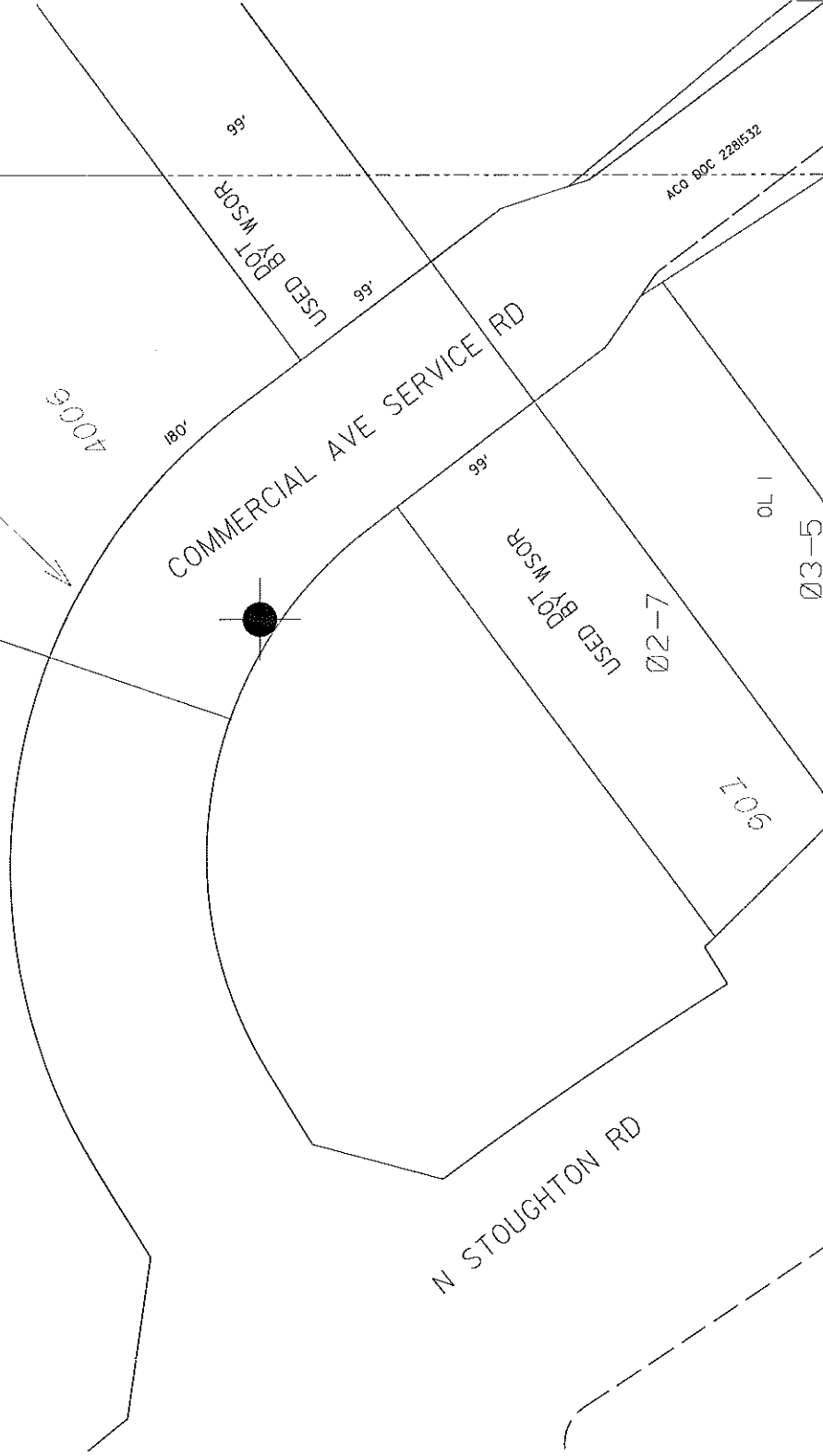
EXHIBIT A
4000 Commercial Avenue
SCHEDULE OF ASSESSMENTS

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage	Zoning Factor	Factored Frontage	Assessment
0810-333-0119-4 IL, W	MADISON GAS & ELECTRIC % JIM MONTGOMERY PO BOX 1231 MADISON WI	4006 Commercial Ave	180	2	360	\$5,320.00
0810-333-0702-7 CN	STATE OF WI WISDOT % WSOR 5300 NORTH 33RD ST MILWAUKEE WI	901 N Stoughton Rd	198	2	396	\$5,852.00
			756			\$11,172.00

4000 COMMERCIAL AVE ASSESSMENT DISTRICT



ASSESSMENT
LIMITS



PROPOSED STEEL STREET LIGHT POLE