Traffic Engineering Division



Yang Tao, PhD, PE, City Traffic Engineer

Madison Municipal Building 215 Martin Luther King Jr Blvd Suite 109 P.O. Box 2986 Madison, Wisconsin 53701-2986

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August 22, 2019

To: Property owners within the Commerce Drive and Watts Road Traffic Signal Assessment District

In the next month, the Board of Public Works and the Madison Common Council will consider plans and assessment schedules to fund the new traffic signal at Commerce Drive and Watts Road. The total estimated cost to install the traffic signals is \$ 120,000.

The estimated traffic signal assessment was apportioned among all parcels within the assessment district based on estimated trips generated by each parcel using Institute of Transportation Engineers Trip Generation Handbook.

The traffic signal is expected to be installed sometime during the fall months of 2019.

You can contact me at 266-4899, if you have any questions or comments.

Sincerely,

Gretchen Avilés Piñeiro Engineer II City of Madison

CC: Ald Paul E. Skidmore, District 9

City Clerk

City Engineering

BOARD OF PUBLIC WORKS

To Property Owners:

Enclosed is your notice of a Public Hearing on Commerce Drive and Watts Road Traffic Signal Installation. Our records indicate that you are a property owner within the area benefited by Traffic Signal. Please read this notice carefully, and if you have any questions, contact Gretchen Avilés Piñeiro (266-4899) at the City Traffic Engineering Division, Suite 109, 215 MLK Jr. Blvd. 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 traffic signals to the benefited property owners. This is a one-time assessment and all maintenance and operating costs, once the traffic signals are installed, are paid by the City of Madison.

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

	Date
Commerce Drive and Wa	tts Road Traffic Signal 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
Yours	signature
Parcel	Number

REPORT OF: City Traffic Engineer

For Approving Plans and Specifications and Assessing Improvement Cost for The Installation of Traffic Signal in the Commerce Drive and Watts Road Assessment District

Filed in the Office of the City Traffic Engineer:

August 22, 2019

TO THE MAYOR AND COMMON COUNCIL:

The Common Council having ordained that the full cost, including inspection and supervision, of the initial installation of traffic signals shall be assessed to the benefited properties and that assessment for traffic signals shall be in accordance with Section 66.0701 of the Wisconsin Statutes, has directed that when the City Traffic Engineer proposes the installation of traffic signals assessed to the benefited properties, he shall prepare a report listing traffic signals to be installed and schedule of assessments.

Now, therefore, in compliance with said instruction, the City Traffic Engineer reports as follows:

- 1. That traffic signals are proposed to be installed and assessed to benefiting properties listed on Exhibit A attached hereto, said listing including schedule of assessments.
- 2. That pursuant to such listing, the entire cost of the traffic signal and installation improvement will be \$120,000.00.
- 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 \$18,362.94 as the cost properly chargeable to the City and covered by said improvement.

DATED: August 22, 2019

Yang Tao, P.E.

City Traffic Engineer

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 improvements as listed in Part II hereof be improved at the expense of the property thereby on which would be conferred some special benefit.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN:

That the City Engineer has prepared plans, specifications, a proposed schedule of assessments, and an estimate of the entire costs 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 hereto are available and open to inspection by all interested persons in the office of the City Engineer, Room 115, City-County Building, 210 Martin Luther King Jr. Blvd., between the hours of 7:30 a.m. and 4:00 p.m., Monday through Friday, and will so continue to be for ten (10) working days from the first published date of this notice, and;

That on <u>WEDNESDAY</u>, <u>SEPTEMBER 4</u>, <u>2019 AT 5:30 P.M.</u>, the Board of Public Works will hold a public hearing in <u>ROOM 108 (PARKS CONFERENCE ROOM) OF THE CITY COUNTY BUILDING</u> 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 four (4%) 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 you require an interpreter, materials in alternate formats, or other accommodations to access this public hearing, please contact the Engineering Division at phone (608) 266-4751 or email us at engineering@cityofmadison.com. Please make contact at least 24 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

COMMERCE DRIVE AND WATTS ROAD TRAFFIC SIGNAL ASSESSMENT DISTRICT

By Order of the Board of Public Works Madison, Wisconsin

PUB: WSJ AUGUST 23, 2019

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 Commerce Drive and Watts Road Traffic Signal Assessment District as per Wisconsin State Supreme Court Decision (Berkvam vs. The City of Glendale, 79 Wis, 2d 279.255 NW 251 (1979).

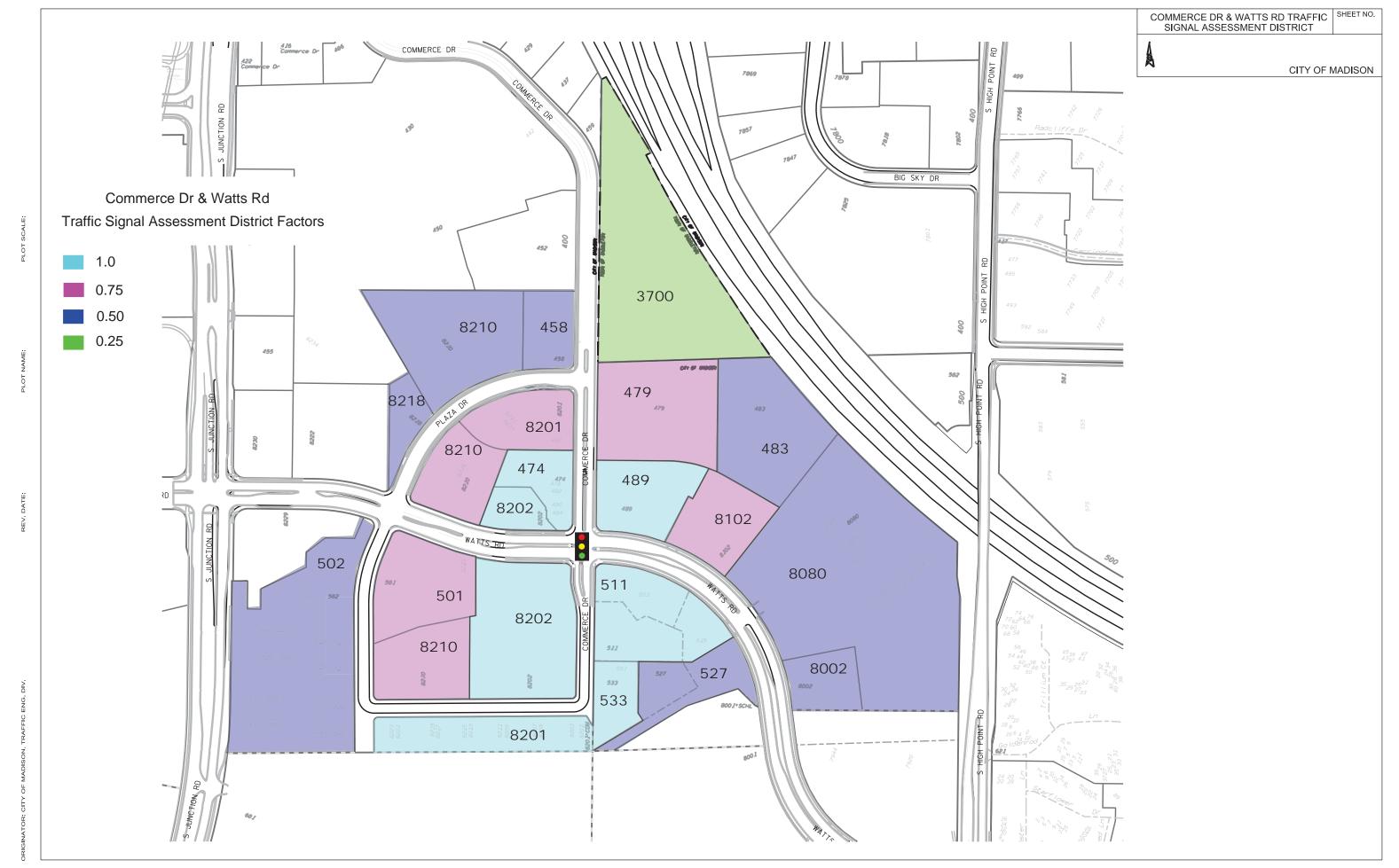
Criteria of Reasonableness

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 and the City of Madison Traffic Signal Assessment Policy. The cost of this signal is assessed to the various parcels based on the estimated trips generated by each parcel.

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

The installation of traffic signals will effect orderly traffic movement through an appropriate assignment of right-of-way. The proposed traffic signal is needed to accommodate existing developments and to minimize traffic impacts on the surrounding transportation system. The proposed improvement will provide positive benefit and traffic relief for all of the land uses in the assessment district. The proposed traffic signal at Commerce Drive and Watts Road will interrupt traffic flow on Watts Road at intervals to allow traffic on Commerce Drive to enter Watts Road.

This traffic signal will provide better access for the residents, employees, customers, and other traffic associated with the commercial and residential land uses in this assessment district.



				COMMEI		IBIT A - SCHI			SMENTS SMENT DISTRI	CT 2019					
	Parcel Number(s)	Owner Address		Address	Unit	Land Use	ITE Land Use	Sita Specific		Tripe	Craffic Signal City Share (trips)	Distance Factor	Owner Share (factored trips)	City Share (factored trips)	Estimated Total Assessment
1	070827101125	458 COMMERCE LLC 870 GOLDEN MEADOW CT BROOKFIELD, WI 53045	458	Commerce Dr		Tire Superstore	849	10 Servie Bays	30.55	306	43	0.5	131	22	\$1,713.35
2	070827101133	AEI NET LEASE PORTFOLIO VI DST % PETS MART INC 19601 N 27TH AVE PHOENIX, AZ 85027	8210	Plaza Dr		Pet Suplpy Superstore	866	26.988 1000 SqFt GFA	3.55 x 9.8 for 24 hrs in a weekday	939	141	0.5	399	71	\$5,218.53
3	070827101208	MENARD INC CORPORATE ACCOUNTING 5101 MENARD DR EAU CLAIRE, WI 54703-9625	8218	Plaza Dr		Vacant - Use Average	-	31,399 Lot SqFt using Commercial Average	0.00674	212	29	0.5	91	15	\$1,190.19
4	070827104020	CORTLAND POND APTS LLP 2428 PERRY ST MADISON, WI 53713	502	Plaza Dr		Multifamily Housing (Low-Mid Rise)	220-221	96 low - 42 mid Dwelling Units	7.32 low 5.44 mid	931	254	0.5	339	127	\$4,433.79
5	070827103048	CORTLAND COMMONS LLC % FRED ROUSE 2428 PERRY ST MADISON, WI 53713	474	Commerce Dr		Shopping Center	820	16.368 1000 SqFt GFA	37.75	618	42	1	576	42	\$7,533.51
6	070827103014	CORTLAND COMMONS LLC % FRED ROUSE 2428 PERRY ST MADISON, WI 53713-2449	8201	Plaza Dr		Multifamily Housing (Low-Mid Rise) - Shopping Center	220-221, 820	22 low - 30 mid 4.777 shopping Dwelling Units - 1000 SqFt GFA	7.32 low, 5.44 mid, 37.75 shopping	505	61	0.75	333	46	\$4,355.31
7	070827103030	FAJ ASSOCIATES 2 LLC 2428 PERRY ST MADISON, WI 53713	8210	Watts Rd		Shopping Center	820	20.383 1000 SqFt GFA	37.75	769	64	0.75	529	48	\$6,918.80
8	070827103022	CORTLAND COMMONS II LLC 2428 PERRY ST MADISON, WI 53713-2449	8202	Watts Rd		High-Turnover (Sit- Down) Restaurant	932	4.629 1000 SqFt GFA	112.18	519	26	1	493	26	\$6,447.96
9	070827105010	CITY OF MADISON PARKS HILLPOINT PARK 210 MLK JR BLVD RM 104 MADISON, WI 53703-3342	501	Plaza Dr		Public Park	411	2.25 Acres	0.78	2	90	0.75	0	1	\$0.00
10	070827105036	ALL SAINTS ASSISTED LIVING CENTER INC 210 MLK JR BLVD RM 104 MADISON, WI 53744	8210	Highview Dr		Assisted Living	254	42.859 1000 SqFt GFA	4.19	180	74	0.75	79	56	\$1,033.24

			COMM	EXHIBIT A - SCH ERCE DR & WATTS RD TR				ICT 2019					
	Parcel Number(s)	Owner Address	Address	Land Use Unit			Trip Generation Rate	1	City Share (trips)	Distance Factor	Owner Share (factored trips)	City Share (factored trips)	Estimated Total Assessment
11	070827105028	ALL SAINTS RETIREMENT CENTER INC	8202 Highview Dr	Continuing Care Retirement Community	255	144	2.40	346	152	1	194	152	\$2,537.33
		PO BOX 46550 MADISON, WI 53744				Units							
12	070826210084	ALL SAINTS ASSISTED LIVING CENTER INC 702 S HIGH POINT RD	511 Commerce Dr	Continuing Care Retirement Community	255	111 Units	2.40	266	111	1	155	111	\$2,027.25
		MADISON, WI 53719											
13	070826210092	CATHOLIC CHARITIES INC	527 Commerce Dr	Vacant - Use Average	-	74,181	0.00313	232	68	0.5	82	34	\$1,072.48
		702 S HIGH POINT RD MADISON, WI 53719				Lot SqFt using Residential Average	;						
14	070826209053	MSNW SPE HOTEL I LLC PO BOX 620994 MIDDLETON, WI 53562-0994	479 Commerce Dr	All Suites Hote	311	122 Rooms	4.46	544	132	0.75	309	99	\$4,041.42
15	070826209061	MSNW SPE HOTEL II LLC PO BOX 620994 MIDDLETON, WI 53562-0994	483 Commerce Dr	Hotel	310	132 Rooms	8.36	1104	130	0.5	487	65	\$6,369.48
16	070826209079	WATTS HILL APARTMENTS LLC	489 Commerce Dr	Multifamily Housing (Mid-Rise)	221	80 Dwelling	5.44	435	74	1	361	74	\$4,721.53
		2428 PERRY ST MADISON, WI 53713				Units							
17	070826209011	MADISON WEST PRINCETON INVESTORS I LLC PO BOX 620994 MIDDLETON, WI 53562-0994	8102 Watts Rd	Hotel	310	106 Rooms	8.36	886	70	0.75	612	53	\$8,004.36
18	070826209029	PRINCETON CLUB WEST REAL ESTATE LLC	8080 Watts Rd	Health/Fitness Club	492	158.448 1000 SqFt	3.45	5357	428	0.5	2465	214	\$32,239.78
		1726 EAGAN RD MADISON, WI 53704				GFA	x 9.8 for 24 hrs in a weekday						
19	070826209037	WATTS ROAD INVESTORS I LLC ETAL	8002 Watts Rd	Medical-Dental Office Building	720	6.138 1000 SqFt	34.80	214	44	0.5	85	22	\$1,111.72
		8002 WATTS RD MADISON, WI 53719				GFA							
20	TOWN OF MIDDLETON	7POINTS LLC 74 HALBACH CT FOND DU LAC WI 54937	3700 COMMERCE DE	R Mini-Warehouse	151	47 1000 SqFt Rentable	1.65	78	132	0.25	0	19	\$0.00

				COMMER		HIBIT A - SCHI & WATTS RD TRA				CT 2019					
	Parcel Number(s)	Owner Address		Address	Unit	Land Use			Trip Generation Rate	Т	City Share (trips)	Distance Factor	Owner Share (factored trips)	City Share (factored trips)	Estimated Total Assessment
21	070826210034	HILLSIDE EST AT ALL STS	533	Commerce Dr		Multifamily Housing (Low-Rise)	220	12	7.32	88	37	1	51	37	
		PO BOX 46550 MADISON, WI 53744-6550						Dwelling Units							
22	070826212014	BENNETT, JOHN L	533	Commerce Dr	101	Multifamily Housing (Low-Rise)									\$55.59
		533 COMMERCE DR # 101 MADISON, WI 53719													
23	070826212022	SMETZER, MARYLYN	533	Commerce Dr	102	Multifamily Housing (Low-Rise)									\$55.59
		533 COMMERCE DR UNIT 102 MADISON, WI 53719													
24	070826212030	KAMOSKE JT REV TRUST	533	Commerce Dr	103	Multifamily Housing (Low-Rise)									\$55.59
		BARBARA & DAVID KAMOSKE 533 COMMERCE DR UNIT 103 MADISON, WI 53719													
25	070826212048	DIRIENZO, CLAIR M	533	Commerce Dr	104	Multifamily Housing (Low-Rise)									\$55.59
		533 COMMERCE DR # 104 MADISON, WI 53719													
26	070826212056	WYNNE TRUST, DEBRA	533	Commerce Dr	105	Multifamily Housing (Low-Rise)									\$55.59
		SALLY M GODVIN TRUST 422 N WESTFIELD RD MADISON, WI 53717													
27	070826212064	CHANDLER, KATHLEEN	533	Commerce Dr	106	Multifamily Housing (Low-Rise)									\$55.59
		533 COMMERCE DR # 106 MADISON, WI 53719													
28	070826212072	MEYER, RALPH H & LILA M	533	Commerce Dr	201	Multifamily Housing (Low-Rise)									\$55.59
		533 COMMERCE DR # 201 MADISON, WI 53719													

29 0	Parcel Number(s)	<u> </u>		COMMENC	LDK										
29 0	Parcel Number(s)								SMENT DISTRI	Т	raffic Signal		0 5	G: G	Estimated Total
29 0		Owner Address		Address	Unit	Land Use	ITE Land Use	Site Specific Data	Trip Generation Rate	Trips Generated	City Share (trips)	Distance Factor	Owner Share (factored trips)	City Share (factored trips)	Assessment
	70826212080	PERTZBORN, MARGARET Z	533	Commerce Dr	202	Multifamily Housing (Low-Rise)									\$55.59
		533 COMMERCE DR UNIT 202 MADISON, WI 53719													
30 0	70826212098	ANNEN, DEBRA S	533	Commerce Dr	203	Multifamily Housing (Low-Rise)									\$55.59
		533 COMMERCE DR # 203 MADISON, WI 53719													
31 0	70826212105	BUSCH, CHARLES	533	Commerce Dr	204	Multifamily Housing (Low-Rise)									\$55.59
		& MARY BUSCH 533 COMMERCE DR # 204 MADISON, WI 53719													
32 0	70826212113	BREEN TRUST, LORETTA A	533	Commerce Dr	205	Multifamily Housing (Low-Rise)									\$55.59
		533 COMMERCE DR # 205 MADISON, WI 53719													
33 0	70826212121	DIRIENZO, CHARLES M	533	Commerce Dr	206	Multifamily Housing (Low-Rise)									\$55.59
		533 COMMERCE DR UNIT 206 MADISON, WI 53719													
34 0	70827106018	COTTAGES AT ALL STS CDM	8201	Highview Dr Unit CDM		Duplex/Single Family Detached Housing	210	26.4	2.65	70	82	1	0	70	
		PO BOX 46550 MADISON, WI 53744-6550						Residents							
35 0	70827107016	PYNN FAM TRUST, CRAIG T	8201	Highview Dr		Duplex/Single Family Detached Housing									\$0.00
		8201 HIGHVIEW DR MADISON, WI 53719													
36 0	70827107024	ROSENBAUM, MAXWELL J	8203	Highview Dr		Duplex/Single Family Detached Housing									\$0.00
		8203 HIGHVIEW DR MADISON, WI 53719													
37 0	70827107032	VIRNOCHE, RICHARD	8205	Highview Dr		Duplex/Single Family Detached Housing									\$0.00
		8205 HIGHVIEW DR MADISON, WI 53719													

				COMME		HIBIT A - SCHI & WATTS RD TRA			CT 2019					
	Parcel Number(s)	Owner Address		Address	Unit	Land Use	ITE Land Use	Trip Generation Rate	Т	City Share (trips)	Distance Factor	Owner Share (factored trips)	City Share (factored trips)	Estimated Total Assessment
38	070827107040	FABER, ROBERT E	8207	Highview Dr		Duplex/Single Family Detached Housing								\$0.00
		8207 HIGHVIEW DR MADISON, WI 53719												
39	39 070827107058 PAUL TRU	PAUL TRUST, ROBERT J	8209	Highview Dr		Duplex/Single Family Detached Housing								\$0.00
		8209 HIGHVIEW DR MADISON, WI 53719												
40	070827107066	REINHOLTZ, ROLAND	8211	Highview Dr		Duplex/Single Family Detached Housing								\$0.00
		8211 HIGHVIEW DR MADISON, WI 53719												
41	070827107074	BROAD REV TRUST, SUSAN E	8213	Highview Dr		Duplex/Single Family Detached Housing								\$0.00
		8213 HIGHVIEW DR MADISON, WI 53719												
42	070827107082	OLESON RV TRUST	8215	Highview Dr		Duplex/Single Family Detached Housing								\$0.00
		8215 HIGHVIEW DR MADISON, WI 53719												
43	070827107090	CHRISTMANN REV TRUST	8217	Highview Dr		Duplex/Single Family Detached Housing								\$0.00
		8217 HIGHVIEW DR MADISON, WI 53719-3854												

		COMMEI	RCE DR & WATTS RD TRA			SMENTS SSMENT DISTRI	CT 2019						
				Traffic Signal									
Parcel Number(s)	Owner Address	Address	Land Use Unit	ITE Land Use	Site Specific Data	Trip Generation Rate	Trips Generated	City Share (trips)	Distance Factor	Owner Share (factored trips)	City Share (factored trips)	Estimated Total Assessment	
070827107107	RODKIEWICZ, JOSEPH C	8219 Highview Dr	Duplex/Single Family Detached Housing									\$0.00	
		1			1	,			,				
070827107115	ANDERSON, PHIL	8221 Highview Dr	Duplex/Single Family Detached Housing									\$0.00	
	1170 CROSSING RIDGE TRL												
	50.111. III. (11.555)				I				ı				
070827107123	NASS, LOWELL E	8223 Highview Dr	Duplex/Single Family Detached Housing									\$0.00	
D	70827107115 70827107123	RODKIEWICZ, JOSEPH C 8219 HIGHVIEW DR MADISON, WI 53719 ANDERSON, PHIL PATRICIA MARY I WALTER 1170 CROSSING RIDGE TRL SUN PRAIRIE, WI 53590	70827107107 RODKIEWICZ, JOSEPH C 8219 Highview Dr 8219 HIGHVIEW DR MADISON, WI 53719 70827107115 ANDERSON, PHIL PATRICIA MARY I WALTER 1170 CROSSING RIDGE TRL SUN PRAIRIE, WI 53590 70827107123 NASS, LOWELL E 8223 Highview Dr 8223 HIGHVIEW DR	70827107107 RODKIEWICZ, JOSEPH C 8219 Highview Dr Duplex/Single Family Detached Housing 8219 HIGHVIEW DR MADISON, WI 53719 70827107115 ANDERSON, PHIL PATRICIA MARY I WALTER 1170 CROSSING RIDGE TRL SUN PRAIRIE, WI 53590 70827107123 NASS, LOWELL E 8223 Highview Dr Duplex/Single Family Detached Housing 8223 HIGHVIEW DR	70827107107 RODKIEWICZ, JOSEPH C 8219 Highview Dr Duplex/Single Family Detached Housing RODKIEWICZ, JOSEPH C 8219 Highview Dr Duplex/Single Family Detached Housing Duplex/Single Family Detached Housing RODKIEWICZ, JOSEPH C 8219 Highview Dr Duplex/Single Family Detached Housing RODKIEWICZ, JOSEPH C 8219 Highview Dr Duplex/Single Family Detached Housing RODKIEWICZ, JOSEPH C 8219 Highview Dr Duplex/Single Family Detached Housing RODKIEWICZ, JOSEPH C 8219 Highview Dr Duplex/Single Family Detached Housing RODKIEWICZ, JOSEPH C 8219 Highview Dr Duplex/Single Family Detached Housing	70827107107 RODKIEWICZ, JOSEPH C 8219 Highview Dr Duplex/Single Family Detached Housing RODKIEWICZ, JOSEPH C 8219 Highview Dr Duplex/Single Family Detached Housing Duplex/Single Family Detached Housing PATRICIA MARY I WALTER 1170 CROSSING RIDGE TRL SUN PRAIRIE, WI 53590 NASS, LOWELL E 8223 Highview Dr Duplex/Single Family Detached Housing Puplex/Single Family Detached Housing	70827107107 RODKIEWICZ, JOSEPH C 8219 Highview Dr Duplex/Single Family Detached Housing 8219 HIGHVIEW DR MADISON, WI 53719 70827107115 ANDERSON, PHIL 8221 Highview Dr Duplex/Single Family Detached Housing PATRICIA MARY I WALTER 1170 CROSSING RIDGE TRL SUN PRAIRIE, WI 53590 70827107123 NASS, LOWELL E 8223 Highview Dr Duplex/Single Family Detached Housing 8223 Highview Dr Duplex/Single Family Detached Housing	RODKIEWICZ, JOSEPH C 8219 Highview Dr Duplex/Single Family Detached Housing 8219 Highview Dr ANDERSON, WI 53719 ANDERSON, PHIL PATRICIA MARY I WALTER 1170 CROSSING RIDGE TRL SUN PRAIRIE, WI 53590 NASS, LOWELL E 8223 Highview Dr Duplex/Single Family Detached Housing Duplex/Single Family Detached Housing Patricia Mary I Walter 1170 CROSSING RIDGE TRL SUN PRAIRIE, WI 53590 NASS, LOWELL E 8223 Highview Dr Duplex/Single Family Detached Housing	TORSZ7107107 RODKIEWICZ, JOSEPH C 8219 Highview Dr Duplex/Single Family Detached Housing Rodkiewicz, JOSEPH C 8219 Highview Dr Duplex/Single Family Detached Housing Rodkiewicz, JOSEPH C 8219 Highview Dr Duplex/Single Family Detached Housing Rodkiewicz, JOSEPH C 8219 Highview Dr Duplex/Single Family Detached Housing Rodkiewicz, JOSEPH C 8221 Highview Dr Duplex/Single Family Detached Housing Rodkiewicz, JOSEPH C 8221 Highview Dr Duplex/Single Family Detached Housing Rodkiewicz, JOSEPH C RO	RODKIEWICZ, JOSEPH C 8219 Highview Dr Duplex/Single Family Detached Housing Duplex/Single Family Detached Housing ANDERSON, PHIL PATRICIA MARY I WALTER 1170 CROSSING RIDGE TRL SUN PRAIRIE, WI 53590 NASS, LOWELL E 8223 Highview Dr Duplex/Single Family Detached Housing Duplex/Single Family Detached Housing Duplex/Single Family Detached Housing RODKIEWICZ, JOSEPH C 8219 Highview Dr Duplex/Single Family Detached Housing Duplex/Single Family Detached Housing	PORSZ107107 RODKIEWICZ, JOSEPH C 8219 Highview Dr Duplex/Single Family Detached Housing Nadison, WI 53719 RODKIEWICZ, JOSEPH C 8219 Highview Dr Duplex/Single Family Detached Housing Nadison, WI 53719 RODKIEWICZ, JOSEPH C 8219 Highview Dr Duplex/Single Family Detached Housing Nadison, WI 53719 RODKIEWICZ, JOSEPH C 8219 Highview Dr Duplex/Single Family Detached Housing Nadison, WI 53719 RODKIEWICZ, JOSEPH C 8219 Highview Dr Duplex/Single Family Detached Housing Nadison, WI 53719 RODKIEWICZ, JOSEPH C 8219 Highview Dr Duplex/Single Family Detached Housing Nadison, WI 53719	RODKIEWICZ, JOSEPH C	

NOTES: Assessments based on City of Madison Policy for Traffic Signal Assessment.

Trip generation rate determined based on procedures found in the Institute of Transportation Engineers "Trip Generation Manual, 10th Ed".

Trip generation data from commercial properties (except commercial apartments) used to calculate average trips per lot SqFt to apply to Vacant Commercial lot 8218 Plaza Dr.

Trip generation data from residential properties (including commercial apartments) used to calculate average trips per lot SqFt to apply to Vacant Residential lot 527 Commerce Dr.

Distance factors of 1.00, 0.75, 0.50 and 0.25 used to account for differences in the relative benefit provided by the traffic control improvement to properties within the assessment district.

Estimated Owner Share: \$101,637.06 Estimated City Share: \$18,362.94 Total Estimate: \$120,000.00