



Department of Public Works
Engineering Division
Robert F. Phillips, P.E., City Engineer
City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4751
Fax: (608) 264-9275
engineering@cityofmadison.com
www.cityofmadison.com/engineering

Parcel Number: 0710-224-0120-3
Situs Address: 3322 Agriculture Dr
DANISCO USA INC
DUPONT TAX DEPT
PO BOX 1039
WILMINGTON, DE 19899-1039

Deputy City Engineer
Gregory T. Fries, P.E.
Deputy Division Manager
Kathleen M. Cryan
Principal Engineer 2
Christopher J. Petykowski, P.E.
John S. Fahrney, P.E.
Principal Engineer 1
Christina M. Bachmann, P.E.
Mark D. Moder, P.E.
Janet Schmidt, P.E.
James M. Wolfe, P.E.
Facilities & Sustainability
Bryan Cooper, Principal Architect
Mapping Section Manager
Eric T. Pederson, P.S.
Financial Manager
Steven B. Danner-Rivers

April 29, 2020

To: Property Owners along Dairy Drive
Re: Proposed Street Construction Project & Public Hearing

The City of Madison will construct the extension of Dairy Drive from East Broadway to Femrite Drive. Enclosed is a notification for the Public Hearing before the Board of Public Works. The date, time and location of the public hearing is on the notification.

This project will involve special assessments to the owners of property adjacent to the project. The property owners will be assessed for all items included with this proposed project. The full cost of the work is assessed to the adjacent property owners.

Also enclosed is revision #2 to the Schedule of Assessments, which shows the estimated costs for each property adjacent to the project. The original and revised #1 schedule of assessments did not include the City-owned parcel at 4937 Femrite Drive or the WisDOT Hwy 12 & 18 right-of-way frontage along the new street. The assessments that would be due for these properties were separately accounted for in the City's budgeted share of the project. These properties are now being included in the revised #2 schedule of assessments.

The original and revised #1 assessments were based upon construction estimates. Bid prices for the project were received on March 5, 2020. The revised #2 assessments were updated with the bid prices. After the work is complete, a final assessment will be calculated based on work actually performed.

After the work is complete, a final assessment will be calculated based on bid prices and work actually performed. The final assessment, which will be billed after the completion of the project, is payable in one lump sum or over a period of 8 years, with 3% interest charged on the unpaid balance.

To request accommodations for special needs or disabilities or if you have any other questions regarding this project, please contact Andrew Zwiag, Project Manager, (608) 266-9219, azwiag@cityofmadison.com. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction.

Sincerely,

Robert F. Phillips, P.E.
City Engineer

RFP:ajz
Cc by email:

Ald. Tierney	Christy Bachmann, City Engineering
Mark Moder, City Engineering	Janet Schmidt, City Engineering
Kyle Frank, City Engineering	Kelly Miess, Water Utility
Yang Tao, Traffic Engineering	Jerry Schippa, Traffic Engineering
Sean Malloy, Traffic Engineering	Charles Romines, Streets Division
Marla Eddy, City Forestry	Tim Sobota, Madison Metro Transit
Doran Viste, City Attorney's Office	Ed Ruckriegel, Fire Department
Cindy Mierow, Police Department	Dane County 911
Jason Fenske, Badger Bus Lines, jasonf@badgerbus.com	
Mick Howan, School District Transportation, mjhowan@madison.k12.wi.us	
Jeff Fedler, Madison School District Transportation Coordinator, jfedler@madison.k12.wi.us	

**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. and will so continue to be for ten (10) working days from the first published date of this notice, (please contact Christy Bachmann at cbachmann@cityofmadison.com, or call (608) 266-4095. to request) and;

That on **WEDNESDAY, MAY 20, 2020 AT 4:45 P.M.**, the Board of Public Works will be held remotely and the public can attend using a laptop or call in by phone. If you would like instruction on how to participate, please contact Christy Bachmann at cbachmann@cityofmadison.com, or call (608) 266-4095. The Board 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 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 72 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

2ND REVISED SCHEDULE OF ASSESSMENTS FOR DAIRY DRIVE ASSESSMENT DISTRICT – 2019

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ MAY 1, 2020

Revised #2 5/8/2020

City of Madison Engineering Division - Revised #2 Schedule of Assessments
 Project Name: Dairy Drive Assessment District - 2019
 Project Limits: East Broadway to Fenrite Drive

Parcel No.	Owner's Name / Mailing Address	Site Address / Parcel Location	Gross Lot Area SF	Net Lot Area SF	Frontage LF	Street Construction Items			Lighting Construction Items			Sanitary Sewer Construction Items			Street Utility Construction Items			Storm Sewer Construction Items			TOTAL ASMT
						Street Installation Asmt @ LF	Street Lights Asmt @ LF	Street Installation Asmt @ LF	Street Lights Asmt @ LF	Sanitary Sewer Installation Asmt @ SF	Sanitary Lateral Installation Asmt @ LF	Water Main Installation Asmt @ SF	Water Main Installation Asmt @ SF	Water Service Installation Asmt @ Each	Storm Sewer Installation Asmt @ Each						
0710-224-0120-3 IL, W	DANISCO USA INC DUPONT TAX DEPT PO BOX 1039 WILMINGTON DE	3322 Agriculture Dr	799,157.00	23,901.00	66.00	15,180.00	1,273.33	0.00	0.00	0.00	0.00	0.00	23,901.00	9,658.38	0.00	0.00	0.00	23,901.00	7,470.47	33,382.17	
0710-224-0123-7 IL, W	WI DEVELOPMENT PARTNERS LLC 4916 E BROADWAY MADISON WI	3351 Dairy Drive	98,149.00	98,149.00	491.28	112,994.40	491.28	9,478.17	46.00	2,788.15	98,149.00	34,727.40	46.00	39,661.96	1.00	6,138.00	98,149.00	30,677.32	236,465.41		
0710-223-0120-1 IL	WI DEVELOPMENT PARTNERS LLC 4916 E BROADWAY MADISON WI	4930 E Broadway	94,308.00	94,308.00	824.19	189,563.70	824.19	15,900.94	42.00	2,545.70	94,308.00	33,368.36	42.00	38,109.81	1.00	6,138.00	94,308.00	29,476.79	315,103.31		
0710-223-0412-6 IL	WI DEVELOPMENT PARTNERS LLC 4916 E BROADWAY MADISON WI	4929 Fenrite Dr	63,882.00	63,882.00	484.79	111,501.70	484.79	9,352.96	43.00	2,606.32	63,882.00	22,602.94	43.00	25,814.68	1.00	7,572.00	63,882.00	19,966.87	199,417.47		
0710-224-0122-9 IL	CITY OF MADISON ENGINEER FUTURE TRANSPORTATION 555 210 MEL JR BLVD RM 115 MADISON WI	4937 Fenrite Dr	8,619.00	8,619.00	487.25	112,067.50	487.25	9,400.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,619.00	2,693.94	124,161.87		
WISDOT R/W (USH 18/15)	COSTS PAID BY CITY OF MADISON ENGINEERING	---	---	---	200.09	46,020.70	200.09	3,860.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49,881.00	
0710-224-0121-1 CN, W	CITY OF MADISON ENGINEER STORMWATER UTILITY 333 210 MEL JR BLVD RM 115 MADISON WI	3350 Agriculture Dr	255,002.00	255,002.00	245.37	56,433.10	245.37	4,733.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	255,002.00	79,703.09	140,872.07		
TOTALS			1,319,117.00	543,861.00	2,798.97	\$643,763.10	2,798.97	\$54,000.00	256,339.00	\$7,940.17	280,240.00	\$115,244.84	131.00	19,848.00	3.00	19,848.00	543,861.00	\$169,988.48	\$1,099,483.29		

Gross Lot Area = Total Lot Area.
 Net Lot Area = Lot Area to be Assessed.
 Street Installation Assessment: The rate for the street installation is calculated based on the total estimated costs divided by the net linear footage. This rate is then applied to all parcels.
 Street Lighting Assessment: The rate for street lighting is calculated based on the total estimated costs divided by the total net square footage receiving service. The rate is only then applied to parcels that will receive service from this main.
 Sanitary Sewer Installation Assessment: The rate for sanitary sewer main is calculated based on the total estimated costs (minus lateral cost) divided by the total net square footage. The rate is only then applied to parcels that will receive service from this main (which includes water supply for fire protection purposes).
 Water Main Installation Assessment: The rate for water main is calculated based on the total estimated costs (minus lateral cost) divided by the total net square footage. The rate is then applied to all parcels.
 Storm Sewer Installation Assessment: The rate for storm sewer and storm water management is calculated based on the total estimated costs divided by the total net square footage. The rate is then applied to all parcels.

AFFIDAVIT OF MAILING

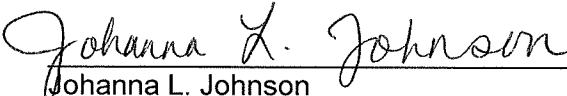
STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

JOHANNA JOHNSON, being first duly sworn on oath, deposes and says that:

1. She is a Program Assistant 3 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the day of APRIL 29, 2020 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled **2ND REVISED SCHEDULE OF ASSESSMENTS FOR DAIRY DRIVE ASSESSMENT DISTRICT - 2019**

attached hereto.

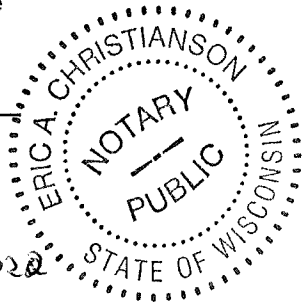
2. She did and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.



Johanna L. Johnson

Subscribed and sworn to before me
this 29 day of APRIL, 2020





Notary Public, State of Wisconsin
My Commission expires: 3.27.2022