



**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 WEDNESDAY, SEPTEMBER 21, 2011, AT 6:30 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 or fifteen (15) year period, with the owner paying 1/8 or 1/15 of the principal each year plus two and a half (2.5%) 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.

The City's TDD number is (866)-704-2315

**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. Please make contact at least 24 hours prior to the date of this public hearing so that we can make proper accommodations.**

**PART II**

EAST WASHINGTON AVENUE SANITARY SEWER ASSESSMENT DISTRICT – 2012

MANUFACTURERS DRIVE ASSESSMENT DISTRICT - 2011

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ SEPTEMBER 9, 2011



Department of Public Works  
**City Engineering Division**

Robert F. Phillips, P.E.  
**City Engineer**

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
FAX 608 264 9275  
Textnet 866 704 2315  
www.cityofmadison.com

**608 266 4751**

**Assistant City Engineer**  
Michael R. Dailey, P.E.

**Principal Engineers**  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
Gregory T. Fries, P.E.  
Christopher J. Petykowski, P.E.

**Facilities & Sustainability**  
Jeanne E. Hoffman, Manager  
James C. Whitney, A.I.A.

**Operations Supervisor**  
Kathleen M. Cryan

**GIS Manager**  
David A. Davis, R.L.S.

**Financial Officer**  
Steven B. Danner-Rivers

**Hydrogeologist**  
Brynn Bemis

September 9, 2011

**To: Property owners along Manufacturers Drive**

**Re: Public Hearing before Board of Public Works  
September 21, 2011 at 6:30 P.M.  
210 Martin Luther King Jr. Blvd., Room 108**

On July 19, 2011 the Common Council approved the Plans Specification and Schedule of Assessments for the Manufacturers Drive Assessment District – 2011. This approval allows for the City to construct the public infrastructure required to extend Manufacturers Drive and also approves the Schedule of Assessments associated with the construction of the project.

The Public Hearing is being reopened to clarify the language in the original Resolution and Schedule of Assessments regarding the deferral of the assessment payments. You are being sent this letter to notify you of the public hearing before the Board of Public Works at the above referenced date, time, and location. The Public Hearing notice is included for your information.

The change to the Schedule of Assessments includes language to clarify the deferral of the payments. The assessment totals have not changed since the original approval. The assessments for Lots 11-13, 28-30 and 32 of Interstate Commerce Park shall be deferred for ten (10) years with interest. Assessments for Lots 1 & 2 CSM 12546 and Lot 31 Interstate Commerce Park shall be collected in eight (8) equal installments with interest thereon at 2.5 percent per annum. Additionally, the Madison Metropolitan Sewerage District (MMSD) Connection and Treatment Plant charges shall be assessed and collected as part of the overall assessment payment. Attached to this letter please find the revised schedule of assessments that contains the estimated cost for each property on the project. When the project is complete, a final assessment will be calculated based on cost of the work actually performed.

To request accommodations for special needs or disabilities or if you have any other questions regarding this project, please contact the Project Engineer, LeAnne Hannan at [lhannan@cityofmadison.com](mailto:lhannan@cityofmadison.com) or 266-4057. 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: lkh  
Attachment  
cc:

Ald. Joe Clausius  
Christy Bachmann, City Engineering  
David Dwyer, Traffic Engineering  
Kelly Miess, Water Utility  
Dennis Cawley, Water Utility  
Michael Dailey, City Engineering  
Corey Stelljes, City Engineering  
John Fahrney, City Engineering  
Dean Kahl, Parks  
Marla Eddy, Parks

Project ID: 53W1291  
Project Name: Manufacturers Drive Assessment District-2011  
Limits: 800' North of Commerce Park Dr to West End  
Frontages listed are for Manufacturers Drive

Parcel No./	Owner's Name /	Parcel Location	Frontage	Street, Sidewalk @		Street Lighting	Sanitary Sewer*	Storm Sewer	Water*	TOTAL	
				\$200.00 per LF	\$21.00 per LF						Total
0810-093-0414-8 M1	CITY OF MADISON EDD PO BOX 2983 MADISON WI	7227 Manufacturers Dr Lot 28 ICP [1]	119.92	119.92	\$23,984.00	119.92	\$2,518.32	\$21,682.66	\$11,537.58	\$21,191.18	\$80,913.74
0810-093-0418-0 M1	CITY OF MADISON EDD PO BOX 2983 MADISON WI	3853 Anderson Rd Lot 32 ICP [1]	0.00	0.00	\$0.00	0.00	\$0.00	\$35,013.80	\$20,573.39	\$37,787.34	\$93,374.53
0810-093-0417-2 M1	WEILAND FAMILY PARTNERSHIP LLP 5809 JULIA ST MADISON WI	3821 Anderson Rd Lot 31 ICP [2]	0.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$15,434.32	\$0.00	\$15,434.32
0810-093-0412-2 M1	GB REAL ESTATE HOLDINGS, LLC 901 BRISTERS HILL RD WAUSAU, WI 54401-9074	7173 Manufacturers Dr Lot 2 CSM 12546 [3]	160.88	160.88	\$32,176.00	160.88	\$3,378.48	\$50,375.47	\$24,330.90	\$44,688.80	\$154,949.65
0810-093-0415-6 M1	CITY OF MADISON EDD PO BOX 2983 MADISON WI	7243 Manufacturers Dr Lot 29 ICP [1]	140.00	140.00	\$28,000.00	140.00	\$2,940.00	\$16,324.11	\$8,630.15	\$15,851.09	\$71,745.35
0810-093-0416-4 M1	CITY OF MADISON EDD PO BOX 2983 MADISON WI	7269 Manufacturers Dr Lot 30 ICP [1]	160.00	160.00	\$32,000.00	160.00	\$3,360.00	\$17,378.95	\$9,524.92	\$17,494.52	\$79,758.39
0810-093-0306-7 M1	CITY OF MADISON EDD PO BOX 2983 MADISON WI	7202 Manufacturers Dr Lot 12 ICP [1]	140.00	140.00	\$28,000.00	140.00	\$2,940.00	\$13,610.08	\$6,492.42	\$11,924.70	\$62,967.20
0810-093-0305-9 M1	CITY OF MADISON EDD PO BOX 2983 MADISON WI	7268 Manufacturers Dr Lot 11 ICP [1]	160.00	160.00	\$32,000.00	160.00	\$3,360.00	\$15,459.49	\$7,419.94	\$13,628.28	\$71,867.71
0810-093-0307-5 M1	CITY OF MADISON EDD PO BOX 2983 MADISON WI	7150 Manufacturers Dr Lot 13 ICP [1]	429.18	279.48	\$55,896.00	279.48	\$5,869.08	\$11,102.49	\$8,513.32	\$15,636.49	\$97,017.38
0810-093-0409-9 M1	COVERS PROPERTIES LLC 8245 KRUCHTEN RD LODI WI	7101 Manufacturers Dr Lot 1 CSM 12546 [2]	454.74	70.74	\$14,148.00	70.74	\$1,485.54	\$2,223.61	\$0.00	\$0.00	\$17,857.15
			1764.72	1231.02	\$246,204.00	1231.02	\$25,851.42	\$183,170.66	\$112,456.94	\$178,202.40	\$745,885.42

\* SEE SECOND PAGE FOR DETAILS OF STORM SEWER, SANITARY SEWER, SEWER INTERCEPTOR, AND WATER ASSESSMENTS

[1] ASSESSMENTS TO BE DEFERRED FOR TEN YEARS WITH INTEREST

[2] ASSESSMENTS TO BE COLLECTED IN EIGHT INSTALLMENTS WITH 2.5% INTEREST PER ANNUM

[3] OWNERSHIP INFORMATION HAS BEEN UPDATED TO REFLECT THE SALE OF THE PROPERTY SINCE THE TIME THE ORIGINAL ASSESSMENTS WERE APPROVED. THE ASSESSMENTS SHOWN REFLECT THE ORIGINAL ASSESSED AMOUNT AS APPROVED BY THE COMMON COUNCIL ON 7/19/2011. ASSESSMENTS HAVE BEEN PAID IN FULL TO THE CITY AS A CONDITION OF CLOSING AND NO ADDITIONAL ASSESSMENTS ARE BEING LEVIED.

Project ID: 53W1291  
Project Name: Manufacturers Drive Assessment District-2011  
Limits: 800' North of Commerce Park Dr to West End  
Frontages listed are for Manufacturers Drive

Parcel No./ Zoning	Owner's Name / Mailing Address	See Footnote	Parcel Location	Gross Parcel Assessable Area SF	Sanitary Sewer Parcel Assessable Area SF	Sanitary Sewer Frontage LF	Frontage Assmt @ \$48.21 per LF	Sanitary Sewer Assessments			Storm Sewer Assmt Project Area Assmt \$105.64 per 1000 SF	Water Main and Lateral Assmt /1000 SF (2) \$194.03	TOTAL ASSMNT
								Project Area Assmt \$135.54 per 1000 SF	Lateral Assessment Manufacturers Drive \$110.72 per L.F. Cost	MMSD Fees/ 1000sf NE Int.- Waunakee/Def per 1000 SF			
0810-093-0414-8 Lot 28 ICP	City of Madison EDD P.O. Box 2983 Madison, WI 53701	(5),(6)	7227 Manufacturers Drive	109,216.00	109,216.00	0.00	\$0.00	\$14,803.14	0	\$0.00	\$6,879.52	\$21,191.18	\$54,411.41
0810-093-0418-0 Lot 32 ICP	City of Madison EDD P.O. Box 2983 Madison, WI 53701	(2),(5) (6)	3853 Anderson Road	194,750.00	194,750.00	0.00	\$0.00	\$26,396.42	0	\$0.00	\$8,617.38	\$37,787.34	\$93,374.53
0810-093-0417-2 Lot 31 ICP	Welland family Partnership LLP 5809 Julia St. Madison, WI 53701	(2),(3),(5) (6)	3821 Anderson Road	146,103.00	0.00	0.00	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$15,434.32
0810-093-0412-2 Lot 2 CSM 12546	GB Real Estate Holdings, LLC 901 Bristers Hill Rd Wausau, WI 54401-9074	(5),(6)	7173 Manufacturers Drive	230,319.00	230,319.00	0.00	\$0.00	\$31,217.44	42	\$4,650.24	\$14,507.79	\$44,688.80	\$119,395.17
0810-093-0415-6	City of Madison EDD P.O. Box 2983 Madison, WI 53701	(4),(6)	7243 Manufacturers Drive	81,694.00	0.00	140.00	\$6,749.40	\$0.00	40	\$4,428.80	\$5,145.91	\$15,851.09	\$40,805.35
0810-093-0416-4	City of Madison EDD P.O. Box 2983 Madison, WI 53701	(4),(6)	7268 Manufacturers Drive	90,164.00	0.00	160.00	\$7,713.60	\$0.00	36	\$3,985.92	\$5,679.43	\$17,494.52	\$44,398.40
0810-093-0306-7	City of Madison EDD P.O. Box 2983 Madison, WI 53701	(4),(6)	7292 Manufacturers Drive	61,458.00	0.00	140.00	\$6,749.40	\$0.00	27	\$2,988.44	\$3,871.24	\$11,924.70	\$32,027.20
0810-093-0305-9	City of Madison EDD P.O. Box 2983 Madison, WI 53701	(4),(6)	7268 Manufacturers Drive	70,238.00	0.00	160.00	\$7,713.60	\$0.00	30	\$3,321.60	\$4,424.29	\$13,628.28	\$36,507.71
0810-093-0307-5	City of Madison EDD P.O. Box 2983 Madison, WI 53701	(4),(6)	7150 Manufacturers Drive	80,588.00	0.00	125.00	\$6,026.25	\$0.00	0	\$0.00	\$5,076.24	\$15,636.49	\$35,252.29
0810-093-0409-9 M1	Covers Properties LLC 8245 Knutchen Rd Lodi, WI		7101 Manufacturers Drive								\$2,223.61		\$2,223.61
				1,064,530.00	534,285.00	725.00	\$34,952.25	\$72,416.99	175.00	\$19,376.00	\$56,425.40	\$175,202.39	\$473,825.98

(2) Water main extended to Anderson Road to provide hydrant for Fire Department since Anderson Road is the only public road with access to Lots 31 and 32 (3821 Anderson & 3853 Anderson)

(3) Sanitary sewer and water services for Lot 31 (3821 Anderson) are provided by Deforest and Token Creek Sanitary Sewer District and are not assessed for those improvements.

(4) Sanitary sewer improvements on Manufacturers Dr. are assessed by frontage only for the City sanitary work on Manufacturers Drive West of 7227' and include no the project costs related to the City Sanitary Sewer in the Easement north to 3853 Anderson (Lot 32 ICP)

(5) Sanitary sewer improvements on Manufacturers Dr. and in the sanitary easement to provide sanitary service to 3853 Anderson are assessed by Area Assessment only.

(6) Storm Sewer Assessments based upon Gross Area (platted lot area)