

Department of Public Works City Engineering Division

Robert F. Phillips, P.E. City Engineer

Parcel Number: 0608-031-1312-9

Situs Address: 2501 Jeffy Trl

& JANETTE RENE PANDE

MADISON, WI 53719-0000

PANDE, ANSHUL

2501 JEFFY TRL

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

March 22, 2013

To: Property Owners and Residents Jeffy Trail Sanitary Sewer Assessment District

Re: Public Hearing before Board of Public Works

April 3, 2013 6:00 P.M.

Parks Conference Room, Room 108, City County Building

210 Martin Luther King Jr. Blvd.

Madison, WI

The City of Madison is proposing to install a sanitary sewer along the proposed Ice Age Junction bike path to provide sanitary sewer service to lands not currently served by gravity sewer(See Exhibit B). The sewer will also allow for the septic system owned by 2501 Jeffy Trail to be taken out of service. The septic system is currently located in the Jeffy Trail Right of Way. Finally, the sewer will provide for a future sewer connection to the Mills Creek Estates condominium which is currently provided sanitary sewer service with a small temporary sanitary sewer lift station. The City is in the process of establishing an impact fee to pay for the sewer improvements to all of the unimproved lands in the area (Jeffy Trail Sanitary Sewer Improvement Impact Fee District). The 2 parcels receiving this notification are considered to be developed and are planned to be assessed for the sewer improvements upon completion of project. The vacant lots within the larger impact fee district will be charged for the impact fee when they develop. All benefitting properties from the proposed sewer will be assessed for the sewer work at an equal prorated share.

Both of the parcels included in this assessment notification were allowed to develop with the understanding that they would connect to the City sewer when it became available for connection.

The sewer project will be done in conjunction with the Ice Age Junction bike path from Raymond to Flagstone Drive which is an extension of the existing Ice Age Junction Path which begins in Verona and currently ends at Raymond Road. There will not be any assessments with the bike path project. The bike path and sewer project is currently scheduled to begin in late June 2013 and be completed at the end of September.

You are being sent this letter to notify you of a public hearing before the Board of Public Works regarding the project, at the above referenced date, time & location. City Engineering will make a short presentation at the meeting, followed by the public hearing. The project will involve special assessments to owners of property adjacent to the project. Attached to this letter is a Schedule of Assessments, which shows estimated costs for each property adjacent to the project.

Special Assessments - General

A special assessment is a special charge for work that the City is planning to complete. The attached Schedule of Assessments shows an estimate of the property owners' share of the project costs based upon the City's assessment policy. After the project is bid, and 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.

The condominium parcel will be allowed to defer the assessment for 10 years and pay for the sewer in installments over 8 years. An interest rate of 3% annually will be paid over the unpaid balance for the entire 18 year period.

Accommodation Requests

To request accommodations for special needs or disabilities or if you have any other questions regarding this project, please contact the Project Engineer, Mark Moder at mmoder@cityofmadison.com or 261-9250. 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:mdm

Cc by email: Ald. Lisa Subeck, District #1 Ald. Paul Skidmore, District #9

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, APRIL 3, 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.

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.

KEYES AVENUE RECONSTRUCTION ASSESSMENT DISTRICT-2013

JEFFY TRAIL SANITARY SEWER ASSESSMENT DISTRICT

EVANS ACRES ROAD ASSESSMENT DISTRICT-2013

HUXLEY AVENUE SIDEWALK ASSESSMENT DISTRICT-2012

BALTZELL STREET AND CROSS STREET RECONSTRUCTION ASSESSMENT DISTRICT-2013

By Order of the Board of Public Works Madison, Wisconsin

PUB: WSJ 3/22/2013

Jeffy Trail Sanitary Sewer Improvement Impact Fee District \$ TOWN OF VERONA CITY OF MADISON **FEE AREA BOUNDARY** Assessment for Sewer Deferred Special **FUTURE SANITARY** PRIVATE LIFT STATION 100 200 2502 [230,845.8 sf] Feet 300 PVT. SEPTIC WEST BRANCH [2,631.1 st] UPPER BADGER MILL CR 400 JEFFY TRI 2501 (31,351.6 sf) FLAGSTONE DR BIKEPATH. 500 [13,689.6 sf] Special Assessment 2601 (VAC.) [30,046.5 sf] for Sewer NORTH BRANCH [108,127.3 sf] (Sanna) Tal Addit LEWIS LOT 2 13,237 SF (EX. LOT 30) 12,720 SF 13,000 SF [67,570.7 sf] LEWIS LOT 4 LEWIS LOT 5 13,120 SF WWW HOUTH 2409 (VAC.) [16,397.1 sf] OTY LOTS LEWIS LOT 7 (EX LOT 31) 16.214 SF CITY LOT 2 24,963 SF 12,562 SF DEVEL **EXISTING 30" MMSD MAIN** CITY LOT 3 23,654 SF 12,008 SF DEVEL THE REAL PROPERTY. RAMOND RO CITY LOT 4 21,596 SF 12,006 SF DEVEL CITY LOT 5
22,177 SF
11,092 SF DEVEL House MMSD **Existing Sanitary** Waterway Undeveloped Parcels Developed Area MMSD SAS Proposed Sanitary Greenspace (Subject to Impact Fee) OAK VIEW DR **EXHIBIT B** Rev. 3/21/13

City of Madison Engineering Division - Schedule of Assessments

Project ID: 53W1620

JEFFY TRAILSANITARY SEWER ASSESSMENT DISTRICT Limits: Raymond Road to Jeffy Trail and Trevor Way with proposed Bike path Assessing benefits of Jeffy Trail Sanitary Sewer Improvement Impact Fee District

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Parcel No./	Owner's Name /		Parcel Location	Area or	Gross	Net	ea	MMSD Fees/ 1000sf	
	Malling Address	See		Percent Interest	Area	Assessable Area SE	\$303.95	Mid 10wn \$67.96	TOTAL
0608-031-1402-8 Condominium 30 units of interest	MILLS CREEK ESTATES 7507 HUBBARD AVE. MIDDLETON, WI 53562	£	2502 Jeffy Trail	100.00%	230,844.00	230,844.00	\$70,165.03	\$0.00	\$70,165.03
0608-031-1930-9 CONDO	BRINK, GARY P 8201 MILL CREEK DR MADISON, WI 53719-4665	(1)	8201 Mill Creek Dr	3.79%					\$2,659,25
0608-031-1902-8 CONDO	ZIGNAGO, CAROLYN J 8202 MILL CREEK DR MADISON, WI 53719-0000	(1)	8202 Mill Creek Dr	3.57%					\$2,504.89
0608-031-1929-2 CONDO	ANDERSON REV LIV TR, B&J 8203 MILL CREEK DR MADISON, WI 53719-0000	(1)	8203 Mill Creek Dr	3.79%					\$2,659.25
0608-031-1901-0 CONDO	DALY LIV TR, D M & K M COLLINS-DALY LIV TR 8870 SADDLEHORN CT ELK GROVE, CA 95624-0000	Ê	8204 Mill Creek Dr	3.57%					\$2,504.89
0608-031-1914-3	NGM LLC	3	8208 Mill Creek Dr	3.57%					\$2,504.89
0608-031-1913-5	C/O KEY CONSTRUCTION	£	8210 Mill Creek Dr	3.57%			And the control of th		\$2,504.89
0608-031-1928-4	7507 HUBBARD AVE	£ :	8213 Mill Creek Dr	3.79%					\$2,659.25
0608-031-1924-2	MIDDLE LON, WI SSSSZ-0000	E	8279 Mill Creek Dr	3.79%					\$2,659.25
0608-031-1916-9		3 3	8226 Mill Creek Dr	3.55%					\$2,639.23
0608-031-1923-4		33	8227 Mill Creek Dr	3.79%					\$2,659.25
0608-031-1915-1		Ê	8228 Mill Creek Dr	3.55%					\$2,490.86
0608-031-1918-5		Ξ;	8232 Mill Creek Dr	3.57%					\$2,504.89
0608-031-1917-7 0608-031-1922-6		€€	8235 Mill Creek Dr 8235 Mill Creek Dr	3.57%					\$2,504.89
0608-031-1921-8		33	8237 Mill Creek Dr	3.79%					\$2,659,25
0608-031-1905-2		Ξ	8207 Saddle Stone Ln	3.57%					\$2,504.89
0608-031-1906-0		E	8209 Saddle Stone Ln	2.06%					\$1,445.40
0608-031-1907-8		£	8211 Saddle Stone Ln	2.03%					\$1,424.35
0608-031-1908-6		E	8213 Saddle Stone Ln	3.55%					\$2,490.86
0608-031-1909-4		3	8217 Saddle Stone Ln	3.57%					\$2,504.89
0608-031-1910-1		€	8219 Saddle Stone Ln	2.06%					\$1,445.40
0608-031-1911-9		3	2501 Tail Water Dr	2.03%					\$1,424.35
0608-031-1912-7		£	2503 Tail Water Dr	3.55%					\$2,490.86
0608-031-1919-3		Ξ	2507 Tail Water Dr	3.55%					\$2,490.86
0608-031-1920-0		3	2509 Tail Water Dr	3.55%					\$2,490.86
CONDOS SAME CURRENT OWNER						THE SECTION WAS DULY			

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Project ID: 53W1620

JEFFY TRAILSANITARY SEWER ASSESSMENT DISTRICT Limits: Raymond Road to Jeffy Trail and Trevor Way with proposed Bike path Assessing benefits of Jeffy Trail Sanitary Sewer Improvement Impact Fee District

Created 3/7/13 MDM

						Sanitary	Sanitary Sewer Items		
Parcel No./	Owner's Name / Mailing Address		Parcel Location	Area or	Gross	Net	g	MMSD Fees/ 1000sf	
7		See		Interest	Area	Area	3,95	\$67.36	TOTAL
		Footnote		(%)	SP	SF	per 1000 SF	per 1000 SF	ASSESSMENT
0508-031-19275 CONDO	HOLCOMB, EDIE L LEEF OLSEN 8215 MILL CREEK DR MADISON, WI 53719-0000		8215 Mill Greek Dr	3.7996					\$2,659.25
0608-031-1925-0 CONDO	FASS LIVING-TRUST 8221 MILL CREEK DR MADISON: WI 53719-0000		8221 Mill Creek Dr	3.79%					\$2,659.25
0608-031-1903-6	CARVER, JUDSON E DEBORAH L CARVER 8201 SADDLE STONE LN MADISON, WI. 53719-0000		8201 Saddle Stone Lri	2.03%					\$1,424.35
0608-031-1904-4 CONDO	UPADHYAYA, NISHANT 8. PRIYANKA, UPADHYAYA 8203. SADDLE STONE LN MADISON, WI 53719-0000		8203 Saddle Stone Ln	2.03%					\$1,424.35
0608-031-1312-9	PANDE, ANSHUL & JANETTE RENE 2501 JEFFY TRAIL MADISON, WI 53719		2501 Jeffy Trail		31,351.60	31,351.60	\$9,529.32	\$2,130.65	\$11,659.97
			J		262,195.60	262,195.60	\$79,694.35	\$2,130.65	\$151,990,04

(1) DEFERRED ASSESSMENT NOTICE: In accordance with Madison General Ordinance 4.081, the assessement for the parcel(s) designated on this schedule of assessments shall be deferred for 10 years with interest. Upon completion of the deferred for the deferral period. The deferral period with interest in 8 equal yearly installments. In the event of certain occurrences as outlined in Sec. 4.081(4), the assessments shall be paid in full prior to the end of the deferral period.

f:\encommon\assessments\2013\53W1620\Jeffy Trail Sanitary Sewer.xls



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 www.citvofmadison.com 608 266 4751

Assistant City Engineer Michael R. Dalley, P.E. Principal Engineers Christina M. Bachmann, P.E. John S. Fahrney, P.E. Gregory T. Fries, P.E.

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March 22, 2013

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March 8, 2013 Page 2

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City Engineer

RFP:mdm

Cc by email: Ald. Lisa Subeck, District #1 Ald. Paul Skidmore, District #9

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF PUBLIC WORKS

FOR

PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS FOR

PUBLIC WORKS IMPROVEMENTS MADISON, WISCONSIN

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KEYES AVENUE RECONSTRUCTION ASSESSMENT DISTRICT-2013

JEFFY TRAIL SANITARY SEWER ASSESSMENT DISTRICT

EVANS ACRES ROAD ASSESSMENT DISTRICT-2013

HUXLEY AVENUE SIDEWALK ASSESSMENT DISTRICT-2012

BALTZELL STREET AND CROSS STREET RECONSTRUCTION ASSESSMENT DISTRICT-2013

By Order of the Board of Public Works Madison, Wisconsin

PUB: WSJ 3/22/2013

City of Madison Engineering Division - Schedule of Assessments

Project ID: 53W1620

JEFFY TRAILSANITARY SEWER ASSESSMENT DISTRICT Limits: Raymond Road to Jeffy Trail and Trevor Way with proposed Bike path Assessing benefits of Jeffy Trail Sanitary Sewer Improvement Impact Fee District

Created 3/7/13 MDM

Description	See Footnotte (1) (1) (1) (1) (1) (1) (1)	2502 Jeffy Trail 2502 Jeffy Trail 8202 Mill Greek Dr 8203 Mill Greek Dr 8204 Mill Greek Dr	Area or Area or Introst (%) 100.00% 3.79% 3.57% 3.57%	Gross Parcel Area SF 230,844.00	Assessable Aroa SF 230,844.00	Project Area Assmt \$303.95 per 1000 SF	MMSD F Mid Tow	TOTAL ASSESSMENT \$70,165.03
s1-1402-8 infinum of interest s1-1930-9 s1-1929-2 s1-1929-2 s1-1914-3 s1-1914-3 s1-1916-9 s1-1916-9 s1-1918-5 s1-1918-5 s1-1918-5 s1-1918-5 s1-1918-5 s1-1918-5		201 Mill Creek Dr 202 Mill Creek Dr 203 Mill Creek Dr 208 Mill Creek Dr	9 Porcent (%) (%) (%) (100.00% 3.79% 3.57% 3.57%	Parcel Area SF 230,844.00	Assessable Area SF 230,844.00	Assmt \$303.95 per 1000 SF	ğ	TOTAL ASSESSMENT \$70,165.03
	The state of the s	202 Jeffy Trail 201 Mill Creek Dr 202 Mill Creek Dr 203 Mill Creek Dr 208 Mill Creek Dr	3.79% 3.57% 3.57%	230,844.00	SF 230,844.00	550.35 per 1000 SF		ASSESSMENT \$70,165.03
		201 Mill Creek Dr 202 Mill Creek Dr 203 Mill Creek Dr 203 Mill Creek Dr	3.79% 3.57% 3.57%	230,844.00	230,844.00	00 101 010	6	\$70,165.03
		202 Mill Creek Dr 203 Mill Creek Dr 204 Mill Creek Dr 2208 Mill Creek Dr	3.57%			\$70,183,03	00.0%	55
		202 Mill Creek Dr 203 Mill Creek Dr 204 Mill Creek Dr 208 Mill Creek Dr	3.57%					\$2,659.25
		203 Mill Creek Dr 204 Mill Creek Dr 208 Mill Creek Dr	3.79%					\$2,504.89
		204 Mill Creek Dr 208 Mill Creek Dr	3 57%					\$2,659.25
	9	208 Mill Creek Dr						\$2,504.89
		0	3.57%					\$2,504.89
		8210 Mill Creek Dr	3.57%					\$2,504.89
		8213 Mill Creek Dr	3.79%					\$2,659.25
0508-031-1924-2 0608-031-1916-9 0608-031-1923-4 0608-031-1915-1 0608-031-1918-5 0608-031-1917-7		8219 Mill Creek Dr	3.79%					\$2,659.25
0608-031-1915-9 0608-031-1923-4 0608-031-1915-1 0608-031-1917-7 0608-031-1917-7		8225 Mill Creek Dr	3.79%					\$2,659.25
0608-031-1922-4 0608-031-1917-7 0608-031-1917-7 0608-031-1922-6 0608-031-1922-6		8226 Mill Creek Dr	3.55%					\$2,490.86
0608-031-1915-1 0608-031-1918-5 0608-031-1917-7 0608-031-1922-6		8227 Mill Creek Dr	3.79%					\$2,659.25
0608-031-1917-7 0608-031-1917-7 0608-031-1922-6 0608-031-1922-6		8228 Mill Creek Dr	3.55%					\$2,490.86
0608-031-1922-6 0608-031-1922-6	33	8234 Mill Creek Dr	3.57%					\$2,304.89
0600 001 1001 B		8235 Mill Creek Dr	3.79%					\$2,659.25
0-1261-100-000	Ê	8237 Mill Creek Dr	3.79%					\$2,659.25
0608-031-1905-2		8207 Saddle Stone Ln	3.57%					\$2,504.89
0608-031-1906-0		8209 Saddle Stone Ln	2.06%					\$1,445.40
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CONDOS SAME CURRENT OWNER								

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Created 3/7/13 MDM

	£					Sanitary	Sanitary Sewer Items		
Parcel No./	Owner's Name /		Parcel Location	Area or	Gross	Net	6	MMSD Fees/ 1000sf	
Zoning	Mailing Address	,		Percent	Parcel	Assessable		Mid Town	
		See		Interest (%)	Area	Area	\$303.95 per 1000 SF	\$67.96 per 1000 SF	TOTAL ASSESSMENT
0608-031-1927-6 CONDO	HOLCOMB, EDIE L LEE F OLSEN 8215 MILL CREEK DR MADISON, WI 53719-0000	(1)	8215 Mill Creek Dr	3.79%					\$2,659.25
0608-031-1925-0 CONDO	FASS LIVING TRUST 8221 MILL CREEK DR MADISON, WI 53719-0000	6	8221 Mill Creek Dr	3.79%					\$2,659,25
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0608-031-1904-4 CONDO	UPADHYAYA, NISHANT & PRIYANKA UPADHYAYA 8203 SADDLE STONE LN MADISON, WI 53719-0000	ε	8203 Saddle Stone Ln	2.03%					\$1,424.35
0608-031-1312-9	PANDE, ANSHUL & JANETTE RENE 2501 JEFFY TRAIL MADISON, WI 53719		2501 Jeffy Trail		31,351.60	31,351.60	\$9,529.32	\$2,130.65	\$11,659.97
					262,195.60	262,195.60	\$79,694.35	\$2,130.65	\$151,990.04

⁽¹⁾ DEFERRED ASSESSMENT NOTICE: In accordance with Madison General Ordinance 4.081, the assessement for the parcel(s) designated on this schedule of assessments shall be deferred for 10 years with interest in 8 equal yearly installments. In the event of certain occurrences as outlined in Sec. 4.081(4), the assessments shall be paid in full prior to the end of the deferral period.

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