



Department of Public Works
City Engineering Division

Robert F. Phillips, P.E.
City Engineer

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.
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

Parcel Number: 0608-031-1312-9
Situs Address: 2501 Jeffy Trl
PANDE, ANSHUL
& JANETTE RENE PANDE
2501 JEFFY TRL
MADISON, WI 53719-0000

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,

A handwritten signature in black ink, appearing to read "Robert Phillips", written over a horizontal line.

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

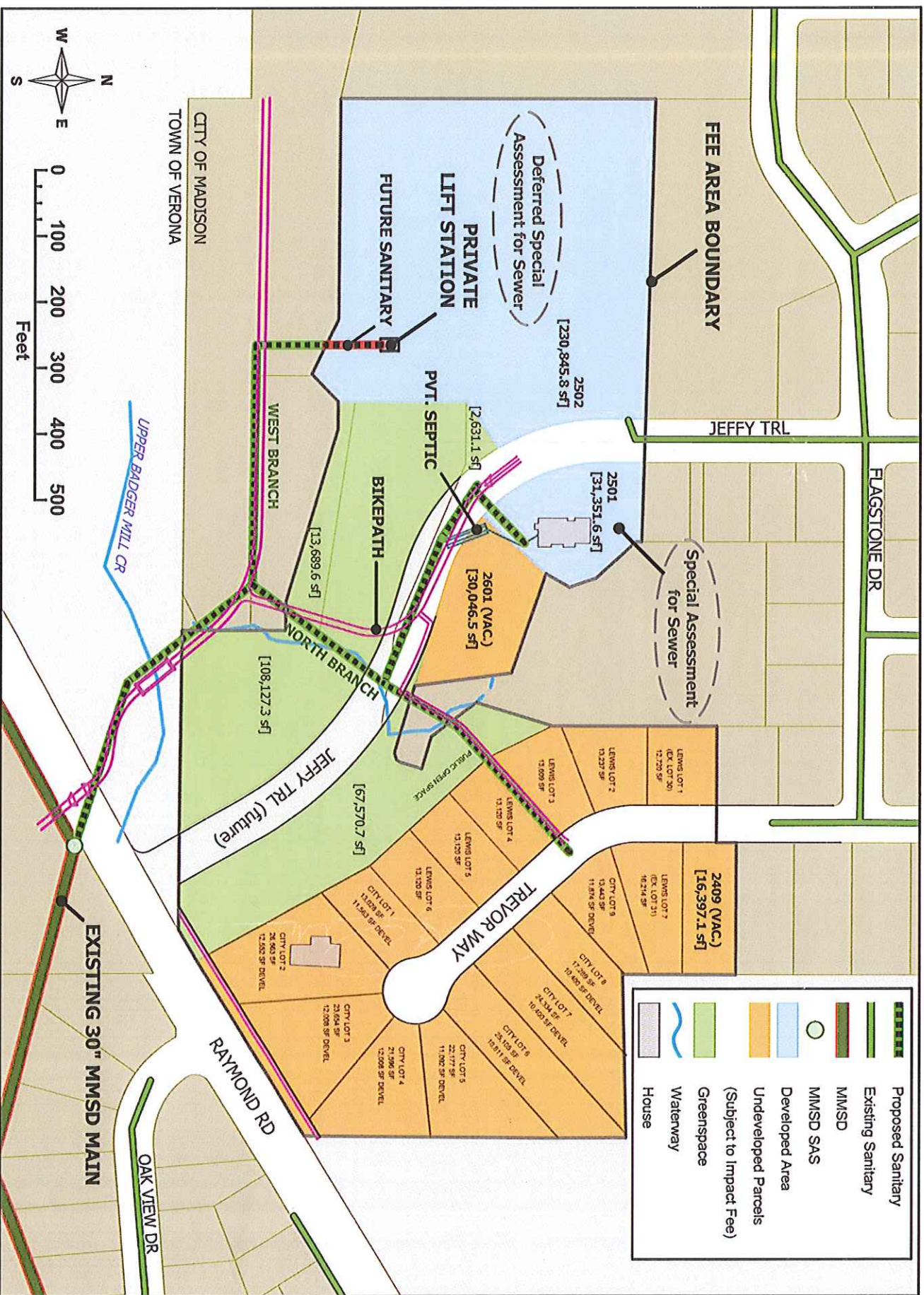
BALTZELL STREET AND CROSS STREET RECONSTRUCTION ASSESSMENT DISTRICT-2013

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ 3/22/2013

Jeffy Trail Sanitary Sewer Improvement Impact Fee District

EXHIBIT B



City of Madison Engineering Division - Schedule of Assessments

Project ID: 53W1620

JEFFY TRAIL SANITARY 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

Parcel No./ Zoning	Owner's Name / Mailing Address	See Footnote	Parcel Location	Area or Percent Interest (%)	Sanitary Sewer Items				TOTAL ASSESSMENT
					Gross Parcel Area SF	Net Assessable Area SF	Project Area Assmnt \$303.95 per 1000 SF	IMSD Fees/ 1000sf Mid Town \$67.96 per 1000 SF	
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	(1)	8221 Mill Creek Dr	3.79%					\$2,659.25
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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	\$79,894.35	\$2,130.65	\$151,990.04

(1) DEFERRED ASSESSMENT NOTICE: In accordance with Madison General Ordinance 4.081, the assessment for the parcel(s) designated on this schedule of assessments shall be deferred for 10 years with interest. Upon completion of the deferral period, payment shall be made 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



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City Engineering Division

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March 8, 2013

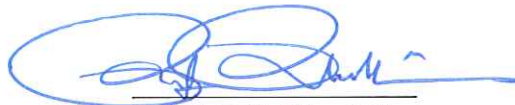
Page 2

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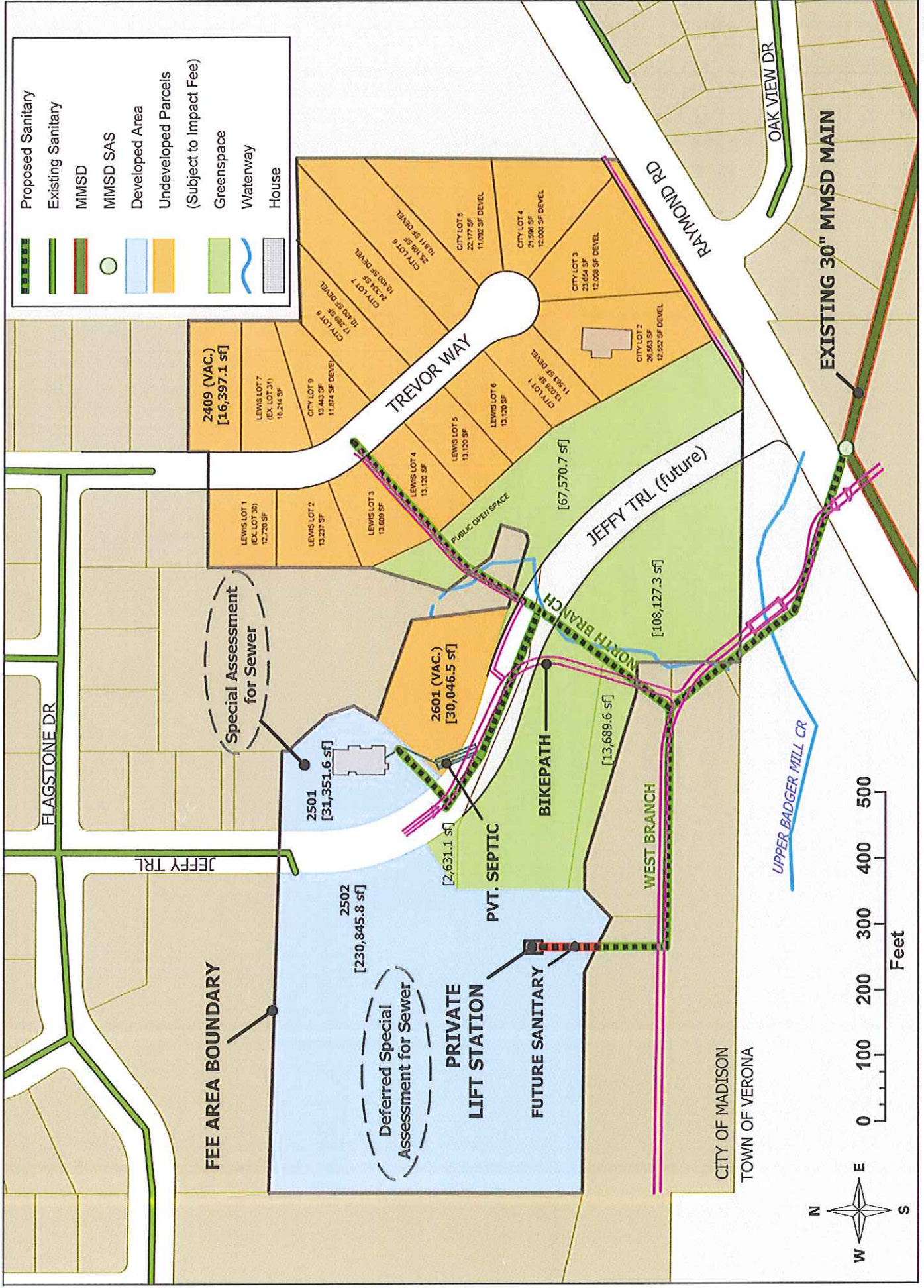
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