

MAILING AFFIDAVIT

SOUTH POINT ROAD ASSESSMENT DISTRICT - 2010

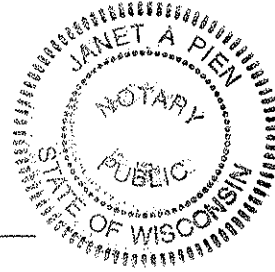
I, Kathleen Rideout, being duly sworn on oath, acting on behalf of the City Clerk, deposes and says that she did on the 8th day of OCTOBER, 2010 place in envelopes, addressed to each interested owner of respective addresses indicated per attached, Assessment Notices and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division for postage and depositing in the United States Mail.

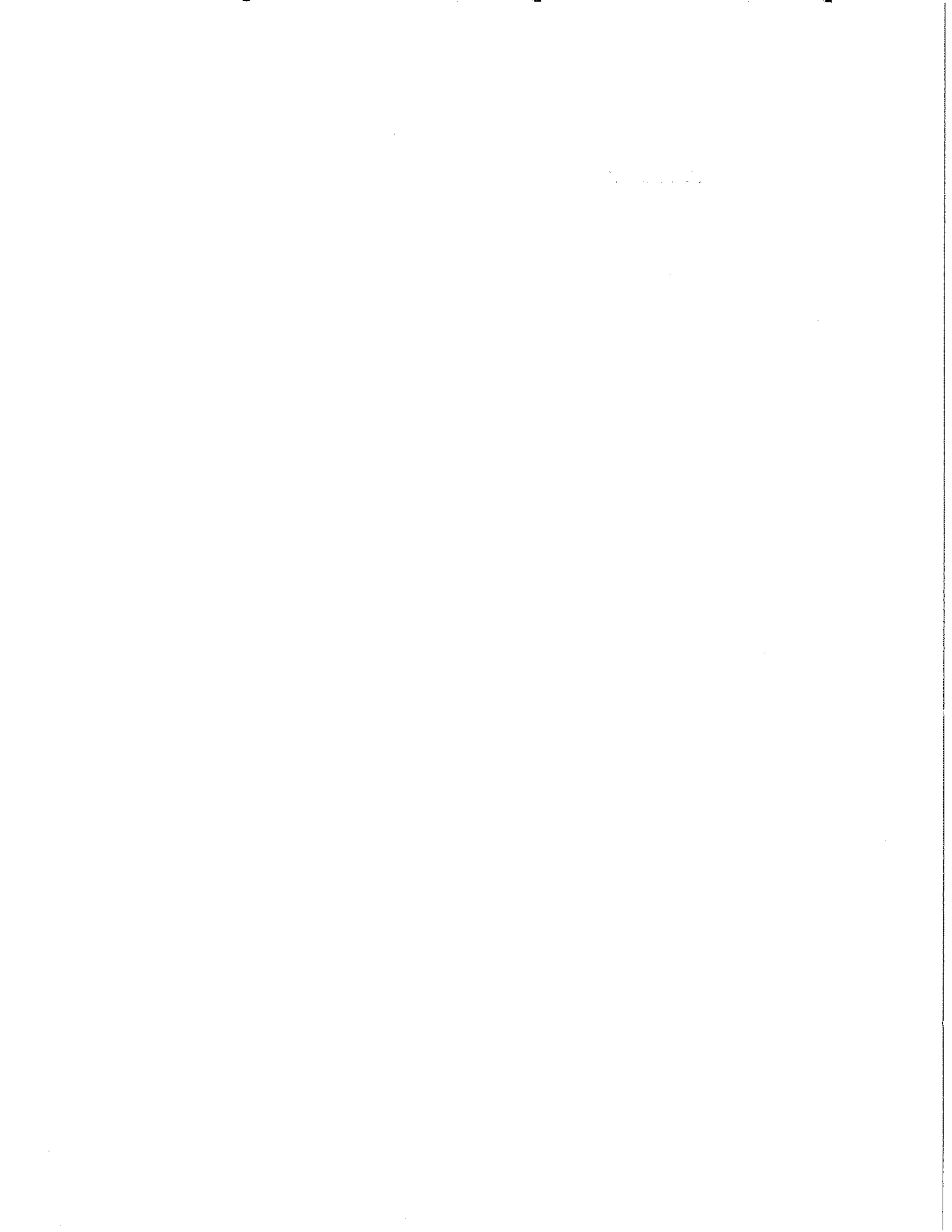
Kathleen Rideout  
SIGNATURE

Subscribed and sworn to me this 8th day of OCTOBER 2010

JANET A PIEN Janet A. Pien  
Notary Public, State of Wisconsin

My Commission Expires: 2/23/2014





**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, OCTOBER 20, 2010, AT 6:30 P.M., the Board of Public Works will hold a public hearing in ROOM A/B OF THE CITY WATER UTILITY, 119 E. OLIN AVENUE, 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 three and a half (3.5%) 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.**

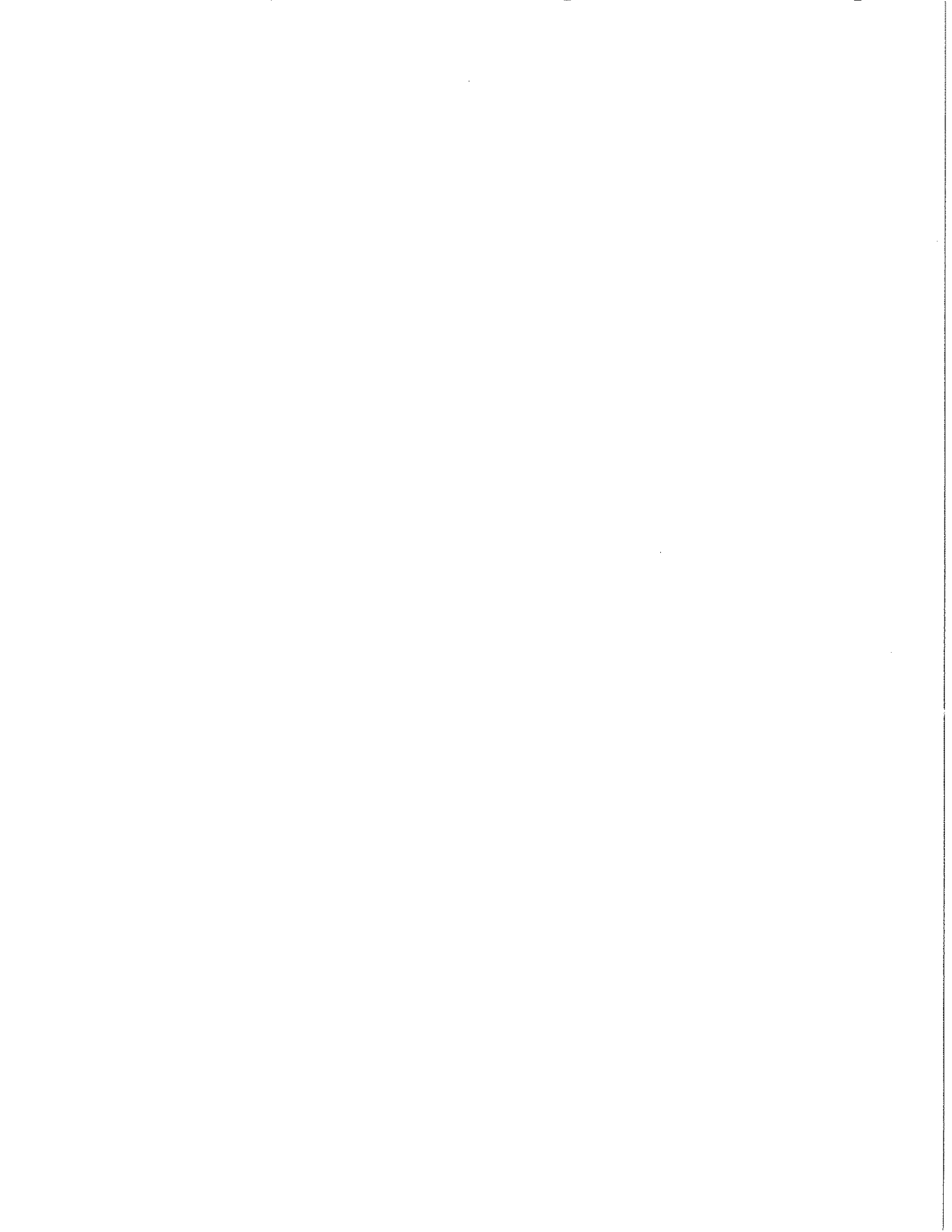
**PART II**

**SOUTH POINT ROAD ASSESSMENT DISTRICT – 2010**

**WILLIAMSON STREET AND SOUTH INGERSOLL STREET ASSESSMENT DISTRICT - 2011**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ OCTOBER 8, 2010





Department of Public Works  
**City Engineering Division**

608 266 4751

Robert F. Phillips, P.E.  
City Engineer

**Principal Engineers**  
Michael R. Dailey, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
Gregory T. Fries, P.E.

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

**Operations Manager**  
Kathleen M. Cryan

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

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

**Hydrogeologist**  
Brynn Bemis

October 8, 2010

**To: Property owners and residents along South Point Road**

**Re: Public Hearing before Board of Public Works**  
**October 20, 2010 6:30 p.m.**  
**Madison Water Utility, Room A/B**  
**119 E Olin Avenue**  
**Madison, WI**

The City of Madison is proposing to improve South Point Road from Harvest Moon Lane to Mineral Point Road. This project involves special assessments to owners of property along the project. 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 & location. City Engineering will be making a short presentation at the meeting, followed by the public hearing. Attached to this letter is a schedule of assessments that contains the estimated cost for each property on the project.

### **Scope of Work**

This project includes the construction of a divided roadway with bike lanes and a storm sewer system. Trees will be need removed, from within the right-of-way, to facilitate the roadway construction. If the project is approved, construction will start in early 2011 and be completed by mid-June, 2011.

### **Street Improvements**

The proposed street improvements include the construction of concrete curb and gutter, concrete drive aprons and an asphalt pavement. The finished street will be a boulevard with one thirteen (13) foot travel lane, a bike lane and a buffer separating the bike lane from the travel lane, in each direction.

Sidewalk will be installed on the west side of the street, near Mineral Point Road.

### **Drive Aprons**

The drive apron, the area between the sidewalk and curb, will be constructed with concrete. The aprons are proposed to be the same width as the driveway, at the property line, and will be four feet wider at the curb. Prior to construction, residential property owners will receive a copy of a Residential Driveway Opening Request form which allows them change the size of the proposed apron, provided that it complies with the Madison General Ordinances. Commercial driveways will be reconstructed in accordance with the approved parking lot plan on file with the City.

LeAnne Hannan is the street design engineer and you may contact her at 266-4057 or [lhannan@cityofmadison.com](mailto:lhannan@cityofmadison.com) if you have questions.

### **Impact on Trees and Landscaping**

It is anticipated that up to three trees will need to be removed as part of the construction process.

Please note that construction will also have an impact on landscape features in the right-of-way. With the nature of this work, property owners should anticipate that the entire right-of-way, will be disturbed. Therefore, any plantings or special landscaping or decorative features that an owner wishes to save from damage should be removed from the right-of-way prior to the start of construction.

### **Storm Sewer**

Storm sewer main, leads, and inlets will be installed or replaced as part of this project. This work is not assessed to property owners. Elia Acosta is the storm sewer designer for this project; you may contact her at 266-4096 or [eacosta@cityofmadison.com](mailto:eacosta@cityofmadison.com).

### **Assessments**

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 based upon the City's assessment policy. When the project is bid, and work is complete, a final assessment will be calculated based on work actually performed. The final assessment is payable in one lump sum or over a period of 8 years, with 3.5% interest charged on the unpaid balance.

The City and the property owners adjoining the project will share the cost of the street improvements. The property owner is responsible for the cost of the sidewalk, curb and gutter, drive aprons and a cost equal to four (4) feet of the roadway. The attached Schedule of Assessments shows a breakdown of costs for each of the assessable items and the total estimated cost to be assessed to each adjacent property owner.

### **Accommodation Requests**

To request accommodations for special needs or disabilities or 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,

A handwritten signature in black ink that reads "Robert Phillips". The signature is written in a cursive style with a large, stylized "R" and "P".

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

RFP:LKH

cc: Ald. Skidmore  
Bob Arseneau  
Dan Dettmann  
Mark Winters  
Brian Smith  
Elia Acosta  
Dennis Cawley, Water Utility  
David Shaw, Town of Middleton

Project Name: SOUTH POINT ROAD ASSESSMENT DISTRICT-2010  
Project Limits: HARVEST MOON LANE TO MINERAL POINT ROAD

Frontages listed are for: FRONTAGE IS FOR SITUS STREET

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (L.F.)	Street		5" Sidewalk		New 7" Conc. Drive Apron		Total
				LF	\$57.00	SF	\$5.00	SF	\$6.25	
0708-281-1925-0 R2T	GREAT NEIGHBORHOODS WEST LLC 6801 SOUTH TOWNE DR MADISON WI	9461 Briar Haven Dr	85.0 L.F.	55.00	\$3,135.00	0.00	\$0.00	0.00	\$0.00	\$3,135.00
0708-281-2002-5 PUDSIP	CARDINAL GLENN CDM OWNERS ASSN % D SIMON DSIRE GP 2800 ROYAL AVE MADISON WI	302 Cross Oak Dr	125.86 L.F.	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00
0708-281-1915-1 C	CITY OF MADISON PARKS CARDINAL GLENN PARK 210 MLK JR BLVD RM 104 MADISON WI	426 Pine Lawn Pkwy	517.00 L.F.	517.00	\$29,469.00	0.00	\$0.00	0.00	\$0.00	\$29,469.00
0708-281-1914-3 C	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	454 Pine Lawn Pkwy	503.12 L.F.	361.40	\$20,599.80	0.00	\$0.00	0.00	\$0.00	\$20,599.80
0708-281-0103-3 A	NEW WEI LLC 555 D'ONOFRIO DR MADISON WI	9414 Silicon Prairie Pkwy	801.34 L.F.	801.34	\$45,676.38	0.00	\$0.00	0.00	\$0.00	\$45,676.38
0708-282-0505-9 SM	NEW WEI LLC % K WELTON 559 D'ONOFRIO DR # 222 MADISON WI	9501 Silicon Prairie Pkwy	425.32 L.F.	425.32	\$24,243.24	0.00	\$0.00	0.00	\$0.00	\$24,243.24
0708-282-0201-3 RPSM	NEW WEI LLC % K WELTON 559 D'ONOFRIO DR # 222 MADISON WI	9502 Silicon Prairie Pkwy	630.17 L.F.	630.17	\$35,919.69	461.50	\$2,307.50	0.00	\$0.00	\$38,227.19
0708-282-0103-1 SM	CITY OF MADISON STREETS WEST SIDE PUBLIC WORKS 1501 W BADGER RD MADISON WI	402 South Point Rd	930.74 L.F.	930.74	\$53,052.18	0.00	\$0.00	2285.00	\$14,281.25	\$67,333.43

Project ID: 53W0902  
Project Name: SOUTH POINT ROAD ASSESSMENT DISTRICT-2010  
Project Limits: HARVEST MOON LANE TO MINERAL POINT ROAD

Frontages listed are for: FRONTAGE IS FOR SITUS STREET

Parcel No./ Zoning	Owner's Name / Mailing Address	Sitius Address	Frontage (LF)	Street		5" Sidewalk		New 7" Conc. Drive Apron		Total
				LF	\$57.00	SF	\$5.00	SF	\$6.25	
0708-282-0104-9 SM	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	502 South Point Rd	313.57 L.F.	12.40	\$706.80	0.00	\$0.00	0.00	\$0.00	\$706.80
0708-282-8480-4* A-1	ROGER & VIRGINIA ROWE 3741 SOUTH POINT RD VERONA, WI	3741 South Point Rd	125.0L.F.	125.00	\$7,125.00	625.00	\$3,125.00	190.00	\$1,187.50	\$11,437.50
				3858.37	\$219,927.09	1086.50	\$5,432.50	2475.00	\$15,468.75	\$240,828.34

\*PARCEL IS IN THE TOWN OF MIDDLETON, ASSESSMENT SHALL BE LEVIED IN ACCORDANCE WITH THE CITY OF MADISON AND TOWN OF MIDDLETON COOPERATIVE PLAN. SUCH ASSESSMENTS SHALL BE INDEXED FOR INFLATION WITH PAYMENTS TO COMMENCE WHEN THEY PARCELS CONNECT TO WATER OR SEWER OR ATTACH TO THE CITY, WHICHEVER OCCURS FIRST.