

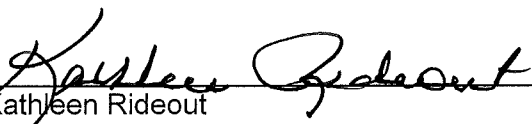
**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

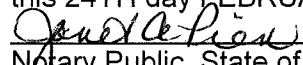
Kathleen Rideout, being first duly sworn on oath, deposes and says that:

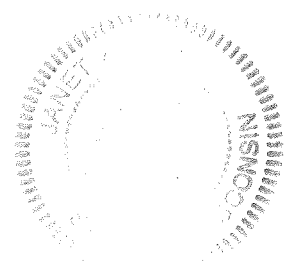
1. She is a Administrative Clerk I with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 24th day of FEBRUARY 2012 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled LANGLOIS STREET AND MERRILL CREST DRIVE ASSESSMENT DISTRICT - 2012

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.

  
Kathleen Rideout

Subscribed and sworn to before me  
this 24TH day FEBRUARY, 2012

  
\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires:





Department of Public Works  
**City Engineering Division**

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

**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

February 24, 2012

**To: Property Owners and Residents along Merrill Crest Drive and Langlois Street**

**Re: Public Hearing before Board of Public Works  
March 7, 2012 6:30 P.M.  
Room 108, City County Building  
210 Martin Luther King Jr. Blvd., Madison, WI**

The City of Madison is proposing to reconstruct the street and underground public utilities along the above referenced streets in 2012. 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.

The proposed project limits are as follows:

- Merrill Crest Drive from Regent St. to Langlois St.
- Langlois Street from Merrill Crest Dr. to Whitney Way

The proposed work on Merrill Crest Dr. and Langlois St. is a complete street reconstruction including installing new curb and gutter and replacing the pavement, sanitary sewer, water main, storm sewer, and drive aprons. Sidewalk is not proposed with this project. The project is scheduled to take place during summer 2012 with a tentative start date of June 11<sup>th</sup>.

### **Street Improvements**

The proposed street improvements include installing new concrete curb and gutter, which will improve drainage on the street and limit erosion along the existing street. The proposed improvements also include removing and replacing the asphalt pavement, and replacement of the driveway aprons. The existing asphalt and concrete driveway aprons will be replaced with the same material, and existing gravel driveways will have a new concrete driveway apron installed to match into the curb. The replacement of the driveways will be limited to only the amount necessary to match into the new curb.

With the installation of the curb and gutter, the street widths will be changed. Langlois Street and Merrill Crest Drive are both proposed to be 28 ft. wide.

The City and the property owners adjoining the reconstruction will share the cost of the street improvements. Since Merrill Crest Dr. and Langlois St. are currently unimproved streets (no curb and gutter), the entire cost of the curb and gutter and 4 ft. of the pavement will be assessed to the adjacent property owners. The City shares the cost on a 50-50 basis with the property owners for removing and replacing the asphalt or concrete driveway aprons. The entire cost to install a new concrete apron where the existing driveway is gravel is assessed to the property owner. The City assumes the entire cost for the remaining portion of the new pavement and storm sewer improvements. The City also assumes

the cost for curb and gutter and pavement located at each street intersection. The attached Schedule of Assessments shows a breakdown of costs for each street reconstruction items and the total estimated cost to be assessed to each adjacent property owner. Please contact Jim Wolfe, the Project Engineer, at 266-4099 or at [jwolfe@cityofmadison.com](mailto:jwolfe@cityofmadison.com), with any questions regarding the street reconstruction.

### **Sanitary Sewer Main and Lateral Replacement**

The sanitary sewer main and laterals within the limits of this reconstruction project were constructed around 1941 on Merrill Crest and around 1952 on Langlois. The sanitary sewer main will be replaced with the project and will not be assessed to the properties. Sanitary sewer laterals are owned by the property owners and it is their responsibility to maintain them. It is the City of Madison Engineering Division's policy to pay for 75% of the cost to replace sanitary laterals within the public right of way (the length of sewer lateral between the sanitary sewer main and the property line) while the property owner is assessed the remaining 25% of that cost. The estimated property owner's share of the cost for lateral replacement within the public right of way is listed on the Schedule of Assessments. Replacement of the sanitary sewer lateral from the property line to your home is solely your responsibility and will not be coordinated or funded by the City. If you have questions regarding the replacement of your sanitary lateral please contact Max Conway, of my staff, at 261-9127 or at [mconway@cityofmadison.com](mailto:mconway@cityofmadison.com).

### **Storm Sewer**

With the installation of the curb and gutter, storm sewer will also be installed with this project to improve the drainage of the street. There is some existing storm sewer within the project limits on Merrill Crest Dr., which will be replaced as necessary with this project. The costs of the storm sewer construction are not assessed to the property owners. Max Conway is also the storm sewer designer for this project; you may contact him with questions at the above phone number.

### **Water Main and Water Service Laterals**

The existing water main on Langlois St. was installed in 1940, and the existing water main on Merrill Crest was installed in 1963. There has been a significant amount of water main breaks within the limits of this project, so these mains will also be replaced with this project. The City will abandon the old main that currently serves the properties and will connect all of the properties to the new water main. Property owners will not be assessed for the new water main. Please contact Dennis Cawley of the Madison Water Utility at 261-9243 with questions regarding water main or service replacement.

### **Street Landscaping**

Tree pruning in advance of the project is required to reduce the risk of damage to the trees during construction. The City of Madison-Forestry section will perform the necessary work. For certain species, especially oak and elm trees, the pruning must be completed by April 1 to reduce the chance of disease.

During construction, it may be necessary to trim existing tree limbs and/or roots to accommodate the construction. Tree conflicts are often encountered with sanitary sewer lateral replacements, and there is also the possibility of tree conflicts with the installation of the new curb and gutter. If, during the course of construction, it is determined that a tree must be removed, City Engineering will notify property owners adjacent to the tree to be removed, prior to removal.

One tree removal has already been identified. The 10" diameter green ash tree located along the Langlois St. frontage of 110 N. Whitney Way (Mount Olive Church) near the intersection with Merrill Crest Dr. will need to be removed with the project. Please note that most of the trees along Merrill Crest Dr. are at risk because they are relatively close to the existing street, so the street construction could impact these trees, but the City will take precautions to limit the impacts on the trees as much as possible.

When the project is complete, City Forestry Section will evaluate the terrace area for new street trees or replacements. Street trees are typically planted in the spring of the year following the completion of the construction project. Tree species selection is determined by the Forestry Section.

With the nature of this work, property owners should anticipate that most of the terrace will be disturbed, therefore, any plantings or special landscaping features that are near the street that an owner wishes to save from damage should be removed from the terrace area prior to the start of construction.

### 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.

### 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, Jim Wolfe at [jwolfe@cityofmadison.com](mailto:jwolfe@cityofmadison.com) or 266-4099. 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:jmw

Cc by email:

Ald. Chris Schmidt	Dane County 911
Mark Winter, Traffic Engineering	Christy Bachmann, City Engineering
Max Conway, City Engineering	Kelly Meiss, Water Utility
Marla Eddy, City Forestry	Drew Beck, Madison Metro Transit
Ed Ruckriegel, Fire Department	
Cindy Mierow, Police Department	
Al Schumacher, Streets Division	
Renee Bremer, School District Transportation	
Jeff Fedler, Madison School District Transportation Coordinator	
Jason Fenske, Badger Bus Lines	

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, MARCH 7, 2012, 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, 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.

**PART II**

**LANGLOIS STREET AND MERRILL CREST DRIVE ASSESSMENT DISTRICT – 2012**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ FEBRUARY 24, 2012

January 6, 2012

City of Madison Engineering Division - Schedule of Assessments

Proj. ID: 53W0982 Project Name: Langlois Street and Merrill Crest Drive Assessment District - 2012  
 Project Limits: Whitney Way to Merrill Crest Drive and Regent Street to Langlois Street

Parcel No./ Zoning	Owner's Name / Mailing Address	Parcel Location	Frontage Listed are for Street Shown		Street Reconstruction Items				Sanitary Sewer Reconstruction Items				TOTAL ASSEM'T		
			Frontage OR % Interest**	Install New Concrete Drive Apron @ \$7.00 per SF	Remove Existing Conc. Drive Apron @ \$1.50 per SF	Replace Concrete Drive Apron @ \$3.50 per SF	Remove & Replace Asphalt Driveway @ \$3.00 per SF	Sanitary Sewer Reconnect @ \$299.50 Each	Remove & Replace Sanitary Lateral @ \$21.11 per LF	Install Curb and Gutter & 4 ft. of Pavement @ \$60.00 per LF	Remove Existing Conc. Drive Apron @ \$1.50 per SF	Replace Concrete Drive Apron @ \$3.50 per SF		Remove & Replace Asphalt Driveway @ \$3.00 per SF	Sanitary Sewer Reconnect @ \$299.50 Each
			LF	SF	Cost	SF	Cost	SF	Cost	SF	Cost	Each	Cost	LF	Cost
0709-191-0719-8 R2	SASS, ANTHONY E & JENNIFER G BUNNER 5220 LANGLOIS ST MADISON WI	5220 Langlois St	80.00	70.00	\$4,800.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	\$299.50	33.00	\$696.63
0709-191-0718-0 R2	WELESLASIE, DANIAL Y & KATHLEEN A KOPPA 5222 LANGLOIS ST MADISON WI	5222 Langlois St	65.00	65.00	\$3,900.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	\$299.50	33.00	\$696.63
0709-191-0717-2 R2	WHITE, CLELL MILLER & TERESA ANN WHITE 5228 LANGLOIS ST MADISON WI	5228 Langlois St	54.80	120.00	\$3,288.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	\$299.50	33.00	\$696.63
0709-191-0716-4 R2	KERSKA, AUDREY L 5232 LANGLOIS ST MADISON WI	5232 Langlois St Merrill Crest	125.00 50.00	80.00	\$7,800.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0	\$0.00	0.00	\$0.00
0709-191-0612-4 R2	LIGHTHOUSE CHURCH INC 5202 REGENT ST MADISON WI	1 Merrill Crest Dr	56.52	0.00	\$3,391.20	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	\$299.50	33.00	\$696.63
0709-191-1031-5 R2	SINCLAIR, ADAM M 456 RUSHMORE LN MADISON WI	2 Merrill Crest Dr	66.00	0.00	\$3,060.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	\$299.50	33.00	\$696.63
0709-191-1032-3 R2	PETERSON, CHRISTINE C 6 MERRILL CREST DR MADISON WI	6 Merrill Crest Dr	66.00	0.00	\$3,960.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	\$299.50	33.00	\$696.63
0709-191-0607-5 R2	LIGHTHOUSE CHURCH INC 5202 REGENT ST MADISON WI	9 Merrill Crest Dr	95.07	0.00	\$5,704.20	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	\$299.50	33.00	\$696.63
0709-191-1033-1 R2	HANSEN, LANETTE 10 MERRILL CREST DR MADISON WI	10 Merrill Crest Dr	66.00	0.00	\$3,960.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	\$299.50	33.00	\$696.63
0709-191-0606-7 R2	CORRADO, ETHAN NEILL & MEGAN MARIE CORRADO 13 MERRILL CREST DR MADISON WI	13 Merrill Crest Dr	60.00	70.00	\$3,600.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	\$299.50	33.00	\$696.63
0709-191-1034-9 R2	MCLAUGHLIN, PAMELA E 14 MERRILL CREST DR MADISON WI	14 Merrill Crest Dr	66.00	0.00	\$3,960.00	170.00	\$255.00	130.00	\$455.00	0.00	\$0.00	1	\$299.50	33.00	\$696.63

\*\* The "% Interest" is the percentage of interest in the common elements each condominium owner has as described in the condominium agreement.

January 6, 2012

City of Madison Engineering Division - Schedule of Assessments

Proj. ID: 53W0982 Project Name: Langlois Street and Merrill Crest Drive Assessment District - 2012  
 Project Limits: Whitney Way to Merrill Crest Drive and Regent Street to Langlois Street

Parcel No./ Zoning	Owner's Name / Mailing Address	Parcel Location	Frontage OR % Interest**	Install Curb and Gutter & 4 ft. of Pavement @		Install New Concrete Drive Apron @		Remove Existing Conc. Drive Apron @		Replace Concrete Drive Apron @		Remove & Replace Asphalt Driveway @		Sanitary Sewer Reconnect @		Remove & Replace Sanitary Lateral @		TOTAL ASSWT
				LF	Cost	SF	Cost	SF	Cost	SF	Cost	SF	Cost	Each	Cost	LF	Cost	
0709-191-0605-9 R2	PICKELL, DAVIN 17 MERRILL CREST DR MADISON WI	17 Merrill Crest Dr	72.89	72.89	\$4,373.40	70.00	\$490.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	\$299.50	33.00	\$696.63	\$5,859.53
0709-191-1035-7 R2	ESTIBAN, MARWANE 18 MERRILL CREST DR MADISON WI	18 Merrill Crest Dr	66.00	66.00	\$3,960.00	0.00	\$0.00	170.00	\$255.00	130.00	\$455.00	0.00	\$0.00	1	\$299.50	33.00	\$696.63	\$5,666.13
0709-191-0604-1 R2	KELLOGG, THOMAS L 21 MERRILL CREST DR MADISON WI	21 Merrill Crest Dr	72.33	72.33	\$4,339.80	70.00	\$490.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	\$299.50	33.00	\$696.63	\$5,825.93
0709-191-1036-5 R2	ALIOTO, MICHAEL A 22 MERRILL CREST DRIVE MADISON WI	22 Merrill Crest Dr	66.00	66.00	\$3,960.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	215.00	\$645.00	1	\$299.50	33.00	\$696.63	\$5,601.13
0709-191-0603-3 R2	ALIOTO, PATRICIA A 101 MERRILL CREST DR MADISON WI	101 Merrill Crest Dr	75.50	75.50	\$4,530.00	0.00	\$0.00	110.00	\$165.00	70.00	\$245.00	0.00	\$0.00	1	\$299.50	33.00	\$696.63	\$5,936.13
0709-191-1037-3 R2	ORTMAN TRUST, TERRENCE & MARCELLA 106 MERRILL CREST DR MADISON WI	102 Merrill Crest Dr	66.00	66.00	\$3,960.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	110.00	\$330.00	1	\$299.50	33.00	\$696.63	\$5,286.13
0709-191-1038-1 R2	ORTMAN TRUST, TERRENCE & MARCELLA 106 MERRILL CREST DR MADISON WI	106 Merrill Crest Dr	66.00	66.00	\$3,960.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	120.00	\$360.00	1	\$299.50	33.00	\$696.63	\$5,316.13
0709-191-1039-9 R2	HULSEY, BRETT D & MARY K ALDE 110 MERRILL CREST DR MADISON WI	110 Merrill Crest Dr	66.00	66.00	\$3,960.00	65.00	\$455.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	\$299.50	33.00	\$696.63	\$5,411.13
0709-191-1040-6 R2	BAILEY, STEPHEN K 114 MERRILL CREST DR MADISON WI	114 Merrill Crest Dr	57.50	57.50	\$3,450.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	105.00	\$315.00	1	\$299.50	33.00	\$696.63	\$4,761.13
0709-191-1013-3 R3	MERRILL CREST CONDOMINIUM % JASON FUNZEL 4916 CREEK HAVEN RD COTTAGE GROVE WI	(CONDOS SEE FOLLOWING)	60.00	60.00	\$0.00	130.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	2	\$0.00	66.00	\$0.00	\$0.00
0709-191-1601-6	ORTON PARK LLC 222 NORTH ST MADISON WI	202 Merrill Crest Dr	50.00%	30.00	\$1,800.00	65.00	\$455.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	\$299.50	33.00	\$696.63	\$3,251.13

\*\* The "% Interest" is the percentage of interest in the common elements each condominium owner has as described in the condominium agreement.

January 6, 2012

City of Madison Engineering Division - Schedule of Assessments

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Parcel No./ Zoning	Owner's Name / Mailing Address	Parcel Location	Frontage OR % Interest**	Street Reconstruction Items				Sanitary Sewer Reconstruction Items				TOTAL ASSM'T				
				Install New Concrete Drive Apron @ \$7.00 per SF	Remove Existing Conc. Drive Apron @ \$1.50 per SF	Replace Concrete Drive Apron @ \$3.50 per SF	Remove & Replace Asphalt Driveway @ \$3.00 per SF	Sanitary Sewer Reconnect @ \$299.50 Each	Remove & Replace Sanitary Lateral @ \$21.11 per LF	Install New Concrete Drive Apron @ \$7.00 per SF	Remove Existing Conc. Drive Apron @ \$1.50 per SF		Replace Concrete Drive Apron @ \$3.50 per SF	Remove & Replace Asphalt Driveway @ \$3.00 per SF		
			LF	SF	SF	SF	Each	Each	Each	Each	Each	Each	Each			
0709-191-1602-4	ORTON PARK LLC 222 NORTH ST MADISON WI	204 Merrill Crest Dr	50.00%	30.00	\$1,800.00	65.00	\$455.00	0.00	\$0.00	0.00	\$0.00	1	\$299.50	33.00	\$696.63	\$3,251.13
0709-191-1012-5 R3	PETERSON, MITCHELL C 7122 VALLEY VIEW RD VERONA WI	206 Merrill Crest Dr	60.00	60.00	\$3,600.00	130.00	\$910.00	0.00	\$0.00	0.00	\$0.00	0	\$0.00	0.00	\$0.00	\$4,510.00
0709-191-0608-3 R2	LIGHT HOUSE CHURCH MADISON INC 5202 REGENT ST MADISON WI	5202 Regent St (Merrill Crest front)	78.75	78.75	\$4,725.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	\$299.50	33.00	\$696.63	\$6,171.13
0709-191-0601-7 R2	MOUNT OLIVE EVANGELICAL LUTHERAN CHURCH 110 N WHITNEY WAY MADISON WI	110 N Whitney Way (Merrill Crest front)	394.80 178.00	542.80	\$32,568.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	2	\$599.00	66.00	\$1,393.26	\$35,670.26
0709-191-0720-5 R2	ROYALTON, STEVEN & JULIE 202 N WHITNEY WAY MADISON WI	202 N Whitney Way (Langlois frontage)	70.00	40.00	\$2,400.00	70.00	\$490.00	0.00	\$0.00	0.00	\$0.00	1	\$299.50	33.00	\$696.63	\$3,886.13
TOTALS				2,180.16	\$130,809.60	940.00	\$6,580.00	450.00	\$675.00	1,670.00	\$5,010.00	25.00	\$7,487.50	825.00	\$17,415.75	\$169,132.83

\*\* The "% Interest" is the percentage of interest in the common elements each condominium owner has as described in the condominium agreement.