

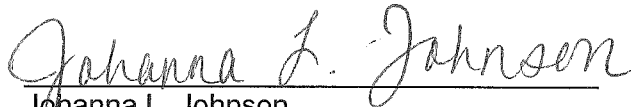
AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

 JOHANNA JOHNSON, being first duly sworn on oath, deposes and says that:

1. She is a Program Assistant 3 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the day of MAY 24, 2017 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 **WEST WILSON STREET AND SOUTH HENRY STREET ASSESSMENT DISTRICT - 2017** attached hereto.

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.

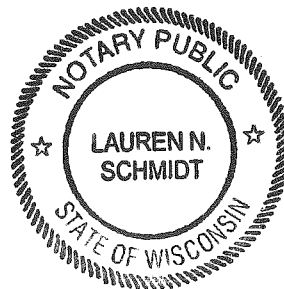


Johanna L. Johnson

Subscribed and sworn to before me
this 24 day of MAY, 2017



Notary Public, State of Wisconsin
My Commission expires: 7/17/20





Department of Public Works
Engineering Division
Robert F. Phillips, P.E., City Engineer

Parcel Number: 0709-242-1502-7
Situs Address: 112 W Wilson St
CARPENTER ET AL, JAMES
102 W WILSON ST
MADISON, WI 53703-0000

Assistant City Engineer
Michael R. Dailey, P.E.
Principal Engineer2
Gregory T. Fries, P.E.
Christopher J. Petykowski, P.E.
Principal Engineer1
Christina M. Bachmann, P.E.
Eric L. Dundee, P.E.
John S. Fahrney, P.E.
Facilities & Sustainability
Jeanne E. Hoffman, Manager
Operations Manager
Kathleen M. Cryan
Mapping Section Manager
Eric T. Pederson P.S.
Financial Manager
Steven B. Danner-Rivers

May 24, 2017

**NOTICE OF PUBLIC HEARING BEFORE THE COMMON COUNCIL
FOR
PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS
FOR PUBLIC WORKS IMPROVEMENTS**

MADISON, WISCONSIN

PART I

Notice is hereby given that the reports of the Board of Public Works and the City Engineer of the City of Madison, Wisconsin, on the plans, specifications, and special assessment of benefits accruing to the various lots and parcels of land affected by the proposed improvements, as listed in Part II hereof, in the City of Madison, have been filed in the office of the City Clerk, in the City-County Building, Madison, Wisconsin, and that said reports will be presented to the Common Council (Room 201), City-County Building, at a regular meeting to be held, JUNE 6, 2017 at 6:30 P.M., in the Council Chambers and that the Common Council will then and there consider said reports and will hold a public hearing to hear all persons interested, or their agents or attorneys, concerning matters contained in said reports, and will determine what portion, if any, of the cost of said improvement shall be paid by the City at large, and other action as the Common Council may deem proper. (YOU MUST REGISTER WITH THE COUNCIL'S SECRETARY BEFORE YOUR ITEM IS CONSIDERED BY THE COUNCIL).

Notice is hereby given that a contract has been (or is about to be) let for below listed project(s) and that the amount of the special assessment therefore has been determined as to each parcel of real estate affected thereby and a statement of the same is on file with the City Clerk; it is proposed to collect the same in eight (8) installments, as provided for by Section 66.0715 of the Wisconsin Statutes, with interest thereon at 3.0% percent per annum; that all assessments will be collected in installments as above provided except such assessments on property where the owner of the same has paid the assessment to the City Treasurer on or before the next succeeding November 1st.

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 or email us at engineering@cityofmadison.com. Please make contact at least 24 hours prior to the date of this public hearing so that we can make proper accommodations.

(over)

PART II

WEST WILSON STREET AND SOUTH HENRY STREET ASSESSMENT DISTRICT – 2017
MCKEE ROAD (CTH PD) -MUIR FIELD ROAD-COUNTRY GROVE DRIVE SIGNAL
ASSESSMENT DISTRICT

BY: *MariBeth Witzel-Behl*
MariBeth Witzel-Behl, City Clerk

PUB: WSJ MAY 26, 2017

City of Madison Engineering Division - Schedule of Assessments
 ProjID: 11459 Project Name: West Wilson Street and South Henry Street Assessment District - 2017
 Project Limits: S. Hamilton St. to Martin Luther King Jr Blvd and W. Wilson St. to the south end

Parcel No.	Owner's Name/ Mailing Address	Parcel Location	Frontage or LF	Remove & Replace Concrete Slabwalk @ \$5.00 per Square Foot (SF)		Street Construction Items		Remove & Replace Concrete Driveway @ \$6.00 per Sq Ft		Remove & Replace Curb and Gutter @ \$18.00 per Linear Foot (LF)		Sanitary Sewer Reconstruction Items		Storm Sewer Item		Street Lighting Items***				TOTAL ASSMT		
				Factor*	Cost	Factor*	Cost	Factor*	Cost	Factor*	Cost	Factor*	Cost	Factor*	Cost	Factor*	Cost	Factor*	Cost		Factor*	Cost
0709-242-1001-9 PD	DANE COUNTY SUEPER PUBLIC SAFETY BUILDING 210 WALKER BLVD RM 114 MADISON WI	215 S Hamilton St W. Wilson St	281.29 95.82	1.0	\$75.00	1.0	\$350.00	1.0	\$50.00	1.0	\$1,796.76	3	\$2,850.00	90.00	\$7,200.00	2.00	\$4,400.00	99.82	\$2,755.05	131.76	\$2,708.20	\$26,335.01
0709-242-1019-2 PD	DANE COUNTY NEW COURTHOUSE 210 M.L.K. JR BLVD RM 114 MADISON WI	215 S Hamilton St W. Wilson St	365.33 312.38	1.0	\$450.00	1.0	\$450.00	1.0	\$75.00	1.0	\$1,260.00	3	\$2,850.00	90.00	\$7,200.00	2.00	\$4,400.00	234.29	\$6,442.94	24.684	\$3,949.38	\$28,802.22
0709-242-1103-3 HSL-PD	WIS ARCHITECTS EDITH 321 S HAMILTON ST MADISON WI	321 S Hamilton St S. Henry St	93.00 87.00	1.0	\$750.00	1.0	\$0.00	1.0	\$7.00	1.0	\$1,566.00	1	\$950.00	35.00	\$2,800.00	0.00	\$0.00	65.25	\$1,794.38	2.673	\$427.68	\$8,288.06
0709-242-1104-1 PD	ROMAN INST.LLC %CHT APARTMENT RENTALS PO BOX 512 MADISON WI	323 S Hamilton St S. Henry St	205.00 124.00	1.0	\$300.00	1.0	\$0.00	1.0	\$124.00	1.0	\$2,322.00	3	\$2,850.00	90.00	\$7,200.00	0.00	\$0.00	93.00	\$1,918.13	14.744	\$1,769.22	\$17,469.35
0709-242-0129-0 LNUX	APEX INVESTMENT GROUP V LLC 1741 COMMERICAL AVE MADISON WI	309 S Henry St	56.50	1.0	\$750.00	1.0	\$123.00	1.0	\$6.50	1.0	\$1,017.00	1	\$950.00	35.00	\$2,800.00	0.00	\$0.00	56.50	\$1,163.31	3.438	\$412.56	\$7,844.87
0709-242-0130-7 LNUX	313 S HENRY ST.LLC 1202 REGENT ST MADISON WI	313 S Henry St	27.00	1.0	\$700.00	1.0	\$70.00	1.0	\$27.00	1.0	\$486.00	1	\$950.00	35.00	\$2,800.00	0.00	\$0.00	27.00	\$371.25	1.782	\$142.56	\$5,868.81
0709-242-0131-5 LNUX	APEX INVESTMENT GROUP V LLC 1741 COMMERICAL AVE MADISON WI	313 S Henry St	30.75	1.0	\$700.00	1.0	\$70.00	1.0	\$30.75	1.0	\$533.50	1	\$950.00	35.00	\$2,800.00	0.00	\$0.00	30.75	\$634.22	2.046	\$245.52	\$6,303.24
0709-242-0132-3 LNUX	321 S HENRY STREET LLC ATTN MADISON PROP MNGMNT 1202 REGENT ST MADISON WI	321 S Henry St	66.70	1.0	\$0.00	1.0	\$140.00	1.0	\$66.70	1.0	\$1,200.60	1	\$950.00	35.00	\$2,800.00	0.00	\$0.00	66.70	\$1,375.69	4.402	\$528.24	\$7,694.53
0709-242-0801-4 DC	DANE COUNTY (69.3%) CITY OF MADISON (40.7%) 210 M.L.K. JR BLVD RM 114 MADISON WI	210 Martin Luther King Jr Blvd	330.00	1.0	\$2000.00	1.0	\$120.00	1.0	\$330.00	1.0	\$5,940.00	3	\$2,850.00	96.00	\$7,680.00	0.00	\$0.00	247.50	\$6,806.25	32.670	\$5,227.20	\$39,223.45
0709-242-0118-3 DC	STATE OF WISCONSIN BUILDING COMMISSION 101 S WEBSTER ST FLR 8 MADISON WI	1 W Wilson St	462.00	1.0	\$5000.00	1.0	\$350.00	1.0	\$462.00	1.0	\$8,316.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	462.00	\$12,705.00	122.298	\$19,567.68	\$67,688.68
0709-242-1016-8 LNUX	CARBENTER ET AL JAMES % JAMES T CARBENTER 102 W WILSON ST MADISON WI	106 W Wilson St (COWOOD, SEE FOLLOWING)	132.22	1.0	\$250.00	1.0	\$170.00	1.0	\$132.22	1.0	\$50.00	2	\$0.00	68.00	\$0.00	1.00	\$0.00	99.17	\$0.00	13.090	\$0.00	\$0.00
0709-242-1501-9	CARBENTER ET AL JAMES 102 W WILSON ST MADISON WI 53703-0000	102 W Wilson St	92.68393%	1.0	\$21,171	1.0	\$157.56	1.0	\$122.55	1.0	\$2,205.82	1.85	\$1,760.98	63.02	\$5,041.95	0.93	\$2,039.02	91.91	\$1,895.62	12.132	\$1,455.84	\$16,503.13
0709-242-1502-7	CARBENTER ET AL JAMES 102 W WILSON ST MADISON WI 53703-0000	112 W Wilson St	73.1707%	1.0	\$18.29	1.0	\$12.44	1.0	\$9.67	1.0	\$174.14	0.15	\$139.02	4.98	\$398.05	0.07	\$160.98	7.26	\$149.65	957.79	\$114.93	\$1,302.88

City of Madison Engineering Division - Schedule of Assessments

Proj. ID: 11459 Project Name: West Wilson Street and South Henry Street Assessment District - 2017

Project Limits: S. Hamilton St. to Martin Luther King Jr Blvd and W. Wilson St. to the south end

Parcel No.	Owner's Name / Mailing Address	Parcel Location	Property Information		Street Construction Items			Sanitary Sewer Reconstruction Items			Storm Sewer Item		Street Lighting Item***			TOTAL ASSESSMT		
			Frontage or % Interest**	Concrete Sidewalk @ \$5.00 per Square Foot (SF) Factor*	Remove & Replace Concrete Driveway @ \$6.00 per SF Cost	Remove & Replace Curbs and Gutters @ \$18.00 per Linear Foot (LF) Cost	Sanitary Sewer Connect @ \$950.00 Each	Sanitary Lateral @ \$30.00 per LF Cost	Private Storm Sewer Connection @ \$2,200.00 Each	Factor	By Frontage @ LF	By Area @ SF	Installs	Per LF	Per SF			
0709-242-0120-8 UNMX	CARPENTER INC. R H & E H 102 W WILSON ST MADISON WI	111 W Wilson St	132.50	1.0	\$3,900.00	\$1,800.00	\$2,385.00	1	\$950.00	35.00	\$2,800.00	0.00	2	132.50	\$3,643.75	31,976	\$5,116.16	\$21,994.91
0709-242-0121-6 UNMX	CARPENTER ET AL. CHARLES 102 W WILSON ST MADISON WI	121 W Wilson St	66.00	1.0	\$2,640.00	\$720.00	\$1,188.00	1	\$950.00	35.00	\$11,200.00	0.00	2	66.00	\$1,815.00	16,236	\$2,597.76	\$23,960.76
0709-242-0122-4 UNMX	RICE INVESTORS LLC 2500 INTERNATIONAL LN MADISON WI	131 W Wilson St	132.00	1.0	\$7,400.00	\$200.00	\$2,376.00	1	\$950.00	36.00	\$2,880.00	0.00	2	132.00	\$3,630.00	31,092	\$5,294.72	\$23,790.72
0709-242-0124-0 UNMX	MCHERDE 139 LLC PO BOX 191 MADISON WI	139 W Wilson St	66.00	1.0	\$2,640.00	\$200.00	\$1,188.00	1	\$950.00	36.00	\$2,880.00	0.00	2	66.00	\$1,815.00	16,847	\$2,695.52	\$13,468.52
0709-242-0125-8 UNMX	APEX INVESTMENT GROUP V LLC 1741 COMMERCIAL AVE MADISON WI	145 W Wilson St	66.00	1.0	\$2,640.00	\$600.00	\$1,188.00	1	\$950.00	36.00	\$2,880.00	0.00	1.5	66.00	\$1,561.25	7,392	\$887.04	\$10,506.29
0709-242-0126-6 UNMX	APEX INVESTMENT GROUP V LLC 1741 COMMERCIAL AVE MADISON WI	147 W Wilson St	0.00	1.0	\$0.00	\$600.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	1.5	0.00	\$0.00	1,003	\$1,203.84	\$1,803.84
0709-242-0127-4 UNMX	APEX INVESTMENT GROUP V LLC 1741 COMMERCIAL AVE MADISON WI	149 W Wilson St S. Henry St.	33.25 7.00	1.0	\$1,330.00	\$500.00	\$724.50	1	\$950.00	36.00	\$2,880.00	0.00	1.5	40.25	\$830.16	3,331	\$3,997.72	\$7,414.38
0709-242-0128-2 UNMX	APEX INVESTMENT GROUP V LLC 1741 COMMERCIAL AVE MADISON WI	151 W Wilson St S. Henry St.	33.00 76.00	1.0	\$1,825.00	\$0.00	\$1,962.00	1	\$950.00	33.00	\$2,640.00	0.00	1.5	73.50	\$1,515.94	1,881	\$2,235.72	\$9,118.66
TOTALS				--	\$1710.00	\$68,550.00	\$37,759.42	26.00	\$27,550.00	\$56.00	\$76,880.00	5.00	--	--	\$52,614.48	--	\$54,369.49	\$345,223.29

**NOTE: A factor has been applied for sidewalk and curb and gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

**Percent interest is the percentage share of the common elements for each unit in a condo association as determined by the recorded condo agreement.

***Total street lighting is based on the number of streetlights on the street. Streetlights are assumed to be 100 feet apart. Streetlights are assumed to be 100 feet apart.

Street Light assessment factor: 1.0 for single family residential, 1.5 for commercial, 2.0 for industrial, 3.0 for multi-family residential, 4.0 for commercial.

Conversion factors (75% frontage, 15% area) were used for the following parcels: 2115 S Hamilton St, 321 S Hamilton St, 325 S Hamilton St, 210 MLK Jr Blvd and 106 W Wilson St.

Factors used for 151 W Wilson St: 75% S Henry St frontage and 50% W Wilson St frontage, 75% area.