





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

ParcelNumber: 0708-342-1804-6  
Situs Address: 727 Boyer St  
BOARD OF REGENTS  
UNIVERSITY OF WI SYSTEM  
1220 LINDEN DRIVE  
MADISON, WI 53706

April 7, 2017

April 7, 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, APRIL 18, 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](mailto: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)

**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

**PART II**

**NORTH BASSETT STREET, CONKLIN-UNIVERSITY ALLEY, AND HENRY-BROOM ALLEY  
ASSESSMENT DISTRICT – 2017**

**SOUTH PLEASANT VIEW ROAD, MID TOWN ROAD, MCKEE ROAD, MERITER WAY, WELLNESS  
WAY AND RAYMOND ROAD ASSESSMENT DISTRICT – 2017**

**WEST WILSON STREET AND SOUTH HENRY STREET ASSESSMENT DISTRICT – 2017**

**DARWIN ROAD AND PACKERS AVENUE TRAFFIC SIGNAL ASSESSMENT DISTRICT – REVISED**

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

PUB: WSJ APRIL 7, 2017

Project ID: 10232  
Project Name: South Pleasant View Road, Mid Town Road, McKee Road, Meriter Way, Wellness Way and Raymond Road Assessment District - 2017  
Project Limits: South Pleasant View Road from Prairie Hill Road to McKee Road  
Mid Town Road from Waterbend Drive to Waldorf Boulevard  
McKee Road from 1000' west of South Pleasant View Road to Meriter Way  
Meriter Way from McKee Road to Wellness Way  
Wellness Way from Raymond Road to Meriter Way  
Raymond Road from 300' southwest of Wellness Way to 2700' northeast of Wellness Way

Parcel No./ Zoning	Owner's Name / Mailing Address	NOTES	Parcel Location	Street	Street Reconstruction Items										Sanitary Items					Water Main Parcel Area (SF)	Water Main Assmt (Z10) \$0.11 Per SF	Water Main Assmt (Z8) \$0.17 Per SF	Street Lighting Assmt		Credit, payment by Town of Verona	TOTAL ASSMT		
					Frontage Actual per street LF	Total Assessable LF	Street Improvements @ \$22.00 per LF		Install Curb & Gutter \$8.00 per LF		Install 5" Concrete Sidewalk @ \$5.00 per SF		Install 7" Concrete Drive Apron @ \$6.00 per SF		Wellness Wy Area Assmt @ \$243.70 per 1000 Sf	Mid Town Area Assmt @ \$336.46 per 1000 Sf	Lateral Length Ft	Sanitary Lateral \$112.21 per foot	Sanitary Assessment Subtotal				\$22.50 per LF	per LF Cost				
							SF	Cost	LF	Cost	SF	Cost	SF	Cost									LF	Cost				
0708-342-1804-6 EC	Board of Regents University of WI System 1220 Linden Dr Madison, WI 53706	UW research park Note 3	727 Boyer St	Pleas Vw	110.0	110.0	110.0	\$2,420.00	110.0	\$880.00	550.0	\$2,750.00	0.0	\$0.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	158648.00	\$16,998.49	\$0.00	110.00	\$2,475.00	\$0.00	\$25,523.49
0708-342-1701-4 EC	Board of Regents University of WI System 1220 Linden Dr Madison, WI 53706	UW research park Note 3	801 Boyer St	Pleas Vw	310.0	310.0	310.0	\$6,820.00	310.0	\$2,480.00	1550.0	\$7,750.00	0.0	\$0.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	167703.00	\$17,968.70	\$0.00	310.00	\$6,975.00	\$0.00	\$41,993.70
0708-342-1702-2 EC	Board of Regents University of WI System 1220 Linden Dr Madison, WI 53706	UW research park Note 3	903 Boyer St	Pleas Vw	305.5	305.5	305.5	\$6,721.00	305.5	\$2,444.00	1527.5	\$7,637.50	0.0	\$0.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	160262.00	\$17,171.43	\$0.00	305.50	\$6,873.75	\$0.00	\$40,847.68
0708-342-1703-0 EC	Board of Regents University of WI System 1220 Linden Dr Madison, WI 53706	UW research park Note 3	927 Boyer St	Pleas Vw	289.6	289.6	289.6	\$6,371.20	289.6	\$2,316.80	1448.0	\$7,240.00	0.0	\$0.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	165449.00	\$17,727.19	\$0.00	289.60	\$6,516.00	\$0.00	\$40,171.19
0708-342-1704-8 EC	Board of Regents University of WI System 1220 Linden Dr Madison, WI 53706	UW research park Note 3	1001 Boyer St	Pleas Vw	243.0	243.0	243.0	\$5,346.00	243.0	\$1,944.00	1215.0	\$6,075.00	0.0	\$0.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	152848.00	\$16,377.05	\$0.00	243.00	\$5,467.50	\$0.00	\$35,209.55
0708-342-1705-6 EC	Board of Regents University of WI System 1220 Linden Dr Madison, WI 53706	UW research park Note 3	1103 Boyer St	Pleas Vw	325.4	325.4	325.4	\$7,158.80	325.4	\$2,603.20	1627.0	\$8,135.00	0.0	\$0.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	160934.00	\$17,243.43	\$0.00	325.40	\$7,321.50	\$0.00	\$42,461.93
0708-342-1622-2 EC	Board of Regents University of WI System 1220 Linden Dr Madison, WI 53706	UW research park Note 3	1202 Boyer St	Pleas Vw	172.1	172.1	172.1	\$3,786.20	172.1	\$1,376.80	880.5	\$4,302.50	0.0	\$0.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	257262.00	\$27,564.59	\$0.00	172.10	\$3,872.25	\$0.00	\$40,902.34
0708-341-8700-5 A-1	The High-Spring Limited Partners 401 N Carroll Madison WI 53703	High Springs North Parcel Note 4	S Pleasant View Rd	Pleas Vw	510.0	510.0	510.0	\$11,220.00	510.0	\$4,080.00	0.0	\$0.00	0.0	\$0.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	609840.00	\$65,341.90	\$0.00	510.00	\$11,475.00	\$0.00	\$92,116.90
0708-341-9000-0 A-1	The High-Spring Limited Partners 401 N Carroll Madison WI 53703	High Springs South Parcel Note 4	S Pleasant View Rd	Pleas Vw	1320.0	1320.0	1320.0	\$29,040.00	1320.0	\$10,560.00	0.0	\$0.00	0.0	\$0.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	1655280.00	\$177,356.58	\$0.00	1320.00	\$29,700.00	\$0.00	\$246,656.58
0708-344-8501-3 A-1	Theis TR Theis TR, Randall A 9101 Mineral Point Rd Verona, WI 53593	Theis North Parcel Note 4	3306 CTH M	Pleas Vw	1322.0	1322.0	1322.0	\$29,084.00	1322.0	\$10,576.00	0.0	\$0.00	0.0	\$0.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	1524600.00	\$163,354.74	\$0.00	1322.00	\$29,745.00	\$0.00	\$232,759.74
0708-344-9001-6 A-1	Theis TR Theis TR, Randall A 9101 Mineral Point Rd Verona, WI 53593	Theis South Parcel Note 4 Note 8	CTH M	Mid Town Pleas Vw	903.0 1077.0	1980.0	1980.0	\$43,560.00	1980.0	\$15,840.00	0.0	\$0.00	0.0	\$0.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	1980.00	\$44,550.00	\$0.00	\$103,950.00
0608-044-0103-6	University of Wisconsin Board of Regents 1220 Linden Dr Madison WI 53706	UW Turf Grass University Ridge Note 9	9002 McKee Rd	Mid Town Pleas Vw McKee	765.0 2790.0 805.0	4360.0	4360.0	\$95,920.00	4360.0	\$34,880.00	180.0	\$900.00	250.0	\$1,500.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	874104.00	\$0.00	\$151,024.89	3555.00	\$ 79,987.50	\$0.00	\$364,212.39
0708-344-9350-4 A-1	Gary J Nechtval Krista K Nechtval 8280 Mid Town Rd Madison, WI 53719	Town of Middleton Parcel Note 4 Note 8	8280 Mid Town Rd 2nd Prop. N of 8272 Mid Town	Mid Town	100.0	100.0	100.0	\$2,200.00	100.0	\$800.00	300.0	\$1,500.00	110.0	\$660.00	41,382 32,017	41,382 32,017	\$0.00	\$13,923.39 \$10,772.44	0.00	\$0.00	\$13,923.39 \$10,772.44	0.00	\$0.00	\$0.00	100.00	\$1,125.00	\$0.00	\$20,208.39 \$10,772.44
0708-344-9360-2 A-1	Michelle Hebert 8272 Mid Town Rd Madison WI 53719	Town of Middleton Parcel Note 4 Note 8	8272 Mid Town Rd	Mid Town	166.0	166.0	166.0	\$3,652.00	166.0	\$1,328.00	830.0	\$4,150.00	110.0	\$660.00	43,560	43,560	\$0.00	\$14,656.20	0.00	\$0.00	\$14,656.20	0.00	\$0.00	\$0.00	166.00	\$1,867.50	\$0.00	\$26,313.70
0708-344-9740-2 A-1	Michael J O'Brien Lisa M O'Brien 8264 Mid Town Rd Madison, WI 53719	Town of Middleton Parcel Note 4 Note 8	8264 Mid Town Rd	Mid Town	190.0	190.0	190.0	\$4,180.00	190.0	\$1,520.00	950.0	\$4,750.00	220.0	\$1,320.00	43,647	43,647	\$0.00	\$14,685.47	0.00	\$0.00	\$14,685.47	0.00	\$0.00	\$0.00	190.00	\$2,137.50	\$0.00	\$28,592.97

Parcel No./ Zoning	Owner's Name / Mailing Address	NOTES	Parcel Location	Street Reconstruction Items										Sanitary Items					Water Main Parcel Area (SF)	Water Main Assmt (Z10) \$0.11 Per SF	Water Main Assmt (Z8) \$0.17 Per SF	Street Lighting Assmt		Credit, payment by Town of Verona	TOTAL ASSMT			
				Street	Frontage		Street Improvements @ \$22.00 per LF		Install Curb & Gutter \$8.00 per LF		Install 5" Concrete Sidewalk @ \$5.00 per SF		Install 7" Concrete Drive Apron @ \$6.00 per SF		Wellness Wy Area Assmt @ \$243.70 per 1000 Sf	Mid Town Area Assmt @ \$336.46 per 1000 Sf	Lateral Length Ft	Sanitary Lateral \$112.21 per foot				Sanitary Assessment Subtotal	\$22.50 per LF			Cost		
					Actual per street LF	Total Assessable LF	SF	Cost	LF	Cost	SF	Cost	SF	Cost														
0608-031-8600-3 R-3A	Courter, Robert 8465 Mid Town Rd Madison WI 53719	Town of Verona Parcel Note 5 Note 8 Note 10	8465 Mid Town Rd	Mid Town	191.0	191.0	191.0	\$4,202.00	191.0	\$1,528.00	955.0	\$4,775.00	110.0	\$660.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	191.00	\$2,148.75	\$873.17	\$12,440.58
0608-031-8570-0 R-3A	Timothy P Gohl Kathleen M Stanek 7527 Fallen Oak Dr Verona WI 53593	Town of Verona Parcel Note 5 Note 8 Note 10	8415 Mid Town Rd	Mid Town	304.0	304.0	304.0	\$6,688.00	304.0	\$2,432.00	1520.0	\$7,600.00	120.0	\$720.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	304.00	\$3,420.00	\$1,171.73	\$19,688.27
0608-031-0138-0	Deborah Palmer 8325 Mid Town Rd Madison WI 53719	Madison Parcel Note 5 Note 8	8325 Mid Town Rd	Mid Town	108.2	108.2	108.2	\$2,380.40	108.2	\$865.60	541.0	\$2,705.00	230.0	\$1,380.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	108.20	\$1,217.25	\$0.00	\$8,548.25
0608-031-8550-4 R-3A	Stenbroten Rev TR, L Donald & Lila R 8309 Mid Town Rd Madison WI 53719	Town of Verona Parcel Note 5 Note 8 Note 10	8309 Mid Town Rd	Mid Town	108.2	108.2	108.2	\$2,380.40	108.2	\$865.60	541.0	\$2,705.00	230.0	\$1,380.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	108.20	\$1,217.25	\$416.27	\$8,131.98
0608-031-8530-8 R-4	Ervin J Leister 510 Karl Krest Bameveld WI 53507	Town of Verona Parcel Note 5 Note 8 Note 10	8301 Mid Town Rd	Mid Town	180.0	180.0	180.0	\$3,960.00	180.0	\$1,440.00	900.0	\$4,500.00	230.0	\$1,380.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	180.00	\$2,025.00	\$692.38	\$12,612.62
0608-034-0102-9 SE	Meriter Hospital Inc % Treasury Services Dept 202 S Park St Madison, WI 53715	Meriter Clinic parcel Note 6 Note 7	3102 Meriter Way	Meriter	152.5	152.5	152.5	\$3,355.00	152.5	\$1,220.00	0.0	\$0.00	0.0	\$0.00	204,183	204,183	\$49,759.40	\$0.00	70.00	\$7,854.70	\$57,614.10	204183.00	\$0.00	\$35,278.08	152.50	\$2,230.31	\$0.00	\$99,697.49
0608-034-0101-1 CI	Meriter Hospital Inc % Treasury Services Dept 202 S Park St Madison, WI 53715	Meriter Larger parcel Note 6 Note 7	8001 Raymond Rd	Meriter Wellness	160.0 365.0	525.0	525.0	\$11,550.00	525.0	\$4,200.00	2625.0	\$13,125.00	0.0	\$0.00	2,503,939	466,527	\$113,692.63	\$0.00	60.00	\$6,732.60	\$120,425.23	2503939.00	\$0.00	\$432,622.56	525.00	\$7,678.13	\$0.00	\$589,600.92
0608-034-9000-4 RH-4	Asaf A Qureshi Nilofar Qureshi 8251 Raymond Rd Madison, WI 53719	Qureshi South Parcel Note 6 Note 7	8251 Raymond Rd	Raymond Wellness	695.0 667.0	1362.0	1362.0	\$55,310.00	1362.0	\$10,896.00	0.0	\$0.00	170.0	\$1,020.00	958,320	233,917	\$57,005.57	\$0.00	180.00	\$20,197.80	\$77,203.37	958302.00	\$0.00	\$165,572.35	1362.00	\$19,919.25	\$0.00	\$329,920.97
0608-034-8860-6 RH-4	Asaf A Qureshi Nilofar Qureshi 8251 Raymond Rd Madison WI 53719	Qureshi North Parcel Note 6	3002 County Highway M	Raymond	359.5	359.5	359.5	\$7,909.00	359.5	\$2,876.00	0.0	\$0.00	0.0	\$0.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	43560.00	\$0.00	\$7,526.16	359.50	\$5,257.69	\$0.00	\$23,568.84
Total							14994.0	\$355,214.00	14994.0	\$119,952.00	18120.0	\$90,600.00	1780.0	\$10,680.00	3,827,048.00	1,065,233.00	220,457.60	\$4,037.49	310.00	\$34,785.10	\$309,280.19	9596914	\$537,104.10	\$792,024.05	14,189.00	\$285,202.13	\$3,153.55	\$ 2,496,902.91

- (1). Sanitary sewer connection charges levied by the Madison Metropolitan Sewerage District (MMSD) for these lands shall be deferred until such time as the lands are subdivided, developed and require sanitary sewer service. Final billings will be generated by MMSD at the time of development or connection.
- (2). Properties will be subject to the Impact Fees which will be deferred until the property is developed. Impact Fee will be based upon final platted area or unplatted lot area at the time of connection. Impact Fee rate will be increased annually by the Construction Cost Index (CCI).
- (3). In accordance with Madison General Ordinance 4.081, the assessments for parcels zoned in agriculture and in the City of Madison and the UW Research Park lots 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 section 4.081(4), the assessments shall be paid in full prior to the end of the deferral period.
- (4). In accordance with the Final City of Madison and Town of Middleton Cooperative Plan under section 66.0307, Wisconsin Statutes, Dated Sep 29, 2003, payments assessed to Town of Middleton residents shall be deferred and interest shall not accrue thereon until the parcel is annexed to the City of Madison. The assessment will be adjusted based upon the construction cost index at the end of the deferral period.
- (5) Single Family Properties use 0.5 factor for Street Light Assessment Rate
- (6) A street light factor of 0.65 applied to properties with frontage on Wellness Way and Meriter Way due to pole configuration and spacing differences along these streets.
- (7) Portions of Meriter Way & Wellness Way is a new street and is assessed fully to adjacent owners, thus there is a different rate per foot applied
- (8). Property is subject to assessment related to 2001 installation of water main on Mid Town Rd, upon connection to the City water system.
- (9). Assessable area for water main calculation was determined by assessing typical 40-acre parcel width of 1,320-FT by assessable water main length of 662.2 ft for UW Turf Grass facilities. Remainder length along University Ridge Golf Course of 2495.4-FT from CTH PD to Shale Dr connection, by width of 1,320-FT, to be assessed upon connection.
- (10). Town of Verona parcels assessed in accordance with the "Intergovernmental Agreement Regarding the Mid Town Right-of-Way Between the City of Madison and the Town of Verona" executed on July 26, 2011