

**MAILING AFFIDAVIT**

UNION CORNERS – WINNEBAGO STREET RECONSTRUCTION ASSESSMENT DISTRICT – 2007

KENDALL AVENUE RECONSTRUCTION ASSESSMENT DISTRICT – 2007

CHAMBERLAIN AVENUE RECONSTRUCTION ASSESSMENT DISTRICT – 20007

HOARD STREET, UPHAM STREET, N. SIXTH STREET AND N. FIFTH STREET RECONSTRUCTION STREET ASSESSMENT DISTRICT – 2007

S. BEDFORD STREET AND W. MAIN STREET ASSESSMENT DISTRICT – 2007

I, **KATHLEEN RIDEOUT**, being duly sworn on oath, acting on behalf of the City Clerk, deposes and says that she did on the **23RD** day of **FEBRUARY, 2007**, place in envelopes, addressed to each interested owner of respective addresses indicated below, 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 R. Rideout*  
SIGNATURE

Subscribed and sworn to me this **12TH** day of **MARCH 2007**

*Janet A. Pien*  
Janet A. Pien  
Notary Public, State of Wisconsin



My Commission Expires: **JUNE 6, 2010**

**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, 2007, AT 6:30 P.M., the Board of Public Works will hold a public hearing in ROOM 201 (COUNCIL CHAMBERS) 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 five (5%) percent interest on the unpaid balance, and;**

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**

**UNION CORNERS – WINNEBAGO STREET RECONSTRUCTION ASSESSMENT DISTRICT – 2007**

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**HOARD STREET, UPHAM STREET, N. SIXTH STREET AND N. FIFTH STREET RECONSTRUCTION STREET ASSESSMENT DISTRICT – 2007**

**S. BEDFORD STREET AND W. MAIN STREET ASSESSMENT DISTRICT – 2007**

By Order of the Board of Public Works  
Madison, Wisconsin  
Larry D. Nelson, P.E.  
Executive Secretary

PUB: CAP TIMES: FEBRUARY 23, 2007



Department of Public Works  
**City Engineering Division**

608 266 4751

Larry D. Nelson, P.E.  
City Engineer

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
608 264 9275 FAX  
608 267 8677 TDD

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

**Principal Engineers**  
Michael R. Dalley, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
David L. Benzschawel, P.E.  
Gregory T. Fries, P.E.

**Operations Supervisor**  
Kathleen M. Cryan

**Hydrogeologist**  
Joseph L. DeMorett, P.G.

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

February 23, 2007

**To: Property owners along Winnebago Street, Lafollette Avenue, S. Fifth Street and S. Sixth Street**

**Re: Proposed Street Reconstruction**

The City of Madison is proposing to reconstruct portions of Winnebago Street, Lafollette Avenue, South Fifth Street, South Sixth Street and Division Street within the city of Madison. The proposed project includes several changes to the alignments of the existing streets, which include:

- The realignment of Winnebago Street to eliminate the existing intersection at East Washington Avenue and shift the street to the southeast creating a new intersection at Milwaukee Street.
- The construction of a new block of South Sixth Street between East Washington Avenue and Winnebago Street. A roundabout will be constructed at the new intersection of Winnebago Street and South Sixth Street.
- The closure of Division Street between Lafollette Avenue and Winnebago Street.
- The realignment of Lafollette Avenue to allow both left and right turns on to Winnebago Street.

The limits of the proposed project are on Winnebago Street from Bashford Avenue to South Sixth Street, on Lafollette Avenue from Division Street to Winnebago Street, on South Fifth Street from East Washington Avenue to Winnebago Street and on South Sixth Street from East Washington Avenue to Winnebago Street.

Enclosed with this letter is a Notice of Public Hearing on the proposed street reconstruction project and a Schedule of Assessments showing the estimated cost to the property owners abutting the reconstruction. The project includes street improvements, storm sewer upgrades, sanitary sewer main and sanitary sewer lateral replacement and water main and water service lateral replacement.

**Street Improvements (Including Storm Sewer)**

The proposed street improvements include removing and replacing the existing curb and gutter, asphalt pavement and drive aprons. Sidewalk sections will be removed and replaced on an as needed basis to repair any unsafe sections. Terrace sidewalks, walks that lead from the curb to mainline sidewalk will be removed *and not* replaced unless requested by the property owner.

Proposed changes to Winnebago Street at the existing railroad crossing include the narrowing of the street from 48-feet wide to 42-feet wide and the installation of median islands on both sides of the railroad tracks. The new block of South Sixth Street is proposed to be 42-feet wide. All other street widths within the project limits are proposed to remain the same as existing.

The cost of the street improvements will be shared by the City and the property owners adjoining the reconstruction. The City assumes the entire cost of the improvements to the storm sewer, pavement and the replacement of the sidewalk ramps at each intersection. The City shares the cost on a 50-50 basis with the property owners for removing and replacing the curb and gutter, drive aprons and sidewalk adjacent to their properties. The attached Schedule of Assessments shows a breakdown of costs for each of the street reconstruction items and the total estimated cost to be assessed to each adjacent property owner.

**Sanitary Sewer Main and Lateral Replacement**

The sanitary sewer main and laterals within the limits of this reconstruction project were constructed around the year 1905. The sanitary sewer main will be replaced with the project and will not be assessed to the properties. Sanitary 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 (that 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 John Reimer, of my staff, at 266-4094.

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

The existing water main will also be replaced with the project. The City will abandon the old main that currently serves the houses and will connect all of the properties to the new water main. Property owners are not assessed for the replacement of an existing water main. Property owners will be assessed for the construction of new water main if the property is adjacent to a new street, where previously there was no street. In this case, properties owned by the Union Corners Development will be assessed for new water main adjacent to their property along South Sixth Street and the relocated portion of Winnebago Street. The City will replace any lead services from the water main to the curb stop (water shut off valve in the terrace). The Madison Water Utility will notify any property owners who have lead services and will require that the lead service be replaced from the curb stop to the house.

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

During construction, it will be necessary to trim tree limbs and/or roots to accommodate the construction. Tree conflicts are often encountered with sanitary sewer lateral replacements. Tree roots that have caused sidewalk to heave will be cut back to allow construction of a level sidewalk. 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.

Please note that construction will also have an impact on existing flower gardens and other plantings within the terrace. 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 an owner wishes to save from damage should be removed from the terrace area prior to the start of construction.

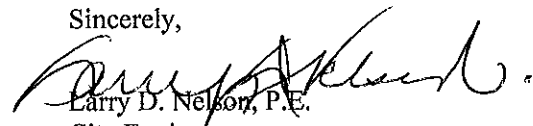
### **Payment of Assessments**

The assessment is payable in one lump sum or over a period of 8 years, with 5% interest charged on the unpaid balance.

### **Public Hearing**

City Engineering will be making a short presentation on this proposed work at the March 7, 2007 Public Hearing at the Board of Public Works. A staff member will be available beginning at 6:30 p.m. to answer any questions you may have. Meanwhile, should you have any questions regarding the proposed project, please contact Glen Yoerger of my staff at 261-9177.

Sincerely,



Larry D. Nelson, P.E.  
City Engineer

LDN:gey

cc: Ald. Judy Olson  
Dan McCormick, Traffic Engineering  
Christy Bachmann, City Engineering  
John Reimer, City Engineering  
Marla Eddy, Parks  
Dennis Cawley, Water Utility

City of Madison Engineering Division - Schedule of Assessments

Project Name: Union Corners - Winnebago Street - Phase II  
 Project No. 53W0387

Project Limits: 2200-2300 Block of Winnebago Street  
 2100 Block of Lafayette Avenue  
 10 Block of Fifth Street  
 10 Block of Sixth Street

Parcel No./ Zoning	Owner's Name / Mailing Address	Situation Address	Frontage (LF)	Street Reconstruction Items				Water Items				Sanitary Sewer Items				TOTAL ASSMNT				
				Remove Sidewalk @ \$1.50 per SF	Replace Drive Apron @ \$3.50 per SF	Replace Sidewalk @ \$3.00 per SF	Remove & Replace Curb and Gutter @ \$15.00 per LF	Install Street Lighting @ \$4,500 per EA	Install S' Sidewalk @ \$35.00 per LF	Install Street Improvements @ \$95.00 per LF	Install Water Main \$40.00 per LF	Sanitary Sewer Reconnection \$240.00 each	Remove and Replace Sanitary Lateral @ \$19.25 per LF	Each	LF		Cost	Cost		
0710-061-3801-2 PUD SIP	UNION CORNERS LLC 103 N HAMILTON ST MADISON, WI 53703	2235 E Wash Av S. Sixth St	108.32 L.F.	0	0	0	0	0	0	1	108.32	108.32	0	0	0	0	0	0	0	\$22,914.40
0710-061-3508-4 PUD SIP	UNION CORNERS LLC 103 N HAMILTON ST MADISON, WI 53703	2504 Winnebago St S. Sixth St	80.62 L.F. 130.53 L.F.	0	0	0	0	0	0	1	211.15	211.15	0	0	0	0	0	0	0	\$40,395.50
0710-061-3428-4 PUD SIP	UNION CORNERS LLC 103 N HAMILTON ST MADISON, WI 53703	2507 Winnebago St	107.88 L.F.	0	0	0	0	0	0	1	107.88	107.88	0	0	0	0	0	0	0	\$18,524.40
0710-064-2220-9 PUD SIP	UNION CORNERS LLC 103 N HAMILTON ST MADISON, WI 53703	2240 Winnebago St S. Sixth St S. Fifth St	230.61 L.F. 173.52 L.F. 92.39 L.F.	1885	300	1615	323.00	0	0	1	173.52	173.52	1.00	36.00	0	0	0	0	0	\$41,528.10
0710-064-2218-4 R5	PETERSEN, RICHARD L 5634 POLWORTH ST FITCHEBURG, WI 53711-0000	2303 E Wash Ave S. Fifth St	57.00 L.F. 100.00 L.F.	385	160	225	80	0	0	0	0	0	0	0	0	0	0	0	0	\$3,012.50
0710-064-2001-3 C2	FELLAND, DONALD 3301 PORTAGE RD MADISON, WI 53704-2710	2305 Winnebago St	*158.86 L.F.	1035	175	795	158.9	0	0	0	0	0	0	0	0	0	0	0	0	\$7,577.15
0710-064-2002-1 C2 R4	UNION PACIFIC RAILROAD CO TRANS PROP TAXES 1400 DOUGLAS STOP 1640 OMAHA, NE 68179-1640	2301 Winnebago St	225.00 L.F.	0	0	0	228	0	0	0	0	0	0	0	0	0	0	0	0	\$3,390.00
0710-064-2019-6 R4	HICKS, MEGAN L 14 W GILMAN ST # 1 MADISON, WI 53705-1806	126 Division St Lafayette Ave	45.00 L.F. 134.21 L.F.	210	110	100	109.2	0	0	0	0	0	0	0	0	0	0	0	0	\$2,638.15
0710-064-2004-7 R5	SANDLER, JENNIFER D & LAUREN FAULKNER-DUNCAN 2245 WINNEBAGO ST MADISON, WI 53704-5344	2245 Winnebago St Lafayette Ave	2.00 L.F. 76.98 L.F.	175	90	100	80.98	0	0	0	0	0	0	0	0	0	0	0	0	\$3,525.70
0710-064-2005-5 R5	RICKERSON, RICHARD L & RAMONA T RICKERSON 2245 WINNEBAGO ST MADISON, WI 53704-0000	2245 Winnebago St	70.00 L.F.	275	70	225	70	0	0	0	0	0	0	0	0	0	0	0	0	\$3,295.25

Parcel No./Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (LF)	Street Reconstruction Items										Water Items				Sanitary Sewer Items				TOTAL ASSMNT		
				Remove Sidewalk & Drive Apron @ \$1.50 per SF		Replace Drive Apron @ \$3.50 per SF		Replace Sidewalk @ \$3.00 per SF		Remove & Replace Curb and Gutter @ \$15.00 per LF		Install Street Lighting @ \$4,500 per EA		Install 5" Sidewalk @ \$35.00 per LF		Install Street Improvements @ \$95.00 per LF		Water Main Install \$40.00 per LF		Sanitary Sewer Reconnection \$240.00 each			Remove and Replace Sanitary Lateral @ \$19.25 per LF	
				SF	Cost	SF	Cost	SF	Cost	LF	Cost	EA	Cost	LF	Cost	LF	Cost	LF	Cost	Each	Cost		LF	Cost
0710-064-2106-3 RS	WINNEBAGO STREET APTS LLC % CHRISTINE M LAZANEO 406 OWEN DR MONONA, WI 53704-0000	2241 Winnebago St	44.00 L.F.	125	\$187.50	75	\$262.50	100	\$300.00	44	\$660.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1.00	\$240.00	37.00	\$712.25	\$2,962.25
0710-064-2107-1 RS	DIERKS, GREGORY H & PATRICIA M GREELEY 2239 WINNEBAGO ST MADISON, WI 53704-5344	2239 Winnebago St	44.00 L.F.	125	\$187.50	75	\$262.50	100	\$300.00	44	\$660.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1.00	\$240.00	32.00	\$916.00	\$2,266.00
0710-064-2108-9 C2	NUHRING, EUGENE W 2237 WINNEBAGO ST MADISON, WI 53704-5344	2237 Winnebago St	44.00 L.F.	100	\$150.00	0	\$0.00	100	\$300.00	44	\$660.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1.00	\$240.00	34.00	\$954.50	\$2,004.50
0710-064-2113-6 C2	PFISTER III, WILLIAM J & ANNE E BJORNSTAD 2236 WINNEBAGO ST MADISON, WI 53704-5321	2236 Winnebago St	180.60 L.F.	90	\$135.00	140	\$490.00	0	\$0.00	21	\$315.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	\$940.00
0710-064-2119-2 RS	CITY OF MADISON ENGINEER WALKWAYS & BIKEPATHS 536 210 MLK JR BLVD RM 115 MADISON, WI 53703-3342	21 S Fourth St	30.00 L.F.	150	\$225.00	0	\$0.00	150	\$450.00	30	\$450.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,125.00
0710-064-2140-9 M1	UNION PACIFIC RAILROAD CO TRANS PROP TAXES 1400 DOUGLAS STOP 1640 OMAHA, NE 68179-1640	25 S Fourth St 2236 Winnebago St	81.75 L.F. 211.59 L.F.	125	\$187.50	0	\$0.00	125	\$375.00	211.6	\$3,173.85	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	\$3,736.35
0710-064-2101-1 RS	IDUN CORP. 2262 WINNEBAGO ST MADISON, WI 53704-5345	2262 Winnebago St	5 L.F.	100	\$150.00	85	\$297.50	25	\$75.00	5	\$75.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1.00	\$240.00	56.00	\$1,078.00	\$1,915.50
0710-064-2102-9 RS	SCOTT, REBECCA L & GARY J SCOTT 2266 WINNEBAGO ST MADISON, WI 53704-5321	2266 Winnebago St	41.20 L.F.	225	\$337.50	85	\$297.50	150	\$450.00	41.2	\$618.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1.00	\$240.00	37.00	\$712.25	\$2,655.25
0710-064-2105-7 RS	BAKER, TONI L 2272 WINNEBAGO ST MADISON, WI 53704-0000	2272 Winnebago St	34.05 L.F.	100	\$150.00	0	\$0.00	100	\$300.00	34.05	\$510.75	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1.00	\$240.00	36.00	\$693.00	\$1,893.75
0710-064-2104-5 RS	BARRY, MEGAN E & JOCELYN C LUGLIO 2274 WINNEBAGO ST MADISON, WI 53704-5345	2274 Winnebago St S Fifth St	34.05 L.F. 50.00 L.F.	150	\$225.00	0	\$0.00	150	\$450.00	54.05	\$810.75	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1.00	\$240.00	28.00	\$599.00	\$2,264.75
0710-064-2105-3 RS	LARSEN, JUDITH Y 12 S 5TH ST MADISON, WI 53704-2327	12 S Fifth St	50 L.F.	285	\$427.50	160	\$560.00	125	\$375.00	50	\$750.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1.00	\$240.00	105.00	\$2,021.25	\$4,373.75
0710-064-2106-1 RS	HEGWOOD, RICHARD 2273 E WASHINGTON AVE MADISON, WI 53704-0000	2273 E Wash Av S Fifth St	33 L.F. 110 L.F.	545	\$817.50	220	\$770.00	325	\$975.00	90	\$1,350.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	\$3,912.50
TOTALS:				6065	\$9,097.50	1745	\$6,107.50	4510	\$13,530.00	1717	\$25,754.10	4	\$18,000.00	600.87	\$21,030.45	600.87	\$57,082.55	319.47	\$12,778.80	12.00	\$2,880.00	\$19.00	\$9,990.75	\$163,472.95

\* Note: Frontage listed for the property at 2305 Winnebago Street is a maximum based on current knowledge of ownership. The frontage may be revised pending outcome of investigation of ownership.