

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

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

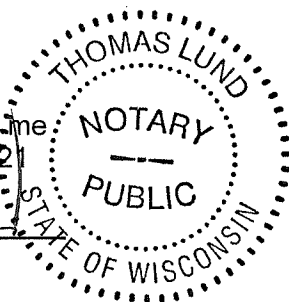
1. She is a Program Assistant 3 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the day of SEPTEMBER 23, 2021 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled **NORTH PLEASANT VIEW ASSESSMENT DISTRICT - 2022** 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

Johanna L. Johnson

Subscribed and sworn to before me
this 23 day of SEPTEMBER, 2021

Thomas Lund



Notary Public, State of Wisconsin
My Commission expires: *04/08/2023*



Department of Public Works
Engineering Division
Robert F. Phillips, P.E., City Engineer
City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4751
Fax: (608) 264-9275
engineering@cityofmadison.com
www.cityofmadison.com/engineering

Parcel Number: 0708-152-0102-8
Situs Address: 1425 N Pleasant View Rd
DEMING WAY PROPERTY GROUP
1955 ATWOOD AVE
MADISON WI 53704

Deputy City Engineer
Gregory T. Fries, P.E.

Deputy Division Manager
Kathleen M. Cryan

Principal Engineer 2
John S. Fahrney, P.E.
Christopher J. Petykowski, P.E.
Janet Schmidt, P.E.

Principal Engineer 1
Christina M. Bachmann, P.E.
Mark D. Moder, P.E.
James M. Wolfe, P.E.

Facilities & Sustainability
Bryan Cooper, Principal Architect

**Land Information &
Official Map Manager**
Eric T. Pederson, P.S.

Financial Manager
Steven B. Danner-Rivers

September 23, 2021

**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 at a regular meeting to be held **TUESDAY, OCTOBER 5, 2021, at 6:45 P.M., VIA VIRTUAL MEETING** 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.

IF YOU WISH TO SPEAK AT THE VIRTUAL MEETING, YOU MUST REGISTER. You can register at <https://www.cityofmadison.com/MeetingRegistration>. When you register to speak, you will be sent an email with the information you need to join the virtual meeting.

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 2.0% 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. The Board of Public Works may recommend increasing the number of proposed installments. Changes recommended by the Board of Public Works will be indicated in the resolution considered by the Common Council.

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 72 hours prior to the date of this public hearing so that we can make proper accommodations.

(over)

PART II
NORTH PLEASANT VIEW ASSESSMENT DISTRICT - 2022

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

PUB: WSJ SEPTEMBER 24, 2021

Parcel No. / zoning No.	Owner's Name / Mailing Address	Site Address / Street Location	Frontage L.F.	Lot Area	Street Construction Items										TOTAL ASSMT						
					Remove Concrete Driveway \$1.00 per SF Cost	Reinforce Concrete Driveway \$3.40 per SF Cost	Reinforce Asphalt Driveway \$2.40 per SF Cost	Remove & Replace Curb & Gutter Assessment @ \$5.00 per L.F. Factor**	Reinforce Asphalt Driveway \$2.40 per SF Cost	Remove & Replace Curb & Gutter Assessment @ \$5.00 per L.F. Factor**	Install Street Improvements, 4' Pavement & Curb Assessment @ \$34.00 per L.F. Factor*	Install Street Lighting Assessment @ by Frontage @ \$11.96 per L.F. Cost	Asen @ \$0.03 per SF Cost								
0708-133-0450-4 SRP-48	HOWVIEW LLC 4884 PINE CONE CIR MIDDLETON WI	4073 N Pleasant View Rd	145.96	21,303.00	2,500.00	\$2,200.00	3,000.00	\$7,200.00	3,000.00	\$7,200.00	1	0.00	\$0.00	145.96	\$3,502.93	1	145.96	\$872.81	21,303.00	\$319.55	\$21,995.29
0708-133-0450-4 SRP-48	ANDREA E. MACE 4081 N PLEASANT VIEW RD MIDDLETON WI	TOWN OF MIDDLETON PARCEL SEE NOTE 1 4081 N Pleasant View Rd	151.40	22,293.00	0.00	\$0.00	200.00	\$480.00	600.00	\$1,440.00	1	0.00	\$0.00	151.40	\$3,633.68	1	151.40	\$905.39	22,923.00	\$343.85	\$6,802.92
0708-133-0450-4 SRP-48	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	SEE NOTE 1 1005 Swallowtail Dr Pleasant View Rd	104.19	228,420.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	0.00	\$0.00	224.87	\$5,396.88	1	0.00	\$0.00	0.00	\$0.00	\$5,396.88
0708-133-0817-1 SRP-V2	BOULDER CREEK APPTS LLC 1080 PLEASANT VIEW RD MIDDLETON WI	1002 N Pleasant View Rd Blackhawk Rd	766.48	416,082.00	0.00	\$0.00	1,000.00	\$2,400.00	1,200.00	\$2,880.00	1	0.00	\$0.00	766.48	\$18,395.52	2	766.48	\$9,167.10	416,082.00	\$12,482.46	\$45,325.08
0708-133-0105-0 SBC	AJ MADISON GREENWAY LLP PO BOX 7700 MADISON WI	726 Herditch Tr N Pleasant View Rd Old Stone Rd	561.94	863,407.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	87.00	\$696.00	663.00	\$15,912.00	2	0.00	\$0.00	0.00	\$0.00	\$16,608.00
0708-133-0104-2 SBC	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	934 Deaming Way N Pleasant View Rd	100.10	94,760.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	0.00	\$0.00	100.31	\$2,407.44	1	0.00	\$0.00	0.00	\$0.00	\$2,407.44
0708-133-0301-4 SBC	DEERING OAKS LLC PO BOX 46218 MADISON WI	1002 Deaming Way Pleasant View Rd	506.88	398,443.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	0.00	\$0.00	573.48	\$13,763.52	2	0.00	\$0.00	0.00	\$0.00	\$13,763.52
0708-133-0305-3 CN	FIRST GERMAN LUTHERAN CHURCH, PLEASANT VIEW CEM 19 S OWEN DR MADISON WI	951 N Pleasant View Rd	132.00	21,780.00	0.00	\$0.00	100.00	\$240.00	0.00	\$0.00	1	0.00	\$0.00	0.00	\$0.00	1	0.00	\$0.00	0.00	\$0.00	\$240.00
0708-133-0303-0 SBC	BLACKCRAK VIEW INVESTMENTS LLC PO BOX 46218 MADISON WI	SEE NOTE 3 8715 Blackhawk Rd Pleasant View Rd	326.02	138,467.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	0.00	\$0.00	374.51	\$8,988.24	2	0.00	\$0.00	0.00	\$0.00	\$8,988.24
0708-133-0304-8 SBC	BLACKCRAK VIEW INVESTMENTS LLC PO BOX 46218 MADISON WI	8701 Blackhawk Rd Deaming Way	300.00	120,570.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	0.00	\$0.00	453.49	\$10,883.76	2	0.00	\$0.00	0.00	\$0.00	\$10,883.76
0708-133-0460-2 SBC	AJ MADISON GREENWAY LLP PO BOX 7700 MADISON WI	1212 Deaming Way Pleasant View Rd Blackhawk Rd	567.95	344,122.00	300.00	\$300.00	300.00	\$720.00	0.00	\$0.00	1	0.00	\$0.00	600.17	\$14,404.08	2	0.00	\$0.00	0.00	\$0.00	\$15,424.08
0708-133-0101-0 SBC	LA DEERING WAY LLC 810 CARDINAL LN STE 100 HARTLAND WI	1224 Deaming Way Pleasant View Rd	260.68	176,946.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	0.00	\$0.00	0.00	\$0.00	2	0.00	\$0.00	0.00	\$0.00	\$0.00
0708-133-0102-8 SBC	DEERING WAY PROPERTY GROUP 1955 ATWOOD AVE MADISON WI	SEE NOTE 3 4423 N Pleasant View Rd Greenway Blvd	262.02	94,718.00	300.00	\$300.00	300.00	\$720.00	0.00	\$0.00	1	0.00	\$0.00	262.92	\$6,288.48	2	0.00	\$0.00	0.00	\$0.00	\$7,208.48

*A factor has been applied for curb & gutter work adjacent to lots that are more than one street and are single-family or two-family residential dwellings.
 **Special light assessment factor: 1.0 for single family residential, 1.5 for multi-family residential, and 2.0 for commercial. Total street lighting assessment is based on both the lot frontage and lot area. Street light assessment applied to properties with driveway access on Pleasant View Road.
 NOTE 1: In accordance with the Final City of Madison and Town of Middleton Cooperative Plan Dated September 29, 2003, special assessments to Town of Middleton residents shall be deferred until the property is attached to the City of Madison and the special assessments shall be adjusted during the deferral period in accordance with the Engineering News Record Construction Cost Index or such equivalent index as may be available at the time. Upon attachment, the assessments shall be paid in six annual installments with interest at a rate of 7%.
 NOTE 2: 1234 Deaming Way has a note on the original CSM "No Vehicle Access", "Install Street Improvements, 4' Pavement & Curb will not be assessed."
 NOTE 3: 391 N Pleasant View Road is not benefited by the improvements, except for the driveway apron. The site is a historical cemetery dating back 165 years, with the last burial nearly 100 years ago. It is no longer an active cemetery and no longer accepts human remains. The parcel will not benefit by the public improvements being made here, other than the replacement of the driveway apron.

9,883.41 2,954,441.00 3,100.00 \$3,100.00 4,900.00 \$11,760.00 4,800.00 \$11,520.00 --- 87.00 \$696.00 --- 4,432.01 \$104,972.37 --- 1,063.84 \$10,945.31 460,308.00 \$13,145.85 \$156,139.53