


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 APRIL 5, 2019 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 **SOUTH POINT ROAD ASSESSMENT DISTRICT – 2019** attached hereto.

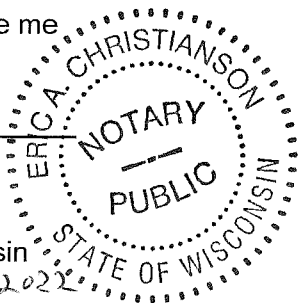
2. She did and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.



Johanna L. Johnson

Subscribed and sworn to before me
this 5 day of APRIL, 2019





Notary Public, State of Wisconsin
My Commission expires: 3-27-2022



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: 0708-284-0108-7
Situs Address: 9510 Watts Road
FMI DEVELOPMENT LLC
826 NORTH STAR DRIVE
MADISON, WI 53718

Deputy City Engineer
Gregory T. Fries, P.E.
Deputy Division Manager
Kathleen M. Cryan
Principal Engineer 2
Christopher J. Petykowski, P.E.
John S. Fahrney, P.E.
Principal Engineer 1
Christina M. Bachmann, P.E.
Mark D. Moder, P.E.
Janet Schmidt, P.E.
Facilities & Sustainability
Jeanne E. Hoffman, Manager
Bryan Cooper, Principal Architect
Mapping Section Manager
Eric T. Pederson, P.S.
Financial Manager
Steven B. Danner-Rivers

April 5, 2019

To: Property Owners along South Point Road
Re: Project 11871 Proposed Street Reconstruction Project & Public Hearing

The City of Madison is proposing to reconstruct South Point Road in 2019 from Harvest Moon Lane to Tawny Acorn Drive. Enclosed with this letter is a fact sheet with some details on the proposed project along with a notification for the Public Hearing before the Board of Public Works. The date, time and location of the public hearing can be found on the notification.

This project will involve special assessments to the owners of property adjacent to the project. The property owners will be assessed for various items included with this proposed project. The costs of some items are shared between the property owner and the City, while other costs are assessed entirely to the property owner. A table detailing the City's standard assessment policy for these items is included in the fact sheet.

Also enclosed is a Schedule of Assessments, which shows the property owner's share of estimated costs for each property adjacent to the project. After the 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 4.0% interest charged on the unpaid balance.

To request accommodations for special needs or disabilities, or if you have any other questions regarding this project, please contact Chris Dawson, the Project Engineer at 261-5537 or email at cdawson@cityofmadison.com. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction. A list of contacts for this project can be found on the enclosed fact sheet. Hearing impaired person may contact the City's TDD number at 1-866-704-2315 to make arrangements for assistance during the meeting.

Sincerely,

Robert F. Phillips, P.E.
City Engineer

CC by email: Ald. Paul Skidmore
Christy Bachmann, City Engineering
Chris Kelley, Streets Division
Jeff Belshaw, Water Utility
Tim Sobota, Madison Metro Transit
Daniel Olivares, City Engineering
Greg Fries, City Engineering
Ed Ruckriegel, Fire Department
De'Kendra Stamps, School District Trans Coordinator, dbstamps@madison.k12.wi.us
Jason Fenske, Badger Bus Lines, jasonf@badgerbus.com
Michael LaCount, MMSD mlacount@madison.k12.wi.us
Mick Howan, Madison School District Transportation, mjhowan@madison.k12.wi.us
Jeff Fedler, Madison School District Transportation Coordinator, jfedler@madison.k12.wi.us
Bob Byington, Madison School District Transportation, rlbyington@madison.k12.wi.us
Sandra Mell, Madison School District Transportation, smell@madison.k12.wi.us
Mark Winter, Traffic Engineering
Jerry Schippa, Traffic Engineering
Phil Gaebler, City Engineering
Carl Strasburg, Police Department
Cindy Mierow, Police Department
Dane County 911

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, APRIL 17, 2019 AT 5:30 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 four (4%) 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.

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.

PART II

MCKENNA BOULEVARD FLOOD MITIGATION
OAK STREET ASSESSMENT DISTRICT - 2019
SOUTH POINT ROAD ASSESSMENT DISTRICT - 2019

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ APRIL 5, 2019

Fact and Details Sheet

Proposed South Point Road Reconstruction - 2019

Project 11871

Project Details – Proposed Work

Storm Sewer: Install additional storm sewer to improve flow capacity and drainage between ponds in the 1000 Oaks neighborhood and the new Acacia Ridge neighborhood. Existing storm culverts on east side of roadway will be modified or removed to accommodate new sidewalk and terrace.

Street: Modify and extend existing medians and shift northbound travel lane east. Street lighting will be installed within the new/modified medians. Install new curb and gutter and sidewalk on east side of corridor. Install lane and replace pavement markings for both travel directions to include buffered bike lanes.

Project Website: Updates, including a copy of the 4/4/19 public informational meeting presentation will be posted here:

Construction Schedule & Impacts

Tentative Schedule: July-October 2019

Traffic Impacts: Northbound travel on South Point Road will be closed and southbound travel will be limited within the project limits during construction.

Project Contacts

Project Manager

Chris Dawson – 261-5537 cdawson@cityofmadison.com

Storm Sewer

Daniel Olivares – 261-9285 daolivares@cityofmadison.com

Street Lighting

Jerry Schippa – 267-1969 jschippa@cityofmadison.com

Construction

John Fahrney – 266-9091 jfahrney@cityofmadison.com

Project Location Map



Assessment Policy Breakdown

Item	City Share	Owner Share
Concrete drive aprons	50%	50%
Sanitary Laterals	N/A	N/A
Concrete sidewalk & curb	0%	100%
Asphalt Pavement	17 ft.	4 ft.
Sanitary & Storm Mains	100%	0%
Sidewalk Ramps	100%	0%

Assessments are payable as a lump sum or over 8 years with 4% interest.

City of Madison Engineering Division - Schedule of Assessments

, 04 /05/2019

Project ID: 11871 Project Name: South Point Road Assessment District - 2019
 Project Limits: Harvest Moon Lane to Tawny Acorn Drive
 Frontages listed are for: South Point Road

Parcel No./ Zoning	Owner's Name / Mailing Address	Parcel Location	Frontage LF	Street Reconstruction Items						Street Lighting Item		Total Assessment
				(100% Assessable) Construct New Sidewalk @			(100% Assessable) Construct New Curb, Gutter & Street @			Install New Street Lighting by Frontage @		
				Factor	\$40.00 LF	per LF Cost	Factor	\$55.00 LF	per LF Cost	\$30.26 LF	per LF Cost	
0708-284-0108-7 TR-C3	FMI DEVELOPMENT LLC 826 NORTH STAR DR MADISON WI	9510 Watts Rd	343.61	1	343.61	\$13,744.40	1	343.61	\$18,898.55	343.61	\$10,397.64	\$43,040.59
TOTALS					343.61	\$13,744.40		343.61	\$18,898.55	343.61	\$10,397.64	\$43,040.59