

AFFIDAVIT OF MAILING


STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Marsha A. Hacker, being first duly sworn on oath, deposes and says that:

Legistar No. 32888

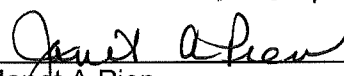
1. She is an Program Assistant I with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 6th day of March, at approximately 10:00 AM placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled Approving Plans, Specifications, And Schedule of Assessments for Langdon Streetscape Assessment District – 2014.

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.

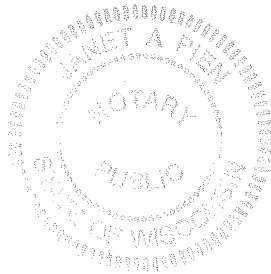


Marsha A. Hacker

Subscribed and sworn to before me
this 6 day of March, 2014



Janet A Pien
Notary Public, State of Wisconsin
My Commission expires: December 29, 2017





City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Master

File Number: 32888

File ID: 32888	File Type: Resolution	Status: Passed
Version: 1	Reference:	Controlling Body: BOARD OF PUBLIC WORKS
Lead Referral: BOARD OF PUBLIC WORKS	Cost:	File Created Date : 01/22/2014
File Name: Approving Plans, Specifications, And Schedule Of Assessments For Langdon Streetscape Assessment District - 2014.		Final Action: 03/04/2014
Title: Approving Plans, Specifications, And Schedule Of Assessments For Langdon Streetscape Assessment District - 2014.		

Notes: Jim Wolfe

Code Sections:	CC Agenda Date: 03/04/2014
Indexes:	Agenda Number: 12.
Sponsors: BOARD OF PUBLIC WORKS	Effective Date: 03/05/2014
Attachments: bpw mailing affidavit.pdf, Langdon_BPWDisplay.pdf, Langdon_BPWnotes.pdf, 53W1360_LangdonAssess_2014.pdf, Langdon Streetscape Assessment District 2014.pdf	Enactment Number: RES-14-00163
Author: Rob Phillips, City Engineer	Hearing Date:
Entered by: mhacker@cityofmadison.com	Published Date:

Approval History

Version	Date	Approver	Action
1	02/20/2014	Craig Franklin	Approve

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	01/22/2014	Refer	BOARD OF PUBLIC WORKS	02/05/2014		
Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 2/5/2014							
Notes:							

1 BOARD OF PUBLIC WORKS 02/19/2014 RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24 & 2.25 - PUBLIC HEARING

Action Text: Jim Wolfe, City Engineering, presented plans and specifications. There was no one from the Public registered to speak.

A motion was made by Fix, seconded by Branson, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24 & 2.25 - PUBLIC HEARING. The motion passed by voice vote/other.

Notes:

1 COMMON COUNCIL 03/04/2014 Adopt Under Suspension of Rules 2.04, 2.05, 2.24, and 2.25

Action Text: A motion was made by Schmidt, seconded by Resnick, to Adopt Under Suspension of Rules 2.04, 2.05, 2.24, and 2.25. The motion passed by voice vote/other.

Notes:

Text of Legislative File 32888

Title

Approving Plans, Specifications, And Schedule Of Assessments For Langdon Streetscape Assessment District - 2014.

Body

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of Langdon Streetscape Assessment District - 2014 pursuant to a resolution of the Common Council, RES-14-00028, ID No. 32549, adopted 1/7/2014, which resolution was adopted thereto, and the provisions of the Madison General Ordinances and the Wisconsin Statutes in such case made and provided, and the Common Council being fully advised.

BE IT RESOLVED:

1. That the City at large is justly chargeable with and shall pay the sum of \$125,312.90 of the entire cost of said improvement.
2. That for those eligible property owners requesting construction of a rain garden in the public right-of-way adjacent to their property shall execute the necessary waiver of special assessments on forms provided by the City Engineer;
3. That the sum assigned to each separate parcel, as indicated on the attached schedule of assessment, is hereby specially assessed upon each such parcel.
4. That the Common Council determines such special assessments to be reasonable.
5. That the work or improvement be carried out in accordance with the reports as finally approved.
6. That such work or improvement represents an exercise of the police power of the City of Madison.
7. That the plans & specifications and schedule of assessments in the Report of the Board of Public Works and the Report of the City Engineer for the above named improvement be and are hereby approved.
8. That the Board of Public Works be and is hereby authorized to advertise for and receive bids for the said improvements.
9. That the due date by which all such special assessments shall be paid in full is October 31st of the year in which it is billed, or,
10. That such special assessments shall be collected in eight (8) equal installments, with interest thereon at 3.5 percent per annum, except those special assessments paid in full on or before

October 31st of that year.

11. That the Mayor and City Clerk are hereby authorized to accept dedication of lands and/or easements from the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.

INSTALLMENT ASSESSMENT NOTICE

Notice is hereby given that a contract has been (or is about to be) let for Langdon Streetscape Assessment District - 2014 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 3.5 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.

NOTICE OF APPEAL RIGHTS

"Pursuant to Sec.4.09(14), Madison General Ordinances, as authorized by Sec. 66.0701(2), Wisconsin Statutes, any person against whose land a special assessment has been levied by this resolution has the right to appeal therefrom in the manner prescribed in Sec. 66.0703(12), Wisconsin Statutes, within forty (40) days of the day of the final determination of the Common Council, said date being the date of adoption of this resolution."

Fiscal Note

Funds are available in Acct. Nos.:

CS53-58250-810355-00-53W1360 (Street construction): \$310,000

CS53-58545-810355-00-53w1360 (Street Lighting): \$40,000

Total Cost: \$350,000

Assessments: \$224,687.10

City Cost: \$125,312.90

City of Madison Engineering Division - Schedule of Assessments

February 5, 2014

Project ID: 53W1360
 Project Name: Langdon Streetscape Assessment District - 2014
 Project Limits: N. Frances St. to N. Henry St.

Parcel No./ Zoning	Owner's Name / Mailing Address	Parcel Location	Frontage or Interest* LF	Remove Pavers, Sidewalk and Drive Apron @ \$1.50 per SF		Replace Concrete Sidewalk @ \$3.00 per SF		Replace Terrace w/ Exposed, Agg. Conc. @ \$10.00 per SF	Street Lighting Items**		TOTAL ASSM'T			
				SF	Cost	SF	Cost		Install Pedestrian Lighting (Frontage) @ \$20.00 per LF	Install Pedestrian Lighting (Area) @ \$0.15 per SF		Cost		
0709-144-1007-5 DR2	KAPPA KAPPA GAMMA % STEPHANIE STENDER 521 EUGENIA AVE MADISON WI	601 N Henry St	82.00	420.00	\$630.00	50.00	\$150.00	420.00	\$4,200.00	61.50	\$1,230.00	6,068.0	\$910.20	\$7,120.20
0709-144-1038-2 DDZ4, HIS-L	ALUMNI ASSN OF KAPPA CHI % WILLIAM KIRCHEN 10321 CRESTVIEW DR CEDARBURG WI	610 N Henry St	58.00	430.00	\$645.00	50.00	\$150.00	430.00	\$4,300.00	43.50	\$870.00	5,104.0	\$765.60	\$6,730.60
0709-144-1106-5 DR2	MULLINS JT REV TRUST J & C MULLINS, TRUSTEES 401 N CARROLL ST MADISON WI	133 Langdon St	38.00	0.00	\$0.00	50.00	\$150.00	200.00	\$2,000.00	38.00	\$760.00	5,712.0	\$856.80	\$3,766.80
0709-144-1107-3 DR2	IORE, WILLIAM & MARY 1528 MORRISON ST MADISON WI	135 Langdon St	40.00	280.00	\$420.00	50.00	\$150.00	280.00	\$2,800.00	40.00	\$800.00	4,320.0	\$648.00	\$4,818.00
0709-144-1108-1 DR2	CHANDLER 137-139 LLC % CHT APARTMENT RENTALS PO BOX 512 MADISON WI	137 Langdon St	34.00	230.00	\$345.00	50.00	\$150.00	230.00	\$2,300.00	34.00	\$680.00	3,400.0	\$510.00	\$3,985.00
0709-144-1109-9 DR2	EVANS SCHOLAR FOUNDATION % WAYNE JANIL 1 BRIAR RD GOLF IL	141 Langdon St	98.00	825.00	\$1237.50	50.00	\$150.00	825.00	\$8,250.00	73.50	\$1,470.00	5,137.5	\$770.63	\$11,878.13
0709-144-1009-1 PD	NORMANDY PARTNERS LLC 6417 NORMANDY LN MADISON WI	150 Langdon St	0*	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	4,017.0	\$602.55	\$602.55
0709-144-1008-3 DR2	KAPPA CHI ALPHA CHI OMEGA % VERA RILEY 8260 STAGECOACH RD CROSS PLAINS WI	152 Langdon St	100.00	545.00	\$817.50	50.00	\$150.00	545.00	\$5,450.00	100.00	\$2,000.00	17,051.0	\$2557.65	\$10,975.15
0709-144-1034-0 DDZ4, PUDSIP	VESTA CONDO OWNERS ASSN JOSEPH ALEXANDER 145 E BADGER RD STE 200 MADISON WI	201 W Lakelawn Pl CONDOS SEE FOLLOWING	56.33	390.00	\$0.00	50.00	\$0.00	390.00	\$0.00	42.25	\$0.00	6,888.0	\$0.00	\$0.00
0709-144-4101-2 DDZ4, PUDSIP	222 LANGDON LLC 145 E BADGER RD MADISON WI	201 W Lakelawn Pl	34.44%	134.32	\$201.47	17.22	\$51.66	134.32	\$1,343.16	14.55	\$291.02	2,372.2	\$355.83	\$2,243.15
0709-144-4102-0 DDZ4, PUDSIP	229 W LAKE LAWN PLACE LLC 122 W WASHINGTON AVE #101 MADISON WI	229 W. Lakelawn Pl	65.56%	255.68	\$383.53	32.78	\$98.34	255.68	\$2,556.84	27.70	\$553.98	4,515.8	\$677.37	\$4,270.05
0709-144-2001-6 DDZ4, R6	MULLINS, JEROME & CAROL 401 N CARROLL ST MADISON WI	201 Langdon St	88.00	750.00	\$1125.00	50.00	\$150.00	750.00	\$7,500.00	66.00	\$1,320.00	5,808.0	\$871.20	\$10,966.20

February 5, 2014

Project ID: 53W1360
 Project Name: Langdon Streetscape Assessment District - 2014
 Project Limits: N. Frances St. to N. Henry St.

Parcel No./ Zoning	Owner's Name / Mailing Address	Parcel Location	Frontage or % Interest* L/F	Remove Pavers, Sidewalk and Drive Apron @ \$1.50 per SF		Replace Concrete Sidewalk @ \$3.00 per SF		Replace Terrace w/ Exposed Agg. Conc. @ \$10.00 per SF	Install Pedestrian Lighting (Frontage) @ \$20.00 per LF		Install Pedestrian Lighting (Area) @ \$0.15 per SF		TOTAL ASSMT	
				SF	Cost	SF	Cost		LF	Cost	SF	Cost		
0709-144-1937-4 DD24, R6	RATTLE BLDG CORP %MADISON PROPERTY MNGMT 1202 REGENT ST MADISON WI	210 Langdon St	58.00	385.00	\$577.50	50.00	\$150.00	385.00	\$3,850.00	58.00	\$1,160.00	7,134.0	\$1070.10	\$6,807.60
0709-144-2002-4 DD24, R6	MULLINS JT REV TRUST J & C MULLINS, TRUSTEES 401 N CARROLL ST MADISON WI	211 Langdon St	66.00	420.00	\$630.00	50.00	\$150.00	420.00	\$4,200.00	66.00	\$1,320.00	8,712.0	\$1306.80	\$7,606.80
0709-144-1935-8 DD24, R6	LAMBDA CHAPTER BLDG CORP PO BOX 45735 MADISON WI	216 Langdon St	82.90	560.00	\$840.00	50.00	\$150.00	560.00	\$5,600.00	82.90	\$1,658.00	10,196.5	\$1529.48	\$9,777.48
0709-144-2003-2 DD24, PUDSIP	ALPHA LAMBDA ALUMINUM LLC % FAIRCREST MANAGEMENT 1865 NORTHPORT DR # B MADISON WI	221 Langdon St	110.00	625.00	\$937.50	50.00	\$150.00	625.00	\$6,250.00	110.00	\$2,200.00	14,520.0	\$2178.00	\$11,715.50
0709-144-2004-0 DD24, R6	LANGDON STREET LLC 2607 MONROE ST MADISON WI	227 Langdon St	66.00	260.00	\$390.00	50.00	\$150.00	260.00	\$2,600.00	66.00	\$1,320.00	8,712.0	\$1306.80	\$5,766.80
0709-144-1920-9 DD24, R6	HANUSTRAL 228-230 LLC % CHT APARTMENT RENTALS PO BOX 512 MADISON WI	228 Langdon St	56.33	370.00	\$555.00	50.00	\$150.00	370.00	\$3,700.00	42.25	\$845.00	7,448.0	\$1117.20	\$6,367.20
0709-144-2005-8 DD24, R6	JEWISH EXPERIENCE OF MADISON INC 3453 N 54TH ST MILWAUKEE WI	233 Langdon St	66.00	270.00	\$405.00	50.00	\$150.00	270.00	\$2,700.00	66.00	\$1,320.00	8,712.0	\$1306.80	\$5,881.80
0709-144-1919-2 DD24, R6	HARCROFT 234 LLC % CHT APARTMENT RENTALS PO BOX 512 MADISON WI	234 Langdon St	60.00	330.00	\$495.00	50.00	\$150.00	465.00	\$4,650.00	60.00	\$1,200.00	6,630.0	\$994.50	\$7,489.50
0709-144-2006-6 DD24, R6	WISCONSIN BETA SIGMA PHI EPSILON CORP PO BOX 46362 MADISON WI	237 Langdon St	58.00	300.00	\$450.00	50.00	\$150.00	300.00	\$3,000.00	58.00	\$1,160.00	7,656.0	\$1148.40	\$5,908.40
0709-144-1911-8 DD24, R6	PALIT-DICKINSON & FRANCES PARK LLC 933 UNIVERSITY BAY DR MADISON WI	240 Langdon St	103.67	660.00	\$990.00	50.00	\$150.00	660.00	\$6,600.00	103.67	\$2,073.40	9,150.0	\$1372.50	\$11,185.90
0709-144-2007-4 DD24, R6	OSBORN, DUANE & R OSBORN ENT LLC ETAL 2835 COUNTY RD MM MADISON WI	241 Langdon St	71.50	0.00	\$0.00	50.00	\$150.00	265.00	\$2,650.00	71.50	\$1,430.00	18,400.0	\$2760.00	\$6,990.00
0709-144-2008-2 DD24, R6	OSBORN TR, EUGENE K ETAL 2835 COUNTY RD MM MADISON WI	245 Langdon St	66.00	0.00	\$0.00	50.00	\$150.00	440.00	\$4,400.00	66.00	\$1,320.00	8,712.0	\$1306.80	\$7,176.80

February 5, 2014

Project ID: 53W1360
 Project Name: Langdon Streetscape Assessment District - 2014
 Project Limits: N. Frances St. to N. Henry St.

Parcel No./ Zoning	Owner's Name / Mailing Address	Parcel Location	Frontage or % Interest* L.F.	Terrace Reconstruction Items			Street Lighting Items**				TOTAL ASSMPT			
				Remove Pavers, Sidewalk and Drive Apron @ \$1.50 per SF SF	Replace Concrete Sidewalk @ \$3.00 per SF SF	Replace Terrace w/ Exposed Agg. Conc. @ \$10.00 per SF	Install Pedestrian Lighting (Frontage) @ \$20.00 per LF LF	Install Pedestrian Lighting (Area) @ \$0.15 per SF SF	Cost	Cost		Cost		
0709-144-1910-0 DD24, R6	248 LANGDON STREET LLC PO BOX 620091 MIDDLETON WI	248 Langdon St	45.00	275.00	\$412.50	50.00	\$150.00	275.00	\$2,750.00	45.00	\$900.00	3,105.0	\$465.75	\$4,678.25
0709-144-1909-3 DD24, R6	250 LANGDON PARTNERS LLC 210 N BASSETT ST # 100 MADISON WI	250 Langdon St	58.45	465.00	\$697.50	50.00	\$150.00	465.00	\$4,650.00	58.45	\$1,169.00	7,101.0	\$1065.15	\$7,731.65
0709-144-2009-0 DD24, R6	LANGDON STREET LLC 2607 MONROE ST MADISON WI	251 Langdon St	66.00	75.00	\$112.50	50.00	\$150.00	455.00	\$4,550.00	66.00	\$1,320.00	8,712.0	\$1306.80	\$7,439.30
0709-144-1908-5 DD24, R6	DELTA THETA SIGMA CORP MICHAEL GRESCH 657 N SPRING ST COLUMBUS WI	252 Langdon St	41.55	285.00	\$427.50	50.00	\$150.00	285.00	\$2,850.00	41.55	\$831.00	6,233.0	\$934.95	\$5,193.45
0709-144-2010-7 DD24, R6	HARCROFT 257 LLC % CHT APARTMENT RENTALS PO BOX 512 MADISON WI	257 Langdon St	66.00	425.00	\$637.50	50.00	\$150.00	425.00	\$4,250.00	66.00	\$1,320.00	8,712.0	\$1306.80	\$7,664.30
0709-144-1907-7 DD24, R6	CHANDLER 260 LLC % CHT APARTMENT RENTALS PO BOX 512 MADISON WI	260 Langdon St	75.00	515.00	\$772.50	50.00	\$150.00	515.00	\$5,150.00	75.00	\$1,500.00	11,250.0	\$1687.50	\$9,260.00
0709-144-2011-5 DD23, R6	265 LANGDON FAM LTD PARTNERSHIP 401 N CARROLL ST MADISON WI	265 Langdon St	132.00	925.00	\$1387.50	50.00	\$150.00	925.00	\$9,250.00	99.00	\$1,980.00	8,712.0	\$1306.80	\$14,074.30
0709-144-1906-9 DD23, R6	GAMMA PHI BETA % HOUSE DIRECTOR 270 LANGDON ST MADISON WI	270 Langdon St	75.00	565.00	\$847.50	50.00	\$150.00	565.00	\$5,650.00	56.25	\$1,125.00	5,625.0	\$843.75	\$8,616.25
TOTALS				11,580.00	\$17,370.00	1,450.00	\$4,350.00	13,000.00	\$130,000.00	1,856.32	\$37,126.40	238,938.00	\$35,840.70	\$224,687.10

*The "% Interest" is the percentage of interest in the common elements each condominium owner has as described in the condominium agreement. 150 Langdon St. does not have frontage on Langdon St. (fronts the private alley Langdon Ln.), but does take access off of Langdon St.

**Total street lighting assessment is based on both the lot frontage on Langdon St. and the total lot area. Corner lot factors (75% frontage, 50% area) were used for the following parcels: 601 N Henry, 602 N Henry, 141 Langdon, 201 W Lakelawn, 228 Langdon, 270 Langdon, and 265 Langdon. Also, 50% of the lot area was used for 210 Langdon and 216 Langdon; these parcels also have frontage on Lakelawn Pl. and will have future lighting assessments when lighting is installed on Lakelawn Pl. 100% of the lot area and frontage was used to calculate the lighting assessments for all other parcels.