

MAILING AFFIDAVIT

HANSON ROAD ASSESSMENT DISTRICT

I, Marsha Hacker, being duly sworn on oath, acting on behalf of the City Clerk, deposes and says that she did on the 2nd day of JULY, 2010 place in envelopes, addressed to each interested owner of respective addresses indicated per attached, 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.

Marsha Hacker

SIGNATURE

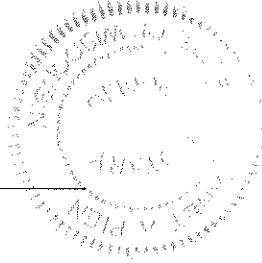
Subscribed and sworn to me this 2nd day of JULY 2010

JANET A PIEN

Janet A. Pien

Notary Public, State of Wisconsin

My Commission Expires: 2/23/2014





Department of Public Works  
**City Engineering Division**

**608 266 4751**

Robert F. Phillips, P.E.  
City Engineer

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
608 264 9275 FAX  
1 866 704 2315 Textnet

**Principal Engineers**  
Michael R. Dailey, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
Gregory T. Fries, P.E.

**Facilities & Sustainability**  
Jeanne E. Hoffman, Manager  
James C. Whitney, A.I.A.

**Operations Manager**  
Kathleen M. Cryan

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

**Financial Officer**  
Steven B. Danner-Rivers  
**Hydrogeologist**  
Brynn Bemis

July 9, 2010

**To: Property owners along Hanson Road**

**Re: Public Hearing before Board of Public Works**  
**July 21, 2010 6:30 P.M.**  
**Room 108 City County Building**  
**210 Martin Luther King Jr. Blvd.**  
**Madison, WI**

The City of Madison, in conjunction with the Town of Blooming Grove, will reconstructing Hanson Road between Manufacturers Drive and Portage Road. This project involves special assessments to owners of property on the project. You are being sent this letter to notify you of the public hearing before the Board of Public Works at the above referenced date, time & location. City Engineering will be making a short presentation at the meeting, followed by the public hearing. Attached to this letter is a schedule of assessments that contains the estimated cost for each property on the project.

The proposed improvements include widening the roadway and culvert pipes and installing concrete curb and gutter along portions of the street. Construction is scheduled to take place in 2010.

### **Street Improvements**

The proposed street improvements include installing concrete curb and gutter along the majority of the frontage, installing gravel shoulders on the remainder of the project and widening the roadway to 30'.

The City and the property owners adjoining the reconstruction will share the cost of the street improvements. The City assumes the entire cost of the improvements to the storm. The property owners are responsible for 100% of the cost of the drive aprons and curb and gutter. In addition, they are assessed for a cost equivalent to constructing four (4) feet of the roadway. The City shares the cost on a 50-50 basis with the property owners for removing and replacing existing drive aprons. The City is responsible for the remaining pavement width. The attached Schedule of Assessments shows a breakdown of costs for each of the assessable items and the total estimated cost to be assessed to each adjacent property owner. LeAnne Hannan is the street design engineer and you may contact her at 266-4057 or [lhannan@cityofmadison.com](mailto:lhannan@cityofmadison.com) if you have questions.

### **Storm Sewer**

The existing Corrugated Metal Pipes (CMP) will be extended to match the wider street width. This work is not assessed to property owners. Greg Fries is the storm sewer designer for this project; you may contact him at 267-1199 or [gfries@cityofmadison.com](mailto:gfries@cityofmadison.com)

June 30, 2010

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

During construction, it will be necessary to remove three trees. This letter shall serve as notice to the property owners of the impending removal of the trees located between the property line and the street. One tree is located on the south side of the road, near the easterly CMP. The other two trees are closer to the westerly CMP.

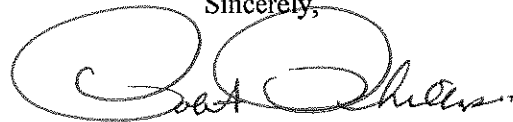
### **Assessments - General**

A special assessment is a special charge for work that the City is planning to complete. The attached schedule of assessments shows an estimate of the property owners' share of the project based upon the City's assessment policy. When the project is bid, and work is complete, a final assessment will be calculated based on work actually performed. The final assessment is payable in one lump sum or over a period of 8 years, with 3.5% interest charged on the unpaid balance.

### **Accommodation Requests**

To request accommodations for special needs or disabilities or have any other questions regarding this project, please contact the Project Engineer, LeAnne Hannan at [lhannan@cityofmadison.com](mailto:lhannan@cityofmadison.com) or 266-4057. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction.

Sincerely,



Robert F. Phillips, P.E.  
City Engineer

LDN:LKH

cc: Ald. Joe Clausius, Dist. 17  
Christy Bachmann, City Engineering  
Greg Fries, City Engineering  
Marla Eddy, City Forestry  
John Fahrney, City Engineering

City of Madison Engineering Division - Schedule of Assessments

Project ID: 53W0956  
 Project Name: Hanson Road Assessment District-  
 Project Limits: Manufacturers Drive to Portage road

Frontages listed are for: FRONTAGE IS FOR SITUS STREET

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (LF)	Street		Rem. Exist. Conc.		Replace 7" Conc Apron		Total
				LF	\$F	SF	\$F	SF	\$F	
0810-163-0301-8 M1	THE CENTER FOR INDUSTRY & COMMERCE LLC PO BOX 7700 MADISON WI	5501 Manufacturers Dr	280.05 L.F.	261.80	\$17,017.00		\$0.00		\$0.00	\$17,017.00
0810-163-0302-6 M1	THE CENTER FOR INDUSTRY & COMMERCE LLC PO BOX 7700 MADISON WI	3920 Hanson Rd	329.35 L.F.	286.40	\$18,616.00		\$0.00		\$0.00	\$18,616.00
0810-163-0404-0 M1 W	MCALLEN PROPERTIES MADISON LLC 2695 GASTON RD COTTAGE GROVE, WI	3901 Hanson Rd	1327.6 L.F.	767.20	\$49,868.00	630.0	\$409.50	1205.0	\$3,916.25	\$54,193.75

TOTALS 1,315.40 \$85,501.00 630.0 \$409.50 1,205.0 \$3,916.25 \$89,826.75