

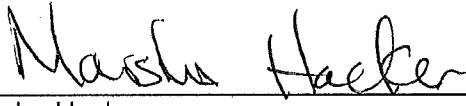
AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

MARSHA HACKER, being first duly sworn on oath, deposes and says that:

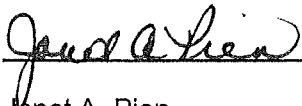
1. She is a PROGRAM ASSISTANT 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 24th day of MAY 2013 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled WORLD DAIRY CAMPUS ASSESSMENT DISTRICT-2013 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.

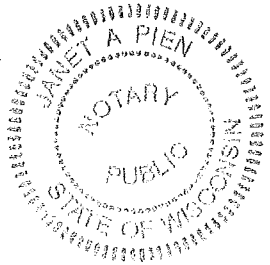


Marsha Hacker

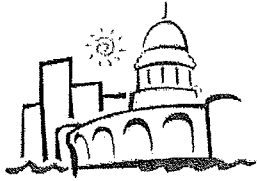
Subscribed and sworn to before me
this 24th day of MAY 2013



Janet A. Pien
Notary Public, State of Wisconsin
My Commission expires: 2/28/14



1950-1951



Madison

Department of Public Works
City Engineering Division

Robert F. Phillips, P.E.
City Engineer

608 266 4751

Parcel Number: 0710-221-0414-6
Situs Address: 5201 Fen Oak Dr
Dane County Land Acquisition Division
210 Martin Luther King Jr Blvd #114
Madison, WI 53703

Assistant City Engineer
Michael R. Dalley, P.E.

Principal Engineers
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.
Christopher J. Petykowski, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager

Operations Supervisor
Kathleen M. Cryan

Mapping Section Manager
Eric T. Pederson

Financial Officer
Steven B. Danner-Rivers

Hydrogeologist
Brynn Bemis

Property owners with the World Dairy Campus Assessment District - 2013

Re: Public Hearing before Board of Public Works
June 5, 2013 at 6:00 P.M.
Room 108, Parks Conference Room, City County Building
210 Martin Luther King Jr. Blvd.
Madison, WI

Project Overview

The City of Madison is proposing a street improvement project within the World Dairy Campus in 2013 as part of a conversion of the existing private street to a public right of way. You are being sent this letter to notify you of a public hearing before the Board of Public Works regarding the project, at the above referenced date, time & location. City Engineering will make a short presentation at the meeting, which will be followed by the public hearing. The project will involve special assessments to owners of property benefitting from the project. Attached to this letter is a Schedule of Assessments, which shows estimated costs for each property adjacent to the project.

The limits of the proposed project are as follows:

- Fen Oak Drive from Agriculture Drive to the east end
- Walton Commons Lane from Fen Oak Drive to Graham Place
- Graham Place from Walton Commons Lane to the existing drive to the DATCP property.

The project will reconfigure the existing private streets to meet City Standards. Fen Oak Drive will be widened to a 60ft Right of Way and Graham Place will be widened to a 66ft right of way. Walton Commons will be reduced from the existing 152ft boulevard layout to a standard 66ft right of way. A new cul de sac will also be constructed at the end of Fen Oak Drive. The existing storm sewer and water main will be modified to accommodate the new street layout. Standard city street lighting, signing and pavement marking will also be installed with this project. The City's project is scheduled to begin in August of 2013 and will take approximately two months to complete.

In order to accomplish the work that is outlined above, the City will be replatting portions of the World Dairy Center as the BioAg Gateway Replat. This will allow for the private street to be dedicated as public right of way. Portions of the existing private street that are not being utilized for public right of way will be purchased from the Association by the City and in turn, those funds will be used to offset the assessments resulting from the public works project. At this time the schedule of assessments reflect the actual project cost and does not reflect any payment for the street purchase. Upon purchase of the lands those funds will be allocated to the payment of the assessments accordingly.

Street Improvements

The street work for this project will include narrowing of Walton Commons Lane with the installation of new curb and gutter and sidewalk on the east side, pulverizing the existing pavement and installation of new asphalt pavement on Fen Oak Drive, Graham Place and Walton Commons Lane. The existing medians on Fen Oak Drive will be modified and some removed to accommodate the new intersection at Walton Commons Lane. A new pedestrian island will be installed on Walton Commons Lane at Graham Place. A new cul de sac will be constructed at the east end of Fen Oak Drive. The existing portions of Graham Place from Walton Commons Lane to the east and portions of the private street from Fen Oak Drive to Graham Place will be obliterated, which entails removal of the existing street base, pavement, curb and gutter and sidewalk. The area where the street was removed will be filled and restored with topsoil and seed. The existing street lighting in that area will be removed as well. Please contact Steve Sonntag, the Project Engineer, at ssonntag@cityofmadison.com or 267-1997 with any questions regarding the street reconstruction.

Street Lighting

New street lighting is proposed for the streets within the assessment district. The existing poles will be salvaged to the extent possible and new conduit, bases, poles and fixtures will be installed on Fen Oak Drive, Walton Commons Lane and Graham Place. Please contact Dan Dettmann, of the City Traffic Engineering Division, at ddettmann@cityofmadison.com or 266-6536 with any questions regarding the street lighting.

Storm Sewer

Some of the existing ditches, culverts and storm sewer structures will be removed or reconfigured with this project. New inlets, storm sewer structures and pipe will be installed on Walton Commons Lane to provide drainage as necessary for the modified street layout. Additional storm sewer will be installed at the end of Fen Oak Drive at the new cul de sac to allow for the street water to drain to the existing stormwater management area south of the project. Please contact Eric Dundee at edundee@cityofmadison.com or 266-4913 with questions regarding the storm sewer work.

Water Main

Water main will be relocated from its existing location on Walton Commons Lane further to the west to the new narrowed right of way. This portion of the water main relocation will be assessable to those in the assessment district. The existing water main located on Graham Place east of Walton Commons Lane will be relocated to the north to provide a more buildable lot for the City owned property. Since this work benefits the City that portion of the water main work will only be assessed to the City properties, as shown on the attached Schedule of Assessments. Please contact Pete Holmgren at pholmgren@cityofmadison.com or 261-5530 with questions regarding the water main work.

Impact on Trees and Landscaping

There will be some trees within the project limits that will be removed to facilitate the street and utility construction. Trees within the existing median on Walton Commons Lane will be removed to allow for the placement of the new curb gutter and sidewalk. Existing volunteer trees at the end of Fen Oak Drive will be removed to allow for the installation of the new cul de sac. Some additional trees on the City's property located north of Graham Place at the intersection of Walton Commons Lane will also be removed for the water main installation. During the project it may also be necessary to trim tree limbs and/or roots to accommodate the construction.

Street terrace trees are typically planted in the spring of the year following the completion of the construction project. City Forestry will evaluate the streets and determine where new terrace trees will be planted. The terrace trees are not included with the public works improvements or the assessable project. These terrace trees will be installed and assessed to the properties separately. The City Forester will determine if street trees will be planted adjacent to the properties that are not developed (where there are no buildings or site improvements). The terrace trees may not be planted until the lots develop to avoid unnecessary removal in the future to accommodate the building and site improvements. Tree species selection is determined by the Forestry Section. For any questions regarding street tree maintenance or planting, please contact City Forestry at 266-4816.

Special Assessments – General

This project is 100% assessable to those benefitting from the improvements. The owner's association has agreed to have the assessments allotted to each property in the assessment district based on lot area. The attached Schedule of Assessments shows a breakdown of costs for the public works improvements and the total estimated cost to be assessed to each adjacent property owner.

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 costs. After the project is bid, and work is complete, a final assessment will be calculated based on bid prices and work actually performed. The costs incurred by the City to facilitate the street design, platting and approval of the project are also assessable to the project. The final assessment, which will be billed after the completion of the construction, is payable in one lump sum or over a period of 8 years, with 3.0% interest charged on the unpaid balance.

In order for the City to pursue the conversion of the private street and respective public works project, the Association is required to enter into a *Contract for the Conversion of Private Streets to Public Right of Way*. The City will work with the Association to finalize and execute this contract. In addition, all property owners are required to sign waivers of hearing and notice for the special assessments. These waivers are an acknowledgement that the property owners are aware and agreeable to the project. The City will hold the public hearing before the Board of Public Works and Common Council for the assessments. The City must receive the waivers and contract no later than June 17, 2013 else project may be referred until such time as they are returned. Attached please find your copy of the waiver. Contact Janet Dailey at jdailey@cdcityofmadison.com or 261-9688 with any questions or concerns regarding the waivers.

Accommodation Requests

To request accommodations for special needs or disabilities or if you have any other questions regarding this project, please contact the Project Engineer, Steve Sonntag at ssonntag@cityofmadison.com or 267-1997. 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

RFP:jd

cc by email:

Ald. Denise DeMarb
Steve Sonntag, City Engineering
Eric Dundee, City Engineering
Pete Holmgren, Water Utility
Dan Dettmann, Traffic Engineering
Scott Langer, Traffic Engineering
Christy Bachmann City Engineering
Matt Mikolajewski, City Planning
Peggy Yessa, City Planning
Marla Eddy, City Forestry
Dane County 911
Cindy Mierow, Police Department
Ed Ruckriegel, Fire Department
Drew Beck, Madison Metro Transit
Tim Sobota, Madison Metro Transit
Chris Kelly, Streets Division

**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, JUNE 5, 2013, AT 6:00 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 three (3%) 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 need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the Engineering Division at (608) 264-9277 at least three business days prior to the meeting or email us at engineering@cityofmadison.com.

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.

WOLFE ADDITION TO HAWK'S CREEK ASSESSMENT DISTRICT-2013

WORLD DAIRY CAMPUS ASSESSMENT DISTRICT-2013

By Order of the Board of Public Works
Madison, Wisconsin
PUB: WSJ 5/24/13, 2013

NOTICE OF PUBLIC HEARING
BEFORE THE BOARD OF PUBLIC WORKS
FOR
PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS
FOR
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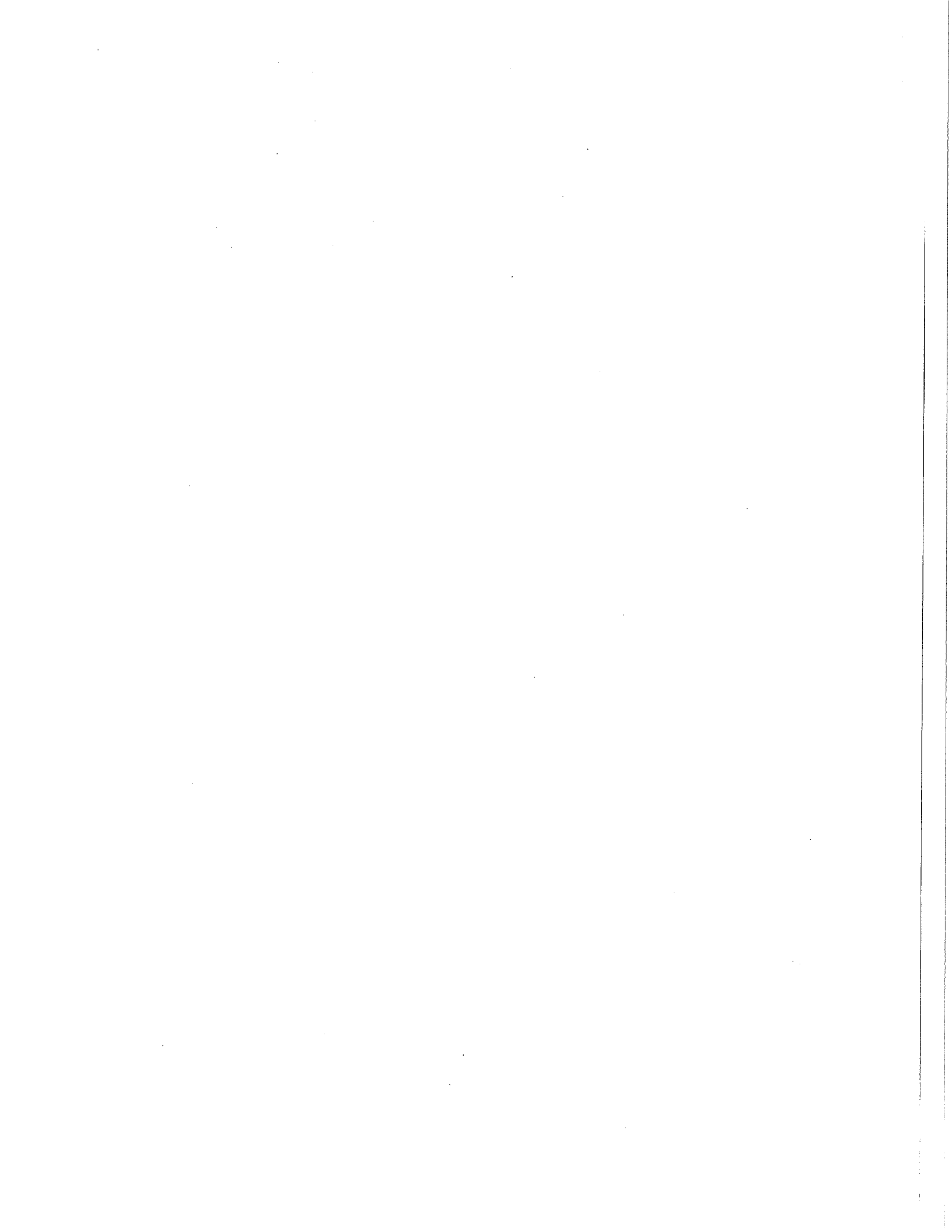
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WOLFE ADDITION TO HAWK'S CREEK ASSESSMENT DISTRICT-2013

WORLD DAIRY CAMPUS ASSESSMENT DISTRICT-2013

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ 5/24/13, 2013



City of Madison Engineering Division - Schedule of Assessments

Project Name: World Dairy Campus Assessment District - 2013
 Project Number 53W1538

Project Limits: Fen Oak Drive from Agriculture Drive to the east end, Walton Commons Lane from Fen Oak Drive to Graham Place;
 Graham Place from the west end to Walton Commons Lane.

Frontages listed are for: SITUS ADDRESS
 Project ID: 53W1538

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Lot Area (SF)	Public Works Improvements		Water Main Relocation		TOTAL ASSMNT
				\$326.83 per 1000 SF Cost		\$457.95 per 1000 SF Cost		
0710-221-0414-6	Dane County Land Acquisition Division 210 Martin Luther King Jr Blvd #114 Madison, WI 53703	5201 Fen Oak Dr	170,388	\$55,688.44	\$0.00	\$55,688.44		
0710-221-0413-8	Maranda Estates, LLC PO Box 69 Cottage Grove, WI 53527	2820 Walton Commons Ln	151,811	\$49,616.86	\$0.00	\$49,616.86		
0710-221-0412-0	Home Health United Inc. %Richard E Bourne 2802 Walton Commons Lane Madison, WI 53718	2802 Walton Commons Ln	145,687	\$47,615.34	\$0.00	\$47,615.34		
0710-221-0409-7	Fen Oak LLC 429 Gammon Place Madison, WI 53719	5459 Fen Oak Dr	150,218	\$49,096.22	\$0.00	\$49,096.22		
0710-221-0417-0	WISCOM Glendale LLC 805 Silver Sage Trail Middleton, WI 53562	5401 Fen Oak Dr	72,276	\$23,622.19	\$0.00	\$23,622.19		
0710-221-0415-4	J Michael & Linda Baker & Donald N. Gardner 429 Gammon Place Madison, WI 53719	5303 Fen Oak Dr	152,490	\$49,838.78	\$0.00	\$49,838.78		
TBD	City of Madison EDD BioAg Gateway Project PO Box 2983 Madison, WI 53701	Proposed Lot 1	143,127	\$46,776.65	\$21,422.32	\$68,200.96		
TBD	City of Madison EDD BioAg Gateway Project PO Box 2983 Madison, WI 53701	Proposed Lot 2	655,020	\$214,082.24	\$98,039.13	\$312,121.37		
TBD	City of Madison EDD BioAg Gateway Project PO Box 2983 Madison, WI 53701	Proposed Lot 3	242,252	\$79,175.98	\$36,258.70	\$115,434.68		

Frontages listed are for: SITUUS ADDRESS
 Project ID: 53W1538

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Lot Area (SF)	Public Works Improvements Cost	Water Main Relocation Cost	TOTAL ASSMNT
0710-221-0405-5	City of Madison EDD BioAg Gateway Project PO Box 2983 Madison, WI 53701	Proposed Outlot 2	295,843	\$96,691.29	\$44,279.85	\$140,971.15
TOTALS:			2,179,112	\$712,206.00	\$200,000.00	\$912,206.00

NOTES:

- (1) An additional 13,056 SF was added to the lot square footage since proposed Outlot 1 will be immediately dedicated to Dane County after the BioAg Gateway Replat is recorded.
- (2) Parcel number and address to be determined after the BioAg Gateway Replat is recorded.