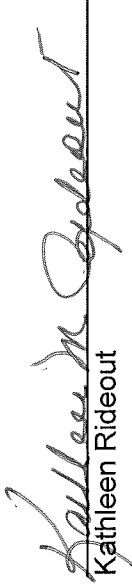



AFFIDAVIT OF MAILING

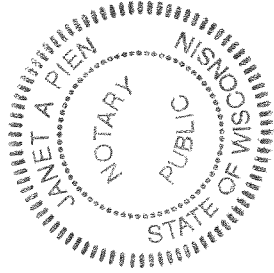
STATE OF WISCONSIN     )  
                                  ) ss.  
COUNTY OF DANE        )

Kathleen Rideout, being first duly sworn on oath, deposes and says that:

1. She is a Administrative Clerk I with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 24th day of June, 2011 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 MANUFACTURERS DRIVE ASSESSMENT DISTRICT 2011 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.

  
Kathleen Rideout

Subscribed and sworn to before me  
this 22nd day APR 28, 2014  
  
Janet A Pien  
Notary Public, State of Wisconsin  
My Commission expires: February 28, 2014



**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, JULY 6, 2011, AT 6:30 P.M., the Board of Public Works will hold a public hearing in, ROOM 201 CITY COUNCIL CHAMBERS, 210 MARTIN LUTHER KING JR., BLVD 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 or fifteen (15) year period, with the owner paying 1/8 or 1/15 of the principal each year plus two and a half (2.5%) 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.

The City's TDD number is **(866)-704-2315**

**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.**

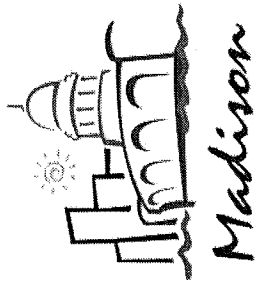
**PART II**

TRADESWIND PARKWAY ASSESSMENT DISTRICT – 2011

MANUFACTURERS DRIVE ASSESSMENT DISTRICT – 2011

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ JUNE 24, 2011



Department of Public Works  
**City Engineering Division**

Robert F. Phillips, P.E.  
City Engineer

**608 266 4751**

**Assistant City Engineer**  
Michael R. Dailey, 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  
James C. Whitney, A.I.A.

**Operations Supervisor**  
Kathleen M. Cryan

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

**Financial Officer**  
Steven B. Danner-Rivers

**Hydrogeologist**  
Brynn Bemis

June 24, 2011

**To:** Property owners along Manufacturers Drive

**Re:** Public Hearing before Board of Public Works

July 6, 2011 at 6:30 P.M.

Room 201

210 Martin Luther King Jr. Blvd.

Madison, WI

The City of Madison is proposing to extend Manufacturers Drive from approximately 800' north of Commerce Park Drive to the west plat limit. In addition, sanitary sewer and water mains will be extended from Manufacturers Drive to the south line of Lot 32 Interstate Commerce Plat. 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, and location. City Engineering will be making a 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.

**Street Improvement Details**

An urban roadway, with concrete sidewalk, concrete curb and gutter and an asphalt pavement, will be constructed from the end of the existing roadway, approximately 800' north of Commerce Park Drive, to the west plat limit.

If you have any questions or concerns regarding the street improvements, please contact LeAnne Hannan of my staff, at [lhannan@cityofmadison.com](mailto:lhannan@cityofmadison.com) or 266-4057.

**Sanitary Sewer Main and Lateral**

Sanitary sewer main will be installed along the length of the new street and extending along the sanitary sewer easement to the south line of Lot 32. Sanitary laterals will be installed to properties that will be served from Manufacturers Drive.

If you have any questions or concerns regarding the sanitary sewer replacement, please contact Corey Stelljes, of my staff, at [cstelljes@cityofmadison.com](mailto:cstelljes@cityofmadison.com) or 266-9721.

**Water Main and Water Service Laterals**

Water main and laterals will be installed along Manufacturers Drive. In addition, water main will be extended from Manufacturers Drive to the south line of Lot 32 through the water easement. If you have any questions or concerns regarding the water main replacement, please contact Kelly Miess of the Water Utility, at [kmiess@madisonwater.org](mailto:kmiess@madisonwater.org) 261-9640.

## **Storm Sewer**

Storm sewer will be installed as part of this project. If you have any questions or concerns regarding the storm sewer work, please contact please contact Corey Stelljes, of my staff, at [stelljes@cityofmadison.com](mailto:stelljes@cityofmadison.com) or 266-9721.

## **Assessments - General**

A special assessment is a special charge for work that the City is planning to complete. The entire cost of this project, 100%, will be assessed to the abutting property owners. 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 accordance with the "Agreement to Purchase and Undertake Development of the Interstate Commerce Park".

## **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, 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

RFP: lkh

cc:

Ald. Joe Clausius  
Christy Bachmann, City Engineering  
David Dryer, Traffic Engineering  
Kelly Miess, Water Utility  
Dennis Cawley, Water Utility  
Michael Darley, City Engineering  
Corey Stelljes, City Engineering  
John Fahmey, City Engineering  
Dean Kahl, Parks  
Marla Eddy, Parks



City of Madison Engineering Division - PRELIMINARY Schedule of Assessments

Project ID: INTERSTATE COMMERCE PARK LOT 32 SALE

Limits: (Sewer in easement up to lot 32)

Parcel No./ Zoning	Owner's Name / Mailing Address	Footnote	Sanitary Sewer Assessments			Storm Sewer Assmts	Water Main and Lateral Assmt /1000 SF (2)	TOTAL ASSMT				
			Parcel Location	Assessable Area	Assessable Area				Assessable Area			
			Gross Parcel SF	Sanitary Sewer Frontage LF	Sanitary Sewer Frontage Assmt @ \$48.21 per LF	Project Area Assmt \$135.54 per 1000 SF	Lateral Length Cost \$110.72 per L.F.	Lateral Assmt \$62.99 per 1000 SF	Project Area Assmt \$105.64 per 1000 SF	Water Main and Lateral Assmt /1000 SF (2)	TOTAL ASSMT	
0810-093-0414-8	City of Madison EDD P.O. Box 2983 Madison, WI 53701		109,216.00	109,216.00	\$0.00	\$14,803.14	0	\$0.00	\$6,879.52	\$11,537.58	\$21,191.18	\$54,411.41
0810-093-0418-0	City of Madison EDD P.O. Box 2983 Madison, WI 53701	(1),(2),(5) (6)	194,750.00	194,750.00	\$0.00	\$26,396.42	0	\$0.00	\$8,617.38	\$20,573.39	\$37,787.34	\$93,374.53
0810-093-0417-2	Weiland Family Partnership LLP 5809 Julia St. Madison, WI 53701	(2),(3),(5) (6)	146,103.00	0.00	\$0.00	\$0.00	0	\$0.00	\$0.00	\$15,434.32	\$0.00	\$15,434.32
0810-093-0412-2	City of Madison EDD P.O. Box 2983 Madison, WI 53701	(1),(5),(6)	230,319.00	230,319.00	\$0.00	\$31,217.44	42	\$4,650.24	\$14,507.79	\$24,330.90	\$44,688.80	\$119,395.17
0810-093-0415-6	City of Madison EDD P.O. Box 2983 Madison, WI 53701	(1),(4),(6)	81,694.00	140.00	\$6,749.40	\$4,428.80	40	\$4,428.80	\$5,145.91	\$8,630.15	\$15,851.09	\$40,805.35
0810-093-0416-4	City of Madison EDD P.O. Box 2983 Madison, WI 53701	(1),(4),(6)	90,164.00	160.00	\$7,713.60	\$3,985.92	36	\$3,985.92	\$5,679.43	\$9,524.92	\$17,494.52	\$44,398.40
0810-093-0306-7	City of Madison EDD P.O. Box 2983 Madison, WI 53701	(1),(4),(6)	61,458.00	140.00	\$6,749.40	\$2,989.44	27	\$2,989.44	\$3,871.24	\$6,492.42	\$11,924.70	\$32,027.20
0810-093-0305-9	City of Madison EDD P.O. Box 2983 Madison, WI 53701	(1),(4),(6)	70,238.00	160.00	\$7,713.60	\$3,321.60	30	\$3,321.60	\$4,424.29	\$7,419.94	\$13,628.28	\$36,507.71

Project ID: 53W1291

Project Name: Manufacturers Drive Assessment District-2011

Limits: 800' North of Commerce Park Dr to West End

Frontages listed are for Manufacturers Drive

Parcel No./	Owner's Name /	Parcel Location	Frontage	Street, Sidewalk @	Street Lighting	Sanitary Sewer*	Storm Sewer	Water*	TOTAL ASSMNT
0810-093-0307-5 MI	CITY OF MADISON EDD PO BOX 2983 MADISON WI	7150 Manufacturers Dr	429.18	\$200.00 per LF	\$21.00 per LF	Total	Total	Total	
0810-093-0409-9 MI	COVERS PROPERTIES LLC 8245 KRUCHTEN RD LODI WI	7101 Manufacturers Dr	454.74						
			1764.72						
			1231.02						
			\$246,204.00						
			\$25,851.42						
			\$180,947.04						
			\$112,456.94						
			\$178,202.40						
			\$743,661.80						
									\$15,633.54
									\$0.00
									\$97,017.38
									\$15,636.49
									\$11,102.49
									\$5,869.08
									\$8,513.32
									\$0.00
									\$14,148.00
									\$1,485.54
									70.74
									\$0.00

\* SEE SECOND PAGE FOR DETAILS OF STORM SEWER, SANITARY SEWER, SEWER INTERCEPTOR, AND WATER ASSESSMENTS

Project ID: 53W1291  
 Project Name: Manufacturers Drive Assessment District-2011  
 Limits: 800' North of Commerce Park Dr to West End  
 Frontages listed are for Manufacturers Drive

Parcel No./	Owner's Name /	Parcel Location	Frontage	Street, Sidewalk @	Street Lighting	Sanitary Sewer*	Storm Sewer	Water*	TOTAL ASSMNT
0810-093-0414-8	M1 CITY OF MADISON EDD PO BOX 2983 MADISON WI	7227 Manufacturers Dr	119.92	\$23,984.00	119.92	\$2,518.32	\$11,537.58	\$21,191.18	\$80,913.73
0810-093-0418-0	M1 CITY OF MADISON EDD PO BOX 2983 MADISON WI	3853 Anderson Rd	0.00	\$0.00	0.00	\$35,013.80	\$20,573.39	\$37,787.34	\$93,374.53
0810-093-0417-2	M1 WELAND FAMILY PARTNERSHIP LLP 5809 JULIA ST MADISON WI	3821 Anderson Rd	0.00	\$0.00	0.00	\$0.00	\$15,434.32	\$0.00	\$15,434.32
0810-093-0412-2	M1 CITY OF MADISON EDD PO BOX 2983 MADISON WI	7173 Manufacturers Dr	160.88	\$32,176.00	160.88	\$3,378.48	\$50,375.47	\$24,330.90	\$154,949.65
0810-093-0415-6	M1 CITY OF MADISON EDD PO BOX 2983 MADISON WI	7243 Manufacturers Dr	140.00	\$28,000.00	140.00	\$2,940.00	\$8,630.15	\$15,851.09	\$1,745.35
0810-093-0416-4	M1 CITY OF MADISON EDD PO BOX 2983 MADISON WI	7269 Manufacturers Dr	160.00	\$32,000.00	160.00	\$3,360.00	\$17,378.95	\$9,524.92	\$79,758.39
0810-093-0306-7	M1 CITY OF MADISON EDD PO BOX 2983 MADISON WI	7202 Manufacturers Dr	140.00	\$28,000.00	140.00	\$2,940.00	\$13,610.08	\$6,492.42	\$62,967.20
0810-093-0305-9	M1 CITY OF MADISON EDD PO BOX 2983 MADISON WI	7268 Manufacturers Dr	160.00	\$32,000.00	160.00	\$3,360.00	\$15,459.49	\$7,419.94	\$71,867.71
				\$200.00 per LF	\$21.00 per LF	Total	Total	Total	