



Department of Public Works  
**Engineering Division**  
Robert F. Phillips, P.E., City Engineer

Parcel Number: 0709-231-1320-6  
Situs Address: 123 N Bassett St  
NAMM LLC  
326 HOLLYHOCK LN  
HARTLAND, WI 53029-0000

**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

**NOTICE OF PUBLIC HEARING BEFORE THE COMMON COUNCIL  
FOR  
PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS  
FOR PUBLIC WORKS IMPROVEMENTS**

**MADISON, WISCONSIN**

**PART I**

Notice is hereby given that the reports of the Board of Public Works and the City Engineer of the City of Madison, Wisconsin, on the plans, specifications, and special assessment of benefits accruing to the various lots and parcels of land affected by the proposed improvements, as listed in Part II hereof, in the City of Madison, have been filed in the office of the City Clerk, in the City-County Building, Madison, Wisconsin, and that said reports will be presented to the Common Council (Room 201), City-County Building, at a regular meeting to be held **TUESDAY, APRIL 16, 2019 at 6:30 P.M.**, in the Council Chambers and that the Common Council will then and there consider said reports and will hold a public hearing to hear all persons interested, or their agents or attorneys, concerning matters contained in said reports, and will determine what portion, if any, of the cost of said improvement shall be paid by the City at large, and other action as the Common Council may deem proper. **(YOU MUST REGISTER WITH THE COUNCIL'S SECRETARY BEFORE YOUR ITEM IS CONSIDERED BY THE COUNCIL).**

Notice is hereby given that a contract has been (or is about to be) let for below listed project(s) 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 4.0% 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.

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](mailto: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.

(over)

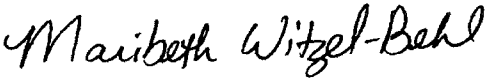
**PART II**

**N. BASSETT STREET ASSESSMENT DISTRICT – 2019**

**DAIRY DRIVE ASSESSMENT DISTRICT – 2019**

**TOEPFER AVENUE, HOLLY AVENUE, EUCLID AVENUE, AND ST. CLAIR STREET ASSESSMENT DISTRICT - 2019**

**REVISED DARWIN ROAD & PACKERS AVENUE TRAFFIC SIGNAL ASSESSMENT DISTRICT**

BY:   
MariBeth Witzel-Behl, City Clerk

PUB: WSJ APRIL 5, 2019

To view list of assessments for **N. BASSETT STREET ASSESSMENT DISTRICT – 2019** please visit the City's website: <https://madison.legistar.com/Legislation.aspx>. In the Search criteria, enter Legistar File ID No. **55152**.

## City of Madison Engineering Division - Schedule of Assessments

Proj. ID: 11987 Project Name: N. Bassett Street Assessment District - 2019  
Project Limits: W. Dayton St. to W. Washington Ave.

Property Information				Street Construction Items									Sanitary Sewer Reconstruction Items				Street Lighting Items***					TOTAL ASSMT	
Parcel No.	Owner's Name / Mailing Address	Parcel Location	Frontage or % Interest** LF	Remove & Replace Concrete Sidewalk @ \$5.75 per Square Foot (SF)			Remove Concrete Driveway or Terrace @ \$2.00 per Sq Ft		Install Concrete Driveway @ \$7.00 per Sq Ft		Remove & Replace Curb and Gutter @ \$18.00 per Linear Foot (LF)			Sanitary Sewer Reconnect @ \$1,250.00 Each		Remove & Replace Sanitary Lateral @ \$21.00 per LF		Install Pedestrian Scale Lighting					
				Factor*	SF	Cost	SF	Cost	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Factor	LF	Cost	\$		SF
0709-231-2302-3 DR2	CJK INC 448 W WASHINGTON AVE MADISON WI	8 N Bassett St	33.00	1.0	100.00	\$575.00	70.00	\$140.00	70.00	\$490.00	1.0	20.00	\$360.00	1	\$1,250.00	33.00	\$693.00	1.5	33.00	\$1,907.73	2,492	\$2,392.32	\$7,808.05
0709-231-2303-1 DR2	CJK INC 448 W WASHINGTON AVE MADISON WI	10 N Bassett St	33.00	1.0	165.00	\$948.75	70.00	\$140.00	70.00	\$490.00	1.0	15.00	\$270.00	1	\$1,250.00	33.00	\$693.00	1.5	33.00	\$1,907.73	2,723	\$2,614.08	\$8,313.56
0709-231-1625-0 DR2	451 W MIFFLIN LLC 448 W WASHINGTON AVE MADISON WI	11 N Bassett St	40.00	1.0	100.00	\$575.00	0.00	\$0.00	0.00	\$0.00	1.0	15.00	\$270.00	1	\$1,250.00	33.00	\$693.00	1.5	40.00	\$2,312.40	2,640	\$2,534.40	\$7,634.80
0709-231-2304-9 DR2	CJK INC 448 W WASHINGTON AVE MADISON WI	14 N Bassett St	40.00	1.0	200.00	\$1150.00	80.00	\$160.00	80.00	\$560.00	1.0	15.00	\$270.00	1	\$1,250.00	33.00	\$693.00	1.5	40.00	\$2,312.40	3,300	\$3,168.00	\$9,563.40
0709-231-1624-2 DR2	PAT MCGOWAN PROPERTIES LLC 103 AUGUSTA CT WAUNAKEE WI	15 N Bassett St	35.00	1.0	100.00	\$575.00	0.00	\$0.00	0.00	\$0.00	1.0	15.00	\$270.00	1	\$1,250.00	33.00	\$693.00	1.5	35.00	\$2,023.35	2,310	\$2,217.60	\$7,028.95
0709-231-2305-7 DR2	LOFGREN PROPERTIES 5 LLC 5223 TONYAWATHA TRAIL MONONA WI	16 N Bassett St	33.00	1.0	165.00	\$948.75	80.00	\$160.00	80.00	\$560.00	1.0	15.00	\$270.00	1	\$1,250.00	33.00	\$693.00	1.5	33.00	\$1,907.73	3,812	\$3,659.52	\$9,449.00
0709-231-1623-4 DR2	BASSETT MIFFLIN LLC 448 W WASHINGTON AVE MADISON WI	17 N Bassett St	50.00	1.0	100.00	\$575.00	0.00	\$0.00	0.00	\$0.00	1.0	30.00	\$540.00	1	\$1,250.00	33.00	\$693.00	1.5	50.00	\$2,890.50	3,300	\$3,168.00	\$9,116.50
0709-231-2306-5 DR2	BUCKDADDY LLC 2881 COMMERCE PARK DR MADISON WI	18 N Bassett St	33.00	1.0	165.00	\$948.75	75.00	\$150.00	75.00	\$525.00	1.0	20.00	\$360.00	1	\$1,250.00	33.00	\$693.00	1	33.00	\$1,271.82	2,723	\$1,742.72	\$6,941.29
0709-231-1622-6 DR2	BASSETT MIFFLIN LLC 448 W WASHINGTON AVE MADISON WI	19 N Bassett St	35.00	1.0	100.00	\$575.00	0.00	\$0.00	0.00	\$0.00	1.0	35.00	\$630.00	1	\$1,250.00	33.00	\$693.00	1	35.00	\$1,348.90	2,310	\$1,478.40	\$5,975.30
0709-231-2307-3 DR2	THREE PIN PROPERTIES LLC ATTN BIRWOOD PROP MNGMT 2510 PENNSYLVANIA AVE MADISON WI	22 N Bassett St	33.00	1.0	165.00	\$948.75	0.00	\$0.00	0.00	\$0.00	1.0	15.00	\$270.00	1	\$1,250.00	33.00	\$693.00	1	33.00	\$1,271.82	2,723	\$1,742.72	\$6,176.29
0709-231-2308-1 DR2	PAT MCGOWAN PROPERTIES LLC 103 AUGUSTA CT WAUNAKEE WI	30 N Bassett St	33.00	1.0	100.00	\$575.00	0.00	\$0.00	0.00	\$0.00	1.0	20.00	\$360.00	1	\$1,250.00	33.00	\$693.00	1.5	33.00	\$1,907.73	2,723	\$2,614.08	\$7,399.81
0709-231-2309-9 UMX	ABC FOR HEALTH INC 32 N BASSETT ST MADISON WI	32 N Bassett St	33.00	1.0	100.00	\$575.00	0.00	\$0.00	0.00	\$0.00	1.0	15.00	\$270.00	1	\$1,250.00	33.00	\$693.00	2	33.00	\$1,271.82	2,723	\$1,742.72	\$5,802.54
0709-231-2402-1 DR2	ALROD ASSOCIATES LLC % T A TIERNEY 6107 MIDWOOD AVE MONONA WI	110 N Bassett St	42.00	1.0	100.00	\$575.00	100.00	\$200.00	100.00	\$700.00	1.0	15.00	\$270.00	1	\$1,250.00	33.00	\$693.00	1.5	42.00	\$2,428.02	4,158	\$3,991.68	\$10,107.70
0709-231-1324-8 DR2	G S APARTMENTS 3 LLC 969 MESA DR OREGON WI	111 N Bassett St	33.00	1.0	165.00	\$948.75	75.00	\$150.00	75.00	\$525.00	1.0	25.00	\$450.00	1	\$1,250.00	33.00	\$693.00	1.5	33.00	\$1,907.73	2,178	\$2,090.88	\$8,015.36
0709-231-1323-0 DR2	LONG, DOUGLAS M 326 HOLLYHOCK HARTLAND WI	113 N Bassett St	33.00	1.0	165.00	\$948.75	65.00	\$130.00	65.00	\$455.00	1.0	33.00	\$594.00	1	\$1,250.00	33.00	\$693.00	1	33.00	\$1,271.82	2,178	\$1,393.92	\$6,736.49
0709-231-2403-9 DR2	ELLICKSON LIVING TRUST WILLIAM G ELLICKSON 6427 HYSLOP RD WAUNAKEE WI	114 N Bassett St	33.00	1.0	100.00	\$575.00	50.00	\$100.00	50.00	\$350.00	1.0	25.00	\$450.00	1	\$1,250.00	33.00	\$693.00	1	33.00	\$1,271.82	4,356	\$2,787.84	\$7,477.66

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				Factor*	SF	Cost	SF	Cost	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Factor	\$38.54 per LF	Cost	\$ 0.64 per SF		Cost
0709-231-1322-2 DR2	702 OLIN AVE LLC 5223 TONYAWATHA TRL MONONA WI	115 N Bassett St	33.00	1.0	165.00	\$948.75	0.00	\$0.00	0.00	\$0.00	1.0	33.00	\$594.00	1	\$1,250.00	33.00	\$693.00	1.5	33.00	\$1,907.73	2,178	\$2,090.88	\$7,484.36
0709-231-2404-7 DR2	ELLIKSON LIVING TRUST WILLIAM G ELLIKSON 6427 HYSLOP RD WAUNAKEE WI	118 N Bassett St	33.00	1.0	150.00	\$862.50	50.00	\$100.00	50.00	\$350.00	1.0	15.00	\$270.00	1	\$1,250.00	33.00	\$693.00	1.5	33.00	\$1,907.73	2,343	\$2,249.28	\$7,682.51
0709-231-1321-4 DR2	KME PROPERTIES LLC GORDON HEIGHTS SAXTON RIVER VT	119 N Bassett St	33.00	1.0	125.00	\$718.75	0.00	\$0.00	0.00	\$0.00	1.0	20.00	\$360.00	1	\$1,250.00	33.00	\$693.00	1.5	33.00	\$1,907.73	2,178	\$2,090.88	\$7,020.36
0709-231-2405-5 DR2	LONG, DOUGLAS M % NAMM LLC 326 HOLLYHOCK LN HARTLAND WI	120 N Bassett St	33.00	1.0	150.00	\$862.50	75.00	\$150.00	75.00	\$525.00	1.0	15.00	\$270.00	1	\$1,250.00	33.00	\$693.00	1	33.00	\$1,271.82	2,178	\$1,393.92	\$6,416.24
0709-231-2406-3 DR2	MADISON COMMUNITY COOP 1202 WILLIAMSON ST # 106 MADISON WI	122 N Bassett St	33.00	1.0	100.00	\$575.00	75.00	\$150.00	75.00	\$525.00	1.0	15.00	\$270.00	1	\$1,250.00	33.00	\$693.00	1.5	33.00	\$953.87	2,178	\$1,045.44	\$5,462.31
0709-231-1320-6 DR2	NAMM LLC 326 HOLLYHOCK LN HARTLAND WI	123 N Bassett St	33.00	0.5	150.00	\$431.25	0.00	\$0.00	0.00	\$0.00	0.5	15.00	\$135.00	0	\$0.00	0.00	\$0.00	1.5	33.00	\$953.87	2,178	\$1,045.44	\$2,565.56
0709-231-1621-8 DR2	451 W MIFFLIN LLC 448 W WASHINGTON AVE MADISON WI	451 W Mifflin St Bassett St. Frontage	33.00 85.00	1.0	125.00	\$718.75	0.00	\$0.00	0.00	\$0.00	1.0	85.00	\$1,530.00	2	\$2,500.00	66.00	\$1,386.00	1.5	85.00	\$3,685.39	2,805	\$1,346.40	\$11,166.54
0709-231-1325-6 DR2	DAY INVESTMENTS LLC 1202 ELIZABETH ST MADISON WI	454 W Mifflin St Bassett St. Frontage	33.00 99.00	1.0	325.00	\$1868.75	240.00	\$480.00	115.00	\$805.00	1.0	30.00	\$540.00	1	\$1,250.00	33.00	\$693.00	1.5	99.00	\$4,292.39	3,267	\$1,568.16	\$11,497.30
0709-231-2401-3 DR2	SUDDETH INVESTMENTS-5 LLC 1707 DEWBERRY DR MADISON WI	502 W Mifflin St Bassett St. Frontage	33.00 90.00	0.5	125.00	\$359.38	0.00	\$0.00	0.00	\$0.00	0.5	50.00	\$450.00	1	\$1,250.00	33.00	\$693.00	1.5	90.00	\$3,902.18	2,970	\$1,425.60	\$8,080.15
0709-231-1626-8 DR2	TRISHULLA REAL ESTATE LLC 10 PRESCOTT CIR MADISON WI	454 W Washington Ave Bassett St. Frontage	33.00 85.00	1.0	100.00	\$575.00	0.00	\$0.00	0.00	\$0.00	1.0	15.00	\$270.00	1	\$1,250.00	33.00	\$693.00	1.5	85.00	\$3,685.39	2,805	\$1,346.40	\$7,819.79
0709-231-2301-5 DR2	CJK INC 448 W WASHINGTON AVE MADISON WI	504 W Washington Ave Bassett St. Frontage	44.50 59.00	0.5	100.00	\$287.50	0.00	\$0.00	0.00	\$0.00	0.5	30.00	\$270.00	1	\$1,250.00	33.00	\$693.00	1.5	59.00	\$2,558.09	2,685	\$1,288.80	\$6,347.39
TOTALS				--	3705.00	\$20,225.63	1105.00	\$2,210.00	980.00	\$6,860.00	--	651.00	\$10,863.00	27.00	\$33,750.00	891.00	\$18,711.00	--	--	\$56,239.50	--	\$56,230.08	\$205,089.20

\*NOTE: A factor has been applied for sidewalk and curb and gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.  
 \*\* Percent Interest is the percentage share of the common elements for each unit in a condo association as determined by the recorded condo agreement  
 \*\*\* Total street lighting assessment is based on the lot frontage on N Bassett St and lot area.  
 Street Light assessment factor: 1.0 for single family residential; 1.5 for multi-family residential; and 2.0 for commercial.  
 Corner lot factors (75% frontage, 50% area) were used for the following parcels: 454 W Mifflin St, 502 W Mifflin St, 451 W Mifflin St, 454 W Washington Ave, 504 W Washington Ave.  
 Corner lot factors (50% frontage, 50% area) were used for the following parcels: 123 N Bassett St, 122 N Bassett St, 32 N Bassett St.

**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

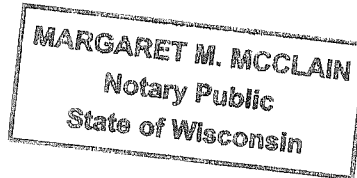
JOHANNA JOHNSON, being first duly sworn on oath, deposes and says that:

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 **N. BASSETT STREET 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*  
\_\_\_\_\_  
Johanna L. Johnson

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

*Margaret M. McClain*  
\_\_\_\_\_



Notary Public, State of Wisconsin  
My Commission expires:

2/25/23