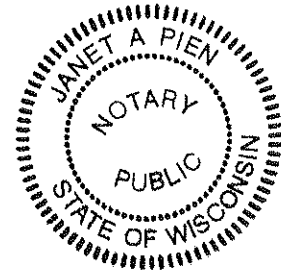


MAILING AFFIDAVIT

CASTLE PLACE RECONSTRUCTION ASSESSMENT DISTRICT

I, Kathleen Rideout, being duly sworn on oath, acting on behalf of the City Clerk, deposes and says that she did on the 20th day of OCTOBER, 2006 place in envelopes, addressed to each interested owner of respective addresses indicated below, 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.

Kathleen J. Rideout
SIGNATURE



Subscribed and sworn to me this 25th day of OCTOBER, 2006

JANET A PIEN Janet A Pien
Notary Public, State of Wisconsin

My Commission Expires: 6/6/2010

**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, NOVEMBER 1, 2006, AT 6:30 P.M., the Board of Public Works will hold a public hearing in ROOM 201 (COUNCIL CHAMBERS) 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 six (6%) percent interest on the unpaid balance, and;

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 267-8677.

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 (866)-704-2315. Please make contact at least 24 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

CASTLE PLACE RECONSTRUCTION ASSESSMENT DISTRICT - 2005

By Order of the Board of Public Works
Madison, Wisconsin
Larry D. Nelson, P.E.
Executive Secretary

PUB: CAP TIMES: OCTOBER 20, 2006



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

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

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davls, R.L.S.

October 19, 2006

To: Property owners along Castle Place

Re: Proposed Street Reconstruction Castle Place from Gorham Street to the North End

The City of Madison is proposing to reconstruct Castle Place from Gorham Street to the north end. Enclosed with this letter is a Notice of Public Hearing on the proposed street reconstruction and the Schedule of Assessments showing the estimated cost to the property owners abutting the reconstruction. The project includes improvements to the street, water main, storm sewer, and sanitary sewer main and sanitary sewer lateral replacement.

Street Improvements

The proposed street improvements include removing and replacing the existing curb and gutter, asphalt pavement and driveway aprons. The City is proposing to reconstruct the streets at its current widths, but an area along the east side of the street will be widened to accommodate five (5) parking spaces. The concrete sidewalk, along the westerly side of the street will be replaced with a concrete terrace.

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 sewer, pavement and the replacement of the sidewalk ramps at each intersection. The City shares the cost on a 50-50 basis with the property owners for removing and replacing the curb and gutter, drive aprons and concrete sidewalk/terrace. The Schedule of Assessments shows a breakdown of costs for each of the street reconstruction items and the total estimated cost to be assessed to each property owner.

Right-Of-Way

The City of Madison Real Estate Division will be negotiating with the Christ Presbyterian Church for the purchase of additional right-of-way and an easement along the easterly side of Castle Place. The final design of the street, including the widened pavement and additional parking, is contingent on the successful outcome of these negotiations.

Sanitary Sewer Main and Lateral Replacement

The existing sanitary sewer main is currently located in the backyards of properties along Castle Place. The existing main is old (1910) and in need of replacement. The current location of the sewer is hard to maintain with many obstructions on the sewer main. If a repair were to be needed, the City would not be able to fix the problem in a timely manner. Therefore, the new sanitary sewer main will be relocated to Castle Place and the existing sanitary sewer main will be abandoned. All affected properties will need to reconnect their laterals to the new main along Castle Place within 2 years of completion of the project. Each property owner will need to hire a plumber to redirect the sanitary sewer lateral from the home to the property line. Replacing the lateral from the property line to the home is solely the property owner's responsibility. The City of Madison will extend the lateral from the property line to the sanitary sewer main within this street reconstruction project.

Impact on Trees and Landscaping

During construction, it will be necessary to trim tree limbs and/or roots to accommodate the construction. Tree conflicts are often encountered with sanitary sewer lateral replacements. One tree, on the church property, will need to be removed if the church elects to have their sidewalk relocated behind the new curb alignment. Should any additional tree removal be required, City Engineering will notify property owners adjacent to the tree to be removed. Please note that this construction will have an impact on existing flower gardens and other plantings within the terrace and/or immediately

behind the sidewalk. It is recommended that any plantings, landscape features, and stone or brick walks that need to be relocated should be done prior to the start of construction.

Water Main Replacement

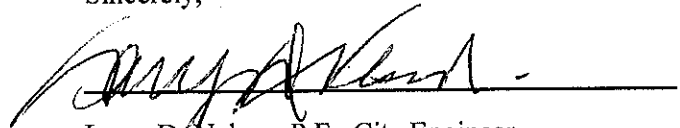
The existing water main, in Castle Place, will be replaced in conjunction with the street reconstruction. Properties that currently connect to this main will be reconnected to the new main. The existing 2" lead main, located behind the properties along the westerly side of Castle Place, will be abandoned. Properties which currently connect to the lead main will need to connect to the new water main in Castle Place. These property owners will receive a separate letter from the Madison Water Utility addressing this issue. If you have any questions or concerns with regards to the water main work, please contact Dennis Cawley, of the Madison Water Utility, at 261-9243.

Lead water services will be replaced in conjunction with the street reconstruction project. A separate mailing by the City of Madison Water Utility will be sent with regards to this issue. If you have any questions or concerns about this matter, you may contact the Lead Service Information Line at 264-9292.

Public Hearing

City Engineering will be making a short presentation on this proposed work at the November 1, 2006 Public Hearing at the Board of Public Works. Should you have any questions or concerns, regarding the proposed project, please contact LeAnne Hannan at 266-4057 or lhannan@cityofmadison.com.

Sincerely,



Larry D. Nelson, P.E., City Engineer

LDN:lkh

Attachment

cc: Ald. Brenda Konkel, District 2
Marla Eddy, City Forestry
John Fahrney, Construction Engineer
Bryan Manning, Asst. Construction Engineer
Christy Bachmann, City Engineering
Greg Fries, City Engineering
Elia Acosta, City Engineering
Mike Dailey, City Engineering
LeAnne Hannan, City Engineering
Dennis Cawley, Water Utility.

City of Madison Engineering Division - Schedule of Assessments

Project Name: CASTLE PLACE RECONSTRUCTION ASSESSMENT DISTRICT - 2005

Project Limits: GORHAM ST TO NORTH END
Frontages listed are for: FRONTAGE IS FOR CASTLE PLACE

Project ID: 53W0039

Parcel No./ Zoning	Owner's Name / Mailing Address	Situation Address	Frontage (LF)	Street Reconstruction Items			Sanitary Sewer Items			TOTAL ASSMNT
				Remove and Replace Curb and Gutter per LF Cost	Remove and Replace Sidewalk per SF Cost	Sanitary Sewer Reconnection \$250.00 each	Remove and Replace Sanitary Lateral @ \$19.25 per LF	Remove and Replace Sanitary Lateral @ \$19.25 per LF		
0709-132-0314-0 RS	916 EGS LLC 4916 CREEK HAVEN RD COTTAGE GROVE, WI 53527	916 E. Gorham St	50.00	\$600.00	\$5.00	\$250.00	13.00	\$250.25	\$1,700.25	
0709-132-0315-8 RS	STEPHENSON, ROBERT & FAY 1617 LAKE VIEW AVE MADISON, WI 53704	406 Castle Place	50.00	\$1,000.00	200.00	\$250.00	13.00	\$250.25	\$2,500.25	
0709-132-0316-6 RS	WILLIAMS, DAVID & LYNN 2 AVERY ST #24F BOSTON, MA 02111	410 Castle Place	45.00	\$900.00	180.00	\$250.00	13.00	\$250.25	\$2,300.25	
0709-132-0317-4 RS	APEX CASTLE LLC 1741 COMMERCIAL AVE MADISON, WI 53704	416 Castle Place	45.00	\$900.00	180.00	\$250.00	13.00	\$250.25	\$2,300.25	
0709-132-0318-2 RS	RINPOCHE, TRIJANG & LORI CLAYTON 1138 MINOCQUA CRES MADISON, WI 53705	420 Castle Place	45.00	\$900.00	180.00	\$250.00	13.00	\$250.25	\$2,300.25	
0709-132-0319-0 RS	VICENDA, ANGELA & JERRY NORENBURG 422 CASTLE PLACE MADISON, WI 53703-1503	422 Castle Place	57.50	\$1,150.00	230.00	\$250.00	13.00	\$250.25	\$2,800.25	
0709-132-0320-7 RS	MARTIN, DENNIS 428 CASTLE PLACE MADISON, WI 53703-1503	428 Castle Place	145.00	\$2,300.00	183.00	\$250.00	13.00	\$250.25	\$3,715.25	
0709-132-0303-3 RS	MURDOCH GST EXEMPT TRUST ELLEN P MURDOCH, TRUSTEE 435 N PATERSON ST MADISON, WI 53703	433 N Paterson St	25.50	\$510.00	0.00	\$0.00	0.00	\$0.00	\$510.00	
0709-132-1602-8 RS	MURDOCH GST EXEMPT TRUST ELLEN P MURDOCH, TRUSTEE 435 N PATERSON ST MADISON, WI 53703	435 N. Paterson St.	4.50	\$90.00	0.00	\$0.00	0.00	\$0.00	\$90.00	
0709-132-1603-6 R2	HELLMUTH, PHILLIP & LYNN 914 CASTLE PLACE MADISON, WI 53703-1579	914 Castle Place	40.00	\$800.00	0.00	\$250.00	11.00	\$211.75	\$1,261.75	
0709-132-1604-4 R2	EMSPAK, FRANK & DOLORES 916 CASTLE PLACE MADISON, WI 53703-1579	916 Castle Place	42.15	\$843.00	0.00	\$250.00	11.00	\$211.75	\$1,304.75	
0709-132-1605-2 R2	ARNSEN, ANNE S 920 CASTLE PLACE MADISON, WI 53703-1579	920 Castle Place	50.30	\$1,006.00	0.00	\$250.00	11.00	\$211.75	\$1,467.75	

Parcel No./ Zoning	Owner's Name / Mailing Address	Site Address	Frontage (LF)	Street Reconstruction Items				Sanitary Sewer Items				TOTAL ASSMNT
				Remove and Replace Curb and Gutter		Remove and Replace Sidewalk		Sanitary Sewer Reconnection		Remove and Replace Sanitary Lateral @ \$19.25 per LF		
				LF	Cost per LF	SF	Cost per SF	Each	Cost each	LF	Cost	
0709-132-1606-0 R2	CITY OF MADISON PARKS GIDDINGS OPEN SPACE 215 MLK JR BLYD STE 120 MADISON, WI 53703-3348	429 Castle Place	59.50	\$1,190.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$1,190.00
0709-132-0324-9 R2	CHRIST PRESBYTERIAN CHURCH 944 E GORHAM ST MADISON, WI 53703-1569	944 E. Gorham St.	308.00	\$5,860.00	340.00	\$1,700.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$7,560.00
TOTALS			902.45	\$18,049.00	1,613.00	\$8,065.00	10.00	\$2,500.00	124.00	\$2,387.00		\$31,601.00