

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 AUGUST 25, 2017 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. HANCOCK STREET RECONSTRUCTION ASSESSMENT DISTRICT - 2018 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.

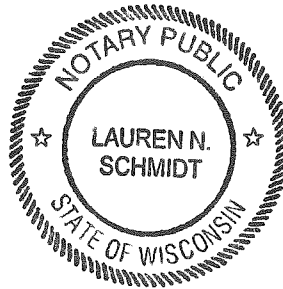
Johanna L. Johnson

Johanna L. Johnson

Subscribed and sworn to before me
this 25 day of AUGUST, 2017

Lauren N. Schmidt

Notary Public, State of Wisconsin
My Commission expires: 7/17/20





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

Parcel Number: 0709-133-2001-9
Situs Address: 29 N Hancock St
AUGUSTA REALTY INC
% GREGG SHIMANSKI
6441 ENTERPRISE LN # 204
MADISON, WI 53719-1163

Assistant City Engineer
Gregory T. Fries, P.E.
Principal Engineer2
Christopher J. Petykowski, P.E.
Principal Engineer1
Christina M. Bachmann, P.E.
Eric L. Dundee, P.E.
John S. Fahrney, P.E.
Facilities & Sustainability
Jeanne E. Hoffman, Manager
Operations Manager
Kathleen M. Cryan
Mapping Section Manager
Eric T. Pederson P.S.
Financial Manager
Steven B. Danner-Rivers

August 25, 2017

**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, SEPTEMBER 5, 2017 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 3.0% 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. 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. HANCOCK STREET RECONSTRUCTION ASSESSMENT DISTRICT – 2018

NORTH BLAIR STREET RECONSTRUCTION ASSESSMENT DISTRICT – 2017

E. GILMAN STREET, N. PINCKNEY STREET, AND N. BUTLER STREET RESURFACING WITH UTILITIES ASSESSMENT DISTRICT - 2017

BY: *MariBeth Witzel-Behl*
MariBeth Witzel-Behl, City Clerk

PUB: WSJ AUGUST 25, 2017

NOTE: Project information is available at <https://madison.legistar.com/Legislation.aspx> including Schedules of Assessments.

Enter **48341** in the search criteria for **N. HANCOCK STREET RECONSTRUCTION ASSESSMENT DISTRICT – 2018**

Parcel Number	Owner's Name/Mailing Address	Site Address	Frontage	Street Reconstruction Items				Street Lighting				Sanitary Sewer Items													
				Reml Concrete SW & Drive @ \$1.50 per SF	Repl Concrete Drive Apron @ \$5.00 per SF	Repl Concrete Sidewalk @ \$4.50 per SF	Repl Concrete Concrete Steps @ \$18.00 per SF	Reml & Repl. Curb & Gutter @ \$18.00 per LF	Reml & Repl. by Frontage @ \$28.75 per LF	Reml & Repl. by Area @ \$0.29 per SF	San Sewer Recommendation	Rem. & Repl. San. Lateral @ \$21.11 per LF	TOTAL ASSMT												
0709-13-2412-8 DR1	ST JOHNS LUTHERAN CHURCH 322 E WASHINGTON AVE MADISON WI	3 N Hancock St	30.00 L.F.	241.0	\$361.50	120.00	\$600.00	1.0	108.0	\$486.00	0.0	\$0.00	1.0	30.0	\$540.00	1	30.0	\$802.50	1980.00	\$694.30	1	\$650.00	40.0	\$844.40	\$4,648.70
0709-13-2005-1 DR1	HANCOCK & FRANKLIN LLC % ANDREW WILLETT 112 S VINE ST DELAWARE WI	9 N Hancock St	51.70 L.F.	195.0	\$292.50	102.00	\$510.00	1.0	108.0	\$486.00	0.0	\$0.00	1.0	51.7	\$930.60	1.5	51.7	\$2,074.46	3492.00	\$1,467.16	1	\$650.00	33.0	\$696.63	\$7,107.37
0709-13-2404-3 DR1	STATZ, DANIEL & ELIZABETH AILEN MADISON PRODMGMT 1202 REGENT ST MADISON WI	13 N Hancock St	75.00 L.F.	348.0	\$522.00	266.00	\$1,330.00	1.0	108.0	\$486.00	0.0	\$0.00	1.0	75.0	\$1,350.00	1.5	75.0	\$3,009.38	7500.00	\$3,206.25	1	\$650.00	38.0	\$992.18	\$11,555.81
0709-13-2413-6 DR1	HANCOCK CENTER FOR HEALTH CARE THERAPY 16 N HANCOCK ST MADISON WI	16 N Hancock St	66.00 L.F.	202.0	\$303.00	86.00	\$430.00	1.0	108.0	\$486.00	30.0	\$300.00	1.0	66.0	\$1,188.00	1	66.0	\$1,765.50	8712.00	\$2,482.92	1	\$650.00	35.0	\$738.85	\$8,344.27
0709-13-2003-5 DR1	DAVIS, BERT H ANT L DAVIS 1966 CORBETH DR SUN PEABE, WI	19 N Hancock St	33.00 L.F.	131.0	\$196.50	0.00	\$0.00	1.0	131.0	\$589.50	0.0	\$0.00	1.0	33.0	\$594.00	1.5	33.0	\$1,324.13	3267.00	\$1,396.64	1	\$650.00	40.0	\$844.40	\$5,695.17
0709-13-2414-4 DR1	HANCOCK 22 LLC 21 N BUTLER ST MADISON WI	22 N Hancock St	66.00 L.F.	287.0	\$430.50	143.00	\$715.00	1.0	141.0	\$654.60	0.0	\$0.00	1.0	66.0	\$1,188.00	1.5	66.0	\$2,648.25	8712.00	\$3,724.38	1	\$650.00	42.0	\$866.62	\$10,877.25
0709-13-2002-7 DR1	MADTOWN APARTMENTS LLC % PETER KOROTJEV 211 W GILMAN ST MADISON WI	23 N Hancock St	40.50 L.F.	188.0	\$332.00	89.00	\$445.00	1.0	108.0	\$486.00	0.0	\$0.00	1.0	40.5	\$728.00	1.5	40.5	\$1,625.06	3960.00	\$1,692.90	1	\$650.00	43.0	\$907.73	\$6,617.69
0709-13-2415-2 DR1	MARTINO TRUST, JOSEPH F 26 N HANCOCK ST MADISON WI	26 N Hancock St	33.00 L.F.	140.0	\$210.00	0.00	\$0.00	1.0	108.0	\$486.00	32.0	\$320.00	1.0	33.0	\$594.00	1	33.0	\$882.75	2574.00	\$733.59	1	\$650.00	35.0	\$738.65	\$4,615.19
0709-13-2001-9 DR1	AUGUSTA REALTY INC % GREG SHIMANSKI 6441 ENTERPRISE LN # 204 MADISON WI	29 N Hancock St	50.00 L.F.	108.0	\$162.00	0.00	\$0.00	0.5	108.0	\$243.00	0.0	\$0.00	0.5	50.0	\$450.00	1.5	50.0	\$1,003.13	5700.00	\$1,218.38	1	\$650.00	38.0	\$759.98	\$4,486.46
0709-13-2416-0 DR1	BLOCH, ROBERT JAMES & BRENDA K KONKEL 30 N HANCOCK ST MADISON WI	30 N Hancock St	33.00 L.F.	138.0	\$207.00	0.00	\$0.00	0.5	108.0	\$243.00	33.0	\$330.00	0.5	33.0	\$297.00	1.5	33.0	\$662.08	2128.00	\$454.86	0	\$0.00	0.0	\$0.00	\$2,193.92
0709-13-2417-4 DR1	FISHER LIVING TRUST 107 N HANCOCK ST MADISON WI	107 N Hancock St	33.00 L.F.	160.0	\$240.00	59.00	\$295.00	1.0	108.0	\$486.00	0.0	\$0.00	1.0	33.0	\$594.00	1	33.0	\$882.75	2178.00	\$520.73	1	\$650.00	34.0	\$717.74	\$4,486.22
0709-13-2322-9 DR1	TIDRICH, BRIAN J 108 N HANCOCK ST MADISON WI	108 N Hancock St	33.00 L.F.	142.0	\$213.00	38.00	\$190.00	1.0	108.0	\$486.00	0.0	\$0.00	1.0	33.0	\$594.00	1.5	33.0	\$1,324.13	4356.00	\$1,662.19	1	\$650.00	40.0	\$844.40	\$5,053.72
0709-13-2116-6 DR1	FISHER, CLYDE D & JEAN M FISHER 107 N HANCOCK ST MADISON WI	109 N Hancock St	33.00 L.F.	169.0	\$253.50	71.00	\$355.00	1.0	130.0	\$585.00	0.0	\$0.00	1.0	33.0	\$594.00	1.5	33.0	\$1,324.13	2178.00	\$931.10	1	\$650.00	36.0	\$789.96	\$5,452.68
0709-13-2323-7 DR1	HUNDA, JED M 112 N HANCOCK ST MADISON WI	112 N Hancock St	33.00 L.F.	297.0	\$445.50	80.00	\$400.00	1.0	216.0	\$872.00	0.0	\$0.00	1.0	33.0	\$594.00	1.5	33.0	\$1,324.13	4356.00	\$1,662.19	2	\$1,300.00	76.0	\$1,646.58	\$8,544.40

Parcel No. Owner's Name / Mailing Address Site Address Frontage

Parcel Number	Owner's Name/Mailing Address	Site Address	Frontage	Street Reconstruction Items				Street Lighting				Sanitary Sewer Items				TOTAL ASSMT									
				Rem Concrete SW & Drive SF	Repl Concrete Drive Apron @ \$0.00 per SF SF	Repave Sidewalk @ \$4.50 per SF SF	Factor	Cost	Concrete Steps per SF	Factor	Cost	Rem & Repl. Curb & Gutter @ \$18.00 per LF LF	Factor	Cost	by Frontage @ \$26.75 per LF LF		Factor	Cost	by Area @ \$0.29 per SF SF	Factor	Cost	San Sewer Reconnection Each	San. Lateral @ \$21.11 per LF LF	Factor	Cost
0709-133-211-58 DR1	JENIFER PROPERTIES LLC 21 N BUTLER ST MADISON WI	115 N Hancock St	82.50 L.F.	241.0	\$561.50	150.00	\$750.00	1.0	108.0	\$486.00	0.0	\$0.00	1.0	82.5	\$1,485.00	1.5	82.5	\$3,310.31	814.00	\$3,472.45	1	\$650.00	36.0	\$759.90	\$11,272.22
0709-133-234-5 DR1	PETERSEN, ROYALD L 5634 POLYORTH ST MADISON WI	116 N Hancock St	33.00 L.F.	291.0	\$438.50	82.00	\$410.00	1.0	216.0	\$972.00	0.0	\$0.00	1.0	33.0	\$594.00	1.5	33.0	\$1,324.13	4356.00	\$1,692.19	2	\$1,300.00	70.0	\$1,477.70	\$8,376.52
0709-133-233-3 DR1	VITENSE LUV TRUST, YVONNE 118 N HANCOCK ST MADISON WI	118 N Hancock St	33.00 L.F.	267.0	\$400.50	159.00	\$795.00	1.0	108.0	\$486.00	0.0	\$0.00	1.0	33.0	\$594.00	1	33.0	\$882.75	4356.00	\$1,241.46	1	\$650.00	34.0	\$717.74	\$5,767.45
0709-133-232-4 DR1	FISHER, CLIFFORD D & JEAN M FISHER PO BOX 1601 MADISON WI	120 N Hancock St	33.00 L.F.	149.0	\$223.50	47.00	\$235.00	1.0	108.0	\$486.00	0.0	\$0.00	1.0	33.0	\$594.00	1.5	33.0	\$1,324.13	4356.00	\$1,692.19	1	\$650.00	37.0	\$781.07	\$6,156.86
0709-133-211-4 DR1	FENWES FOR COLLEGE LLC 21 N BUTLER ST # 101 MADISON WI	121 N Hancock St	26.75 L.F.	108.0	\$162.00	0.00	\$0.00	1.0	108.0	\$486.00	0.0	\$0.00	1.0	26.8	\$481.50	1.5	26.8	\$1,073.34	2646.00	\$1,132.02	1	\$650.00	34.0	\$717.74	\$4,702.60
0709-133-211-3 DR1	BUTTSER GREG & JAMIE 541 E WASHINGTON FINES WY VERONA WI	123 N Hancock St	22.75 L.F.	108.0	\$162.00	0.00	\$0.00	1.0	108.0	\$486.00	0.0	\$0.00	1.0	22.8	\$409.50	1	22.8	\$908.56	2297.00	\$546.10	1	\$650.00	37.0	\$781.07	\$3,749.23
0709-133-232-9 DR1	FISHER, CLIFFORD D & JEAN M FISHER PO BOX 1601 MADISON WI	124 N Hancock St	33.00 L.F.	147.0	\$220.50	46.00	\$230.00	1.0	108.0	\$486.00	0.0	\$0.00	1.0	33.0	\$594.00	1.5	33.0	\$1,324.13	4356.00	\$1,692.19	1	\$650.00	38.0	\$823.29	\$6,190.11
0709-133-212-4 DR1	BAH HANGKODOU KYABA 125 N HANCOCK ST MADISON WI	125 N Hancock St	36.00 L.F.	203.0	\$304.50	93.00	\$465.00	1.0	125.0	\$562.50	0.0	\$0.00	1.0	35.0	\$630.00	1.5	35.0	\$1,444.50	3564.00	\$1,523.61	1	\$650.00	34.0	\$717.74	\$6,316.86
0709-133-238-7 DR1	HAMILTON BUTLER LLC 101 N WILLS ST MADISON WI	126 N Hancock St	33.00 L.F.	137.0	\$201.50	26.00	\$130.00	1.0	108.0	\$486.00	0.0	\$0.00	1.0	33.0	\$594.00	1.5	33.0	\$1,324.13	4356.00	\$1,692.19	1	\$650.00	43.0	\$907.73	\$6,159.55
0709-133-230-2 DR1	ENGLUND, ERIC JANE E ENGLUND 4813 COUNTY RD M MADISON WI	130 N Hancock St	66.00 L.F.	334.0	\$486.00	114.00	\$570.00	1.0	216.0	\$972.00	0.0	\$0.00	1.0	66.0	\$1,188.00	1.5	66.0	\$2,848.25	8712.00	\$3,724.36	2	\$1,300.00	76.0	\$1,604.36	\$12,492.98
0709-133-211-6 DR1	MCBRIDE J3J LLC PO BOX 191 MADISON WI	133 N Hancock St	63.00 L.F.	209.0	\$313.50	75.00	\$375.00	1.0	134.0	\$603.00	0.0	\$0.00	1.0	63.0	\$1,134.00	1.5	63.0	\$2,527.88	6237.00	\$2,566.32	1	\$650.00	34.0	\$717.74	\$8,297.43
0709-133-211-8 DR1	AM&R COMPANY LLP 1233 LASALLE AVE # 301 MINNEAPOLIS MN	135 N Hancock St	33.00 L.F.	209.0	\$313.50	88.00	\$440.00	1.0	129.0	\$550.50	0.0	\$0.00	1.0	33.0	\$594.00	1	33.0	\$882.75	3287.00	\$931.10	1	\$650.00	34.0	\$717.74	\$5,709.59
0709-133-231-0 DR1	BROWN, KAREN A 136 N HANCOCK ST MADISON WI	136 N Hancock St	33.00 L.F.	148.0	\$222.00	39.00	\$195.00	1.0	108.0	\$486.00	0.0	\$0.00	1.0	33.0	\$594.00	1.5	33.0	\$1,324.13	4356.00	\$1,692.19	1	\$650.00	38.0	\$902.18	\$6,136.50
0709-133-232-8 DR1	L'OPREN PROPERTIES 7 LLC 3223 TONYAWANDA TRL MADISON WI	138 N Hancock St	33.00 L.F.	143.0	\$214.50	38.00	\$190.00	1.0	108.0	\$486.00	0.0	\$0.00	1.0	33.0	\$594.00	1.5	33.0	\$1,324.13	4356.00	\$1,692.19	1	\$650.00	40.0	\$844.40	\$6,165.22
0009-133-210-1 DR1	HECHT, RUDOLPH C EST H HECHT 141 N HANCOCK ST MADISON WI	141 N Hancock St	66.00 L.F.	235.0	\$382.50	162.00	\$810.00	1.0	108.0	\$486.00	0.0	\$0.00	1.0	66.0	\$1,188.00	1	66.0	\$1,785.50	6534.00	\$1,692.19	1	\$650.00	37.0	\$781.07	\$7,925.26

Parcel No / Zoning Owner's Name / Mailing Address Site Address Frontage

Parcel Number	Owner's Name/Mailing Address	Site Address	Frontage	Remodel		Repaint		Street Reconstruction Items		Street Lighting		Sanitary Sewer Items		TOTAL ASMT								
				Cost	Share	Cost	Share	Factor	Cost	Factor	Cost	Factor	Cost		Factor	Cost	Factor					
0709-13-2105-6	LOPHERN PROPERTIES LLC 5222 TONYAWAY/THA TRL MONONA WI	142 N Hancock St	133.00 L.F.	134.0	0.50	39.00	0.00	1.0	116.0	0.0	30.00	1.0	33.0	1.5	33.0	1.5	4365.00	1	6650.00	35.0	738.85	56,117.17
0709-13-2108-3	SEA PROPERTIES II LLC PO BOX 628395 MIDDLETON WI	143 N Hancock St	28.00 L.F.	132.0	0.50	43.00	0.00	1.0	108.0	0.0	215.00	1.0	28.0	1.5	28.0	1.5	2772.00	1	6650.00	38.0	862.18	55,193.71
0709-13-2334-4	PULS, JOHN C DOMITIA I LINDSAY 146 N HANCOCK ST MADISON WI	144 N Hancock St	31.00 L.F.	142.0	0.50	0.00	0.00	1.0	142.0	0.0	559.00	1.0	31.0	1.5	31.0	1.5	2046.00	1	6650.00	38.0	759.96	54,939.50
0709-13-2107-5	FOSTER FAMILY TRUST % MADISON PROPERTY MGMT 1202 REGENT ST MADISON WI	147 N Hancock St	22.00 L.F.	135.0	0.50	33.00	0.00	1.0	108.0	0.0	165.00	1.0	22.0	1.5	22.0	1.5	2176.00	1	6650.00	43.0	897.73	54,621.08
0709-13-2335-2	323 E JOHNSON LLC % CHRISTOPHER CULVER 409 WISCONSIN AVE MADISON WI	323 E Johnson St	101.00 L.F.	242.0	0.50	0.00	0.00	0.5	242.0	0.0	554.30	0.5	62.7	1.5	101.0	1.5	3333.00	2	1,300.00	70.0	1,477.70	58,001.40
0709-13-2106-7	SEA PROPERTIES II LLC PO BOX 628395 MIDDLETON WI	401 E Johnson St	82.00 L.F.	130.0	0.50	126.00	0.00	0.5	130.0	0.0	650.00	0.5	44.0	1.5	82.0	1.5	2706.00	1	6650.00	38.0	778.95	55,948.45
0709-13-2321-1	PROCH LIGHT INC % STEVE SCHOLLER 306 N BROOKS ST MADISON WI	324 E Mifflin St	66.00 L.F.	108.0	0.50	0.00	0.00	0.5	108.0	0.0	594.00	0.5	66.0	1	66.0	1	2176.00	1	6650.00	38.0	759.96	54,043.45
0709-13-2118-2	THE BLUE CHIPS DIRT OWNERS ASSN % MICHELLE ISAAC 402 E MIFFLIN ST MADISON WI	402 E Mifflin St	66.00 L.F.	108.0	0.50	0.00	0.00	1.0	108.0	0.0	66.0	1.5	66.0	1.5	66.0	1.5	4365.00	1	6650.00	38.0	759.96	54,043.45
0709-13-2401-3	ISAAC, MICHELLE & JOHN NEES 402 E MIFFLIN ST MADISON WI	402 E Mifflin St Unit 1		0.5	0.50	0.00	0.00	0.5	0.5	0.00	594.00	0.5	0.5		0.5	0.5	4365.00	1	6650.00	50.0	1,065.50	53,980.64
0709-13-2402-1	ISAAC, MICHELLE & JOHN NEES 402 E MIFFLIN ST MADISON WI	402 E Mifflin St Unit 2		0.5	0.50	0.00	0.00	0.5	0.5	0.00	594.00	0.5	0.5		0.5	0.5	4365.00	1	6650.00	0.0	0.00	52,285.14
0709-13-2411-0	ST JOHN'S LUTHERAN CHURCH 322 E WASHINGTON AVE MADISON WI	322 E Washington	102.00 L.F.	128.0	0.50	0.00	0.00	1.0	108.0	0.0	0.00	1.0	82.1	1	102.0	1	15444.00	1	6650.00	35.0	779.95	57,305.90
0709-13-2006-9	402-10 E WASHINGTON LLC % ANDREW WILLETT 112 S VINE ST DELAWARE WI	408 E Washington	80.30 L.F.	262.0	0.50	177.00	0.00	1.0	108.0	0.0	888.00	1.0	63.5	2	80.3	2	5300.00	1	6650.00	45.0	998.95	59,239.49

* Total street lighting assessment is based on both the 1st frontage on N Hancock St and the area Street Lighting Assessment on E Johnson St. The 1st frontage assessment is based on 1.29 multi-line assessment and 2.0 for commercial. Street lighting assessment for the following parcels: 323 E Johnson St, 401 E Johnson St, 324 E Mifflin St, 402 E Mifflin St, 322 E Washington Ave and 402 E Washington Ave. Corner lot fixtures (50% frontage, 50% area) were used for the following parcels: 29 N Hancock St and 30 N Hancock St.

7,246.0 \$10,869.00 2,591.0 \$12,955.00 4,876.0 \$19,647.00 65.0 \$990.00 1,736.5 \$28,937.70 \$62,401.06 \$91,684.90 42.0 \$27,300.00 1,576.0 \$33,269.96 \$293,014.02