

**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 an ADMINISTRATIVE CLERK II with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 19 day of DECEMBER 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 **KING ST., E. MAIN ST., AND S. PINCKNEY ST. RECONSTRUCTION ASSESSMENT DISTRICT - 2014**, attached hereto.

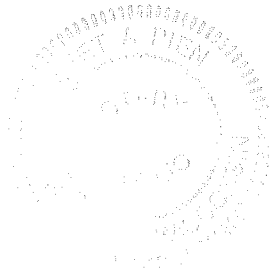
2.       She did and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.

*Johanna Johnson*  
\_\_\_\_\_  
Johanna Johnson

Subscribed and sworn to before me  
this 19 day of DECEMBER 2013

*Janet A. Pien*  
\_\_\_\_\_

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





Department of Public Works  
**City Engineering Division**

Robert F. Phillips, P.E.  
City Engineer

**608 266 4751**

Parcel Number: 0709-242-0301-4  
Situs Address: 106 E Doty St  
106 E DOTY ST LLC  
121 S PINCKNEY ST STE 200  
MADISON, WI 53703-0000

**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 Manager**  
Kathleen M. Cryan

**Mapping Section Manager**  
Eric T. Pederson, P.S.

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

**Hydrogeologist**  
Brynn Bemis

**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, **JANUARY 7, 2014 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 3.5% 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 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](mailto:engineering@cityofmadison.com).

**PART II**

**KING ST., E. MAIN ST., AND S. PINCKNEY ST. RECONSTRUCTION ASSESSMENT DISTRICT-2014**

**APPROVING PLANS, SPECIFICATIONS AND SCHEDULE OF ASSESSMENTS FOR STREETLIGHTS  
- 4800-4900 LIEN ROAD. (17TH AD)**

**APPROVING PLANS, SPECIFICATIONS AND SCHEDULE OF ASSESSMENTS FOR STREETLIGHTS  
- 400 W. DAYTON STREET.**

**RESURFACING 2014-ASSESSMENT DISTRICT**

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

PUB: WSJ Dec. 27, 2013

Project ID: 53W1590 Project Name: East Main Street and King Street Reconstruction Assessment District - 2014  
Project Limits: South Pinckney Street (Capitol Square) to South Webster Street (Outer Loop)

Parcel No./ Zoning	Owner's Name / Mailing Address	Parcel Location	Frontage or % Interest*	Street Reconstruction Items										Sanitary Sewer Reconstruction Items				Storm Sewer Type 1 Connection Items				Storm Sewer Type 2 Connection Items				Street Lighting Items				TOTAL ASSMT
				Remove Concrete Sidewalk & Driveway @ \$1.50 per SF		Replace Concrete Sidewalk @ \$3.00 per SF		Remove & Replace Conc Sidewalk for Vault @ \$6.00 per LF		Replace Concrete Driveway Arpon @ \$4.00 per SF		Remove & Replace Curb and Gutter @ \$15.00 per LF		Sanitary Sewer Reconnect @ \$475.00 Each		Remove & Replace Sanitary Lateral @ \$21.11 per LF		Connect @ \$1,500.00 Each		Connect @ \$2,500.00 Each		Lot Data for Lighting Costs				Assessments for Installation				
				SF	Cost	SF	Cost	SF	Cost	SF	Cost	LF	Cost	Each	Cost	LF	Cost	Each	Cost	Each	Cost	Lot Area SF	Calc Formula** F=Frontage A=Lot Area	Factored Frontage LF	Factored Area SF	\$49.00 per Factored LF	Street Lighting \$6.90 Per Factored SF	Cost		
0709-242-0301-4 DC, HIS-L	106 E DOTY ST LLC 121 S PINCKNEY ST STE 200 MADISON WI	106 E Doty St King St	100.70 101.30	180.00	\$270.00	740.00	\$2,220.00	0.00	\$0.00	0.00	\$0.00	100.00	\$1,500.00	0.00	\$0.00	0.00	\$0.00	2.00	\$3,000.00	0.00	\$0.00	4,255.00	3/4F+1/2A (King Frontage)	75.98	2,127.50	\$3,723.02	\$1,914.75	\$5,637.77	\$12,627.77	
0709-242-0307-2 PD, WP-17	O'HERN, VINCENT & LINDA 2930 LAKELAND AVE MADISON WI	101 King St S. Pinckney St	81.71 112.00	950.00	\$1,425.00	1035.00	\$3,105.00	0.00	\$0.00	0.00	\$0.00	92.00	\$1,380.00	1.00	\$475.00	30.00	\$633.30	1.00	\$1,500.00	0.00	\$0.00	3,319.00	3/4F+1/2A (King Frontage)	61.28	1,659.50	\$3,002.72	\$1,493.55	\$4,496.27	\$13,014.57	
0709-133-2729-7 DC, HIS-L	SUHR BUILDING LLC 121 S PINCKNEY ST STE 200 MADISON WI	102 King St E. Main St	63.20 85.90	900.00	\$1,350.00	1900.00	\$5,700.00	0.00	\$0.00	0.00	\$0.00	149.10	\$2,236.50	1.00	\$475.00	32.00	\$675.52	1.00	\$1,500.00	1.00	\$2,500.00	1,995.00	3/4F+1A (Both Frontages)	111.83	1,995.00	\$5,479.67	\$1,795.50	\$7,275.17	\$21,712.19	
0709-133-2731-2 DC, WP-17	SCHIAVO LLC, ANTHONY & NICHOLAS PO BOX 259897 MADISON WI	106 King St E. Main St	22.60 19.90	125.00	\$187.50	560.00	\$1,680.00	0.00	\$0.00	0.00	\$0.00	42.50	\$637.50	2.00	\$950.00	55.00	\$1,161.05	1.00	\$1,500.00	0.00	\$0.00	1,540.00	1F+1A (Both Frontages)	42.50	1,540.00	\$2,082.50	\$1,386.00	\$3,468.50	\$9,584.55	
0709-242-0306-4 HIS-L, PD	107 KING ST LLC 502 OWEN RD MONONA WI	107 King St S. Pinckney St	82.59 45.15	255.00	\$382.50	580.00	\$1,740.00	0.00	\$0.00	0.00	\$0.00	82.59	\$1,238.85	2.00	\$950.00	60.00	\$1,266.60	2.00	\$3,000.00	0.00	\$0.00	7,329.00	1F+1/2A (King Frontage)	82.59	3,664.50	\$4,046.91	\$3,298.05	\$7,344.96	\$15,922.91	
0709-133-2734-6 DC, WP-17	L C R PARTNERSHIP % THE RIFKEN GROUP LTD PO BOX 2079 MADISON WI	112 King St	43.20	125.00	\$187.50	195.00	\$585.00	0.00	\$0.00	0.00	\$0.00	43.20	\$648.00	0.00	\$0.00	0.00	\$0.00	1.00	\$1,500.00	0.00	\$0.00	3,545.00	1F+1/2A	43.20	1,772.50	\$2,116.80	\$1,595.25	\$3,712.05	\$6,632.55	
0709-242-0303-0 DC, HIS-L	MAJESTIC BUILDING LLC 20 S FIFTH ST COLUMBIA MO	115 King St	40.00	80.00	\$120.00	450.00	\$1,350.00	0.00	\$0.00	0.00	\$0.00	40.00	\$600.00	2.00	\$950.00	62.00	\$1,308.82	2.00	\$3,000.00	1.00	\$2,500.00	4,014.00	1F+1/2A (King Frontage)	40.00	2,007.00	\$1,960.00	\$1,806.30	\$3,766.30	\$13,595.12	
0709-133-2736-2 DC, WP-17	LCR PARTNERSHIP % CONTACT REALTY PO BOX 2079 MADISON WI	116 King St	48.10	135.00	\$202.50	310.00	\$930.00	0.00	\$0.00	0.00	\$0.00	48.10	\$721.50	1.00	\$475.00	37.00	\$781.07	1.00	\$1,500.00	0.00	\$0.00	4,377.00	1F+1/2A (King Frontage)	48.10	2,188.50	\$2,356.90	\$1,969.65	\$4,326.55	\$8,936.62	
0709-133-2737-0 DC, WP-17	SPRING PROPERTIES LLC 121 S PINCKNEY ST STE 200 MADISON WI	118 King St	110.20	360.00	\$540.00	265.00	\$795.00	0.00	\$0.00	200.00	\$800.00	90.00	\$1,350.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	4,925.00	N/A	0.00	0.00	\$0.00	\$0.00	\$0.00	\$3,485.00	
0709-133-2732-0 DC, WP-17	SCHIAVO LLC, ANTHONY & NICHOLAS PO BOX 259897 MADISON WI	115 E Main St King St	16.80 23.00	130.00	\$195.00	440.00	\$1,320.00	0.00	\$0.00	0.00	\$0.00	39.80	\$597.00	1.00	\$475.00	35.00	\$738.85	1.00	\$1,500.00	0.00	\$0.00	1,830.00	1F+1A (Both Frontages)	39.80	1,830.00	\$1,950.20	\$1,647.00	\$3,597.20	\$8,423.05	
0709-133-2728-9 DC, HIS-L	KESSENIC, DANIEL G & JEANNE KESSENIC 4623 TONYAWATHA TRL MONONA WI	117 E Main St	25.25	140.00	\$210.00	500.00	\$1,500.00	0.00	\$0.00	0.00	\$0.00	25.25	\$378.75	1.00	\$475.00	33.00	\$696.63	0.00	\$0.00	0.00	\$0.00	1,350.00	1F+1A	25.25	1,350.00	\$1,237.25	\$1,215.00	\$2,452.25	\$5,712.63	
0709-133-2727-1 DC, HIS-L	FISHER, CLIFFORD E 107 N HANCOCK ST MADISON WI	119 E Main St	23.00	110.00	\$165.00	440.00	\$1,320.00	0.00	\$0.00	0.00	\$0.00	23.00	\$345.00	1.00	\$475.00	35.00	\$738.85	0.00	\$0.00	0.00	\$0.00	1,334.00	1F+1A	23.00	1,334.00	\$1,127.00	\$1,200.60	\$2,327.60	\$5,371.45	
0709-133-2726-3 DC, HIS-L	121-123 EAST MAIN ST LTD PARTNERSHIP PO BOX 1601 MADISON WI	121 E Main St	48.00	120.00	\$180.00	410.00	\$1,230.00	0.00	\$0.00	0.00	\$0.00	33.00	\$495.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	3,168.00	3/4F+1/2A (Main Frontage)	36.00	1,584.00	\$1,764.00	\$1,425.60	\$3,189.60	\$5,094.60	
0709-242-0401-2 PD	BLOCK 89 AIR RIGHTS LTD PARTNERSHIP 10 E DOTY ST STE 300 MADISON WI	33 E Main St	137.00	50.00	\$75.00	50.00	\$150.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	N/A	N/A	0.00	0.00	\$0.00	\$0.00	\$0.00	\$225.00	
0709-242-0416-1 PD, WP-17	BLOCK 89 AIR RIGHTS LTD PARTNERSHIP 10 E DOTY ST STE 300 MADISON WI	10 E Doty St	127.00	50.00	\$75.00	150.00	\$450.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	\$475.00	34.00	\$717.74	0.00	\$0.00	0.00	\$0.00	N/A	N/A	0.00	0.00	\$0.00	\$0.00	\$0.00	\$1,717.74	
0709-242-0305-6 DC, WP-17	SPRING PROPERTIES LLC 121 S PINCKNEY ST STE 200 MADISON WI	121 S Pinckney St	60.15	100.00	\$150.00	100.00	\$300.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	N/A	N/A	0.00	0.00	\$0.00	\$0.00	\$0.00	\$450.00	

Project ID: 53W1590 Project Name: East Main Street and King Street Reconstruction Assessment District - 2014  
 Project Limits: South Pinckney Street (Capital Square) to South Webster Street (Outer Loop)

Frontages Listed are for Street Shown in "Location" column				Street Reconstruction Items								Sanitary Sewer Reconstruction Items				Storm Sewer Type 1 Connection Items		Storm Sewer Type 2 Connection Items		Street Lighting Items				TOTAL ASSMT							
Parcel No./ Zoning	Owner's Name / Mailing Address	Parcel Location	Frontage or % Interest*	Remove Concrete Sidewalk & Driveway @ \$1.50 per SF		Replace Concrete Sidewalk @ \$3.00 per SF		Remove & Replace Conc Sidewalk for Vault @ \$6.00 per LF		Replace Concrete Driveway Arpon @ \$4.00 per SF		Remove & Replace Curb and Gutter @ \$15.00 per LF		Sanitary Sewer Reconnect @ \$475.00 Each		Remove & Replace Sanitary Lateral @ \$21.11 per LF		Connect @ \$1,500.00 Each		Connect @ \$2,500.00 Each		Lot Data for Lighting Costs			Assessments for Installation						
				SF	Cost	SF	Cost	SF	Cost	SF	Cost	LF	Cost	Each	Cost	LF	Cost	Each	Cost	Each	Cost	Each	Cost		Lot Area SF	Calc Formula**	Factored Frontage LF	Factored Area SF	per Factored LF	Per Factored SF	Cost
0709-133-2901-1 C4, WP-17	BLOCK 102 CONDO ASSN 10 E DOTY ST STE 300 MADISON WI (SEE FOLLOWING FOR INDIV CONDO ASSMNTS)	110 E Main St Webster St Frontage E Washington Ave Frontage	264.00 330.54 264.26	1360.00	\$0.00	1490.00	\$0.00	1500.00	\$0.00	170.00	\$0.00	300.00	\$0.00	3.00	\$0.00	108.00	\$0.00	0.00	\$0.00	0.00	\$0.00	43,560.00	3/4F+1/4A (Main Frontage)	198.00	21,780.00	\$0.00	\$0.00	\$0.00	\$0.00		
0709-133-5601-4 C4, WP-17	PINCKNEY INVESTMENT GROUP LLC 10 E DOTY ST STE 300 MADISON WI	1 S Pinckney St (Block 102 CDM, Unit 1)	67.20%	913.92	\$1,370.88	1001.28	\$3,003.84	1008.00	\$6,048.00	114.24	\$456.96	201.60	\$3,024.00	2.02	\$957.60	72.58	\$1,532.08	0.00	\$0.00	0.00	\$0.00	0.00	0.00	133.06	14636.16	\$6,519.74	\$13,172.54	\$19,692.29	\$36,085.65		
0709-133-5602-2 C4, WP-17	BLOCK 102 PARKING LLC 10 E DOTY ST STE 300 MADISON WI	4 S Webster St (Block 102 CDM, Unit 2)	8.40%	114.24	\$171.36	125.16	\$375.48	126.00	\$756.00	14.28	\$57.12	25.20	\$378.00	0.25	\$119.70	9.07	\$191.51	0.00	\$0.00	0.00	\$0.00	0.00	0.00	16.63	1829.52	\$814.97	\$1,646.57	\$2,461.54	\$4,510.71		
0709-133-5603-0 C4, WP-17	PINCKNEY INVESTMENT GROUP LLC 10 E DOTY ST STE 300 MADISON WI	1 S Pinckney St (Block 102 CDM, Unit 3)	1.40%	19.04	\$28.56	20.86	\$62.58	21.00	\$126.00	2.38	\$9.52	4.20	\$63.00	0.04	\$19.95	1.51	\$31.92	0.00	\$0.00	0.00	\$0.00	0.00	0.00	2.77	304.92	\$135.83	\$274.43	\$410.26	\$751.78		
0709-133-5604-8 C4, WP-17	PINCKNEY INVESTMENT GROUP LLC 10 E DOTY ST STE 300 MADISON WI	1 S Pinckney St (Block 102 CDM, Unit 4)	0.30%	4.08	\$6.12	4.47	\$13.41	4.50	\$27.00	0.51	\$2.04	0.90	\$13.50	0.01	\$4.28	0.32	\$6.84	0.00	\$0.00	0.00	\$0.00	0.00	0.00	0.59	65.34	\$29.11	\$58.81	\$87.91	\$161.10		
0709-133-5605-6 C4, WP-17	TENNEY LLC 10 E DOTY ST STE 300 MADISON WI	110 E Main St (Block 102 CDM, Unit 5)	18.70%	254.32	\$381.48	278.63	\$835.89	280.50	\$1,683.00	31.79	\$127.16	56.10	\$841.50	0.56	\$266.48	20.20	\$426.34	0.00	\$0.00	0.00	\$0.00	0.00	0.00	37.03	4072.86	\$1,814.27	\$3,665.57	\$5,479.85	\$10,041.69		
0709-133-5606-4 C4, WP-17	TENNEY LLC 10 E DOTY ST STE 300 MADISON WI	122 E Main St (Block 102 CDM, Unit 6)	2.50%	34.00	\$51.00	37.25	\$111.75	37.50	\$225.00	4.25	\$17.00	7.50	\$112.50	0.08	\$35.63	2.70	\$57.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	4.95	544.50	\$242.55	\$490.05	\$732.60	\$1,342.47		
0709-133-5607-2 C4, WP-17	TENNEY LLC 10 E DOTY ST STE 300 MADISON WI	122 E Main St (Block 102 CDM, Unit 7)	1.50%	20.40	\$30.60	22.35	\$67.05	22.50	\$135.00	2.55	\$10.20	4.50	\$67.50	0.05	\$21.38	1.62	\$34.20	0.00	\$0.00	0.00	\$0.00	0.00	0.00	2.97	326.70	\$145.53	\$294.03	\$439.56	\$805.48		
TOTALS				5,170.00	\$7,755.00	9,615.00	\$28,845.00	1,500.00	\$9,000.00	370.00	\$1,480.00	1,108.54	\$16,628.10	16.00	\$7,600.00	521.00	\$10,998.31	12.00	\$18,000.00	2.00	\$5,000.00	42,981.00	---	827.53	44,832.50	40,548.97	40,349.25	\$80,898.22	\$186,204.63		

\*The "% Interest" is the percentage of interest in the common elements each condominium owner has as described in the condominium agreement.

\*\*Street lighting assessments for corner parcels and double frontages are factored with the formula shown for each property. Frontage used for the calculation is noted as necessary.