

**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

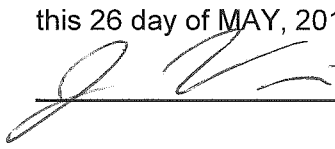
JOHANNA JOHNSON, being first duly sworn on oath, deposes and says that:

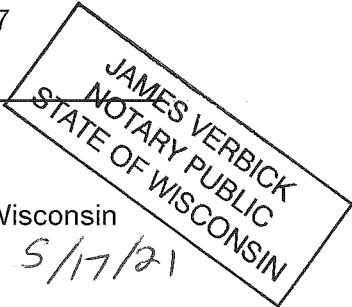
1. She is a Program Assistant 3 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the day of MAY 26, 2017 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled **SOUTH HAMILTON STREET RESURFACING ASSESSMENT DISTRICT - 2017** 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

Subscribed and sworn to before me  
this 26 day of MAY, 2017

  
\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires: 5/17/21





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

Parcel Number: 0709-231-2003-7  
Situs Address: 222 S Hamilton St  
ROMANOV HOLDINGS LLC  
PO BOX 5603  
MADISON, WI 53705-0000

**Assistant City Engineer**  
Michael R. Dailey, P.E.  
**Principal Engineer2**  
Gregory T. Fries, P.E.  
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

May 26, 2017

**To: Property Owners along S. Hamilton Street**

**Re: Proposed Street Resurfacing and Utility Replacement Project & Public Hearing**

The City of Madison is proposing to resurface and replace utilities on S. Hamilton St. between W. Wilson St. and W. Doty St. While working on the final design of W. Wilson St., it was noticed that there is also poor pavement and aging utilities on S. Hamilton St. Since this block of S. Hamilton St. is also located within the TIF district that will be closing in September of 2017, the City has proposed that this work be included as part of the W. Wilson St. project, while the funds are available, and the construction work will be done in 2018. Enclosed with this letter is a fact sheet with some details on the proposed project, which includes a map of the proposed project limits. Also enclosed is a notification for the Public Hearing before the Board of Public Works. The date, time and location of the public hearing can be found on the notification.

This project will involve special assessments to the owners of property adjacent to the project. The property owners will be assessed for various items included with this proposed project, and the costs of some of those items are assessed entirely to the owner. A table detailing the City's standard assessment policy for the items of work is included on the fact sheet.

The Schedule of Assessments is enclosed, which shows the estimated costs for each property adjacent to the project. After the work is complete, a final assessment will be calculated based on bid prices and work actually performed, and the final assessment will be billed during the following summer. The final assessment is payable in one lump sum or over a period of 8 years, with 3% interest charged on the unpaid balance.

To request accommodations for special needs or disabilities or if you have any other questions regarding this project, please contact the Project Engineer. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction. A list of contacts for this project can be found on the enclosed fact sheet.

Sincerely,

Robert F. Phillips, P.E.  
City Engineer

RFP:jmw

Cc by email: Ald. Verweer

Yang Tao, Traffic Eng  
Gretchen Aviles-Pineiro, Traffic Eng  
Mark Moder, City Engineering  
Pete Holmgren, Water Utility  
Dean Kahl, City Forestry  
Ed Ruckriegel, Fire Department  
Cindy Mierow, Police Department  
Mick Howan, School District Transportation, mjhowan@madison.k12.wi.us  
Jeff Fedler, Madison School District Transportation Coordinator, jfedler@madison.k12.wi.us  
Chris Kelley, Streets Division  
Brian Smith, Traffic Eng  
Christy Bachmann, City Engineering  
Dane County 911  
Tim Sobota, Madison Metro Transit  
Jason Fenske, Badger Bus Lines, jasonf@badgerbus.com  
Dane County 911  
Kyle Frank, City Engineering

**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, JUNE 7, 2017 AT 5:30 P.M.**, the Board of Public Works will hold a public hearing in **ROOM 108 (PARKS CONFERENCE ROOM) 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 three (3%) 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.

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.

**PART II**

**SOUTH HAMILTON STREET RESURFACING ASSESSMENT DISTRICT - 2017**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ **MAY 26**, 2017

# Fact and Details Sheet

## Proposed S. Hamilton St. Resurfacing Project

### Project Details – Proposed Work

**Sanitary Sewer:** Replace the sewer main (existing from 1911, 8" Clay), and replace the laterals (*assessable*) to the property line. New main will be 8" PVC

**Water Main:** Replace the existing water main, which is a 4" cast iron, with 8" ductile iron main. Existing services will be reconnected to the new water main.

**Storm Sewer:** Replace storm sewer pipe and structures only as necessary. Connect any private storm discharges to the storm sewer system (*assessable*). Additional storm sewer inlets or connections may be included as part of a solution to the terrace drainage/erosion problem along the edge of sidewalk.

**Street Lights:** Install new pedestrian scale lights on both sides of Hamilton St. (*assessable*). The style of the pedestrian lights will match what has previously been installed in the downtown areas.

**Street:** The asphalt pavement on S. Hamilton St. will be pulverized and resurfaced following the utility work, and the curb and sidewalk will be replaced as needed to repair damaged or offset sections or as needed for the utility work. The street width and lanes on Hamilton will remain the same as existing.

The terraces on both sides of Hamilton have erosion and maintenance problems, which are becoming a hazard. City Engineering is currently evaluating potential solutions to these issues, but, the worst case scenario is that the terraces will be replaced with concrete sidewalk. As this is the most expensive option, that is what is currently reflected in the schedule of assessments.

*Replacement of concrete items and terrace improvements are assessable.*

**Undergrounding:** The City is working with the private utility companies to underground the overhead lines on this block of S. Hamilton St. as part of the project. Following the project, some poles may need to remain until the services to each property can be undergrounded. Future mailings will be sent with specifics related to the undergrounding process and any costs or work required for the properties.

**Trees:** There are currently 7 planned tree removals, all ash trees, included with this project. 4 are located adjacent to 215 S. Hamilton, 2 at 216 S. Hamilton, and 1 at 204 S. Hamilton. City Engineering will review the project in closer detail with City Forestry, and will notify adjacent owners of any other removals. The project will also be reviewed for possible new plantings and replacement of any trees that are removed. Trees that are to remain will be pruned by City Forestry prior to the start of construction.

See location map on reverse for project limits.

### Project Contacts

Project Manager: Jim Wolfe – 266-4099, [jwolfe@cityofmadison.com](mailto:jwolfe@cityofmadison.com)

Traffic: Jeremy Nash – 266-6585, [jnash@cityofmadison.com](mailto:jnash@cityofmadison.com)

Storm Sewer: Eric Dundee – 266-4913, [edundee@cityofmadison.com](mailto:edundee@cityofmadison.com)

Sanitary Sewer: Mark Moder – 261-9250, [mmoder@cityofmadison.com](mailto:mmoder@cityofmadison.com)

Water: Jeff Belshaw – 261-9835, [jbelshaw@cityofmadison.com](mailto:jbelshaw@cityofmadison.com)

Lighting: Brian Smith – 261-9625, [bsmith@cityofmadison.com](mailto:bsmith@cityofmadison.com)

Construction: John Fahrney – 266-9091, [jfahrney@cityofmadison.com](mailto:jfahrney@cityofmadison.com)

Forestry: Dean Kahl – 266-4891, [dkahl@cityofmadison.com](mailto:dkahl@cityofmadison.com)

### Assessment Policy Breakdown

Item	City	Owner
Replace curb & sidewalk	50%	50%
Replace Drive Aprons	50%	50%
Sanitary Laterals	75%	25%
Sanitary Sewer Main	100%	0%
Storm Sewer Main	100%	0%
Private Storm Connections	0%	100%
Water Main/Services	100%	0%
Asphalt Pavement	100%	0%
Tree Replacement	100%	0%
Pedestrian Lighting	0%	100%

### Construction Schedule & Impacts

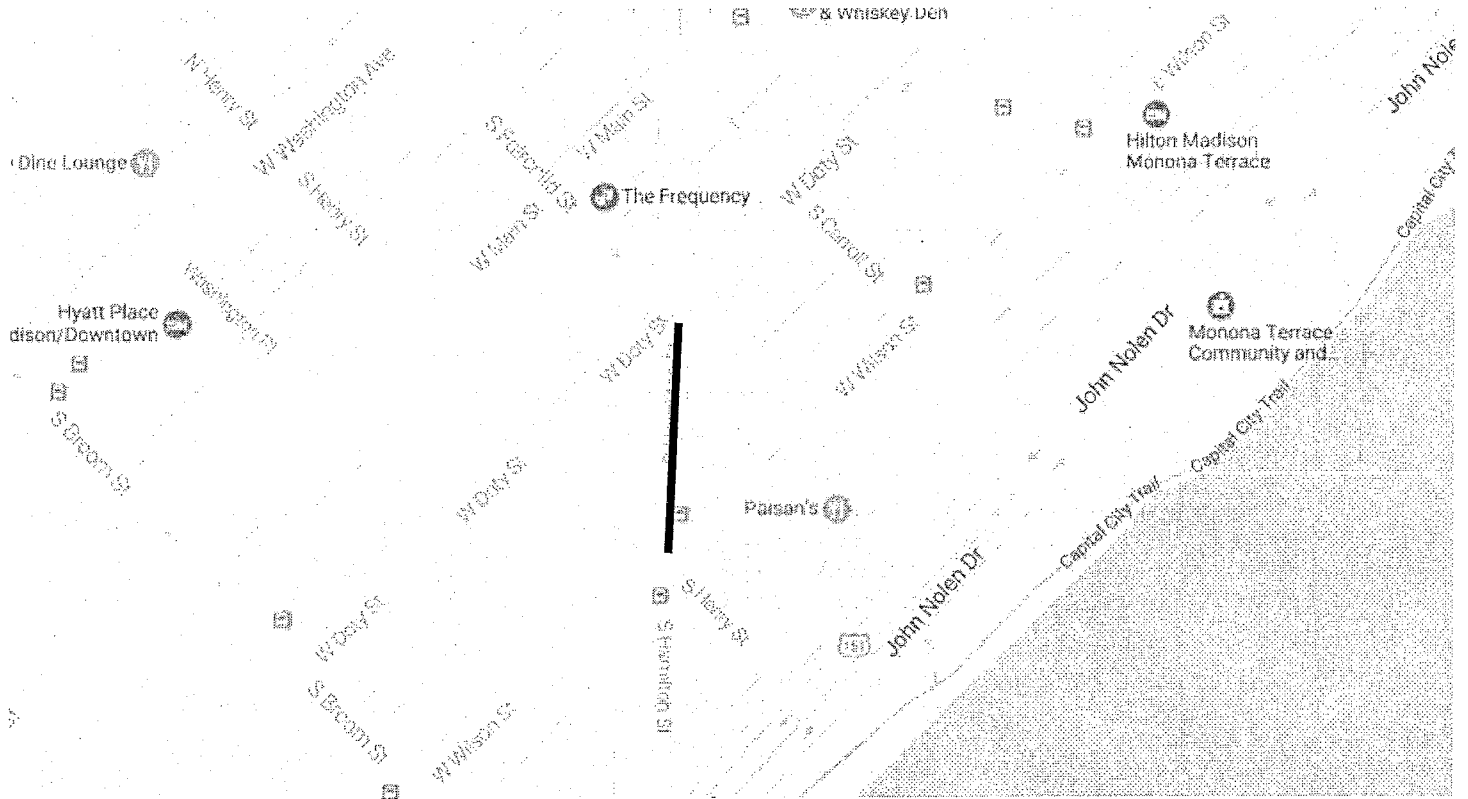
**Tentative Schedule:** This project will be bid with along with the reconstruction of W. Wilson St. and S. Henry St., and construction will take place in spring of 2018, and will likely start around the end of March or early April. It is expected that this project will take approximately 3.5 months to complete.

**Traffic Impacts:** During construction, it is likely that S. Hamilton St. will be closed to thru traffic, and traffic will need to use alternate routes. Driveway access will be maintained as much as possible, but there may short duration closures will work is being performed immediately adjacent to any driveways. On-street parking will also be removed during the project. Pedestrian access will be maintained on at least one side of each of the streets at all times, and access will be provided to all properties within the project limits.

**Water Shut-offs:** An average of two water shut-offs are expected for each property within the project limits. The timing of these shut-offs will be coordinated as much as possible. A minimum of 48 hours of notice will be provided prior to the shut-offs. Each shut-off may last up to 8 hours, but typically last about 4 hours. There may be emergency shut-offs if the old, brittle main is damaged during construction before all properties are connected to the new water main.

**Refuse & Mail Collection:** Refuse and mail collection will continue as they typically do, and the contractor will be required to provide that access. Please mark your address on your carts before the start of construction in case the contractor moves the cart for collection.

# Project Location Map



City of Madison Engineering Division - Schedule of Assessments

Proj. ID: 11459 Project Name: South Hamilton Street Resurfacing Assessment District - 2017  
 Project Limits: W. Wilson St. to W. Doty St.

Parcel No.	Owner's Name / Mailing Address	Parcel Location	Frontage or % Interest**	Street Construction Items			Sanitary Sewer Reconstruction Items			Storm Sewer Item			Street Lighting Items***			TOTAL ASSMT
				Remove & Replace Concrete Sidewalk @ \$5.00 - per Square Foot (SF) Factor - SF	Remove & Replace Concrete Driveway @ \$6.00 - per Sq Ft SF Cost	Remove & Replace Curb and Gutter @ \$70.00 - per Linear Foot (LF) Factor - LF	Remove & Replace Sanitary Sewer Reconnect @ \$950.00 Each	Remove & Replace Sanitary Lateral @ \$80.00 per LF LF Cost	Private Storm Sewer Connection @ \$2,200.00 Each	by Frontage @ \$12.00 per LF LF Cost	by Area @ \$ 0.67 per SF SF Cost	Install Pedestrian Scale Lighting	by Frontage @ \$12.00 per LF LF Cost	by Area @ \$ 0.67 per SF SF Cost		
0709-231-2005-3 UMX	WIS ASSOC OF HOMES AND SERVICES FOR THE AGING 204 S HAMILTON ST MADISON WI	204 S Hamilton St	88.00	1.0 500.00 \$2,500.00	0.00 \$0.00	1.0 40.00 \$800.00	1 \$950.00	30.00 \$2,400.00	0.00 \$0.00	66.00 \$2,772.00	3,918 \$2,625.06			\$12,047.06		
0709-242-1019-2 PD	DANE COUNTY NEW COURTHOUSE 210 MLK JR BLVD RM 114 MADISON WI	215 S Hamilton St W. Wilson St	365.33 312.38	1.0 2150.00 \$10750.00	0.00 \$0.00	1.0 60.00 \$1,200.00	2 \$1,900.00	45.00 \$3,600.00	1.00 \$2,200.00	274.00 \$11,507.90	18,490 \$12,388.13			\$43,546.03		
0709-231-2004-5 UMX	COURTSE DEVELOPMENT LLC ATTN: JASON INVERSON 216 S HAMILTON ST MADISON WI	216 S Hamilton St	103.97	1.0 900.00 \$4500.00	50.00 \$300.00	1.0 20.00 \$400.00	1 \$950.00	35.00 \$2,800.00	0.00 \$0.00	103.97 \$4,356.74	5,477 \$3,669.59			\$16,986.33		
0709-231-2003-7 UMX	ROMANOV HOLDINGS LLC PO BOX 5603 MADISON WI	222 S Hamilton St	128.33	1.0 1250.00 \$6250.00	50.00 \$300.00	1.0 20.00 \$400.00	1 \$950.00	30.00 \$2,400.00	1.00 \$2,200.00	96.25 \$4,042.40	5,885 \$3,943.12			\$20,485.51		
TOTALS				4800.00 \$24,000.00	100.00 \$600.00	140.00 \$2,800.00	5.00 \$4,750.00	140.00 \$11,200.00	2.00 \$4,400.00	540.22 \$22,689.03	33,770.00 \$22,625.90			\$93,064.93		

\*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 S Hamilton and lot area.  
 Corner lot factors (75% frontage, 75% area) were used for the following parcels: 204 S Hamilton St, 215 S Hamilton St, 222 S Hamilton St.