

AFFIDAVIT OF MAILING

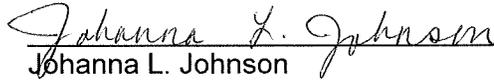
STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

 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 **MARCH 24, 2022** 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 **1622 FORDEM AVENUE SANITARY SEWER REPLACEMENT ASSESSMENT DISTRICT -2022**

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.



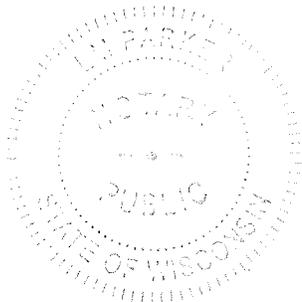
Johanna L. Johnson

Subscribed and sworn to before me
this 24 day of March, 2022



L M Parker

Notary Public, State of Wisconsin
My Commission expires: October 28, 2024





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

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4751
Fax: (608) 264-9275
engineering@cityofmadison.com
www.cityofmadison.com/engineering

MMIG CXX Fordem Towers Sub LLC
2195 N. Hwy 83 #14B
Franktown, CO, 80116

March 24, 2022

To: Owner of 1622 Fordem Avenue Towers Apartment

Re: Proposed Contaminated Soil Assessment & Public Hearing

The City of Madison is proposing to reconstruct the public sanitary sewer main located in a sanitary sewer easement in the parking lot area of the property at 1622 Fordem Avenue in the summer of 2022. Through the design process, soil borings were taken at the project location and it was discovered that there were contaminated soils present at the project location. With the contaminated soils being found on private property, the property owner where such soils are discovered is responsible for remediation costs of those soils. If the project is approved, the cost for the excavation, hauling, and disposal of all contaminate soils discovered during installation of the new sanitary sewer main will be assessed back to the property owner.

Enclosed with this letter is a Schedule of Assessments, which shows the estimated cost for the excavation, hauling, and disposal of contaminated soils. After the work is complete, a final assessment will be calculated based on bid prices and work actually performed. The final assessment, which will be billed after the completion of the project, is payable in one lump sum or over a period of 8 years, with 2% interest charged on the unpaid balance.

Also enclosed with this letter 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.

If you have any questions regarding the project and/or the Schedule of Assessment outlined in this letter, please contact the Project Engineer, Kyle Frank at 608-266-4098 or kfrank@cityofmadison.com.

Sincerely,

Robert F. Phillips, P.E.
City Engineer

RFP:kdf

Cc by email: Ald. Syed Abbas
Kyle Frank
Mark Moder
Greg Fries

Deputy City Engineer
Gregory T. Fries, P.E.
Deputy Division Manager
Kathleen M. Cryan
Principal Architect 2
Bryan Cooper, AIA
Principal Engineer 2
John S. Fahrney, P.E.
Christopher J. Petykowski, P.E.
Janet Schmidt, P.E.
Principal Engineer 1
Christina M. Bachmann, P.E.
Mark D. Moder, P.E.
James M. Wolfe, P.E.
Financial Manager
Steven B. Danner-Rivers

**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. and will so continue to be for ten (10) working days from the first published date of this notice, (please email Board of Public Works, boardofpublicworks@cityofmadison.com) and;

That on **WEDNESDAY, APRIL 6, 2022 AT 5:30 P.M.**, the Board of Public Works will be held remotely and the public can attend using a laptop or call in by phone. If you would like instruction on how to participate, please email boardofpublicworks@cityofmadison.com The Board 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 two (2%) 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. Please make contact at least 72 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

HAMMERSLEY ROAD RESURFACING ASSESSMENT DISTRICT – 2022

1622 FORDEM AVENUE SANITARY SEWER REPLACEMENT ASSESSMENT DISTRICT -2022

WORTHINGTON AVENUE, POWERS AVENUE, AND THURBER AVENUE SANITARY REPLACEMENT ASSESSMENT DISTRICT - 2022

TOKAY BOULEVARD RESURFACING ASSESSMENT DISTRICT - 2022

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **MARCH 25, 2022**

Project Name: 1622 Fordem Avenue Sanitary Sewer Replacement Assessment District – 2022

Project Limits: 1622 Fordem Avenue

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (L.F.)	Misc Construction Items				Total Assessment
				Excavation and Hauling Contaminated Soils \$ 45.00 per Ton		Disposal of Contaminated Soils \$ 41.05 per Ton		
				TON	Cost	TON	Cost	
0709-124-0091-1 PD	MIMG CXX FORDEM TOWERS SUB LLC 2195 N. HWY 83 #14B FRANKTOWN, CO, 80116	1622 FORDEM AVE	00.00 - FORDEM	300	\$ 13,500.00	300	\$ 12,315.00	\$ 25,815.00
TOTALS				300.0	\$ 13,500.00	300.0	\$ 12,315.00	\$ 25,815.00