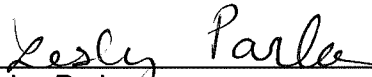


AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

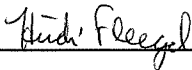
LESLEY PARKER, being first duly sworn on oath, deposes and says that:

1. She is an Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 24th day of May, 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 their property for the project titled **Tokay Boulevard Resurfacing Assessment District- 2022** attached hereto.
2. She delivered the envelopes to the custody of 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.

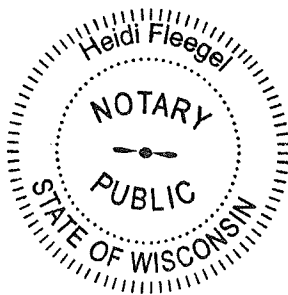


Lesley Parker

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



Heidi Fleegel
Notary Public, State of Wisconsin
My Commission expires: April 28, 2026





Department of Public Works
Engineering Division
Kathy Cryan, Interim Engineering Manager

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

Deputy City Engineer

Gregory T. Fries, P.E.

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.

Facilities & Sustainability

Bryan Cooper, Principal Architect

Financial Manager

Steven B. Danner-Rivers

«OwnerLine1»
«OwnerLine2»
«OwnerLine3»
«OwnerLine4»

May 24, 2022

Project Name: Tokay Boulevard Resurfacing Assessment District- 2022

Project Limits: Tokay Boulevard: South Segoe Road to South Whitney Way

Project ID: 13707

Owner:

«OwnerLine1»
«OwnerLine2»

Parcel(s) being assessed:

Parcel Number: «Parcel_No»

Parcel Location: «Parcel_Location»

Street Reconstruction Items				Subtotal
Remove and Replace Sidewalk	Remove and Replace Concrete Drive Apron	Remove and Replace Asphalt Drive Apron	Remove and Replace Curb and Gutter	
«Cost1»	«Cost2»	«Cost3»	«Cost4»	«SubT1»

Storm and Sanitary Sewer Items			Subtotal
Storm Sewer Private Connection	Sanitary Sewer Reconnection	Remove and Replace Sanitary Lateral	
«Cost5»	«Cost6»	«Cost7»	«SubT2»

Street Reconstruction Subtotal	Storm and Sanitary Sewer Subtotal	Total
«SubT1»	«SubT2»	«Total»

The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/tokay-boulevard-resurfacing>; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.



Finance Department

Room 406
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703-3345
PH 608 266 4671
FAX 608 267 8705
finance@cityofmadison.com

Dear Property Owner:

The City of Madison has levied a special assessment on your property as shown on the enclosed Common Council resolution. This is an estimated assessment. When construction has been completed, the actual cost of the improvement will be determined. The amount of the assessment will then be adjusted accordingly, and a formal bill sent to you. The final bill will be equal to or less than the estimate unless you authorize additional work.

When you receive the bill, there are two options for payment: (1) the entire amount may be paid without interest by October 31 of the year you receive the bill (usually the next calendar year after the actual construction); or (2) if not paid in full by October 31, the assessment may be paid in installments with one equal part of the assessment plus interest included on your tax bill at the end of each year. Interest on each installment is calculated at two percent (2.0%) per year. In the first year of the assessment, interest is calculated only from the date of bill.

There may be situations, such as selling or refinancing your property, where you will be required at the closing to pay the estimated assessment before the work is completed. If the final amount is more than the estimate, any payments you have made will be credited and a bill sent out for the difference. If the final bill is less, any overpayment of principal and interest will be refunded. Refunds will be issued to the owner of record at the time of refund unless you provide the Finance Department with other refund instructions separate from the payment itself.

If your gross annual income is less than \$55,950 (for a single person, more for a family) and you live on the property where the work is done, you may qualify for a loan to pay the assessment. For information on the loan criteria, call (608) 266-4008.

We hope this letter will assist you in understanding the special assessment payment procedure. If you have any questions, please contact the City Finance Department, Room 406, 210 Martin Luther King, Jr. Blvd. or call (608) 266-4008.

Sincerely,

David Schmiedicke
Finance Director

Enclosure



Legislation Details (With Text)

File #: 70694 **Version:** 1 **Name:** Approving Plans, Specifications, And Schedule Of Assessments For Tokay Boulevard Resurfacing Assessment District - 2022.

Type: Resolution **Status:** Passed

File created: 3/28/2022 **In control:** Engineering Division

On agenda: 5/10/2022 **Final action:** 5/10/2022

Enactment date: 5/13/2022 **Enactment #:** RES-22-00321

Title: Approving Plans, Specifications, And Schedule Of Assessments For Tokay Boulevard Resurfacing Assessment District - 2022. (11th AD)

Sponsors: Yannette Figueroa Cole, BOARD OF PUBLIC WORKS

Indexes:

Code sections:

Attachments: 1. 13707EN-TOKAY Display.pdf, 2. BPW notes-Tokay.pdf, 3. 13707_BPW Mailing.pdf, 4. 70694_BPW_PublicComments.pdf, 5. 70694 PublicComment-RegistrantsReport.pdf, 6. CC_Public_Comment_70694.pdf, 7. 220419 Common Council Registrants Report.pdf, 8. 13707EN-TOKAY Display-REVISED for 5-10-22 approval.pdf

Date	Ver.	Action By	Action	Result
5/10/2022	1	COMMON COUNCIL	Adopt	Pass
4/19/2022	1	COMMON COUNCIL		
4/6/2022	1	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
3/28/2022	1	Engineering Division	Refer	

Fiscal Note

The proposed resolution approves plans, specifications, and a schedule of assessments for Tokay Boulevard Resurfacing Assessment District - 2022 at an estimated cost of \$1,361,400. Funding is available in the following MUNIS accounts:

Storm (13707-84-174): \$ 276,000
Sanitary (13707-83-173): \$ 90,000
Street (13707-402-170): \$ 793,000
Street Stm (13707-402-174) \$130,000

Assessments: \$72,400

Title

Approving Plans, Specifications, And Schedule Of Assessments For Tokay Boulevard Resurfacing Assessment District - 2022. (11th AD)

Body

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of Tokay Boulevard Resurfacing Assessment District - 2022 pursuant to a resolution of the Common Council, Resolution No. RES-22-00195, ID No. 69772, adopted 3/29/2022, which resolution was adopted thereto, and the provisions of the Madison General Ordinances and the Wisconsin Statutes in such case made and provided, and the Common Council being fully advised.

BE IT RESOLVED:

1. That the City at large is justly chargeable with and shall pay the sum of \$1,289,000 of the entire cost of said improvement.
2. That for those eligible property owners requesting construction of a rain garden in the public right-of-way adjacent to their property shall execute the necessary waiver of special assessments on forms provided by the City Engineer;
3. That the sum assigned to each separate parcel, as indicated on the attached schedule of assessment, is hereby specially assessed upon each such parcel.
4. That the Common Council determines such special assessments to be reasonable.
5. That the work or improvement be carried out in accordance with the reports as finally approved.
6. That such work or improvement represents an exercise of the police power of the City of Madison.
7. That the plans & specifications and schedule of assessments in the Report of the Board of Public Works and the Report of the City Engineer for the above named improvement be and are hereby approved.
8. That the Board of Public Works be and is hereby authorized to advertise for and receive bids for the said improvements.
9. That the due date by which all such special assessments shall be paid in full is October 31st of the year in which it is billed, or,
10. That such special assessments shall be collected in eight (8) equal installments, with interest thereon at 2.0 percent per annum, except those special assessments paid in full on or before October 31st of that year.
11. That the Mayor and City Clerk are hereby authorized to accept dedication of lands and/or easements from the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.

INSTALLMENT ASSESSMENT NOTICE

Notice is hereby given that a contract has been (or is about to be) let for Tokay Boulevard Resurfacing Assessment District - 2022 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 2.0 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.

NOTICE OF APPEAL RIGHTS

"Pursuant to Sec.4.09(14), Madison General Ordinances, as authorized by Sec. 66.0701(2), Wisconsin Statutes, any person against whose land a special assessment has been levied by this resolution has the right to appeal therefrom in the manner prescribed in Sec. 66.0703(12), Wisconsin Statutes, within forty (40) days of the day of the final determination of the Common Council, said date being the date of adoption of this resolution."

City of Madison Engineering Division - Schedule of Assessments

3/22/2022

Project ID: 13707
Project Name: Tokay Boulevard Resurfacing Assessment District- 2022
Project Limits: Tokay Boulevard: South Segoe Road to South Whitney Way

Frontages listed are for: Situs Address

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (L.F.)	Street Reconstruction Items								Storm and Sanitary Sewer Items								TOTAL ASSMNT
				Remove and Replace Sidewalk \$7.50 per SF			Remove and Replace Concrete Drive Apron @ \$9.00 per SF		Remove and Replace Asphalt Drive Apron @ \$5.00 per SF		Remove and Replace Curb and Gutter @ \$25.00 per LF			Storm Sewer Private Connection 3,500.00 each		Sanitary Sewer Reconnection \$1,350.00 each		Remove and Replace Sanitary Lateral @ \$25.00 per LF		
				Factor	SF	Cost	SF	Cost	SF	Cost	Factor	LF	Cost	Each	Cost	Each	Cost	LF	Cost	
0709-304-0213-9 SR-V1	KNUPP PROPERTIES LLC ATTN CHAMBERS CPA LLC 204 MORAVIAN VALLY RD # G WAUNAKEE WI	3 Bluebird Ct Tokay Blvd	105.48 L.F. 80.00 L.F.	0.5	0.00	\$0.00	0.00	\$0.00	60.00	\$300.00	0.5	80.00	\$1,000.00	0.0	\$0.00	0.00	\$0.00		\$0.00	\$1,300.00
0709-304-0406-0 PD	UNIVERSITY PARK I LLC 818 S PARK ST MADISON WI	601 Sand Pearl Ln Tokay Blvd	332.91 L.F. 240.00 L.F.	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	240.00	\$6,000.00	0.0	\$0.00	0.00	\$0.00		\$0.00	\$6,000.00
0709-301-0611-1 SE	UNIVERSITY RESEARCH PARK 510 CHARMANY DR # 250 MADISON WI	595 Science Dr Tokay Blvd	128.66 L.F. 619.48 L.F.	1.0	100.00	\$750.00	0.00	\$0.00	0.00	\$0.00	1.0	310.00	\$7,750.00	0.0	\$0.00	1.00	\$1,350.00	30.00	\$750.00	\$10,600.00
0709-301-0802-6 SE	UNIV RESEARCH PARK INC %INTRVRSITY CHRISTIAN FEL PO BOX 7895 MADISON WI	635 Science Dr Tokay Blvd	386.40 L.F. 482.60 L.F.	1.0	0.00	\$0.00	0.00	\$0.00	15.00	\$75.00	1.0	100.00	\$2,500.00	0.0	\$0.00		\$0.00		\$0.00	\$2,575.00
0709-304-0209-8 SR-C1	FIRST CHURCH OF CHRIST SCIENTIST INC 610 S SEGOE RD MADISON WI	610 S Segoe Rd Tokay Blvd	168.60 L.F. 167.30 L.F.	1.0	0.00	\$0.00	120.00	\$1,080.00	0.00	\$0.00	1.0	272.00	\$6,800.00	0.0	\$0.00		\$0.00		\$0.00	\$7,880.00
0709-301-0502-2 SR-C1	VANDEBERG, JERRY F 5102 TOKAY BLVD MADISON WI	5102 Tokay Blvd	103.20 L.F.	0.5	100.00	\$375.00	0.00	\$0.00	0.00	\$0.00	0.5	20.00	\$250.00	0.0	\$0.00	1.00	\$1,350.00	15.00	\$375.00	\$2,350.00
0709-301-0501-4 SR-C1	JOHNSON, CHRISTOPHER J & BEATRIZ H QUINCHIA-RIOS 35405 CARNOUSTIE CIR ROUND TAIL VA	5106 Tokay Blvd	79.60 L.F.	1.0	100.00	\$750.00	130.00	\$1,170.00	0.00	\$0.00	1.0	50.00	\$1,250.00	0.0	\$0.00	1.00	\$1,350.00	20.00	\$500.00	\$5,020.00
0709-304-0211-3 SR-V1	BERGER FAMILY TRUST SHIRLEY A TROTTER 5117 TOKAY BLVD MADISON WI	5117 Tokay Blvd	80.00 L.F.	1.0	0.00	\$0.00	135.00	\$1,215.00	0.00	\$0.00	1.0	80.00	\$2,000.00	0.0	\$0.00		\$0.00		\$0.00	\$3,215.00
0709-304-0212-1 SR-V1	WARD, DERRUS 5123 TOKAY BLVD MADISON WI	5121 Tokay Blvd	80.00 L.F.	1.0	0.00	\$0.00	145.00	\$1,305.00	0.00	\$0.00	1.0	80.00	\$2,000.00	0.0	\$0.00		\$0.00		\$0.00	\$3,305.00
0709-304-0218-9 SR-V1	WARDEN, PHILLIP JOHN & MARY LAURA WARDEN 5201 TOKAY BLVD MADISON WI	5201 Tokay Blvd	75.00 L.F.	0.5	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.5	10.00	\$125.00	0.0	\$0.00		\$0.00		\$0.00	\$125.00
0709-304-0219-7 SR-V1	NI, JEANNIE XIUMEI 406 JUNCTION RD MADISON WI	5205 Tokay Blvd	75.00 L.F.	1.0	0.00	\$0.00	120.00	\$1,080.00	0.00	\$0.00	1.0	20.00	\$500.00	0.0	\$0.00		\$0.00		\$0.00	\$1,580.00
0709-304-0301-2 PD	EPIC SYSTEMS CORPORATION ATTN ANDY POPP 1979 MILKY WAY VERONA WI	5301 Tokay Blvd	665.50 L.F.	1.0	50.00	\$375.00	0.00	\$0.00	0.00	\$0.00	1.0	130.00	\$3,250.00	1.0	\$3,500.00		\$0.00		\$0.00	\$7,125.00
0709-301-0805-0 SE	UNIV OF WIS REGENTS %UNIVERSITY RESEARCH PARK 510 CHARMANY DR # 250 MADISON WI	5306 Tokay Blvd	607.03 L.F.	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	300.00	\$7,500.00	0.0	\$0.00		\$0.00		\$0.00	\$7,500.00
0709-301-0804-2 SE	UNIV OF WIS REGENTS %UNIVERSITY RESEARCH PARK 510 CHARMANY DR # 250 MADISON WI	5330 Tokay Blvd	222.99 L.F.	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	130.00	\$3,250.00	0.0	\$0.00		\$0.00		\$0.00	\$3,250.00
0709-304-0405-2 PD	UNIVERSITY PARK ACQUISITIONS LLC 818 S PARK ST MADISON WI	603 S Whitney Way Tokay Blvd	342.57 L.F. 365.33 L.F.	1.0	125.00	\$937.50	0.00	\$0.00	0.00	\$0.00	1.0	385.00	\$9,625.00	0.0	\$0.00		\$0.00		\$0.00	\$10,562.50
TOTALS:					475.00	\$3,187.50	650.00	\$5,850.00	75.00	\$375.00		2207.00	\$53,800.00	1.0	\$3,500.00	3.00	\$4,050.00	65.00	\$1,625.00	\$72,387.50

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.