


AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

JANET PIEN, being first duly sworn on oath, deposes and says that:

1. She is a SECRETARY 2 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the **6th** day of **MARCH, 2016**, 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 **BEAR CLAW WAY, COBALT STREET AND WILRICH STREET ASSESSMENT DISTRICT-2015**, 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.



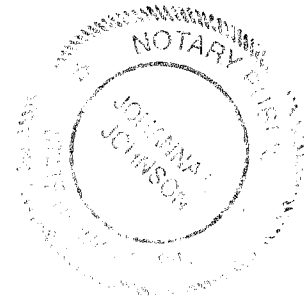
JANET PIEN.

Subscribed and sworn to before me
this 6TH day of MARCH., 2015


Johanna Johnson

Notary Public, State of Wisconsin

My Commission expires: 1/8/2018





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

Parcel Number: 0708-213-0701-8
Situs Address: 235 Bear Claw Way
CITY OF MADISON ENGINEER
STORMWATER UTILITY 533
210 MLK JR BLVD RM 115
MADISON, WI 53703-3342

March 6, 2015

To: Property Owners along Bear Claw Way, Wilrich Street and Cobalt Street

Re: Project No. 53W1683 Proposed Street Reconstruction Project & Public Hearing

The City of Madison is proposing to construct the utilities and streets along the above referenced area in 2015. Enclosed with this letter is a fact sheet with some details on the proposed project along with 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. This project is 100% assessable, meaning costs are assessed entirely to the property owner.

Also enclosed is a Schedule of Assessments, which shows the property owner's share of 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. The final assessment, which will be billed after the completion of the project, is payable in one lump sum or over a period of eight years, with 3.0% interest charged on the unpaid balance.

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:lrc
Cc by email:

Alder Paul Skidmore
Corey Stelljes, City Engineering
Chris Kelley, Streets Division
Dane County 911
Tim Sobota, Madison Metro Transit
Ed Ruckriegel, Fire Department
Cindy Mierow, Police Department

Scott Langer, Traffic Engineering
Chris Petykowski, City Engineering
Christy Bachmann, City Engineering
Kelly Miess, Water Utility
Marla Eddy, City Forestry
Dane County 911

Assistant City Engineer
Michael R. Dailey, P.E.

Principal Engineer2
Gregory T. Fries, P.E.

Principal Engineer1
Christina M. Bachmann, P.E.
Eric L. Dundee, P.E.
John S. Fahmey, 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 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., 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, MARCH 18, 2015 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. Please make contact at least 24 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

BURNING WOOD WAY, COMANCHE WAY, MENOMONIE COURT, BURNING WOOD COURT AND FOURTH STREET UTILITY REPLACEMENT WITH RESURFACING 2015 ASSESSMENT DISTRICT

CROSS STREET ASSESSMENT DISTRICT-2015

BEAR CLAW WAY, COBALT STREET AND WILRICH STREET ASSESSMENT DISTRICT - 2015

MADISON STREET RECONSTRUCTION AND OAKLAND AVENUE RESURFACING ASSESSMENT DISTRICT-2015

BLOCK 1 WINGRA PARK ALLEY RECONSTRUCTION ASSESSMENT DISTRICT-2015

HOEPKER ROAD ASSESSMENT DISTRICT - 2015

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **MARCH 6**, 2015

Fact and Details Sheet
Proposed Bear Claw Way, Cobalt Street and Wilrich Street Assessment District - 2015
(Project No. 53W1683)
Road and Utility Construction Project

Project Details – Proposed Work

General: Construct new street and utility infrastructure to support Paragon Place plat, Woodstone neighborhood, and Blackhawk Church Town Center. The new section of Bear Claw Way will complete a street connection on from Mineral Point Road to the south, to Elderberry Road to the north.

Sanitary Sewer: Extend new sanitary sewer throughout new development, and construct laterals (*assessable*).

Water Main: Extend new 8" and 12" water main throughout new development, and install water services (*assessable*).

Storm Sewer: Construct new stormwater pond & connect outlet to existing storm sewer east of development (*assessable*). Extend new storm sewer from pond throughout development and install private connections to commercial lots (*assessable*).

Street: Install new pavement and curb and gutter on all streets.
 Street widths as follows:

Bear Claw Way, south of Wilrich - 28 ft temporary partial street.
 Bear Claw Way, north of Wilrich - 38 ft wide.

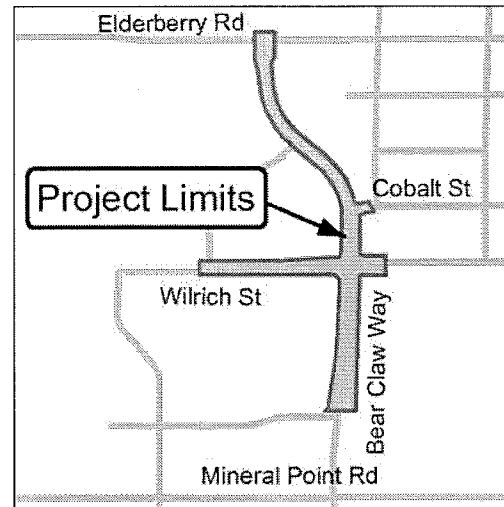
Wilrich Road, west of Bear Claw- 36 ft wide.
 Wilrich Road, east of Bear Claw – 28 ft temporary partial street.

Cobalt Street - 32 ft wide

Sidewalk: Install sidewalk on all new streets except: No sidewalk on east side of Bear Claw south of Wilrich (undeveloped to the east), on the south side of Wilrich east of Bear Claw (undeveloped) and along Bear Claw north of future extension of Spirit Street (this area is intended to eventually be replaced with a roundabout, and there is no sidewalk to connect to at the north end on Elderberry Road) (*assessable*).

Trees: All trees within the project limits will be cleared.

Project Location Map



Project Contacts

Project Manager: Lisa Coleman – 266-4093,
 lcoleman@cityofmadison.com

Traffic: Scott Langer, 266-5987
 slanger@cityofmadison.com

Storm Sewer: Corey Stelljes 266-9721,
 cstelljes@cityofmadison.com

Sanitary Sewer: Corey Stelljes 266-9721,
 cstelljes@cityofmadison.com

Water: Kelly Miess – 261-9640,
 kmiess@cityofmadison.com

Construction: John Fahrney – 266-9091,
 jfahrney@cityofmadison.com

Forestry: Dean Kahl – 266-4891,
 dkahl@cityofmadison.com

Construction Schedule

Tentative Schedule: Begin Construction Late June 2015

Assessment Policy Breakdown

Item	City Share	Owner Share
Curb & Gutter, Sidewalk	0%	100%
Pavement	0%	100%
Sanitary Laterals & Main	0%	100%
Storm Sewer	0%	100%
Stormwater Pond	0%	100%
Water Main & Services	0%	100%

Assessments are payable as a lump sum or over 8 years with 3.0% interest.

City of Madison Engineering Division - Schedule of Assessments

3/6/15

Project ID: 53W1683 Project Name: Bear Claw Way, Cobalt Street and Wilrich Street Assessment District - 2015
 Project Limits: Brader Way to Elderberry Road, Bear Claw Way to Little Bear Drive, and Chaska Drive to Bear Claw Way
 Frontages listed are for: Address street unless noted

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (Assessor's Ofc) (L.F.)	Lot Size (Assessor's Ofc) (S.F.)	Street Items						Street Lighting				Sanitary Sewer Total	Storm Sewer Total	Water Total	Total Assessmt
					Sidewalk		Curb and Gutter		New Pavement		Frontage	Zoning	Factored Frontage	Assesmt \$5.00 per LF				
					\$5.50 per SF S.F.	Cost	\$17.00 per LF L.F.	Cost	\$9.50 per SF S.F.	Cost								
0708-213-0403-0 PD	BCTC LOT 6 LLC 120 W GORHAM ST MADISON WI	128 Bear Claw Way	365.40 L.F.	75,244 S.F.	2924	\$16,082.00	367.00	\$6,239.00	6260	\$59,470.00	365.40	1.0	365.40	\$1,827.00	\$30,744.21	\$13,312.42	\$58,323.78	\$185,998.42
0708-213-0404-8 PD	BCTC LOT 7 LLC 120 W GORHAM ST MADISON WI	180 Bear Claw Way	266.76 Bear Claw 389.10 Wilrich	91,400 S.F.	5700	\$31,350.00	720.00	\$12,240.00	13041	\$123,889.50	133.38 389.10	1.0 1.0	133.38 389.10	\$666.90 \$1,945.50	\$32,075.82	\$16,170.80	\$79,040.60	\$297,379.11
0708-213-0701-8 SR-V2	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	235 Bear Claw Way	373.39 L.F.	46,775 S.F.	2960	\$16,280.00	364	\$6,188.00	6094	\$57,893.00	0.00	0.0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$80,361.00
0708-213-0702-6 SR-V2	ZIEGLER AT ELDERBERRY II LLC 660 W RIGEVUE DR APPLETON WI	303 Bear Claw Way	544.45 L.F.	194,273 S.F.	2136	\$11,748.00	682	\$11,594.00	13913	\$132,173.50	544.45	1.5	816.68	\$4,083.38	\$63,157.32	\$34,371.44	\$97,396.26	\$354,523.89 (1)
0708-213-0801-6 SR-V2, TR-U1	ZIEGLER AT ELDERBERRY LLC 660 W RIDGEVIEW DR APPLETON WI	304 Bear Claw Way	596.90 L.F.	570,830 S.F.	1842	\$10,131.00	658	\$11,186.00	13647	\$129,646.50	596.90	1.5	895.35	\$4,476.75	\$180,385.89	\$100,993.17	\$83,513.91	\$520,333.23 (1)
0708-213-0401-4 PD	BLACKHAWK CHURCH TOWN CENTER ASSN 9620 BRADER WAY MIDDELTON WI	9502 Brader Way	147.50 Bear Claw 119.55 Brader	20,052 S.F.	1143	\$6,286.50	142.00	\$2,414.00	2560	\$24,320.00	73.75	1.0	73.75	\$368.75	\$0.00	\$0.00	\$637.32	\$34,026.57
0708-214-1014-2 PD	WOODSTONE PARTNERS LLC 2923 MARKETPLACE DR #204 FITCHBURG WI	9437 Cobalt St	105.24 Bear Claw 77.78 Cobalt	9,155 S.F.	1475	\$8,112.50	218.00	\$3,706.00	3810	\$36,195.00	105.24	1.0	105.24	\$526.20	\$0.00	\$0.00	\$8,264.51	\$56,804.21
0708-214-0710-7 PD	WOODSTONE PARTNERS LLC 2923 MARKETPLACE DR #204 FITCHBURG WI	218 Little Bear Dr	85.39 Bear Claw 89.2 Cobalt 76.15 Little Bear	8,608 S.F.	1369	\$7,529.50	198.00	\$3,366.00	3530	\$33,535.00	85.39	1.0	85.39	\$426.95	\$0.00	\$0.00	\$1,470.00	\$46,327.45
0708-214-0709-0 PD	HEFFRON HOMES INC 2000 PRAIRIE ST # 220 PRAIRIE DU SAC WI	222 Little Bear Dr	10.74 Bear Claw 47.25 Little Bear	8,057 S.F.	88	\$484.00	11	\$187.00	187	\$1,776.50	0.00	0.0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$2,447.50
0708-213-0601-0 SR-V2	ZIEGLER AT ELDERBERRY LLC 660 W RIGEVUE DR APPLETON WI	9603 Paragon St	716.33 Wilrich 720.59 Bear Claw 561.28 Paragon 490.62 Chaska	386,616 S.F.	12245	\$67,347.50	1575	\$26,775.00	28182	\$267,729.00	716.33 720.59	1.5 1.5	1074.50 1080.89	\$5,372.48 \$5,404.43	\$123,771.37	\$68,401.41	\$191,879.56	\$756,680.74 (1)
0708-213-0501-2 A	ZIEGLER AT ELDERBERRY II LLC 660 W RIGEVUE DR APPLETON WI	9703 Paragon St	511.41 Wilrich 466.61 Paragon 490.58 Chaska	262,790 S.F.	337	\$1,853.50	54	\$918.00	1497	\$14,221.50	0.00	0.0	0.00	0.00	\$0.00	\$0.00	\$1,599.96	\$18,592.96 (1)
0708-214-1013-4 PD	WOODSTONE PARTNERS LLC 2923 MARKETPLACE DR #204 FITCHBURG WI	9440 Wilrich St	127.71 Bear Claw 74.78 Wilrich	10,560 S.F.	2250	\$12,375.00	281	\$4,777.00	5839	\$55,470.50	127.71	1.0	127.71	\$638.55	\$0.00	\$0.00	\$12,450.40	\$85,711.45
0708-213-0405-6 PD	BLACKHAWK EVANGELICAL FREE CHURCH INC 9620 BRADER WAY VERONA WI	9601 Wilrich St	396.91 L.F.	80,919 S.F.	3308	\$18,194.00	397	\$6,749.00	6351	\$60,334.50	396.91	1.5	595.37	\$2,976.83	\$28,753.34	\$14,316.46	\$67,153.01	\$198,477.14
0708-213-0406-4 PD	BRADER WAY LLC 40 OAK CREEK TRL MADISON WI	9701 Wilrich St	459.01 L.F.	150,925 S.F.	0	\$0.00	0	\$0.00	0	\$0.00	0.00	0.0	0.00	\$0.00	\$51,100.80	\$26,702.16	\$0.00	\$77,802.96
Totals 2201.05					601635	37777	\$207,773.50	5667	\$96,339.00	104911	\$996,654.50	5742.74	\$28,713.70	\$509,988.75	\$274,267.86	\$601,729.31	\$2,715,466.62	

(1) To be paid in one lump sum following project (i.e., assessment not to be distributed over 8 years).

3/6/15

Project ID: Project Name: Bear Claw Way, Cobalt Street and Wilrich Street Assessment District - 2015
 53W1683 Project Limits: Brader Way to Elderberry Road, Bear Claw Way to Little Bear Drive, and Chaska Drive to Bear Claw Way
 Frontages listed are for: Address Street unless noted

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (Assessor's Ofc) (L.F.)	Frontage Street	Lot Size (Assessor's Ofc) (S.F.)	See Footnote	Sanitary Sewer Assessments			Storm Sewer Assessments		Water Main Assessment				
							Sanitary Sewer Assess. Area \$310.60 per 1000 S.F.	Sanitary Sewer Lateral Assessment \$67.03 per LF Lat Length	Total Sanitary Assessment Cost	Storm Sewer Assess. Area \$176.92 per 1000 S.F.	Total Storm Assessment	Total Water Assessable Frontage (LF)	Assessment for Frontage at Rate of (133.33/LF)	Water Service Cost (\$)	Total Water Assessment (\$)	
0708-213-0403-0 PD	BCTC LOT 6 LLC 120 W GORHAM ST MADISON WI	128 Bear Claw Way	365.4		75,244	(1), (2), (3)	\$23,371.16	110.00	\$7,373.05	\$30,744.21	\$13,312.42	\$13,312.42	365.40	\$48,718.78	\$9,605.00	\$58,323.78
0708-213-0404-8 PD	BCTC LOT 7 LLC 120 W GORHAM ST MADISON WI	180 Bear Claw Way	266.76 389.10	Bear Claw Wilrich	91,400	(1), (2), (3)	\$28,389.29	55.00	\$3,686.53	\$32,075.82	\$16,170.80	\$16,170.80	520.78	\$69,435.60	\$9,605.00	\$79,040.60
0708-213-0701-8 SR-V2	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	235 Bear Claw Way	373.39 L.F.		46,775	(4)	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00
0708-213-0702-6 SR-V2	ZIEGLER AT ELDERBERRY II LLC 660 W RIGEVUE DR APPLETON WI	303 Bear Claw Way	544.45 L.F.		194,273	(1), (2), (3)	\$60,342.15	42	\$2,815.17	\$63,157.32	\$34,371.44	\$34,371.44	572.3	\$76,304.76	\$21,091.50	\$97,396.26
0708-213-0801-6 SR-V2, TR-U1	ZIEGLER AT ELDERBERRY LLC 660 W RIDGEVIEW DR APPLETON WI	304 Bear Claw Way	596.90 L.F.		570,830	(1), (2), (3)	\$177,302.62	46	\$3,083.28	\$180,385.89	\$100,993.17	\$100,993.17	626.37	\$83,513.91	\$0.00	\$83,513.91
0708-213-0401-4 PD	BLACKHAWK CHURCH TOWN CENTER ASSN 9620 BRADER WAY MIDDELTON WI	9502 Brader Way	147.5 119.55	Bear Claw Brader	20,052	(4)	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	4.78	\$637.32	\$0.00	\$637.32
0708-214-1014-2 PD	WOODSTONE PARTNERS LLC 2923 MARKETPLACE DR #204 FITCHBURG WI	9437 Cobalt St	183.02 105.24 77.78	Bear Claw Cobalt	9,155	(4)	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	47.81	\$6,374.51	\$1,890.00	\$8,264.51
0708-214-0710-7 PD	WOODSTONE PARTNERS LLC 2923 MARKETPLACE DR #204 FITCHBURG WI	218 Little Bear Dr	250.74 85.39 89.2 76.15	Bear Claw Cobalt Little Bear	8,608	(4)	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$1,470.00	\$1,470.00
0708-214-0709-0 PD	HEFFRON HOMES INC 2000 PRAIRIE ST # 220 PRAIRIE DU SAC WI	222 Little Bear Dr	10.74 47.25	Bear Claw Little Bear	8,057	(4)	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00
0708-213-0601-0 SR-V2	ZIEGLER AT ELDERBERRY LLC 660 W RIGEVUE DR APPLETON WI	9603 Paragon St	716.33 720.59 561.28 490.62	Wilrich Bear Claw Paragon Chaska	386,616	(1), (2), (3)	\$120,084.84	55.00	\$3,686.53	\$123,771.37	\$68,401.41	\$68,401.41	1320.49	\$176,060.93	\$15,818.63	\$191,879.56
0708-213-0501-2 A	ZIEGLER AT ELDERBERRY II LLC 660 W RIGEVUE DR APPLETON WI	9703 Paragon St	511.41 466.61 490.58	Wilrich Paragon Chaska	262,790	(4)	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	12	\$1,599.96	\$0.00	\$1,599.96
0708-214-1013-4 PD	WOODSTONE PARTNERS LLC 2923 MARKETPLACE DR #204 FITCHBURG WI	9440 Wilrich St	202.49 127.71 74.78	Bear Claw Wilrich	10,560	(4)	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	80.15	\$10,686.40	\$1,764.00	\$12,450.40
0708-213-0405-6 PD	BLACKHAWK EVANGELICAL FREE CHURCH INC 9620 BRADER WAY VERONA WI	9601 Wilrich St	396.91		80,919	(1), (2), (3)	\$25,133.84	54	\$3,619.50	\$28,753.34	\$14,316.46	\$14,316.46	396.91	\$52,920.01	\$14,233.00	\$67,153.01
0708-213-0406-4 PD	BRADER WAY LLC 40 OAK CREEK TRL MADISON WI	9701 Wilrich St	459.01		150,925	(1), (2), (3)	\$46,878.05	63	\$4,222.75	\$51,100.80	\$26,702.16	\$26,702.16	0	\$0.00	\$0.00	\$0.00
							\$481,501.95	\$28,486.80	\$509,988.75	\$274,267.86	\$274,267.86	\$526,252.18	\$75,477.13	\$601,729.31		

(1) Sanitary sewer connection charges levied by the Madison Metropolitan Sewerage District (MMSD) for these lands shall be deferred until such time as the lands are subdivided, developed and require sanitary sewer service. The base rate shall increase annually as determined by MMSD and the final connection cost will be determined by MMSD. Final billings will be generated by MMSD at the time of development or connection.
 (2) Sanitary sewer and storm sewer improvements are assessed 100% by lot area. Area values of lots already served by sanitary sewer not included in assessment calculation
 (3) Property will be subject to the Elberberry Neighborhood Sanitary Sewer Improvement Impact Fee which will be deferred until the property is developed and/or requires sanitary sewer. Impact Fee will be based upon final platted area or unplatted lot area at the time of connection. Impact Fee rate will be increased annually by the Construction Cost Index (CCI).
 (4) Lot area values of lots already served by sanitary sewer not included in assessment calculation for sanitary sewer