

AFFIDAVIT OF MAILING

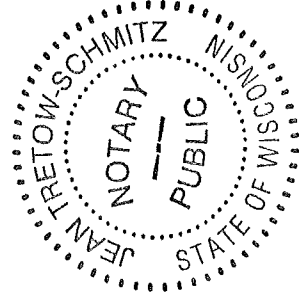
STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

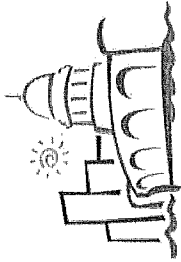
Kathleen Rideout, being first duly sworn on oath, deposes and says that:

1. She is a Administrative Clerk I with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 6th day of JANUARY 2012 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 WEST GORHAM STREET, NORTH HENRY STREET AND NORTH FRANCES STREET ASSESSMENT DISTRICT - 2012 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.

Kathleen Rideout
Kathleen Rideout

Subscribed and sworn to before me
this 27TH day JANUARY 2012
Jean Tretow-Schmitz
Notary Public, State of Wisconsin
My Commission expires:
9-23-2012





Madison

Department of Public Works
City Engineering Division

Robert F. Phillips, P.E.
City Engineer

608 266 4751

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

Principal Engineers
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Supervisor
Kathleen M. Cryan

GIS Manager
David A. Davis, R.L.S.

Financial Officer
Steven B. Danner-Rivers

Hydrogeologist
Brynn Bemis

Parcel Number: 0708-151-0101-2
Situa Address: 8308 Excelsior Dr

SAMPLE

SAMPLE

210 MLK JR BLVD RM 115
MADISON, WI 53703-3342

6k
1/25/12
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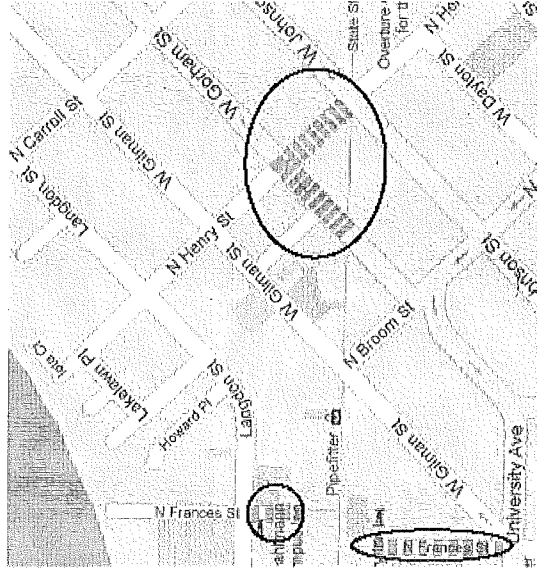
January 27, 2012

To: Property Owners along W Gorham St, N Henry St and N Frances St

Re: Public Hearing before Board of Public Works
February 8, 2012 6:30 P.M.

Parks Conference Room, Room 108, City County Building
210 Martin Luther King Jr. Blvd.
Madison, WI

The City of Madison is proposing construction within and along the above referenced streets in 2012. You are being sent this letter to notify you of a public hearing before the Board of Public Works regarding the project, at the above referenced date, time & location. City Engineering will make a short presentation at the meeting, followed by the public hearing. The project will involve special assessments to owners of property adjacent to the project. Attached to this letter is a Schedule of Assessments, which shows estimated costs for each property adjacent to the project.



The proposed project limits are as follows:

- W. Gorham Street from State Street to N. Henry Street
- N. Henry Street from State Street to W. Gorham Street
- N. Frances Street from University Avenue to north end (cul-de-sac)
- N. Frances Street from Langdon Street to south end (cul-de-sac)

The proposed work is split into four phases and is different for each separate block of the project.

- West Gorham Street will have new pedestrian lighting and street trees installed and sidewalk will be replaced as necessary.
- North Henry Street is a complete street reconstruction including new curb and gutter, sidewalk, pavement, sanitary sewer, water main, storm sewer, drive aprons, street/pedestrian lighting and street trees.
- North Frances Street (University to north end) will have new pedestrian lighting and street trees installed and sidewalk will be replaced as necessary.
- The proposed work on North Frances Street (Langdon to south end) is underground utility improvement with street resurfacing. There will also be an addition of pedestrian lighting and street trees with curb and gutter and sidewalk replaced as necessary to complete the street work.

This four phase project is scheduled to take place during the summer of 2012 with a tentative start date of May 21, 2012.

Street Improvements

West Gorham Street & N Frances St (Univ to north end)

The proposed improvements do not include any street. Sidewalk adjacent to the street will be removed and replaced on an as needed basis, to repair any unsafe or damaged sections and install new pedestrian lights and tree grates.

North Henry Street

The proposed street improvements include removing and replacing asphalt pavement, drive aprons and curb and gutter. Sidewalk adjacent to the street will also be removed and replaced with the project.

North Frances Street (Langdon to south end)

The proposed street improvements include removing and replacing asphalt pavement and drive aprons along with curb and gutter as necessary. Sidewalk adjacent to the street will be removed and replaced on an as needed basis, to repair any unsafe or damaged sections

The City and the property owners adjoining the reconstruction will share the cost of the street improvements. The City shares the cost on a 50-50 basis with the property owners for removing and replacing the curb and gutter, drive aprons and sidewalk on previously improved streets. The City assumes the entire cost for the new pavement and storm sewer improvements. The City also assumes the cost for curb and gutter and sidewalk ramps located at each street intersection. The property owner assumes 100% of the cost of pedestrian street lighting. The attached Schedule of Assessments shows a breakdown of costs for each street reconstruction item and the total estimated cost to be assessed to each adjacent property owner. Please contact Eric Dundee, the Project Engineer, at 266-4913, with any questions regarding the street reconstruction.

Sanitary Sewer Main and Lateral Replacement

Portions of sanitary sewer will be replaced on N Henry St; the sanitary sewer main and laterals within the limits of this reconstruction were constructed in 1930. The sanitary sewer main will not be assessed to the properties. Sanitary sewer laterals are owned by the property owners and it is their responsibility to maintain them. It is the City of Madison Engineering Division's policy to pay for 75% of the cost to replace sanitary laterals within the public right of way (the length of sewer lateral between the sanitary sewer main and the property line) while the property owner is assessed the remaining 25% of that cost. The estimated property owner's share of the cost for lateral replacement within the public right of way is listed on the Schedule of Assessments. Replacement of the sanitary sewer lateral from the property line to your home is solely your responsibility and will not be coordinated or funded by the City. If you have questions regarding the replacement of your sanitary lateral please contact Corey Stelljes, of my staff, at 266-9721.

Storm Sewer

The storm sewer main, leads, and inlets will be replaced as part of the N Henry Street work. The costs to connect existing private connections to curb (often downspouts or sump pumps) are assessable (existing connections to an inlet or manhole will be reconnected at no cost). If you are aware of any existing private connections you have to the storm sewer system (either the curb or a structure) or would like a private connection to be provided as part of this project, please contact the storm sewer engineer. Corey Steljes is also the storm sewer designer for this project; you may contact him with questions regarding storm sewer laterals at the above phone number.

Water Main and Water Service Laterals

The water main will be replaced on N Henry St and N Frances St (Langdon to south end) with the project. The existing water main on the street was installed in 1884 and 1889 with portions being installed in 1982 and 1983. The City will abandon the old main that currently serves the properties and will connect all of the properties to the new water main. Property owners will not be assessed for the new water main. Please contact Dennis Cawley of the Madison Water Utility at 261-9243 with questions regarding water main and service replacement.

Street Landscaping and Lighting

The proposed streetscape includes the addition of pedestrian street lighting and trees and tree grates. All work is proposed to be in the street terrace.

The plan proposes adding State St style lighting poles (without banners) to match those installed on other streets within one block of State St, such as on Lake St, Gilman St, and 300 W Gorham St. The cost of the materials and installation is assessed to property owners. Thereafter, energy and maintenance are done at City cost. All wiring for lighting is underground. Questions regarding the lighting design and lighting assessments can be directed to Dan Dettmann, 266-6536 or ddettmann@cityofmadison.com.

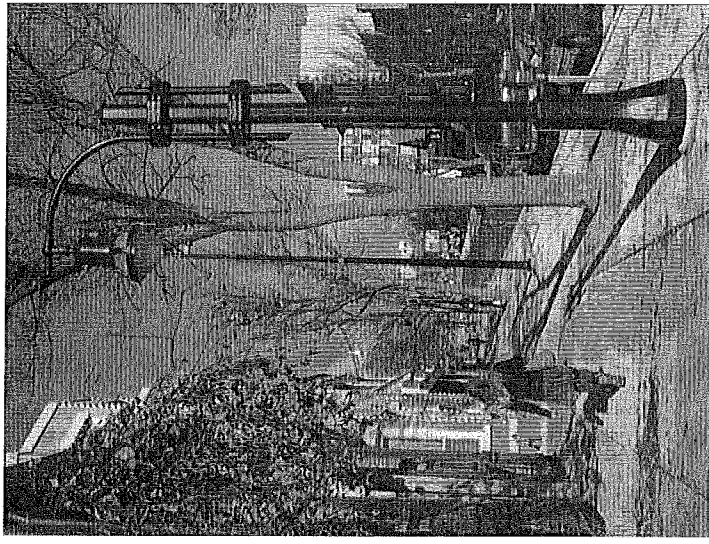
City of Madison Forestry staff has identified seven trees that will need to be removed and replaced during the project. These trees include:

- 156 W Johnson St – 2 trees removed and replaced
- 309 N Henry St - 1 tree removed and replaced
- 302 State St – 1 tree removed and replaced
- 346 State St – 1 tree removed and replaced
- 202 W Gorham St – 2 trees removed and replaced

During construction, it may be necessary to trim existing tree limbs and/or roots to accommodate the construction. Tree conflicts are often encountered with sanitary sewer lateral replacements. Tree roots that have caused sidewalk to heave will be cut back to allow construction of a level sidewalk. If, during the course of construction, it is determined that a tree must be removed, City Engineering will notify property owners adjacent to the tree to be removed, prior to removal.

Special Assessments - General

A special assessment is a special charge for work that the City is planning to complete. The attached Schedule of Assessments shows an *estimate* of the property owners' share of the project costs based upon the City's assessment policy. After the project is bid, and 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 3% interest charged on the unpaid balance.

Accommodation Requests

To request accommodations for special needs or disabilities or if you have any other questions regarding this project, please contact the Project Engineer, Eric Dundee at edundee@cityofmadison.com or 266-4913. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction.

General Note – State Street Oversight Design Committee Meeting

This project will also be presented and discussed at the February 2, 2012 State Street Oversight Committee meeting. If you would like to attend, the meeting will take place in the Madison Municipal Building, Room LL130 at 5:15 pm. This meeting will only review design plans. The Board of Public Works meeting will address design plans and assessments.

Sincerely,

Robert F. Phillips, P.E.
City Engineer

RFP:eld

Cc by email:

Ald. Mike Verveer	Ald. Bridget Maniaci
Ald. Scott Resnick	Dan McCormick, Traffic Engineering
Dan Dettmann, Traffic Engineering	Yang Tao, Traffic Engineering
Christy Bachmann, City Engineering	Chris Petykowski, City Engineering
Corey Stelljes, City Engineering	Kelly Miess, Water Utility
Marla Eddy, City Forestry	Drew Beck, Madison Metro Transit
Ed Ruckriegel, Fire Department	Matt Mikolajewski, City Planning
Cindy Mierow, Police Department	Dane County 911
Chris Kelley, Streets Division	West High School
Renee Bremer, School District Transportation, rbremer@madison.k12.wi.us	
Jeff Fedler, Madison School District Transportation Coordinator, jfedler@madison.k12.wi.us	
Jason Fenske, Badger Bus Lines, jasonf@badgerbus.com	
MaryCarbine, mcarbine@visitdowntownmadison.com	

**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, FEBRUARY 8, 2012, AT 6:30 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.

The City's TDD number is (866)-704-2315

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. Please make contact at least 24 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

UTILITY REPLACEMENT WITH RESURFACING ASSESSMENT DISTRICT – 2012

**WEST GORHAM STREET, NORTH HENRY STREET AND NORTH FRANCES STREET
ASSESSMENT DISTRICT - 2012**

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ JANUARY 27, 2012

Parcel No./ Zoning	Owner's Name/ Mailing Address	Parcel Location	Frontage	LF or Area	Remove Sidewalk and Drive Apron @ \$1.50 per SF	Replace Apron @ \$3.50 per SF	Replace Sidewalk @ \$3.00 per SF	Remove and Reset Brick Pavers @ \$20.00 per SF	Remove & Replace Curb and Gutter @ \$15.00 per LF	Sanitary Sewer Reconnect @ \$475.00 Each	Sanitary Sewer Remove & Replace \$21.11 per LF	Storm Sewer Type 1 Connection Items	Storm Sewer Type 2 Connection Items	Zone Factor	Lighting Pedestrian Light Poles Factored	Area Cost	Area Cost	Area Cost	Area Cost
0709-232-0212-2 C2, DDZ1	ELANOR LLC, THE 495 TONYAWATHA TRL MONONA WI	495 N Frances St W Gorham St	100.00	5000.00	1136.00	\$1704.00	50.00	1136.00	\$308.00	0.00	50.00	0	50.00	2	141.40	\$6,478.17	\$11,590.17	\$4,119.13	\$3,470.82
0709-232-0326-3 C2, DDZ1	POSTWELER RHEV, R, H 406 N FRANCES ST MADISON WI	406 N Frances St	32.00	2732.00	256.00	\$384.00	70.00	\$245.00	186.00	\$538.00	0.00	50.00	0	2	64.00	\$2,932.13	\$4,119.13	\$4,119.13	\$3,470.82
0709-232-0327-1 DDZ1, PUDSIP	1KA 408 LLC 626 LANGDON ST # 108 MADISON WI	408 N Frances St	33.00	2838.00	264.00	\$396.00	30.00	\$105.00	234.00	\$702.00	0.00	50.00	0	1.5	49.50	\$2,267.82	\$3,470.82	\$3,470.82	\$3,470.82
0709-232-0214-0 C2, DDZ1	ELANOR LLC, THE % REBECCA ANDERSON 495 TONYAWATHA TRL MONONA WI	413 N Frances St W Gorham St	30.00	2420.00	240.00	\$360.00	0.00	\$0.00	240.00	\$720.00	0.00	50.00	0	2	60.00	\$2,748.87	\$3,470.82	\$3,470.82	\$3,470.82
0709-232-0217-1 C2, DDZ1	BELLA GARDNA LLC 425 N FRANCES ST MADISON WI	425 N Frances St	40.00	13478.00	320.00	\$480.00	0.00	\$0.00	320.00	\$960.00	0.00	50.00	0	2	80.00	\$3,665.16	\$5,105.16	\$5,105.16	\$5,105.16
0709-232-0313-0 C2, DDZ1	CITY OF MADISON PARKING STATE STREET CAMPUS RAMP PO BOX 2986 MADISON WI	430 N Frances St Hamthorne Ct	264.00	4937.00	2242.00	\$3363.00	600.00	\$2100.00	1642.00	\$4926.00	0.00	50.00	0	2	528.00	\$24,190.06	\$34,579.06	\$34,579.06	\$34,579.06
0709-232-0212-1 C2, DDZ1	STATE STREET ASSOCIATES % JEROME & CAROL MULLINS 401 N CARROLL ST MADISON WI	431 N Frances St	40.00	3232.00	320.00	\$480.00	95.00	\$332.50	225.00	\$675.00	0.00	50.00	0	1.5	60.00	\$2,748.87	\$4,236.37	\$4,236.37	\$4,236.37
0709-232-0334-6 C4, DDZ1	FRANCES STREET VENTURES LLC 6 ONDOSSAGON CT MADISON WI	438 N Frances St	44.00	3784.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	50.00	0	2	88.00	\$4,031.68	\$4,031.68	\$4,031.68	\$4,031.68
0709-232-0211-6 C4, DDZ1	STATE STREET ASSOCIATES % JEROME & CAROL MULLINS 401 N CARROLL ST MADISON WI	441 N Frances St State St	222.00	32125.00	576.00	\$864.00	0.00	\$0.00	576.00	\$1728.00	0.00	50.00	0	2	268.00	\$12,278.29	\$14,870.29	\$14,870.29	\$14,870.29
0709-144-0213-1 C4, DDZ1	TOWERS HOLDINGS LLC 502 N FRANCES ST MADISON WI	502 N Frances St State St	132.00	21440.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	50.00	1	1.5	52.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
0709-144-2012-3 C4, DDZ1	THE STATESIDER RESIDENCE HALL LLC 505 N FRANCES ST MADISON WI	505 N Frances St State St	132.00	8712.00	120.00	\$180.00	120.00	\$420.00	0.00	\$0.00	0.00	50.00	1	1.5	52.00	\$2,000.00	\$2,600.00	\$2,600.00	\$2,600.00
0709-232-0216-6 C2, DDZ1	RIDGEVIEW INVESTMENTS OF MADISON LLP % BRDWALK INV 210 N BASSETT ST # 100 MADISON WI	450 W Gorham St N Frances St	50.00	6451.00	176.00	\$264.00	120.00	\$420.00	56.00	\$168.00	0.00	50.00	0	1.5	33.00	\$1,511.88	\$2,363.88	\$2,363.88	\$2,363.88
0709-232-0215-8 C2, DDZ1	ANDERSON, REBECCA M 495 TONYAWATHA TRL MONONA WI	454 W Gorham St N Frances St	28.00	3630.00	161.00	\$241.50	0.00	\$0.00	161.00	\$483.00	0.00	50.00	0	1.5	24.00	\$1,099.55	\$1,824.05	\$1,824.05	\$1,824.05
0709-144-2208-8 C2, DDZ1	151 ASSOCIATES LLC PO BOX 62044 MIDDLETON WI	151 W Gorham St N Henry St	99.00	4356.00	432.00	\$648.00	220.00	\$805.00	290.00	\$870.00	0.00	50.00	1	2	88.00	\$2,619.35	\$3,505.11	\$3,505.11	\$3,505.11

Producers Listed are for Street Shows

