

City of Madison Engineering Division - Final Assessment

Project ID: 53W0543 Project Name: Waterways 2008  
 SubProject Name: Vernon Avenue Terrace Inlets

Frontages Listed are for Street Shown		Storm Sewer Items						TOTAL ASSM'T		
Parcel No./ Zoning	Owner's Name / Mailing Address	Parcel Location	Frontage	Remove SAS \$500.00 Each	Trench Patch Type III \$70.00 per SY	Type 'H' Inlet \$1,500.00 Each				
			LF	Each Cost	SY Cost	Each Cost				
0710-102-1501-2 R4	WELLESLEY SQUARE CDM ASSN INC % CHERYL SANDEEN 401 N CARROLL ST MADISON WI 53714	903 Verona Ave	221.00 173.00	1.00 \$500.00	3.57 \$250.00	1 \$1,500.00	\$2,250.00			
TOTAL							1.00 \$500.00	3.57 \$250.00	1.00 \$1,500.00	\$2,250.00



Department of Public Works  
**City Engineering Division**

608 266 4751

Larry D. Nelson, P.E.  
City Engineer

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
608 264 9275 FAX  
1 866 704 2315 Textnet

January 16, 2008

**Deputy City Engineer**  
Robert F. Phillips, P.E.

**Principal Engineers**  
Michael R. Dailey, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
Gregory T. Fries, P.E.

**Facilities & Sustainability**  
Jeanne E. Hoffman, Manager  
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**Hydrogeologist**  
Joseph L. DeMorett, P.G.

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

**Financial Officer**  
Steven B. Danner-Rivers

Wellesley Square CDM  
903 Vernon Avenue  
Madison, WI 53714

**RE: Wellesley Square Condominium Storm Water Drainage**

The City of Madison Engineering Division proposes to alleviate storm water flooding in the entrance to Wellesley Square Condominium. Currently, the volume of water entering the storm system is restricted by the limitation of inlets. Two terrace inlets will be installed to increase inlet capacity, improve current conditions, and increase the volume of water discharging the 36" pipe downstream. However, the increase of storm water entering the storm system will increase the energy grade line in the pipe system and thus causing water to backup through the 15" storm pipe serving the parking lot. Hence, a backflow preventer will be installed within one of the terrace inlets on the existing 15" pipe serving the parking lot grate. In coordination with the proposed work in the right-of-way, City Engineering deems it necessary to upgrade the existing inlet structure serving the Wellesley Square Condominium parking lot. The work associated with the upgrade will be removing the existing structure, installing a new structure with a new grate, and placement of asphalt around the structure. The estimated cost of this assessable portion of the project is \$2,250.00 or \$187.50 per condominium. A breakdown of the associated costs is included with this letter.


The City of Madison proposes to recover these costs as a special charge, which will be collected with tax bill to individual condominium owners, which will be sent to you at the end of 2008.

It will be necessary for the contractor to enter the Wellesley Square Condominium property in order to facilitate removal and installation of the new storm sewer structure. The temporary right of way entry will terminate upon the completion of work. Please sign the enclosed Right of Entry form and send it to this office no later than February 15, 2008 if you wish to proceed with this project. Please note that the form will require being signed in front of a notary public. We have several notary publics on the City Engineering staff in this office, Room 115 City-County Building 210 Martin Luther King Jr. Blvd., if you would like to stop by during the work day 7:30 A.M. to 4:30 P.M. Once we have received the right of entry, we shall schedule assessment hearings for March 5<sup>th</sup> and March 18<sup>th</sup>.

Included are copies of the exhibits that have been presented at prior meetings. If you have any questions or comments, feel free to contact John Reimer of my staff at 266-4094.

Attn: John Reimer

Sincerely,

  
for Larry D. Nelson, P.E.  
City Engineer

LDN:jrr

cc: Mike Dailey, City Engineering  
Greg Fries, City Engineering  
Aldersperson Lauren Chare District 3  
Don Marx, Planning and Development

---

The Wellesley Square Condominium Association adopted a motion to approve this proposal including the special charge of \$2,250 at its meeting of January 9, 2008

Tiffany Bachmann - President  
Wellesley Square Condominium Association, Inc.  
Cheryl Sandeen, Registered Agent

This instrument drafted by: City of Madison Engineering Division

**RIGHT OF ENTRY**

Wellesley Square Condominium Association  
("Owner"), being the owner of the property hereinafter described (the "Property"), in consideration of the sum of One Dollar (\$1.00), the receipt whereof is hereby acknowledged, grants and conveys to the **City of Madison** (the "City"), a Wisconsin municipal corporation located in Dane County, Wisconsin, its agents and contractors, a Right of Entry in the Property for the purpose of construction activities associated with Engineering Project No. 53W0409 Waterways - 2007- (Vernon Ave.), including the right of excavation, ingress and egress and the right to operate necessary equipment thereon.

RETURN TO: City Engineering  
210 Martin Luther King Jr. Blvd. Room 115  
MADISON WI 53703

Tax Parcel No.: 251/0710-102-1501-2

**LEGAL DESCRIPTION:**

**The South twenty (20) feet of the West sixty (60) feet of Lot 1 and the North five (5) feet of the West sixty (60) feet of Lot 2, East Meadowood Downs, located in the Northwest ¼ of Section 10, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin.**

By accepting this Right of Entry, the City agrees, as required by Wisconsin law, to pay any liabilities arising out of its Right of Entry whenever those liabilities result from an act or omission of a City employee, contractor or agent acting within the scope of their authority.

This Right of Entry shall terminate upon completion of the necessary work associated with Engineering Project No. 53W0409 Waterways-2007 (Vernon Ave.) or December 31, 2008, whichever occurs first.

Dated this 8 day of February, 2008.

Cheryl Sandeen  
Wellesley Square Condominium Association, Inc.  
Cheryl Sandeen, Registered Agent

State of Wisconsin )  
                                  )ss.  
County of Dane        )

Personally came before me this 8 day of February, 2008, the above named Cheryl Sandeen, known to me to be the person who executed the above and foregoing instrument and acknowledged the same.

Debra E. Schuess  
Notary Public, State of Wisconsin  
Debra Schuess  
Print or Type Name  
My Commission: Oct 31, 2010

City of Madison Engineering Division - Final Assessment

Project ID: 53W0543 Project Name: Waterways 2008

SubProject Name: Home Avenue Ditching

Frontages Listed are for Street Shown		Storm Sewer Items										TOTAL ASSM'T
Parcel No./ Zoning	Owner's Name / Mailing Address	Parcel Location	Frontage LF	Remove Pipe \$20.00 Each	12" Storm Sewer Pipe \$45.00 per LF	Utility Trench Patch Type IV \$15.00 per TF	Asphalt Drive & Terrace - Resurfacing \$32.00 per SY	Cost	Cost	Cost	Cost	
0810-324-1507-9 R4	AUSUSTA REALTY INC % GREGG SHIMANSKI 1603 MONROE ST MADISON, WI 53711	801 Fairmont Avenue	67.00 132.00	0.00	30.00	20.00	38.22	\$0.00	\$1,350.00	\$300.00	\$1,223.04	\$2,873.04
0810-324-3401-1 R4	SPOEHR, CAROL A. 3540 HOME AVE MADISON, WI 53714	3540 Home Avenue	0.00	4.00	14.25	8.50	0.00	\$80.00	\$641.25	\$127.50	\$0.00	\$848.75
0810-324-3402-9 R4	OTT, LORA L. 3542 HOME AVE MADISON, WI 53714	3542 Home Avenue	0.00	4.00	14.25	8.50	0.00	\$80.00	\$641.25	\$127.50	\$0.00	\$848.75
TOTAL				8.00	58.50	37.00	38.22	\$160.00	\$2,632.50	\$555.00	\$1,223.04	\$4,570.54



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**Hydrogeologist**  
Joseph L. DeMorett, P.G.

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

**Financial Officer**  
Steven B. Danner-Rivers

July 2, 2008

Augusta Realty Inc.  
1603 Monroe St.  
Madison, WI 53711

RE: 801 Fairmont Avenue

Dear Property Owner,

City of Madison Engineering has been made aware of a drainage problem within the area of your property. Our solution shall include extending a storm inlet to the northwest corner of Mayfair Ave. & Home Ave., then ditching along the north side of Home Av. to Fairmont Av.

Presently, the driveway culverts within this block have failed or no longer function properly. Property owners are responsible for maintenance and replacement of driveway culverts. Please be advised that you are hereby ordered to replace your culvert on or before August 15, 2008. You may request that the City contractor do this work and assess the cost to you. Attached is our estimate of cost if you choose that route.

If you choose to do the replacement privately, you must coordinate with the City staff so that we can stake the elevation for your culvert to function with the City's drainage work.

Please review this matter at your earliest convenience. A copy of the planned work is also attached.

Contact mike Dailey of my staff at 266-4058 with any questions and inform him no later than July 18, 2008 how you intend to proceed.

Sincerely,

Larry D. Nelson, P.E.  
City Engineer

LDN:MD:jap  
cc: Ald. Clausius

WAIVER OF SPECIAL ASSESSMENT  
NOTICES AND HEARING UNDER  
SECTION 66.0703(7)(b), WIS. STATUTES

We, the undersigned, being an owner of property benefited by the following proposed public improvement made by the CITY OF MADISON, of Dane County, Wisconsin, to-wit: Install private driveway culvert within the public right of way of Home Avenue, including related restoration of driveway with blacktop - in consideration of the construction of said improvements by the City of Madison agree as follows:

- 1) In accordance with Section 66.0703(7)(b) of the Wisconsin Statutes, we hereby waive all special assessment notices and hearings required by Section 66.0703(7)(b) of the Wisconsin Statutes, and we further agree that the benefit to our property from the construction of such improvement is \$3400.00 which we may elect to pay in eight (8) equal successive annual installments to be paid with the general taxes beginning with the year 2009.
- 2) The City of Madison shall have the right annually during the payment period above specified, to place an amount equal to one-eighth (1/8) of said charge above specified, together with interest on all unpaid balances thereof at the prevailing interest rate on the tax roll to be collected together with the general taxes in the same manner as if said charge had been levied as a special assessment against the property and as if the said annual amounts were installments of special assessment.
- 3) In the event of a default in the payment of any of the said eight (8) annual installments above specified, the collection of the same may be enforced by the City of Madison either by an action for debt, by sale of the property for nonpayment of taxes or by discontinuation of service.
- 4) Our address is 801 Fairmont Avenue, Madison, WI 53714 and our land is described as follows:

Parcel Number 0810-324-1507-9, LEXINGTON PARK FIRST ADDITION, Lot #8.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 11<sup>th</sup> day of Aug, 2008.

In the Presence of:

\_\_\_\_\_  
\_\_\_\_\_

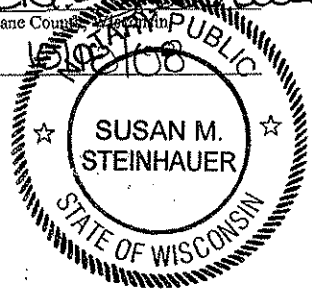
AUGUSTA REACT, LLC  
\_\_\_\_\_  
- Owner  
by: Gregg Shimanski, VP

State of Wisconsin)  
Dane County )

Personally came before me this 11<sup>th</sup> day of August, 2008

The above named Gregg Shimanski  
To me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Susan M. Steinhauer  
Notary Public, Dane County, Wisconsin  
My Commission Expires: 12/03/10





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

**Financial Officer**  
Steven B. Danner-Rivers

July 2, 2008

Patricia A. Robinson Condominiums  
U O Assoc. % Operation Fresh Start Inc.  
1925 Winnebago St.  
Madison, WI 53704

RE: 3540 & 3542 Home Avenue

Dear Property Owner,

City of Madison Engineering has been made aware of a drainage problem within the area of your property. Our solution shall include extending a storm inlet to the northwest corner of Mayfair Ave. & Home Ave., then ditching along the north side of Home Av. to Fairmont Av.

Presently, the driveway culverts within this block have failed or no longer function properly. Property owners are responsible for maintenance and replacement of driveway culverts. Please be advised that you are hereby ordered to replace your culvert on or before August 15, 2008. You may request that the City contractor do this work and assess the cost to you. Attached is our estimate of cost if you choose that route.

If you choose to do the replacement privately, you must coordinate with the City staff so that we can stake the elevation for your culvert to function with the City's drainage work.

Please review this matter at your earliest convenience. A copy of the planned work is also attached.

Contact mike Dailey of my staff at 266-4058 with any questions and inform him no later than July 18, 2008 how you intend to proceed.

Sincerely,

Larry D. Nelson, P.E.  
City Engineer

LDN:MD:jap  
cc: Ald. Clausius  
Lora L. Ott, 3542 Home Ave.  
Carol A. Spoehr, 3540 Home Ave.





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David A. Davis, R.L.S.

**Financial Officer**  
Steven B. Danner-Rivers

July 16, 2008

Carol A. Spoehr  
3540 Home Av.  
Madison, WI 53714

RE: Culvert Replacement at your Condominium

On July 2, 2008, we sent a letter to your condominium association regarding an upcoming storm project and the need to replace the condo's driveway at the owner's expense.

Since that letter, Lora L. Ott representing the condominiums contacted Mike Dailey of my staff. She stated that it was the owner's preference that the City do the work and assess the costs. She further requested the option of spreading payments over several years.

Enclosed please find a waiver of assessment form that would allow us to charge one half of the cost of the private work to you, up to \$1,700.00. The waiver also provides for payment over eight (8) years. Please execute this document in the presence of a Notary Public and return the document no later than July 31, 2008.

If easier, you can bring the document to our office to execute, as we have a Notary available.

Feel free to direct any questions to Mike Dailey at 608-266-4058

Sincerely,

Larry D. Nelson, P.E.  
City Engineer

LDN:MD:jap

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NOTICES AND HEARING UNDER  
SECTION 66.0703(7)(b), WIS. STATUTES**

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- 1) In accordance with Section 66.0703(7)(b) of the Wisconsin Statutes, we hereby waive all special assessment notices and hearings required by Section 66.0703(7)(b) of the Wisconsin Statutes, and we further agree that the benefit to our property from the construction of such improvement is ~~\$1700.00~~ which we may elect to pay in eight (8) equal successive annual installments to be paid with the general taxes beginning with the year 2009.

*\$1000 -  
Change made  
per conversation  
with Tony  
Nelson  
8/4/08*

The City of Madison shall have the right annually during the payment period above specified, to place an amount equal to one-eighth (1/8) of said charge above specified, together with interest on all unpaid balances thereof at the prevailing interest rate on the tax roll to be collected together with the general taxes in the same manner as if said charge had been levied as a special assessment against the property and as if the said annual amounts were installments of special assessment.

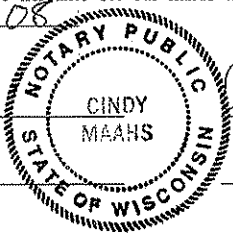
- 3) In the event of a default in the payment of any of the said eight (8) annual installments above specified, the collection of the same may be enforced by the City of Madison either by an action for debt, by sale of the property for nonpayment of taxes or by discontinuation of service.

- 4) Our address is 3540 Home Avenue, Madison, WI 53714 and our land is described as follows:

Parcel Number 0810-324-3401-1, BURKE ASSESSORS PLAT #1 PT OUTLOT 64, - COM 66 FT N OF NE COR LOT 11 BLK 4 SECON D ADD CLYDE A GALLAGHER & E 33 FT, TH N 67 FT, TH W 165 FT, TH S 67 FT, TH E 165 FT TO POB. NOW KNOWN AS PATRICIA A ROBINSON CONDOMINIUMS AS DECLARED AND RECORDED IN DANE COUNTY REGISTER OF DEEDS AS DOCUMENT 4207412.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 6 day of August, 20 08

In the Presence of:



*Caryl Spoehr*  
- Owner

State of Wisconsin )  
Dane County )

Personally came before me this 4 day of August, 20 08

The above named Carol H. Spoehr  
To me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*[Signature]*  
Notary Public, Dane County, Wisconsin  
My Commission Expires 10/24/10



Department of Public Works  
**City Engineering Division**

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July 16, 2008

Lora L. Ott  
3542 Home Av.  
Madison, WI 53714

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On July 2, 2008, we sent a letter to your condominium association regarding an upcoming storm project and the need to replace the condo's driveway at the owner's expense.

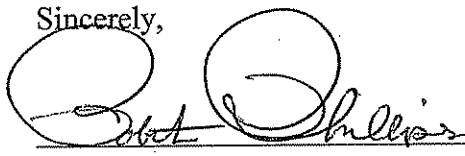
Since that letter, you contacted Mike Dailey of my staff, representing the condominiums. You stated that it was the owner's preference that the City do the work and assess the costs. You further requested the option of spreading payments over several years.

Enclosed please find a waiver of assessment form that would allow us to charge one half of the cost of the private work to you, up to \$1,700.00. The waiver also provides for payment over eight (8) years. Please execute this document in the presence of a Notary Public and return the document no later than July 31, 2008.

If easier, you can bring the document to our office to execute, as we have a Notary available.

Feel free to direct any questions to Mike Dailey at 608-266-4058

Sincerely,



Larry D. Nelson, P.E.  
for City Engineer

LDN:MD:jap

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*\$1000.00 per Mike Dailey 8-4-08*

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IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30<sup>th</sup> day of July, 2008.

In the Presence of:  
\_\_\_\_\_  
Jora Ott  
- Owner

State of Wisconsin)  
Dane County )

Personally came before me this 30<sup>th</sup> day of July, 2008

The above named Jora Ott  
To me known to be the person(s) who executed the foregoing instrument and acknowledged the same

Debra J. Schmidt  
Notary Public, Dane County, Wisconsin

My Commission Expires: 7/24/11

