

**AFFIDAVIT OF MAILING**

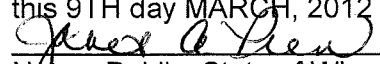
STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

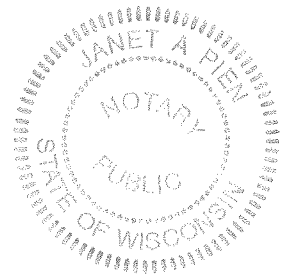
Kathleen Rideout, being first duly sworn on oath, deposes and says that:

1. She is a Administrative Clerk I with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 9th day of MARCH 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 MANITOU WAY RESURFACING ASSESSMENT DISTRICT - 2012

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

Subscribed and sworn to before me  
this 9TH day MARCH, 2012  
  
\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires:





Department of Public Works  
**City Engineering Division**

Robert F. Phillips, P.E.  
City Engineer

**608 266 4751**

**Assistant City Engineer**  
Michael R. Dalley, P.E.

**Principal Engineers**  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
Gregory T. Fries, P.E.  
Christopher J. Petykowski, 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

March 9, 2012

**To: Property Owners along Manitou Way**

**Re: Public Hearing before Board of Public Works**  
**March 21, 2012 6:30 P.M., Room 1018 City County Building**  
**210 Martin Luther King Jr. Blvd, Madison, WI**

The City is proposing to improve Manitou Way from Seminole Highway to Tumalo Trail. This project involves special assessments to owners of property on the project. You are being sent this letter to notify you of the public hearing before the Board of Public Works at the above referenced date, time & location. City Engineering will be making a short presentation at the meeting, followed by the public hearing. Attached to this letter is a schedule of assessments that contains the estimated cost for each property within the project.

The proposed improvements include relocating the existing storm sewer pipe from the median to the roadway; replacing portions of the sanitary sewer main and laterals; replacing portions of the curb and gutter, sidewalk and drive aprons; removing and replacing several of the speed humps to facilitate the utility construction, and resurfacing the street. The project is scheduled to take place during the summer of 2012.

### **STREET IMPROVEMENT**

The proposed street improvements include replacing portions of the concrete curb and gutter and resurfacing the street. Sidewalk that is cracked, settled, heaved or in disrepair will be replaced. Also, the replacement of the sanitary sewer laterals will require the removal and replacement of up to four sections of sidewalk, up to twenty feet of curb and gutter, and possibly the drive apron.

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 drive aprons, sidewalk and curb and gutter. The City is responsible for the remaining street related items. The attached Schedule of Assessments shows a breakdown of costs for each of the assessable items and the total estimated cost to be assessed to each adjacent property owner. LeAnne Hannan is the street design engineer and you may contact her at 266-4057 or [lhannan@cityofmadison.com](mailto:lhannan@cityofmadison.com) if you have questions.

### **Sanitary Sewer Main and Lateral Replacement**

The existing sanitary sewer, within the project area, is clay pipe that was installed in 1935. The majority of this pipe is in good condition; however, approximately 850 feet of sanitary main within the project area is a undersized for modern maintenance equipment. The 6-inch pipe will be replaced with 8-inch main. The remaining sanitary sewer in the project area is 8-inch pipe, which will be lined. Lining pipe requires no excavation.

Sanitary sewer laterals connected to the 6-inch main will be replaced to the property line, if possible. Residents are assessed 25% of the cost for sanitary sewer lateral reconnection and replacement. Property owners are not assessed for the replacement of sanitary sewer main.

The sanitary sewer design engineer is Sally Swenson, you may contact her at 266-4862 or [sswenson@cityofmadison.com](mailto:sswenson@cityofmadison.com) if you have questions.

## **STORM SEWER**

The existing storm sewer, which is located in the median, was installed in 1950 and is failing. The new storm sewer main will be located beneath the pavement on the westbound side of the street. Storm sewer work is not assessed to property owners, with the exception of private connections, which are 100% assessable. The costs to connect existing private connections (often downspouts or sump pumps) to the storm sewer are assessable. If you are aware of any existing private connections you have to the storm sewer system (either to a curb inlet, through the curb itself, or to another structure) or would like a private connection to be provided as part of this project, please contact the storm sewer engineer. Most properties within the project do not likely have an existing private connection to the storm sewer.

The storm sewer design engineer is Sally Swenson, you may contact her at 266-4862 or [sswenson@cityofmadison.com](mailto:sswenson@cityofmadison.com) if you have questions.

## **IMPACT ON TREES AND LANDSCAPING**

City Forestry has evaluated the trees within the project to determine condition and determine tree protection specifications. At this time, it is not anticipated that any trees will require removal as a result of the project. If this changes, the effected property owners will be contacted.

The following trees are in close proximity to sanitary sewer laterals. It is anticipated that utility work can be performed without damaging these trees; however, property owners should be aware problems may potentially arise during construction.

4154 Manitou Way – 12” Norway Maple  
4158 Manitou Way – 22” Norway Maple  
4162 Manitou Way – 15” Norway Maple

Tree pruning in advance of the project is required to reduce the risk of damage to the trees during construction. The City of Madison – Forestry Section will perform the necessary work. For certain species, especially oak and elm trees, the pruning must be completed by mid-April to reduce the chance of disease.

Please note that construction will also have an impact on landscape features in the terrace. With the nature of this work, property owners should anticipate that the terrace area, adjacent to any curb replacement or utility lateral replacement, will be disturbed. Therefore, any plantings or special landscaping features that an owner wishes to save from damage should be removed from the terrace area prior to the start of construction.

### ***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 based upon the City's assessment policy. When the project is bid, and work is complete, a final assessment will be calculated based on work actually performed. The final assessment is payable in one lump sum or over a period of 8 years, with 3.0% interest charged on the unpaid balance.

### ***Accommodation Requests***

To request accommodations for special needs or disabilities or have any other questions regarding this project, please contact the Project Engineer, LeAnne Hannan. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction.

Sincerely,



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

RFP:LKH

Attach

cc: Ald. Brian Solomon  
Sally Swenson, City Engineering  
Principal, Thoreau Elementary School, Principal, Cherokee Middle School, Principal, West High School; Madison School District Transportation Coordinator, [jasonf@badgerbus.com](mailto:jasonf@badgerbus.com), Madison Metro Transit; 911, Madison Police Dept., Madison Fire Dept., Streets Division, Traffic Engineering

**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 21, 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**

**W. JOHNSON STREET CURB AND TERRACE REPAIR ASSESSMENT DISTRICT**

**MANITOU WAY RESURFACING ASSESSMENT DISTRICT - 2012**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ MARCH 9, 2012

Project Name: Manitow Way Resurfacing Assessment District-2012  
Project Limits: Seminole Hwy to Tunaloo Trail

Project ID:  
53W1341

Frontages listed are for: FRONTAGE IS FOR SITUS STREET

Parcel No./	Owner's Name /	Situs Address	Frontage	Assessable Frontage	Street Reconstruction Items			Sanitary Sewer Items			TOTAL ASSMINT	
					Rem. Sidewalk & Drive Apron @ \$1.50 per SF	Replace Apron @ \$3.50 per SF	Replace Sidewalk @ \$3.00 per SF	Rem. & Repl. Curb and Gutter @ \$15.00 per LF	Sanitary Sewer Reconnection \$299.50 each	Rem. & Repl. Sanitary Lateral @ \$21.11 per LF		
0709-332-0502-7 R2	MANLEY-MCGUIRK TRUST 4138 COUNTRY CLUB RD MADISON WI	4138 Country Club Rd	65.00	65.00	\$0.00	\$0.00	\$0.00	20.00	1	20.00	\$422.20	\$1,021.70
0709-332-0701-5 C	NAKOMA GOLF CLUB INC 4145 COUNTRY CLUB RD MADISON WI	4145 Country Club Rd	1602.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0709-332-0613-2 R2	BLAIR, MARLAINE 4153 IROQUOIS DR MADISON WI	4153 Iroquois Dr	60.00	60.00	\$162.00	\$378.00	\$0.00	23.00	\$0.00	\$0.00	\$0.00	\$885.00
0709-332-0614-0 R2	KILLPACK, MIMI R 4157 IROQUOIS DR MADISON WI	4157 Iroquois Dr	70.00	25.00	\$0.00	\$0.00	\$0.00	25.00	\$0.00	\$0.00	\$0.00	\$375.00
0709-332-0435-0 R2	MOHONEY, VICTOR L & JAYNE A. ROTHMOHONEY 4102 MANITOU WAY MADISON WI	4102 Manitow Way	136.00	106.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0709-332-0434-2 R2	ROSE TRUST % JAMES & SARAH ROSE 4110 MANITOU WAY MADISON WI	4110 Manitow Way	69.00	69.00	\$180.00	\$420.00	\$0.00	22.00	\$0.00	\$0.00	\$0.00	\$930.00
0709-332-0433-4 R2	VANDER MEER, TR. J. & H 4114 MANITOU WAY MADISON WI	4114 Manitow Way	75.00	75.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0709-332-0432-6 R2	WARD, BRENDA J 4118 MANITOU WAY MADISON WI	4118 Manitow Way	70.00	70.00	\$105.00	\$245.00	\$0.00	10.00	\$0.00	\$0.00	\$0.00	\$500.00
0709-332-0431-8 R2	NOONAN, KENNETH J & CARRIE ASKEW NOONAN 4122 MANITOU WAY MADISON WI	4122 Manitow Way	65.00	65.00	\$210.00	\$0.00	\$420.00	20.00	\$0.00	\$0.00	\$0.00	\$930.00
0709-332-0430-0 R2	LINGARD, TED & AMY 4126 MANITOU WAY MADISON WI	4126 Manitow Way	70.00	70.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0709-332-0501-9 R2	ARENZ, AMY J & CHRISTOPHER NOEL ARENZ 4127 MANITOU WAY MADISON WI	4127 Manitow Way	143.30	113.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0709-332-0429-3 R2	GASKELL, JAMES & JUDITH 4130 MANITOU WAY MADISON WI	4130 Manitow Way	70.00	70.00	\$180.00	\$0.00	\$360.00	\$0.00	\$0.00	\$0.00	\$0.00	\$540.00
0709-332-0428-5 R2	BUETTNER, CHRISTOPHER P & HEATHER R BUETTNER 4134 MANITOU WAY MADISON WI	4134 Manitow Way	70.00	70.00	\$0.00	\$0.00	\$0.00	45.00	\$0.00	\$0.00	\$0.00	\$675.00
0709-332-0503-5 R2	DUTCH, GREGORY N & SANDRA ESTEP 4141 MANITOU WAY MADISON WI	4141 Manitow Way	62.50	62.50	\$0.00	\$0.00	\$0.00	30.00	1	\$299.50	\$453.87	\$1,203.37
0709-332-0427-7 R2	JULIAN, MARCUS C & KARRIE JULIAN 4142 MANITOU WAY MADISON WI	4142 Manitow Way	135.00	135.00	\$120.00	\$0.00	\$240.00	11.00	\$0.00	\$0.00	\$0.00	\$525.00

Project Name: Manitow Way Resurfacing Assessment District-2012  
Project Limits: Seminole Hwy to Tummalo Trail

Frontages listed are for: FRONTAGE IS FOR SITUS STREET

Parcel No./R2	Owner's Name /	Situs Address	Frontage	Assessable Frontage	Street Reconstruction Items				Sanitary Sewer Items			TOTAL ASSMINT		
					Rem. Sidewalk & Drive Apron @ \$1.50 per SF	Replace Apron @ \$3.50 per SF	Replace Sidewalk @ \$3.00 per SF	Rem. & Repl. Curb and Gutter @ \$15.00 per LF	Sanitary Sewer Reconnection \$299.50 each	Rem. & Repl. Sanitary Lateral @ \$21.11 per LF	Rem. & Repl. Sanitary Lateral @ \$21.11 per LF			
0709-332-0504-3 R2	MCALLEESE, KEVIN S PATRICIA L WHEELER MADISON WI	4145 Manitow Way	62.50	62.50	285.00	\$427.50	\$997.50	\$0.00	28.00	1	\$299.50	21.60	\$455.98	\$2,600.48
0709-332-0426-9 R2	BUSH, CYNTHIA B G MADISON WI	4146 Manitow Way	70.00	70.00	215.00	\$322.50	\$402.50	\$300.00	20.00	1	\$299.50	20.30	\$428.53	\$2,055.03
0709-332-0505-1 R2	GHANDHI JAAL B & KRISTIN M CHURCHILL MADISON WI	4149 Manitow Way	62.50	62.50	\$0.00	\$0.00	\$0.00	\$0.00	20.00	1	\$299.50	21.50	\$453.87	\$1,055.37
0709-332-0425-1 R2	ANDES, DAVID & KATHRYN A ANDES MADISON WI	4150 Manitow Way	70.00	70.00	100.00	\$150.00	\$0.00	\$300.00	20.00	1	\$299.50	21.60	\$455.98	\$1,505.48
0709-332-0506-9 R2	FRIEDRICH, THOMAS C & SARA H C FRIEDRICH MADISON WI	4153 Manitow Way	77.00	77.00	\$0.00	\$0.00	\$0.00	\$0.00	20.00	1	\$299.50	20.00	\$422.20	\$1,021.70
0709-332-0424-3 R2	WINCHESTER, WILLIAM S & MARY L WINCHESTER MADISON WI	4154 Manitow Way	70.00	70.00	100.00	\$150.00	\$0.00	\$300.00	20.00	1	\$299.50	26.10	\$550.97	\$1,600.47
0709-332-0507-7 R2	BULGRIN, SUSAN M MADISON WI	4157 Manitow Way	140.10	110.10	235.00	\$352.50	\$822.50	\$0.00	20.00	1	\$299.50	20.20	\$426.42	\$2,200.92
0709-332-0423-5 R2	GOETZ, ROBERT A & ELIZABETH M GOETZ MADISON WI	4158 Manitow Way	70.00	70.00	100.00	\$150.00	\$0.00	\$300.00	20.00	1	\$299.50	27.30	\$576.30	\$1,625.80
0709-332-0422-7 R2	KOST, PATRICIA S MADISON WI	4162 Manitow Way	70.00	70.00	100.00	\$150.00	\$0.00	\$300.00	20.00	1	\$299.50	20.00	\$422.20	\$1,471.70
0709-332-0421-9 R2	PARADISE, GREGORY J & SHEREE CASTRO PARADISE MADISON WI	4166 Manitow Way	80.20	80.20	100.00	\$150.00	\$0.00	\$300.00	20.00	1	\$299.50	21.30	\$449.64	\$1,499.14
0709-332-0420-1 R2	MARTINKO, KEITH & JAYNE MADISON WI	4170 Manitow Way	156.60	156.60	100.00	\$150.00	\$0.00	\$300.00	42.00	1	\$299.50	31.50	\$664.97	\$2,044.47
0709-332-0615-8 R2	HANSON, MARK E & JANIS K MADISON WI	4173 Manitow Way	85.00	85.00	20.00	\$30.00	\$70.00	\$0.00	85.00		\$0.00		\$0.00	\$1,375.00
0709-332-0702-3 A	UW REGENTS ARBORETUM VAN HISE HALL #1860 MADISON WI	4150 McCaffrey Dr 1120 LINDEN DR MADISON WI	128.80	128.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
0709-332-0419-4 R2	KARLOM, BRITT MADISON WI	1109 Seminole Hwy	82.90	67.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
					1993.00	\$2,989.50	\$3,335.50	\$3,120.00	541.00	13.00	\$3,893.50	292.90	\$6,183.12	\$27,636.62