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1. She is a Program Assistant 3 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the day of DECEMBER 1, 2017 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 **RONALD REGAN AVENUE, JOHN WALL DRIVE AND MERCHANT STREET ASSESSMENT DISTRICT - 2017** attached hereto.

Johanna L. Johnson

Malina

RACHEL RODRIGUEZ
NOTARY PUBLIC
STATE OF WISCONSIN



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

Parcel Number: 0810-162-0318-5
Situation Address: 6305 Ronald Reagan Avenue
CITY OF MADISON EDD

PO BOX 2983
MADISON, WI 53701

Assistant City Engineer
Gregory T. Fries, P.E.
Kathleen M. Cryan
Principal Engineer 2
Christopher J. Petykowski, P.E.
John S. Fahrney, P.E.
Principal Engineer 1
Christina M. Bachmann, P.E.
Eric L. Dundee, P.E.
Facilities & Sustainability
Jeanne E. Hoffman, Manager
Mapping Section Manager
Eric T. Pederson, P.S.
Financial Manager
Steven B. Danner-Rivers

December 1, 2017

To: Property Owners along Ronald Reagan Avenue and John Wall Drive

Re: Proposed Street Construction Project & Public Hearing

The City of Madison is proposing new construction of Ronald Reagan Avenue and John Wall Drive in 2018. Enclosed with this letter is a fact sheet with some details on the proposed project, which includes a map of the proposed project limits. Also enclosed is 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 all items included with this proposed project. The full cost of the work is assessed to the adjacent property owners.

Also enclosed is a Schedule of Assessments, which shows the 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 8 years, with 3% interest charged on the unpaid balance.

To request accommodations for special needs or disabilities or 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:ajz

Cc by email:

Ald. Baldeh
Yang Tao, Traffic Engineering
Jeremy Nash, Traffic Eng.
Fadi El Musa Gonzalez, City Eng.
Marla Eddy, City Forestry
Ed Ruckriegel, Fire Department

Chris Kelley, Streets Division
Christy Bachmann, City Eng.
Mark Moder, City Eng.
Kelly Miess, Water Utility
Tim Sobota, Madison Metro Transit
Cindy Mierow, Police Department

Dane County 911

Jason Fenske, Badger Bus Lines, jasonf@badgerbus.com

Mick Howan, School District Transportation, mjhowan@madison.k12.wi.us

Jeff Fedler, Madison School District Transportation Coordinator, jfedler@madison.k12.wi.us

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, DECEMBER 13, 2017 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

RONALD REGAN AVENUE, JOHN WALL DRIVE AND MERCHANT STREET ASSESSMENT DISTRICT – 2017

RESURFACING 2018 ASSESSMENT DISTRICT

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ DECEMBER 1, 2017

Fact and Details Sheet

Proposed 2018 Ronald Reagan Avenue and John Wall Drive Construction Project

Project Details – Proposed Work

Sanitary Sewer: Install a new sanitary sewer system along Ronald Reagan Avenue and John Wall Drive with 8" PVC and 10" PVC pipe and install laterals for each parcel (*main and laterals are assessable to all Lots*). Existing sanitary sewer along Merchant Street within Lot 4 will be removed (*assessable to Lot 4*). Existing sanitary sewer within Lot 3 will be removed (*assessable to Lot 3*). New sanitary sewer will be installed along the north and east sides of Lot 3 within the property line and connect into the main on Ronald Reagan Avenue (*assessable to Lot 3*).

Water Main: Install a new existing water main system along Ronald Reagan Avenue and John Wall Drive with 16" and 10" ductile iron pipe and install services for each parcel (*main and laterals are assessable to all Lots*). Existing water main along Merchant Street within Lot 4 will be removed (*assessable to Lot 4*).

Storm Sewer: Install a new storm sewer system along Ronald Reagan Avenue and John Wall Drive (*main is assessable to all Lots*). The existing drainage channel will be relocated to the north side of Lot 4 and the north and east sides of Lot 3 (*assessable to Lot 3 & 4*). The storm sewer system along Ronald Reagan Avenue will discharge into the new drainage channel. The storm sewer system along John Wall Drive will connect into the existing storm sewer system along Manufactures Drive (*main is assessable to all Lots*). Existing storm sewer along Merchant Street within Lot 4 will be removed (*assessable to Lot 4*).

Street Lights: There will be new street lights installed along Ronald Reagan Avenue and John Wall Drive (*lighting assessable to all Lots*). Existing street lights and electrical wiring along Merchant Street within Lot 4 will be relocated and removed, respectively (*assessable to Lot 4*).

Street: Install new pavement and gravel base; install new curb and gutter, install new sidewalk and install new driveway aprons (*grading, gravel, pavement, curb and gutter, sidewalk and driveway aprons are assessable to all Lots*). Sidewalk will be installed along the east side of Ronald Reagan Avenue from John Wall Drive to Merchant Street. Sidewalk will be installed along the west side of Ronald Reagan Avenue from Hoepker Road to Merchant Street. Sidewalk will be installed along the south side of John Wall Drive from Ronald Reagan Avenue to Manufacturers Drive. The proposed street width will be 36 ft. from face of curb to face of curb, which will allow for travel in both directions and parking on both sides of the street. Ronald Reagan Avenue will connect to Hoepker Road and Merchant Street. John Wall Drive will connect Ronald Reagan Avenue and Manufactures Drive. The portion of Merchant Street within Lot 4 including the gas and telecommunication lines will be removed (*assessable to Lot 4*). Existing storm sewer on the east side of Lot 3 north of where the proposed ditch meets the existing ditch will be removed (*assessable to Lot 3*). Concrete driveway aprons will be constructed with the project for Lot 1 (*assessable to Lot 1*). Driveway widths will be installed per the City of Madison standard detail. Disturbed areas will be restored with topsoil, seed and erosion mat, which will be watered as needed by the contractor for the first 10 days.

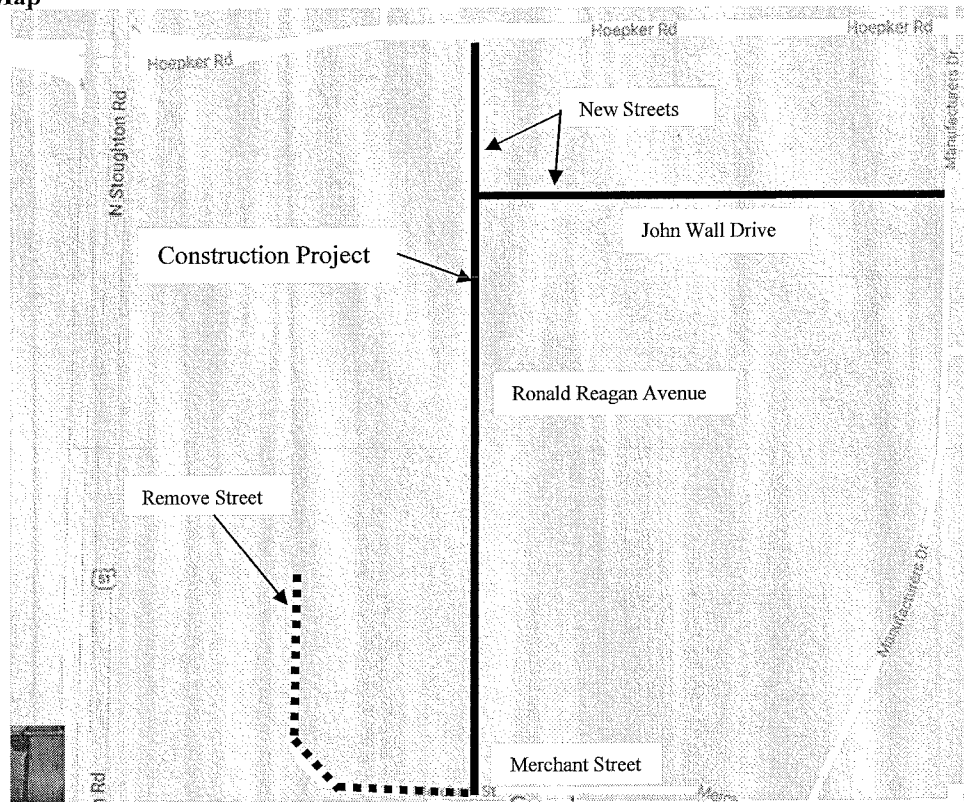
Trees: Existing trees on the vacant land will be removed to accommodate the construction of Ronald Reagan Avenue and John Wall Drive. There are no proposed tree plantings planned along Ronald Reagan Avenue or John Wall Drive in the terrace with the project. Trees will be planted once the lots are developed and driveway entrances are established.

Construction Schedule & Impacts

Tentative Construction Schedule: April through July. This proposed project is scheduled to be advertised for bids on January 11, 2018.

Traffic Impacts: Ronald Reagan Avenue and John Wall Drive will be closed to all traffic until the project is complete. Traffic will be disturbed and temporary lane closures will be needed on Manufactures Drive when sanitary sewer and water main are connected from John Wall Drive, Hoepker Road when water main and storm sewer are connected from Ronald Reagan Avenue and Merchant Street when Ronald Reagan Avenue is connected.

Project Location Map



Assessment Policy and Costs

Item	Property Owner Share	City Share
Asphalt Pavement and Gravel Base	100%	0%
Curb and Gutter	100%	0%
Concrete Sidewalk	100%	0%
Driveway aprons	100%	0%
Sanitary & Storm Mains	100%	0%
Sanitary Laterals	100%	0%
Storm Sewer Service	100%	0%
Water Main	100%	0%
Water Services	100%	0%
Lighting	100%	0%

Project Contacts

Project Manager: Andrew Zwieg – 266-9219,
azwieg@cityofmadison.com

Traffic: Yang Tao – 266-5987,
slanger@cityofmadison.com

Sanitary Sewer: Mark Moder –
261-9250, mmoder@cityofmadison.com

Storm Sewer: Fadi El Musa Gonzalez – 243-5214,
FEIMusaGonzalez@cityofmadison.com

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

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

Forestry: Marla Eddy – 266-4450,
meddy@cityofmadison.com