

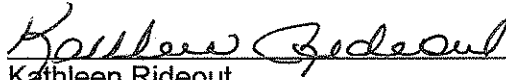
AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

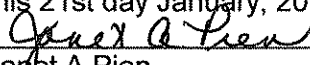
Kathleen Rideout, being first duly sworn on oath, deposes and says that:

1. She is a Administrative Clerk I with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 21st day of January, 2011 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 SOUTH INGERSOLL STREET, attached hereto.

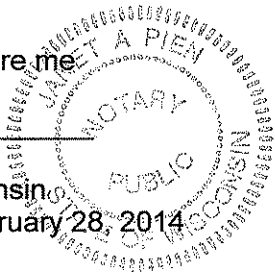
2. She did and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.



Kathleen Rideout

Subscribed and sworn to before me
this 21st day January, 2011


Janet A Pien
Notary Public, State of Wisconsin
My Commission expires: February 28, 2014





Department of Public Works
City Engineering Division

608 266 4751

Robert F. Phillips, 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

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
James C. Whitney, A.I.A.

Operations Manager
Kathleen M. Cryan

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

Financial Officer
Steven B. Danner-Rivers
Hydrogeologist
Brynn Bemis

January 21, 2011

To: Property owners along South Ingersoll Street

**Re: Public Hearing before Board of Public Works
February 2, 2011 at 6:30 P.M.
City-County Building, Room 108
210 Martin Luther King, Jr. Blvd.**

As part of the upcoming reconstruction project on Williamson Street, City Engineering has determined that it will be necessary to extend the project down S. Ingersoll Street from Williamson Street to E. Wilson Street so that the new sanitary sewer main on Williamson Street can be installed at or above the DNR required minimum slope. The proposed work on S. Ingersoll St. involves special assessments to owners of property along 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, and 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 that is being assessed for this additional work on S. Ingersoll St.

The proposed improvements for the resurfacing of S. Ingersoll St. include replacement of the pavement, and the sanitary sewer main and laterals. The curb and gutter, drive aprons, and sidewalk will be replaced only as needed.

Street Improvements

The proposed street improvements for S. Ingersoll Street include removing and replacing the existing asphalt pavement and base course as the existing surface is in relatively poor condition. The existing curb and gutter, sidewalk, and drive aprons will be removed and replaced as necessary to repair any unsafe or damaged sections or to replace any sections that need to be removed for the replacement of the sanitary sewer lateral. The street will remain the same width as existing. Terrace sidewalks, walks that lead from the curb to the mainline sidewalk, will be removed *and not* replaced unless requested by the property owner.

The cost of the street improvements will be shared by the City and the property owners adjoining the reconstruction. 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. The City is responsible for the remaining pavement width, storm sewer, curb and gutter and sidewalk ramps at the street intersections. The attached Schedule of Assessments shows a breakdown of costs for each of the street reconstruction items and the total estimated cost to be assessed to each adjacent property owner. Jim Wolfe is the street designer for this project and you may contact him at 266-4099 or at jwolfe@cityofmadison.com.

Sanitary Sewer Main and Lateral Replacement

The sanitary sewer main and laterals within on this portion of S. Ingersoll St. were constructed around the year

1932. Currently, there is a sewer main within the terrace on both sides of the street. With the proposed project, the two existing sanitary sewer mains will be replaced with a single main, and the main replacement 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.

This extension of the project on to S. Ingersoll St. is driven by the sanitary sewer design. While working on the sanitary sewer design for Williamson St., City Engineering determined that it will be necessary to continue the sanitary sewer replacement down S. Ingersoll St. from Williamson St. to E. Wilson St. This work is necessary because it will allow for the new sewer on Williamson St. to meet the DNR required minimum slope.

This will also allow for the sewer to be installed deeper, which will help to eliminate potential conflicts with other utilities. If you have questions regarding the replacement of your sanitary lateral please contact Elia Acosta at 266-4096 or at eacosta@cityofmadison.com.

Storm Sewer

Storm sewer main, leads, and inlets will be replaced as necessary with this proposed project. This work is not assessed to property owners. Greg Fries is the storm sewer designer for this project, and you may contact him at 267-1199 or at gfries@cityofmadison.com.

Water Main and Water Service Laterals

The water main on this portion of S. Ingersoll St. will not be replaced. Dennis Cawley may be contacted at 261-9243 with questions regarding the water main replacement on Williamson St.

Impact on Trees and Landscaping

During construction, it will be necessary to trim tree limbs and/or roots to accommodate the construction. City Engineering and City Forestry have reviewed the site, and no tree removals are expected at this time. However, it may be determined during the final design process or during the course of construction that tree removals may be necessary. If so, City Engineering will notify property owners adjacent to the tree to be removed, prior to removal.

Please note that construction will also have an impact on existing flower gardens and other plantings within the right-of-way. With the nature of this work, property owners should anticipate that most of the right-of-way will be disturbed; therefore, any plantings or special landscaping features that an owner wishes to save from damage should be removed prior to the start of construction.

Construction

Currently, the City has scheduled the entire Williamson Street reconstruction project to begin on March 28, 2011, and this work on S. Ingersoll St. will be included with that project. During construction, Williamson Street will be reduced to one lane of traffic moving in-bound only (toward the Capitol). Access to businesses and commercial properties will be maintained as much as possible. Metro Transit will detour routes that typically use Williamson St. over to East Washington Ave.

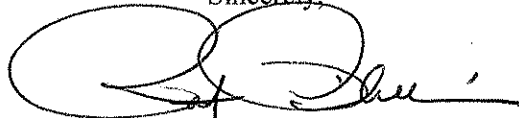
Assessments - General

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 2.5% 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, Jim Wolfe at jwolfe@cityofmadison.com or at 266-4099. 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:jmw

- cc: Ald. Marsha Rummel
- Christy Bachmann, City Engineering
- Elia Acosta, City Engineering
- Mike Dailey, City Engineering
- David Dryer, Traffic Engineering
- Brian Smith, Traffic Engineering
- Greg Fries, City Engineering
- Dennis Cawley, Water Utility
- Dean Kahl, City Forestry
- Ed Ruckriegel, Fire Department
- Cindy Mierow, Police Department
- Matt Mikolajewski, City Planning
- Drew Beck, Metro Transit
- Renee Bremer, MMSD Transp.
- Jeff Fedler, MMSD Transp.
- Dane County 911
- Al Schumacher, Streets Division
- Simon Gillham, Kobussen Buses

**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 2, 2011, 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 or fifteen (15) year period, with the owner paying 1/8 or 1/15 of the principal each year plus two and a half (2.5%) 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

**LANGDON STREET ASSESSMENT DISTRICT-2011
N. FRANCES STREET (LANGDON ST – NORTH) ASSESSMENT DISTRICT – 2011
SOUTH INGERSOLL STREET RESURFACING ASSESSMENT DISTRICT - 2011**

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ JANUARY 21, 2011

January 7, 2011

City of Madison Engineering Division - Schedule of Assessments

Project ID: 53W0633 Project Name: South Ingersoll Street Resurfacing Assessment District - 2011
 Project Limits: Williamson Street to E. Wilson Street

Frontages Listed are for Street Shown Parcel No./ Zoning	Owner's Name / Mailing Address	Parcel Location	Frontage	Street Reconstruction Items			Sanitary Sewer Reconstruction Items			TOTAL ASSMFT	
				Remove Sidewalk and Drive Apron @ \$1.50 per SF SF	Replace Apron @ \$3.50 per SF SF	Replace Sidewalk @ \$3.00 per SF SF	Remove & Replace Curb and Gutter @ \$15.00 per LF LF	Sanitary Sewer Reconnect @ \$250.00 Each Each	Remove & Replace Sanitary Lateral @ \$19.25 per LF LF		Cost
0709-131-2401-5 PUDSIP	301 SOUTH INGERSOLL LLC PO BOX 1547 MADISON WI	301 S Ingersoll St	132.00	100.00	0.00	100.00	20.00	1	42.00	\$808.50	\$1,808.50
0709-134-0124-9 M1	ENG, OLIVER D 302 S INGERSOLL ST MADISON WI	302 S Ingersoll St	31.00	150.00	0.00	150.00	20.00	1	24.00	\$462.00	\$1,687.00
0709-134-0123-1 M1	CHAMBERLAIN, HARRY F 138 LEON ST MADISON WI	304 S Ingersoll St	62.00	350.00	80.00	250.00	30.00	1	24.00	\$462.00	\$2,687.00
0709-134-0122-3 C2, HIS-TL	LUKE HOUSE INC 1046 WILLIAMSON ST MADISON WI	310 S Ingersoll St	62.00	400.00	150.00	250.00	30.00	2	24.00	\$462.00	\$3,287.00
0709-134-0121-5 C2, HIS-TL	GALLO, MATTHEW & CAROLYN FREIWALD 1442 WILLIAMSON ST MADISON WI	312 S Ingersoll St	31.00	150.00	0.00	150.00	20.00	1	24.00	\$462.00	\$1,687.00
0709-131-2404-9 C2, HIS-TL	KINNEAR, ESTHER 315 S INGERSOLL ST MADISON WI	315 S Ingersoll St	33.00	125.00	0.00	125.00	20.00	1	42.00	\$808.50	\$1,921.00
0709-134-0120-7 C2, HIS-TL	CANDLE HOLDER LLC 1054 WILLIAMSON ST MADISON WI	1054 Williamson St	78.00	50.00	0.00	50.00	30.00	0	0.00	\$0.00	\$675.00
0709-131-2405-7 C2, HIS-TL	HANSEN, SUZAN K 1102 WILLIAMSON ST MADISON WI	1102 Williamson St	99.00	300.00	0.00	300.00	40.00	1	42.00	\$808.50	\$3,008.50
TOTALS				1,605.00	230.00	1,375.00	210.00	8.00	222.00	\$4,273.50	\$16,761.00