

MAILING AFFIDAVIT

Waubesa Street Reconstruction Assessment District - 2008

I, Kathleen Rideout, being duly sworn on oath, acting on behalf of the City Clerk, deposes and says that she did on the 9th day of November 2007, place in envelopes, addressed to each interested owner of respective addresses indicated below, Assessment Notices and delivered the envelopes to the Mail Room of Dane County Printing and Services Division for postage and depositing in the United States Mail.

Kathleen Rideout

Signature

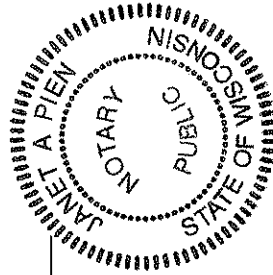
Subscribed and sworn to me on this 9th day of November 2007

Janet A Pien

Janet A Pien

Notary Public, State of Wisconsin

My Commission Expires: June 6, 2010



**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, NOVEMBER 21, 2007, AT 4:30 P.M., the Board of Public Works will hold a public hearing in ROOM 201 (COUNCIL CHAMBERS) 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 five (5%) percent interest on the unpaid balance, and;

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

SACHS STREET & N. MARQUETTE STREET ASSESSMENT DISTRICT - 2008
WAUBESA STREET RECONSTRUCTION ASSESSMENT DISTRICT - 2008
SIGGELKOW ROAD RECONSTRUCTION ASSESSMENT DISTRICT - 2008

By Order of the Board of Public Works
Madison, Wisconsin
Larry D. Nelson, P.E.
Executive Secretary

PUB: CAP TIMES: NOVEMBER 10, 2007



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

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
James C. Whitney, A.I.A.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

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

November 9, 2007

To: Property owners in the vicinity of Waubesa Street

Re: Waubesa Street Reconstruction Assessment District-2008

The City of Madison is proposing to reconstruct Waubesa Street between Waubesa Court and the Union Pacific Railroad tracks, including a short segment of St Paul Avenue from Corry Street to Waubesa Street. Our plan is to begin construction in early 2008. The project is being undertaken primarily to provide new storm sewer, sanitary sewer and water main in Waubesa Street and to improve sight distance at the driveway to the new Goodman / Atwood Community Center.

Enclosed with this letter is a Notice of Public Hearing on the proposed street reconstruction project and a Schedule of Assessments showing the estimated cost to the property owners abutting the project.

The cost of the street improvements will be shared by the City and the property owners adjoining the reconstruction. The City assumes the entire cost of the improvements to the pavement, the storm sewer and the replacement of the sidewalk ramps at each intersection. The City normally shares the cost on a 50-50 basis with the property owners for removing and replacing existing concrete items including curb and gutter, drive aprons and sidewalk. In this case, however, the existing sidewalk (except in front of the Goodman Center) is generally in good condition, having been recently upgraded by the City's sidewalk program. Likewise, the curb and gutter is generally in good condition, except on the north side of St Paul Avenue. Therefore, the City is only assessing 1) sidewalk or curb & gutter which has to be replaced to construct new sanitary laterals; 2) sidewalk in front of the Goodman Center; 3) curb & gutter along the north side of St Paul Ave; and 4) driveway aprons being replaced.

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.

Sanitary Sewer Main and Lateral Replacement

The sanitary sewer main will be replaced with the project and 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 (that 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 Mark Moder, of my staff, at 261-9250.

Impact on Trees and Landscaping

During construction, it will be necessary to trim 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.

Payment of Assessments

The assessment is payable in one lump sum or over a period of 8 years, with 5% interest charged on the unpaid balance.

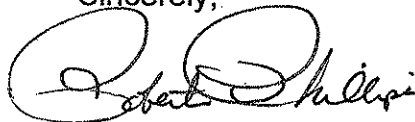
Public Hearing

City Engineering will be making a short presentation on this proposed work at the November 21, 2007 Public Hearing at the Board of Public Works.

Accommodation Requests

To request accommodations for special needs or disabilities or have any other questions regarding this project, please contact the Project Engineer, Tony Fernandez at afernandez@cityofmadison.com or 608-266-9219. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction.

Sincerely,



Larry D. Nelson, P.E.

for City Engineer

cc: Ald. Marsha Rommel
Dan McCormick, Traffic Engineering
Christy Bachmann, City Engineering
Mike Dailey, City Engineering
Dennis Cawley, Water Utility
Marla Eddy, City Forestry

Project Name: Waubesa Street Reconstruction Assessment District - 2008
 Project Limits: Waubesa Ct to Union Pacific Railroad

Frontages listed are for: SITUS STREET FIRST, INTERSECTING STREET SECOND

Parcel No./ Zoning	Owner's Name / Mailing Address	Situation Address	Frontage	STREET RECONSTRUCTION ITEMS				SANITARY SEWER ITEMS				Total Assessments
				Rem. & Replace Conc. C&G L.F.	Replace Conc. Drive Apron S.F.	Remove Drive Apron S.F.	Rem. & Rep. SW S.F.	Reconnect Lateral Each	Rem. & Rep. San Lat. S.F.			
0710-053-0725-3 M1	Pankraz, Thomas F. 214 Waubesa St MADISON WI 53704	206 Waubesa St	128.70 L.F.	0	0	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00
0710-053-0801-2 M1	Madison Kipp Corporation PO Box 8043 MADISON WI 53704	201 Waubesa St	411.80 L.F.	0	236	\$826.00	\$363.00	363	\$0.00	0	\$0.00	\$1,189.00
0710-053-0736-1 M1	City of Madison, Engineering 210 MLK Jr Blvd. Rm 115 MADISON WI 53703	152 Waubesa St	100.04 L.F.	0	0	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00
0710-053-0308-8 R4	Engbring, David 2714 St Paul Ave MADISON WI 53704	2714 St Paul Ave	55.47 L.F.	55.5	130	\$455.00	\$113.00	113	\$300.00	1	\$250.00	\$2,605.00
0710-053-0307-0 R4	Jeanquart II, Dennis J. 2710 St Paul Ave MADISON WI 53704	2710 St Paul Ave	77.98 L.F.	18	0	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$270.00
0710-053-0309-6 PUD	Rosenthal et al, Marc J. 1310 Morrison St MADISON WI 53703	2718 St Paul Ave	96.00 L.F. 25.80 L.F.	84 0	174 85	\$609.00 \$297.50	\$297.00 \$87.00	297 87	\$300.00 \$0.00	1 0	\$250.00 \$0.00	\$3,370.50 \$384.50
0710-053-0501-8 M1	Kupfer Center LLC c/o FCI 211 S. Patterson St. #160 MADISON WI 53703	149 Waubesa St	493.03 L.F.	60	1012	\$3,542.00	\$352.00	352	\$7,395.00	3	\$750.00	\$14,421.25
0710-053-0312-9 PUD	Klaetsch, George A. 2715 Lafollette Ave MADISON WI 53704	2715 Lafollette Ave	40.00 L.F. 80.00 L.F.	40	93	\$325.50	\$90.00	90	\$600.00	2	\$500.00	\$3,289.75
0710-053-0211-3 M1	Sitts, Jennifer 2722 Lafollette Ave #2 MADISON WI 53704	2722 Lafollette Ave	60.00 L.F. 80.00 L.F.	20	0	\$0.00	\$0.00	0	\$300.00	1	\$250.00	\$1,331.25
0710-053-0213-9 M1	Townsend, Laura D. & Carol J Stace 122 Waubesa St MADISON WI 53704	122 Waubesa St	40.00 L.F.	20	50	\$175.00	\$61.00	61	\$300.00	1	\$250.00	\$1,567.25
0710-053-0214-7 M1	Waubesa Warehouse LLC c/o CHT Apartment Rentals PO Box 512 MADISON WI 53701	110 Waubesa St	198.06 L.F.	60	96	\$336.00	\$255.00	255	\$900.00	3	\$750.00	\$4,604.00
0710-053-0215-5 M1	City of Madison Engineering Future Transportation 535 210 MLK Jr Blvd. Rm 115 MADISON WI 53703	102 Waubesa St	19.66 L.F.	0	0	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00
0710-052-2318-7 R4	City of Madison Parks Winth Court Park 215 MLK Jr Blvd. STE 120 MADISON WI 53703	161 Waubesa St	134.68 L.F.	0	0	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00

Parcel No./ Zoning	Owner's Name / Mailing Address	Situation Address	Frontage	STREET RECONSTRUCTION ITEMS				SANITARY SEWER ITEMS				Total Assessments				
				Rem. & Replace Conc. C&G L.F.	Rem. & Replace Conc. Drive Apron S.F.	Remove Drive Apron S.F.	Remove Drive Apron S.F.	Rem. & Rep. SW S.F.	Reconnect Lateral Each	Rem. & Rep. San Lat. S.F.	Rem. & Rep. San Lat. S.F.					
0710-052-2418-5 R4	Nehring, Barbara M & Christine L. Lambakis 66 Waubesa St MADISON WI 53704	66 Waubesa St	54.25 L.F.	0	0	\$0.00	\$0.00	\$0.00	\$0.00	0	0	\$0.00	\$0.00			
0710-053-0216-3 R4	Union Pacific Railroad Co Property Tax 1400 Douglas, STOP 1640 OMAHA, NE 68179	98 Waubesa St.	70.65 L.F.	0	0	\$0.00	\$0.00	\$0.00	\$0.00	0	0	\$0.00	\$0.00			
0710-052-2419-3 R4	Speth, Leonard C. 62 Waubesa St MADISON WI 53704	62 Waubesa St	40.00 L.F.	0	0	\$0.00	\$0.00	\$0.00	\$0.00	0	0	\$0.00	\$0.00			
				357.5	\$3,362.50	1876	\$6,566.00	1618	\$1,618.00	3365	\$10,095.00	12	\$3,000.00	332	\$6,391.00	\$33,032.50