

**AFFIDAVIT OF MAILING**


STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

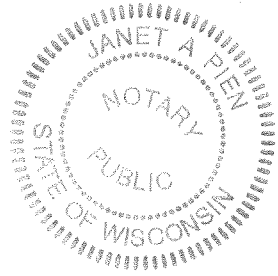
Kathleen Rideout, being first duly sworn on oath, deposes and says that:

1. She is a Administrative Clerk I with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 18th day of APRIL 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 MADISON STREET RECONSTRUCTION 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 18<sup>TH</sup> day APRIL, 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

April 20, 2012

**To: Property owners and residents along Madison Street**

**Re: Public Hearing before Board of Public Works  
May 2, 2012, 6:30pm. - Room 108, City County Building  
210 Martin Luther King Jr. Blvd, Madison, WI**

The City of Madison is proposing reconstruct Madison Street from Van Buren St. to Grant St. 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 on the project.

The proposed improvements include replacing the sanitary sewer main and laterals; replacing the water main and laterals, replacing the curb and gutter and portions of the sidewalk; and replacing the asphalt pavement.

**Street Improvements**

The proposed street improvements include replacing the concrete curb and gutter between Van Buren St., and Grant St., replacing portions of the sidewalk, and replacing the asphalt pavement. The roadway will be reconstructed at the current width of twenty-eight (28) feet.

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 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.

The City's contractor will not remove/replace terrace walks constructed of materials other than concrete. It will be the property owners' responsibility to remove the walk prior to the removal of the curb and to replace the walk upon the completion of the project.

**Storm Sewer**

The storm sewer main, leads, and inlets will be replaced as part of this project. The storm sewer was constructed in 1911. The new storm sewer main will be constructed under the pavement and the existing main, located in the terrace, will be abandoned in place. 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. Sally Swenson is the storm sewer designer for this project; you may contact her with questions at 266-4862 or at [sswenson@cityofmadison.com](mailto:sswenson@cityofmadison.com)

### **Sanitary Sewer**

The sanitary sewer main and laterals within street right-of-way along the project will be replaced. The sanitary sewer main and laterals were constructed in 1909. The sanitary sewer main 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. Replacement of the sanitary sewer lateral from the property line to your home is not required, but should you choose to do so, this replacement 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 Sally Swenson at 266-4862 or at [sswenson@cityofmadison.com](mailto:sswenson@cityofmadison.com).

### **Rain Gardens**

City Engineering has determined that the terraces in front of certain properties within this project are eligible for terrace rain gardens. The rain gardens would be installed by the City of Madison and assessed to the property owner at 25% of the total cost, but not to exceed \$400. This cost includes construction and planting. Homeowners can select from a number of planting plans available online here: <http://www.cityofmadison.com/engineering/stormwater/raingardens>. If the homeowner chooses to design their own planting plan, all costs associated with plants and planting are the responsibility of the homeowner and the assessed cost of the rain garden installation is reduced to \$350. A signed waiver of special assessment would be required of each participant. Installing a terrace rain garden is completely voluntary for eligible property owners. If you are interested in a rain garden, please contact Sally Swenson at (608) 266-4862 or [sswenson@cityofmadison.com](mailto:sswenson@cityofmadison.com) by **May 4, 2012**. For more information on this portion of the project, please see the attached sheet *Rain Gardens in the Street Terrace*.

### **Impact on Trees and Landscaping**

City Forestry has evaluated the trees along the project to determine condition and to determine tree protection specifications. Sewer lateral conflicts, with trees, will be evaluated by City Forestry and City Engineering. At this time, it is not anticipated that any trees will require removal. If this changes, the effected property owners will be contacted.

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 at [lhannan@cityofmadison.com](mailto:lhannan@cityofmadison.com) or 266-4057. 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. Sue Ellingson, District 13; Sally Swenson, City Engineering, Bob Arseneau, Traffic Engineering, Kelly Miess, Water Utility, Principal, Franklin Elementary School, Principal, Randall Elementary School, Principal, Hamilton Middle School, Principal West High School Madison School District Transportation Coordinator, [jasonf@basgerbus.com](mailto:jasonf@basgerbus.com) Badger Bus Lines, 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, MAY 2, 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

MADISON STREET RECONSTRUCTION ASSESSMENT DISTRICT - 2012

MIDLAND STREET ASSESSMENT DISTRICT - 2012

HUXLEY AVENUE SIDEWALK ASSESSMENT DISTRICT - 2012

BLOCK 101 ALLEY RECONSTRUCTION ASSESSMENT DISTRICT - 2012

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ APRIL 20, 2012

Project Name: Madison Street Reconstruction Assessment District-2012  
Project Limits: Grant St. to Van Buren St.

Project ID:  
53W0613

Parcel No./ Zoning	Owner's Name	Situs Address	Frontage	Assessable Frontage	Street Reconstruction Items			Sanitary Sewer Items			TOTAL ASSMNT	
					Rem. Sidewalk @ \$1.50 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			
0709-223-2901-0 R4A	REGENT INVESTMENTS LLC 1901 MADISON ST MADISON WI	1901 Madison St	40.00	15.00	0.0	\$0.00	15.0	\$225.00	0	\$0.00	\$0.00	\$225.00
0709-223-2616-5 R4A	SUCHOMEL, JEAN M 2305 MAIN ST CROSS PLAINS WI	1902 Madison St	60.00	35.00	100.0	\$300.00	35.0	\$525.00	1	\$299.50	\$719.85	\$1,994.35
0709-223-2902-8 R4A	BAGGOT, ROBERT A 843 SOUTH SHORE DR MADISON WI	1903 Madison St	40.00	40.00	124.0	\$372.00	40.0	\$600.00	1	\$299.50	\$694.52	\$2,152.02
0709-223-2903-6 R4A	HEILZER TRUST, JUDITH H 1905 MADISON ST MADISON WI	1905 Madison St	40.00	40.00	100.0	\$300.00	40.0	\$600.00	1	\$299.50	\$907.73	\$2,257.23
0709-223-2615-7 R4A	FELDMAN, JAMES E & MARY T 1910 MADISON ST MADISON WI	1906 Madison St	60.00	60.00	300.0	\$900.00	60.0	\$900.00	1	\$299.50	\$702.96	\$3,252.46
0709-223-2904-4 R4A	CLASEN, ROBERT & DONNA 5854 TIMBER RIDGE TRL MADISON WI	1909 Madison St	50.00	50.00	153.0	\$459.00	50.0	\$750.00	1	\$299.50	\$707.19	\$2,445.19
0709-223-2614-9 R4A	FELDMAN, JAMES & MARY 1910 MADISON ST MADISON WI	1910 Madison St	70.00	70.00	255.0	\$382.50	70.0	\$1,050.00	1	\$299.50	\$738.85	\$3,235.85
0709-223-2905-2 R4A	HOFFNUNG, AARON B 1913 MADISON ST MADISON WI	1913 Madison St	60.00	60.00	300.0	\$900.00	60.0	\$900.00	1	\$299.50	\$983.73	\$3,533.23
0709-223-2613-1 R4A	DARDA JR, GERALD EUGENE 15 STURBRIDGE CIR MADISON WI	1914 Madison St	50.00	50.00	241.0	\$723.00	50.0	\$750.00	1	\$299.50	\$759.96	\$2,893.96
0709-223-2906-0 R4A	CAPPAS LIVING TRUST T. & A. CAPPAS, TRUSTEES 5334 CONEY WESTON PL MADISON WI	1917 Madison St	40.00	40.00	172.0	\$516.00	40.0	\$600.00	1	\$299.50	\$1,234.94	\$2,908.44
0709-223-2612-3 R4A	THOMAS, CHRISTOPHER M RENEE A THOMAS 1922 MADISON ST MADISON WI	1918 Madison St	60.00	60.00	216.0	\$324.00	60.0	\$900.00	1	\$299.50	\$753.63	\$2,925.13
0709-223-2907-8 R4A	KOSKINEN, JOHN B 1919 MADISON ST MADISON WI	1919 Madison St	30.00	30.00	100.0	\$300.00	30.0	\$450.00	1	\$299.50	\$740.96	\$1,940.46
0709-223-2908-6 R4A	WOLF JR, JOHN E 1921 MADISON ST MADISON WI	1921 Madison St	60.00	35.00	36.0	\$108.00	35.0	\$525.00	0	\$0.00	\$0.00	\$687.00
0709-223-2611-5 R4A	THOMAS, CHRISTOPHER M & RENEE A THOMAS 1922 MADISON ST MADISON WI	1922 Madison St	60.00	35.00	218.0	\$654.00	35.0	\$525.00	0	\$0.00	\$0.00	\$1,506.00

3816.0 \$5,724.00 5116.0 \$15,348.00 1271.0 \$19,065.00 22.0 \$6,589.00 858.3 \$18,118.71 \$64,844.71

Project Name: Madison Street Reconstruction Assessment District-2012  
Project Limits: Grant St. to Van Buren St

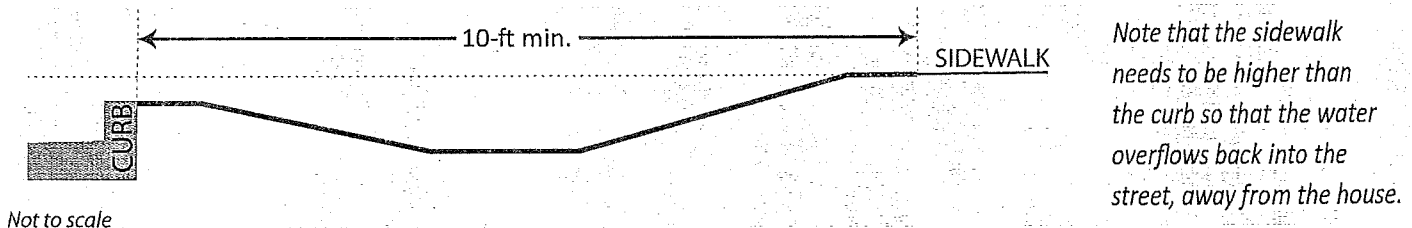
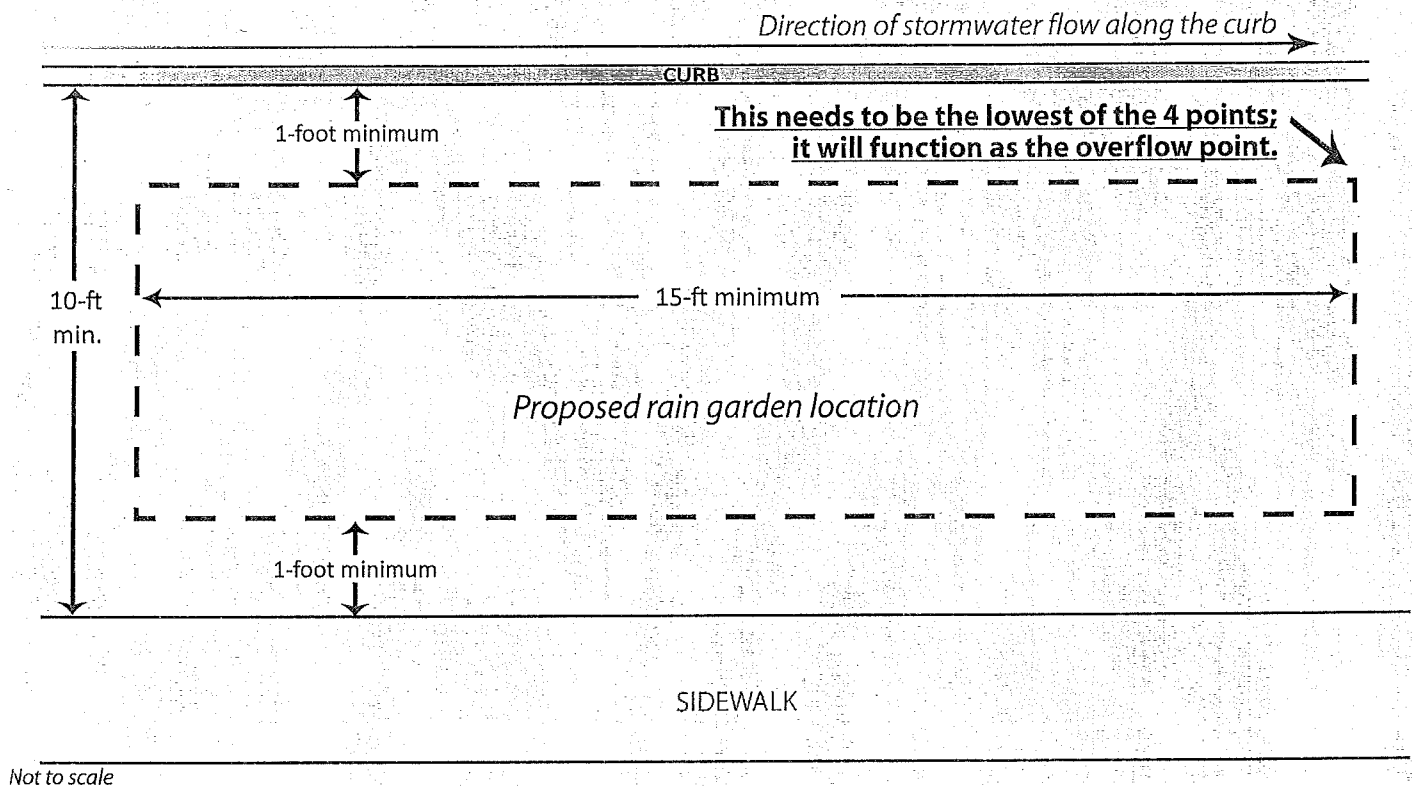
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# Rain Gardens in the Street Terrace

## Determining site suitability:

1. Terrace must be at least 10 feet wide from back of curb to edge of sidewalk
2. Rain garden will be a minimum of 15 feet long
3. Trees need to be at least 10 feet from edge of rain garden
4. Driveways and sidewalk ramps need to be at least 3 feet from edge of rain garden
5. The rain garden would need to overflow back into the curb, away from the sidewalk/house
6. The terrace cannot be too steep in either direction (lengthwise or crosswise).
7. If you are unclear as to a site's suitability, City Engineering staff will do a site visit and make a determination based on the above criteria.



More information about rain gardens can be found here:  
[www.cityofmadison.com/engineering/stormwater/raingardens](http://www.cityofmadison.com/engineering/stormwater/raingardens)  
 Questions? Genesis Steinhorst (266-4059) - [gsteinhorst@cityofmadison.com](mailto:gsteinhorst@cityofmadison.com)