

MAILING AFFIDAVIT

SYENE ROAD ASSESSMENT DISTRICT - 2010

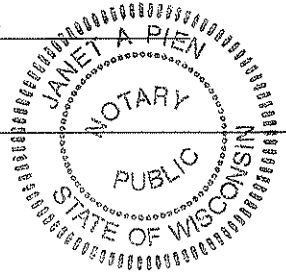
I, Kathleen Rideout, being duly sworn on oath, acting on behalf of the City Clerk, deposes and says that she did on the 29th day of OCTOBER, 2010 place in envelopes, addressed to each interested owner of respective addresses indicated per attached, Assessment Notices and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division for postage and depositing in the United States Mail.

Kathleen M Rideout
SIGNATURE

Subscribed and sworn to me this 29th day of OCTOBER 2010

JANET A PIEN Janet A Pien
Notary Public, State of Wisconsin

My Commission Expires: 2/23/2014





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

October 29, 2009

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahmey, 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

To: Property owners along Syene Road

**Re: Public Hearing before Board of Public Works
November 10, 2010 6:30 P.M.
Room GR-22, 211 S. Carroll St. Entrance to City County Building
210 Martin Luther King Jr. Blvd.
Madison, WI**

The City of Madison is proposing to improve Syene Road in 2011. The limits of the proposed project are on Syene Road from Post Road to Stewart Street. 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, and location. City Engineering will be making a 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 for the street reconstruction include installing concrete curb and gutter, resurfacing of the existing pavement, installing concrete drive aprons, and constructing storm sewer. Sanitary sewer and water main work is not anticipated, but spot repairs will be done as necessary.

Street Improvements

Within these project limits, there have been significant erosion issues along Syene Road. To address that, the City is proposing to improve the street with concrete curb and gutter. With this project, it is also proposed that Syene Road be widened from its current width of 21 feet to a width of 40 feet. The curb and gutter and additional pavement width will be added to the existing road, and the existing pavement will be resurfaced. Concrete driveway aprons will also be installed. A portion of the asphalt driveways will likely need to be removed and replaced to keep the driveway at an adequate slope, and to match into the new concrete apron. Sidewalk is not proposed with this project.

The cost of the street improvements will be shared by the City and the property owners adjoining the reconstruction. Since Syene Rd. is not currently improved, the entire cost of the concrete curb and gutter and 4 ft. of pavement will be assessed to the adjacent property owners, as will the concrete driveway aprons. The City and property owner will share the cost of removing and replacing the asphalt driveways on a 50/50 basis. The City assumes the entire cost of the improvements to the storm sewer and the remaining pavement width. 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 Water Main

The sanitary sewer main and laterals within the limits of this project were constructed in 1981, and it is expected to be in good condition. Therefore, work on the sanitary sewer is not anticipated with this project.

The water main between Post Rd. and Watson Ave. was installed in 1981, and the water main between Watson

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Ave. and Stewart St. was installed in 1961. Similar to the sanitary sewer, these portions of water main are in good condition, and work on the water main is not proposed with this project.

Storm Sewer

Storm sewer main, leads, and inlets will be installed as part of this project. The ditches will be filled, and the storm sewer system will facilitate the drainage within the project limits. This work is not assessed to property owners. Max Conway is the storm sewer designer for this project, and you may contact him at 261-9127.

Impact on Trees and Landscaping

During construction, it will be necessary to trim tree limbs and/or roots to accommodate the construction. Some tree and brush removals will be necessary with this construction; however, every effort will be made to save as many existing trees as possible. Several tree removals are expected with this project. If you have concerns regarding the removals please contact City Engineering.

Please note that construction will also have an impact on existing flower gardens and other plantings adjacent to the road. With the nature of this work, property owners should anticipate that most of the terrace 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.

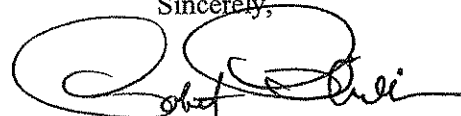
Assessments - General

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 3.5% 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 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. Tim Bruer
Dan McCormick, Traffic Engineering
Christy Bachmann, City Engineering
Max Conway, City Engineering
Dennis Cawley, Water Utility
Dean Kahl, City Forestry
Ed Ruckriegel, Fire Department
Cindy Microw, 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
Jason Fenske, Badger Bus Lines

**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 10, 2010, AT 6:30 P.M., the Board of Public Works will hold a public hearing in ROOM GR 22 (POLICE DEPT CONFERENCE ROOM) OF THE CITY COUNTY BUILDING, 211 S. CARROLL STREET, 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 three and a half (3.5%) 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

SYENE ROAD ASSESSMENT DISTRICT – 2011

SYCAMORE AVENUE ASSESSMENT DISTRICT – 2011

MENDOTA STREET ASSESSMENT DISTRICT – 2011

THORP STREET SANITARY SEWER WITH RESURFACING ASSESSMENT DISTRICT – 2011

IVY STREET ASSESSABLE STREET ASSESSMENT DISTRICT – 2011

PAVEMENT REHAB OF ATWOOD AVENUE AND SOUTH FAIR OAKS AVENUE INTERSECTION ASSESSMENT DISTRICT – 2010

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ OCTOBER 29, 2010

City of Madison Engineering Division - Schedule of Assessments

October 26, 2010

Project ID: 53W043 Project Name: Syene Road Assessment District - 2011
 Project Limits: Post Road to Stewart Street

Frontages Listed are for Street Shown				Street Reconstruction Items						TOTAL ASSM'T
Parcel No./ Zoning	Owner's Name / Mailing Address	Parcel Location	Frontage LF	Install Curb & Gutter & 4 ft. Pavement @ \$55.00 per LF		Install Concrete Drive Apron @ \$7.00 per SF		Remove & Replace Asphalt Driveway @ \$3.00 per SF		
				SF	Cost	SF	Cost	SF	Cost	
0609-021-0204-9 C3L	EPICENTRE PROPERTIES LLC 726 POST RD MADISON WI	726 Post Rd Syene Rd	194.23 379.89	404.89	\$22,268.95	240.00	\$1680.00	0.00	\$0.00	\$23,948.95
0609-021-0092-8 A	LAPER, NICHOLAS & KERRY E LAPER 3030 SYENE RD MADISON WI	3101 Syene Rd	66.00	35.00	\$1,925.00	0.00	\$0.00	0.00	\$0.00	\$1,925.00
0609-022-0201-3 M1	JOE DANIELS CONSTRUCTION INC 919 APPLGATE RD MADISON WI	3102 Syene Rd Stewart St	300.00 150.00	275.00	\$15,125.00	0.00	\$0.00	0.00	\$0.00	\$15,125.00
0609-021-0094-4 M1	RASMUSSEN, KENNETH C 3105 SYENE RD MADISON WI	3105 Syene Rd	80.00	80.00	\$4,400.00	0.00	\$0.00	0.00	\$0.00	\$4,400.00
0609-021-0093-6 M1	LAPER, NICHOLAS O & KERRY E LAPER 3030 SYENE RD MADISON WI	3107 Syene Rd	120.00	120.00	\$6,600.00	180.00	\$1,260.00	0.00	\$0.00	\$7,860.00
0609-021-0101-7 C3L	SYENE ROAD PARTNERSHIP MICHAEL G JACOBSON 3113 SYENE RD MADISON WI	3113 Syene Rd	150.00	150.00	\$8,250.00	300.00	\$2,100.00	284.00	\$852.00	\$10,350.00
0609-022-0214-6 M1	BIVA LLC 136 FAWN CT OREGON WI	3120 Syene Rd Watson Ave	300.00 300.00	360.00	\$19,800.00	380.00	\$2,660.00	400.00	\$1,200.00	\$22,460.00
0609-021-0102-5 C3L	BLOCK IRON & SUPPLY COMPANY INC PO BOX 557 OSHKOSH WI	3121 Syene Rd Watson Ave	180.00 300.69	220.00	\$12,100.00	545.00	\$3,815.00	280.00	\$840.00	\$15,915.00
0609-021-0201-5 C3L	JUMP FOR JOY LLC 3201 SYENE RD MADISON WI	3201 Syene Rd Watson Ave	150.00 300.47	185.00	\$10,175.00	380.00	\$2,660.00	0.00	\$0.00	\$12,835.00
0609-022-0314-4 M1	BADGERLAND SUPPLY INC PO BOX 9066 MADISON WI	3210 Syene Rd	95.00	95.00	\$5,225.00	430.00	\$3,010.00	315.00	\$945.00	\$8,235.00
0609-022-0310-2 M1	JOHNSON, DAVID N 6214 SCHROEDER RD MADISON WI	3214 Syene Rd	240.30	275.00	\$15,125.00	420.00	\$2,940.00	640.00	\$1,920.00	\$18,065.00
0609-022-0301-1 M1	BADGERLAND SUPPLY INC PO BOX 259066 MADISON WI	801 Watson Ave Syene Rd	150.00 205.00	262.00	\$14,410.00	305.00	\$2,135.00	0.00	\$0.00	\$16,545.00
TOTALS				2,461.89	\$135,403.95	3,180.00	\$22,260.00	1,919.00	\$5,757.00	\$157,663.95