



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: 0810-162-0627-0
Situs Address: 6602 Ronald Reagan Avenue

HOEPKER CENTER LLC
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244

Deputy City Engineer
Gregory T. Fries, P.E.
Deputy Division Manager
Kathleen M. Cryan
Principal Engineer 2
John S. Fahrney, P.E.
Christopher J. Petykowski, P.E.
Janet Schmidt, P.E.
Principal Engineer 1
Christina M. Bachmann, P.E.
Mark D. Moder, P.E.
James M. Wolfe, P.E.
Facilities & Sustainability
Bryan Cooper, Principal Architect
Mapping Section Manager
Eric T. Pederson, P.S.
Financial Manager
Steven B. Danner-Rivers

December 4, 2020

To: Property Owners adjacent to

“Ronald Reagan Avenue, John Wall Drive and Merchant Street Assessment District – 2017”

Re: Amended Final Schedule of Assessments, Public Hearing

The Common Council of the City of Madison, Wisconsin, assessed benefits for the Ronald Reagan Avenue, John Wall Drive and Merchant Street Assessment District – 2017, on July 2, 2019, File ID 56282, RES-19-00493, and on September 15, 2020, File ID 61889, RES-20-00642.

Additional project costs will be assessed to the Ronald Reagan Avenue, John Wall Drive and Merchant Street Assessment District – 2017. A Public Hearing will be held on the additional costs and amended final assessments.

The public hearing will be held virtually on **Wednesday, December 16, 2020 at 5:30PM**. Please see instructions for attending on the included hearing notice.

Also enclosed is the Amended Final Schedule of Assessments, which shows the final costs for each property adjacent to the project.

If you have any questions please contact Christy Bachmann at cbachmann@cityofmadison.com or 608-266-4095.

Sincerely,

Robert F. Phillips, P.E.
City Engineer

RFP: cmb
CC by Email:

Ald. Samba Baldeh, District 17
Andy Zwieg, City Engineering

**NOTICE OF PUBLIC HEARING
BEFORE THE BOARD OF PUBLIC WORKS
FOR
AMENDED FINAL SCHEDULE OF ASSESSMENTS**

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

MADISON, WISCONSIN

The Common Council of the City of Madison, Wisconsin, assessed benefits for the Ronald Reagan Avenue, John Wall Drive and Merchant Street Assessment District – 2017, on July 2, 2019, File ID 56282, RES-19-00493, and on September 15, 2020, File ID 61889, RES-20-00642.

Additional project costs will be assessed to the Ronald Reagan Avenue, John Wall Drive and Merchant Street Assessment District – 2017. A Public Hearing will be held on the additional costs and amended final assessments.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN:

That the City Engineer has prepared an amended final schedule of assessments for Ronald Reagan Avenue, John Wall Drive and Merchant Street Assessment District – 2017.

That on **WEDNESDAY, DECEMBER 16, 2020 at 5:30 P.M.**, the Board of Public Works will be held remotely and the public can attend using a laptop or call in by phone. If you would like instruction on how to participate, please email boardofpublicworks@cityofmadison.com. The Board will consider any objections that may be filed in writing or in person and hear all persons desiring to be heard, and;

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 72 hours prior to the date of this public hearing so that we can make proper accommodations.

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **DECEMBER 4, 2020**

Proj. ID: 11461 Project Name: Ronald Reagan Avenue, John Wall Drive and Merchant Street Assessment District - 2017
 Project Limits: Hoepker Road, Manufacturers Drive and Merchant Street

Parcel No.	Owner's Name / Mailing Address	Note	Site Address / Parcel Location	Lot Area SF	Frontage LF	Street Utility Construction Items																				Lot Improvement Items					AMENDED FINAL TOTAL ASSM'T	PRIOR TOTAL ASSM'T (see note 3)	AMOUNT OF INCREASE				
						Street Construction Items						Lighting Construction Items		Sanitary Sewer Construction Items				Water Main Construction Items						Storm Sewer Construction Items					Mass Grading Assmt @	Street Lighting Removal Assmt @				Sanitary Sewer Removal Assmt @	Water Main Removal Assmt @	Storm Sewer Removal Assmt @	
						Concrete Drive Apron Installation Assmt @ \$7.07 per SF	Sidewalk Installation Assmt @ \$3.40 per SF	(see note 2) Street Installation Assmt @ \$178.17 per LF	Street Lighting Installation Assmt @ \$3.86 per LF	Sanitary Sewer Main Installation Assmt @ \$114.63 per 1000 SF	Sanitary Lateral Installation Assmt @ \$37.00 per LF	Water Main Installation Assmt @ \$0.16 per SF	6" Water Service Installation Assmt @ \$4,312.50 Each	8" Water Service Installation Assmt @ \$5,263.00 Each	Storm Sewer Service Installation (Merchant St & Manufacturers Dr) \$133.34 per 1000 SF	Storm Sewer Service Installation (Merchant St & Manufacturers Dr) \$25.07 per 1000 SF	Each	Each	Each	Each	Each	Each	Each	Each	Each	Each	Each	Each									Each
0810-162-0627-0 IL	HOEPKER CENTER, LLC 2560 LORD BALTIMORE DRIVE BALTIMORE, MD 21244	1	6602 Ronald Reagan Avenue Hoepker Road	613,157.00	1042.56	485.20	\$3,430.36	5,162.00	\$17,550.80	1,042.56	\$185,750.72	1,042.56	\$4,024.28	613,157.00	\$70,288.25	129.00	\$4,773.00	613,157.00	\$100,935.18	0	\$0.00	3	\$15,789.00	613,157.00	\$81,758.35	613,157.00	\$15,372.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$499,672.23	\$498,048.04	\$1,624.19		
0810-162-0217-9 IL (FORMERLY P O 0810-162-0317-7)	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	3801 John Wall Dr Ronald Reagan Avenue	272,753.00	435.90 593.97	0.00	\$0.00	5,618.00	\$19,101.20	1,029.87	\$183,489.76	1,029.87	\$3,975.30	272,753.00	\$31,266.60	43.00	\$1,591.00	272,753.00	\$44,899.39	1	\$4,312.50	0	\$0.00	272,753.00	\$36,368.89	272,753.00	\$6,838.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$331,842.74	\$330,238.32	\$1,604.42		
0810-162-0318-5 IL	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	6305 Ronald Reagan Avenue Merchant Street	393,524.00	802.33 117.00	0.00	\$0.00	4,489.00	\$15,262.60	919.33	\$163,795.09	802.33	\$3,096.99	393,524.00	\$45,110.98	128.00	\$4,736.00	393,524.00	\$64,780.17	0	\$0.00	0	\$0.00	393,524.00	\$52,472.49	393,524.00	\$9,865.93	\$115,404.74	\$0.00	\$11,568.75	\$0.00	\$7,398.75	\$493,492.49	\$492,060.27	\$1,432.22		
0810-162-0628-8 IL	MADISON MERCHANT RE INC 2425 NEW HOLLAND PIKE LANCASTER, PA 17601	1	6304 Ronald Reagan Avenue Merchant Street	973,151.00	863.98 183.00	0.00	\$0.00	4,952.00	\$16,836.80	1,046.98	\$186,538.22	863.98	\$3,334.96	973,151.00	\$111,555.58	128.00	\$4,736.00	973,151.00	\$160,195.80	0	\$0.00	0	\$0.00	973,151.00	\$129,759.95	973,151.00	\$24,397.59	\$238,078.63	\$2,086.80	\$20,637.50	\$16,451.75	\$19,722.50	\$934,332.09	\$932,701.01	\$1,631.08		
0810-162-0216-1 IL	MOTION W INDUSTRIAL LLC 9000 W CHESTER ST # 200 MILWAUKEE WI 53214	1	3819 John Wall Dr	408,966.00	773.08	934.01	\$6,603.45	3,387.00	\$11,515.80	773.08	\$137,738.03	773.08	\$2,984.09	408,966.00	\$46,881.15	43.00	\$1,591.00	408,966.00	\$67,322.17	1	\$4,312.50	0	\$0.00	408,966.00	\$54,531.53	408,966.00	\$10,253.07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$343,732.78	\$342,528.41	\$1,204.37		
0810-162-0503-2 SE	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	3802 John Wall Drive Ronald Reagan Avenue	31,812.00	176.38 183.84	0.00	\$0.00	145.00	\$493.00	360.22	\$64,179.64	360.22	\$1,390.45	31,812.00	\$3,646.72	43.00	\$1,591.00	31,812.00	\$5,236.75	0	\$0.00	0	\$0.00	31,812.00	\$4,241.81	31,812.00	\$797.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$81,576.92	\$81,015.73	\$561.18		
0810-162-0502-4 SE	CITY OF MADISON WATER UTIL 119 EAST OLIN AVE MADISON WI 53713	1	3810 John Wall Dr	47,280.00	275.18	0.00	\$0.00	0.00	\$0.00	275.18	\$49,028.24	275.18	\$1,062.19	47,280.00	\$5,419.87	43.00	\$1,591.00	47,280.00	\$7,783.02	0	\$0.00	0	\$0.00	47,280.00	\$6,304.32	47,280.00	\$1,185.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$72,373.98	\$71,945.28	\$428.70		
0810-162-0407-6 SE	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	3818 John Wall Drive	43,132.00	304.99	0.00	\$0.00	0.00	\$0.00	304.99	\$54,339.42	304.99	\$1,177.26	43,132.00	\$4,944.37	88.00	\$3,256.00	43,132.00	\$7,100.20	0	\$0.00	0	\$0.00	43,132.00	\$5,751.22	43,132.00	\$1,081.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$77,649.82	\$77,174.68	\$475.14		
0810-162-0406-8 SE	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	3826 John Wall Drive Hoepker Road	26,266.00	75.05	0.00	\$0.00	0.00	\$0.00	75.05	\$13,371.50	75.05	\$289.69	26,266.00	\$3,010.96	43.00	\$1,591.00	26,266.00	\$4,323.79	0	\$0.00	0	\$0.00	26,266.00	\$3,502.31	26,266.00	\$658.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26,747.76	\$26,630.84	\$116.92		
0810-162-0405-0 SE	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	3834 John Wall Drive Hoepker Road	26,266.00	75.05	0.00	\$0.00	0.00	\$0.00	75.05	\$13,371.50	75.05	\$289.69	26,266.00	\$3,010.96	43.00	\$1,591.00	26,266.00	\$4,323.79	0	\$0.00	0	\$0.00	26,266.00	\$3,502.31	26,266.00	\$658.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26,747.76	\$26,630.84	\$116.92		
0810-162-0404-2 SE	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	3842 John Wall Drive Hoepker Road	26,266.00	75.05	0.00	\$0.00	0.00	\$0.00	75.05	\$13,371.50	75.05	\$289.69	26,266.00	\$3,010.96	43.00	\$1,591.00	26,266.00	\$4,323.79	0	\$0.00	0	\$0.00	26,266.00	\$3,502.31	26,266.00	\$658.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26,747.76	\$26,630.84	\$116.92		
0810-162-0403-4 SE	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	3850 John Wall Drive Hoepker Road	26,266.00	75.05	0.00	\$0.00	0.00	\$0.00	75.05	\$13,371.50	75.05	\$289.69	26,266.00	\$3,010.96	43.00	\$1,591.00	26,266.00	\$4,323.79	0	\$0.00	0	\$0.00	26,266.00	\$3,502.31	26,266.00	\$658.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26,747.76	\$26,630.84	\$116.92		
0810-162-0401-8 SE	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	6802 Manufacturers Dr John Wall Drive	26,142.00	175.96 150.94	0.00	\$0.00	0.00	\$0.00	150.94	\$26,892.66	150.94	\$582.63	26,142.00	\$2,996.75	0.00	\$0.00	26,142.00	\$4,303.38	0	\$0.00	0	\$0.00	26,142.00	\$3,485.77	26,142.00	\$655.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38,916.59	\$38,681.44	\$235.15		
0810-162-0207-0 SE	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	6102 Manufacturers Drive Merchant Street	120,175.00	492.68 251.68	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0	\$0.00	0	\$0.00	0.00	\$0.00	120,175.00	\$3,012.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,012.87	\$3,012.87	\$0.00		
0810-162-0208-8 SE	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	3842 Merchant Street	90,243.00	200.78	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0	\$0.00	0	\$0.00	0.00	\$0.00	90,243.00	\$2,262.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,262.46	\$2,262.46	\$0.00		
TOTALS						3,125,399.00	7,324.45	1,419.21	\$10,033.81	23,753.00	\$80,760.20	6,203.35	\$1,105,237.78	5,903.35	\$22,786.93	2,914,981.00	\$334,154.10	817.00	\$30,229.00	2,914,981.00	\$479,851.23	2.00	\$8,625.00	3.00	\$15,789.00	2,914,981.00	\$388,683.57	3,125,399.00	\$78,355.97	\$353,483.37	\$2,086.80	\$32,206.25	\$16,451.75	\$27,121.25	\$2,985,856.02	\$2,976,191.88	\$9,664.14

NOTE:
 1. IN ACCORDANCE WITH MADISON GENERAL ORDINANCE 4.081, THE ASSESSMENTS FOR PARCELS IN THE EMPLOYMENT DISTRICT SHALL BE DEFERRED FOR 10 YEARS WITH INTEREST. UPON COMPLETION OF THE DEFERRMENT PERIOD, PAYMENT SHALL BE MADE WITH INTEREST IN 8 EQUAL YEARLY INSTALLMENTS. IN THE EVENT OF CERTAIN OCCURRENCES AS OUTLINED IN SECTION 4.084(4), THE ASSESSMENTS SHALL BE PAID IN FULL PRIOR TO THE END OF THE DEFERRAL PERIOD.
 2. AMENDED FINAL ASSESSMENTS INCREASED "STREET INTALLATION ASSMNT" \$9,664.14 (was not originally accounted for)
 3. PARTIAL FINAL ASSESSMENT COSTS WHERE APPROVED BY THE COMMOM COUNCIL ON JULY 2, 2019, FILE ID 56282, RES-19-00493 AND LIGHTING ASSESSMENT COSTS WHERE APPROVED BY THE COMMOM COUNCIL ON SEPTEMBER 15, 2020, FILE ID 61889, RES-20-00642.

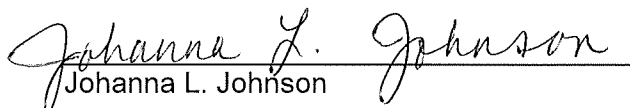
AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

 JOHANNA JOHNSON, being first duly sworn on oath, deposes and says that:

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 4, 2020** placed in envelopes addressed to each interested owner of respective addresses as indicated by attached list, a true and correct copy of the notice **RONALD REGAN AVENUE, JOHN WALL DRIVE AND MERCHANT STREET ASSESSMENT DISTRICT -2017** 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.


Johanna L. Johnson

Subscribed and sworn to before me
this 4 day of DECEMBER, 2020



Notary Public, State of Wisconsin
My Commission expires: 3.27.2022

