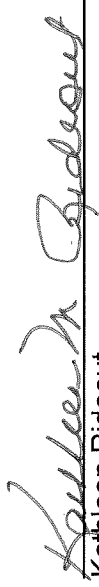


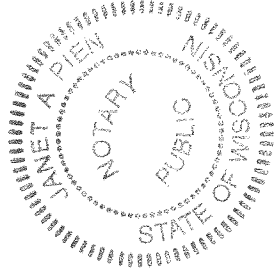
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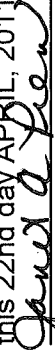
STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

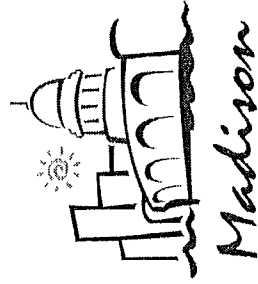
Kathleen Rideout, being first duly sworn on oath, deposes and says that:

1. She is a Administrative Clerk I with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 24th day of June, 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 TRADEWSIND PARKWAY ASSESSMENT DISTRICT 2011 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 22nd day APRIL, 2011

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



Department of Public Works
City Engineering Division

Robert F. Phillips, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
FAX 608 264 9275
Textnet 866 704 2315
www.cityofmadison.com

608 266 4751

Assistant City Engineer
Michael R. Dailey, 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

June 24, 2011

To: Genesis Commons, LLC
Attn: Alexander Li
120 E. Lakeside Street
Madison, WI 53715

Re: Public Hearing before Board of Public Works
July 6, 2011 6:30 P.M.
Room 201, Council Chambers, City County Building
210 Martin Luther King Jr. Blvd.
Madison, WI

The City of Madison is proposing an assessment district per the request of the Developer for the Genesis Plat. As required by Madison General Ordinance and the State Statutes the City will hold a Public Hearing on the proposed assessments. As you are aware, Genesis Commons, LLC has executed Declaration of Conditions and Covenants waiving their right for special assessment notices and hearing and agrees to the benefits and associated assessments as described, but this will not preclude the City from holding the public assessment hearing.

Section 16.23(9) of the Madison General Ordinances (MGO) requires that provisions be made for the installation of public sanitary sewer facilities, storm sewer and drainage system, water mains and water service laterals, the grading of public and private lands, erosion and stormwater runoff control, street improvements, street signs and pavement marking to serve the development. Section 16.23(9) also permits the installation of said public improvements by construction phases. The Developer proposes to have the City complete the construction of the public infrastructure improvements including installation of the sanitary sewer and service laterals, storm sewer, stormwater management pond, water main and service laterals, grading, street and lighting improvements as part of an assessable project. 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. If for any reason the City is unable to complete the infrastructure improvements under an assessable project the Developer shall be required to complete the infrastructure improvements under a future construction phase contract.

If you have any questions pertaining to this Public Hearing please contact Jim Wolfe at 266-4099 or jwolfe@cityofmadison.com.

Sincerely,

Robert F. Phillips, P.E., City Engineer

RFP:jmw

Cc: Alder Jill Johnson
Christy Bachmann
Janet Dailey

Greg Fries

Elia Acosta

Dennis Cawley

Dan Dettmann

Dan McCormick

John Fahrney

**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, JULY 6, 2011, AT 6:30 P.M.**, the Board of Public Works will hold a public hearing in, **ROOM 201 CITY COUNCIL CHAMBERS, 210 MARTIN LUTHER KING JR., BLVD** 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

TRADES WIND PARKWAY ASSESSMENT DISTRICT – 2011

MANUFACTURERS DRIVE ASSESSMENT DISTRICT – 2011

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ JUNE 24, 2011

City of Madison Engineering Division - Schedule of Assessments

Project Name: Genesis Plat Assessment District - 2011

Project Limits: Tradewinds Parkway from the existing east end to Agriculture Drive

Jadon Drive from Tradewinds Parkway to the south end

Frontages listed are for: SITUS ADDRESS

Project ID: 53B2111

Parcel No./ Frontage	Owner's Name/ Situation Address	Lot Area (SF)	Frontage (LF)	Street	Water Main	Water Services	Storm Sewer	Sanitary by Frontage	Sanitary Sewer by Area	Sanitary Lateral	Sanitary MMSD Fees*	Street Lighting	Totals
	Mailing Address			LF	EA	EA	LF	LF	LF	LF	1000 SF	LF	
				Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost	
0710-271-0608-0	Lot 1 411 Orchard Dr. Genesis Commons, LLC	44,243	341,08	\$0.00	\$28,766.69	\$5,333.33	\$13,503.44	\$0.00	44,24	\$3,660.79	\$1,386.89	\$2,077.65	\$53,341.90
0710-271-0607-2	Lot 2 411 Orchard Dr. Genesis Commons, LLC	64,935	257,27	\$0.00	\$21,698.15	\$5,333.33	\$19,818.86	\$0.00	64,94	\$5,372.90	\$1,386.89	\$3,049.35	\$55,272.59
0710-271-0606-4	Lot 3 411 Orchard Dr. Genesis Commons, LLC	70,495	250,04	\$0.00	\$21,088.37	\$5,333.33	\$21,515.83	\$0.00	70,50	\$5,832.95	\$1,386.89	\$3,310.45	\$57,080.93
0710-271-0605-6	Lot 4 411 Orchard Dr. Genesis Commons, LLC	76,147	239,10	\$18,268.89	\$18,884.70	\$5,333.33	\$23,240.88	\$8,954.79	76,15	\$6,300.61	\$4,992.80	\$3,575.86	\$118,563.29
0710-271-0604-8	Lot 5 411 Orchard Dr. Genesis Commons, LLC	298,30	298,30	\$64,731.10	\$25,158.62	\$5,333.33	\$20,997.28	\$7,288.26	298,30	\$7,288.26	\$8,80	\$3,230.66	\$133,682.48
0710-271-0603-0	Lot 6 411 Orchard Dr. Genesis Commons, LLC	300,43	300,43	\$65,193.31	\$25,338.27	\$5,333.33	\$30,570.21	\$7,338.29	300,43	\$7,338.29	\$100,16	\$8,287.60	\$148,026.37
0710-271-0602-2	Lot 7 411 Orchard Dr. Genesis Commons, LLC	260,43	260,43	\$56,513.31	\$21,964.67	\$5,333.33	\$29,337.16	\$6,361.25	260,43	\$6,361.25	\$96,12	\$7,953.32	\$133,070.68
0710-271-0601-4	Lot 8 411 Orchard Dr. Genesis Commons, LLC	153,398	371,92	\$152,294.94	\$54,007.12	\$5,333.33	\$46,818.72	\$19,305.04	153,40	\$12,692.57	\$153,40	\$7,203.57	\$300,582.36
0710-271-0501-6	Lot 9 411 Orchard Dr. Genesis Commons, LLC	132,516	312,08	\$139,405.14	\$49,169.38	\$5,333.33	\$40,445.31	\$17,903.97	132,52	\$10,964.74	\$132,52	\$6,222.95	\$272,120.55
0710-271-0401-8	Lot 10 411 Orchard Dr. Genesis Commons, LLC	98,424	250,00	\$54,250.00	\$21,085.00	\$5,333.33	\$30,040.06	\$8,143.87	98,42	\$8,143.87	\$4,621.99	\$250,00	\$130,630.74
0710-271-0402-6	Lot 11 411 Orchard Dr. Genesis Commons, LLC	95,758	250,00	\$54,250.00	\$21,085.00	\$5,333.33	\$29,228.37	\$7,923.28	95,76	\$7,923.28	\$4,496.80	\$250,00	\$129,471.26
0710-271-0403-4	Lot 12 411 Orchard Dr. Genesis Commons, LLC	87,742	250,00	\$54,250.00	\$21,085.00	\$5,333.33	\$26,779.80	\$8,108.49	87,74	\$7,260.02	\$4,120.36	\$250,00	\$125,985.00
0710-271-0404-2	Lot 13 411 Orchard Dr. Genesis Commons, LLC	83,482	251,90	\$54,662.30	\$21,245.25	\$5,333.33	\$25,479.60	\$6,182.89	83,48	\$6,907.53	\$3,48	\$3,920.31	\$124,759.20
0710-271-0405-0	Lot 14 411 Orchard Dr. Genesis Commons, LLC	59,794	152,22	\$33,031.74	\$12,838.23	\$5,333.33	\$18,249.77	\$4,947.52	59,79	\$4,947.52	\$3,300	\$2,807.93	\$81,565.97
0710-271-0407-6	Lot 15 411 Orchard Dr. Genesis Commons, LLC	44,126	44,126	\$95,753.42	\$37,215.87	\$5,333.33	\$15,411.92	\$4,178.18	50,50	\$4,178.18	\$3,300	\$4,576.74	\$172,895.50
0710-271-0406-8	City of Madison Engineering 210 Martin Luther King, Jr. Blvd Madison WI 53703	160,18	160,18	\$34,759.08	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$34,759.08
TOTALS													\$2,071,807.89

Construction Items

Notes:
 (1) Sanitary sewer improvements for lots 1, 2 & 3 are assessed by area only (no frontage assessment)
 (2) Storm Sewer Assessments based upon Gross Area (platted lot area)
 (3) No utility assessments for Cudde 1.