

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 an ADMINISTRATIVE CLERK II with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 28 day of MARCH, 2014 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 **SOUTH POINT ROAD ASSESSMENT DISTRICT - 2014** attached hereto.

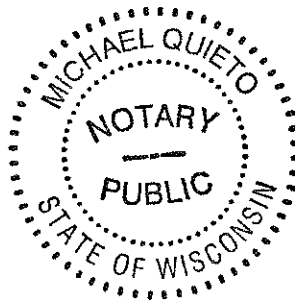
2. She did and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.


Johanna Johnson

Subscribed and sworn to before me
this 28 day of MARCH 2014



Notary Public, State of Wisconsin
My Commission expires: 3/13/16





Department of Public Works
Engineering Division
Robert F. Phillips, P.E., City Engineer

Parcel Number: 0708-281-1901-0
Situs: 9414 Harvest Moon Ln
MREC VH MADISON LLC
6801 SOUTH TOWNE DR
MADISON, WI 53713-0000

March 28, 2014

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

Operations Supervisor
Kathleen M. Cryan

Mapping Section Manager
Eric T. Pederson

Financial Officer
Steven B. Danner-Rivers

Hydrogeologist
Brynn Bemis

To: Property Owners along South Point Road

Re: Proposed Street Reconstruction Project & Public Hearing

The City of Madison is proposing to reconstruct a portion of South Point Road in 2014. Enclosed with this letter is a fact sheet with some details on the proposed project along with a notification for the Public Hearing before the Board of Public Works. The date, time and location of the public hearing can be found on the notification.

This project will involve special assessments to the owners of property adjacent to the project. The property owners will be assessed for various items included with this proposed project, and the costs of some of those items are assessed entirely to the owner. A table detailing the City's standard assessment policy for the street reconstruction items is included on the fact sheet.

Also enclosed is a Schedule of Assessments, which shows the estimated costs for each property adjacent to the project. After the work is complete, a final assessment will be calculated based on bid prices and work actually performed. The final assessment, which will be billed after the completion of the project, is payable in one lump sum or over a period of eight years, with 3.5% interest charged on the unpaid balance.

To request accommodations for special needs or disabilities or if you have any other questions regarding this project, please contact the Project Engineer. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction. A list of contacts for this project can be found on the enclosed fact sheet.

Sincerely,

Robert F. Phillips, P.E.
City Engineer

RFP:lkx
Cc by email:

Ald. Paul Skidmore	Chris Kelley, Streets Division
Bob Arseneau, Traffic Engineering	Christy Bachmann, City Engineering
Eric Dundee City Engineering	Dane County 911
Kelly Miess, Water Utility	Tim Sobota, Madison Metro Transit
Marla Eddy, City Forestry	Ed Ruckriegel, Fire Department
Cindy Mierow, Police Department	
Mick Howan, School District Transportation, mjhowan@madison.k12.wi.us	
Jeff Fedler, Madison School District Transportation Coordinator, jfedler@madison.k12.wi.us	
Jason Fenske, Badger Bus Lines, jasonf@badgerbus.com	

**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, APRIL 9, AT 6:00 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 and one 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.

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

PART II

SOUTH POINT ROAD ASSESSMENT DISTRICT – 2014

ALLEY RECONSTRUCTION, BLOCK 2 WINGRA PARK, ASSESSMENT DISTRICT - 2014

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ MARCH 28, 2014

Fact and Details Sheet

Proposed 2014 South Point Road Reconstruction Project

Project Details – Proposed Work

Storm Sewer: Storm water will be collected in inlets and piping installed with the curb construction along the west side of the road, and in a ditch along the east side of the road. Storm water will be discharged into a greenway located on the west side of South Point Road.

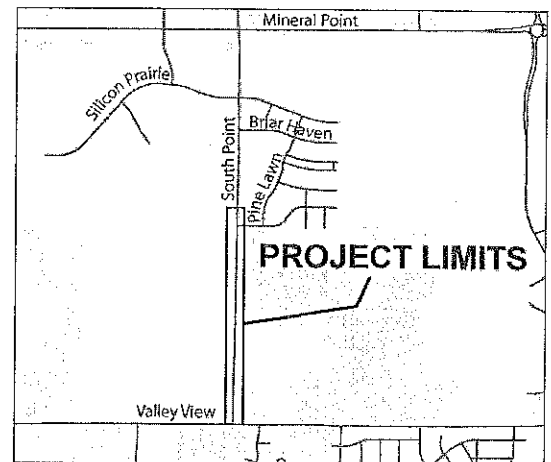
Water Main: Install water main with project limits.

Street: Reconstruct roadway with 24' of asphalt pavement and curb along the west side. The new roadway will be moved to the west, the curb will be located 14' from the west right-of-way limit.

Trees: Approximately 27 trees, within the project limits, will need to be removed to allow for the street construction.

* Adjacent properties will be assessed the cost equivalent to constructing 4' of the roadway including pavement, curb and gutter, base course, grading, etc.

Project Location Map



Construction Schedule & Impacts

Tentative Schedule: July 14, 2014 until mid October, 2014.

Traffic Impacts: South Point Road may be closed to through traffic during construction due to the extent of the grading operation. Options for maintaining traffic, on South Point Road, during all or part of the construction will be evaluated as the design is finalized. Access to properties, within the project limits, will be maintained during construction.

Project Contacts

Project Manager: LeAnne Hannan – 266-4057, lhannan@cityofmadison.com

Traffic: Yang Tao – 266-4815, ytao@cityofmadison.com

Sanitary Sewer: Eric Dundee – 266-4913, edundee@cityofmadison.com

Storm Sewer: Eric Dundee – 266-4913, edundee@cityofmadison.com

Water: Pete Holmgren 261-5530, pholmgren@madisonwater.org

Construction: John Fahrney – 266-9091, jfahrney@cityofmadison.com

Forestry: Dean Kahl – 266-4891, dkahl@cityofmadison.com

Assessment Policy Breakdown

Item	City Share	Owner Share
Conc. curb, sidewalk, aprons	0%	100%
Sanitary Laterals	75%	25%
Private Storm Connection	0%	100%
Street	*	*
Sanitary & Storm Mains	100%	0%
Water Main	100%	0%
Sidewalk Ramps	100%	0%



City of Madison Engineering Division - Schedule of Assessments

3/28/2014

Project ID: 53W1290 **Project Name:** South Point Road Assessment District-2014
Project Limits: Valley View Rd to Harvest Moon

Frontages listed are for: South Point

Parcel No./ Zoning	Owner's Name / Mailing Address	Sitius Address	Frontage (LF)	Street		7" Drive Apron		Total Assessment
				LF	\$70.00	SF	\$6.25	
0708-281-1901-0 TR-C3	MREC VH MADISON LLC 6801 SOUTH TOWNE DR MADISON WI	9414 Harvest Moon Ln	109.64 L.F.	0	\$0.00		\$0.00	0.00
0708-281-1914-3 CN	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	454 Pine Lawn Pkwy	503.12 L.F.	80.3	\$5,621.00		\$0.00	5,621.00
0708-282-0104-9 CN	CITY OF MADISON STREETS WEST SIDE PUBLIC WORKS 1501 W BADGER RD MADISON WI	502 South Point Rd	313.57 L.F.	298.2	\$20,874.00		\$0.00	20,874.00
0708-283-0301-9 SR-V2	PELLETT DEVELOPMENT LLC S7991 DENZER RD NORTH FREEDOM WI	604 South Point Rd	646.01 L.F.	659.01	\$46,130.70		\$0.00	46,130.70
0708-283-0101-3 CN, PD	JIM & SUE INVESTMENT LLC 1276 S FISH HATCHERY RD OREGON WI	702 South Point Rd	1580.76 L.F.	1550.76	\$108,553.20	206	\$1,287.50	109,840.70
0708-283-0104-7 CN	CITY OF MADISON PARKS THOUSAND OAKS PARK 210 MLK JR BLVD RM 104 MADISON WI	850 South Point Rd	275.63 L.F.	275.63	\$19,294.10		\$0.00	19,294.10

2863.9 \$200,473.00 206 \$1,287.50 \$201,760.50

