

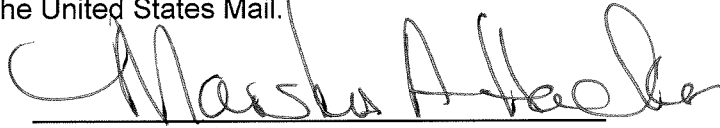
AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)


MARSHA HACKER, being first duly sworn on oath, deposes and says that:

1. She is an PROGRAM ASSISTANT 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 26THnd day of OCTOBER, 2012, at approximately 1:00: PM, 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 **ELDERBERRY RD, PLEASANT VIEW RD AND SAMUEL DR ASSESSMENT DISTRICT- 2012**, attached hereto.

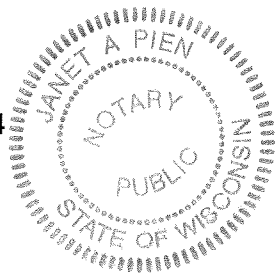
2. She did and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.


MARSHA HACKER

Subscribed and sworn to before me
this 26TH day of OCTOBER, 2012



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

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

0708-222-1102-8
ATTIC ANGEL PRAIRIE POINT INC
640 JUNCTION RD
MADISON WI 53717

October 26, 2012

To: Property Owners Along the Elderberry Rd, Pleasant View Rd and Samuel Dr Assessment District- 2012

**Re: Public Hearing before Board of Public Works
November 7, 2012 6:00 pm
Training Room,
Larry D. Nelson Engineering Operations Facility
1600 Emil Street
Madison, WI**

The City of Madison is proposing to construct Elderberry Road, from Pleasant View Road to 130' east of Samuel Drive, and Samuel Drive, from Elderberry Road to Wild Indigo Lane, in 2013. This project involves special assessments to owners of property along 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.

Scope of Work

This project includes the construction of concrete curb and gutter and an asphalt pavement, sidewalk, installation of street lights, extension of the sanitary sewer main, installation of sanitary sewer laterals, construction of water main and laterals and the construction of a storm sewer system.

Street Improvements

The proposed street improvements include the construction of concrete curb and gutter and an asphalt pavement. Elderberry Road will be 44' wide and Samuel Drive will be 36' wide and will expand to 50' at the intersection with Elderberry Road.

Sidewalk will be installed along the north side of Elderberry Road and both sides of Samuel Drive.

If you have questions related to the street or sidewalk, please contact LeAnne Hannan, at 266-4057 or lhannan@cityofmadison.com.

Impact on Trees and Landscaping

The existing oak tree, located within the Elderberry Road right-of-way, approximately 175' west of Samuel Drive, will be removed to accommodate the road construction.

Sanitary Sewer Main and Lateral

Sanitary sewer main and laterals will be installed on Samuel Drive, connecting to the existing sanitary sewer on Elderberry Road. Questions related to the sanitary sewer construction should be directed to Lisa Coleman at 266-4093 or lc Coleman@cityofmadison.com.

Storm Sewer

Storm sewer main, leads, and inlets will be installed on Elderberry Road and Samuel Drive. The storm sewer work will include the construction of a 4'x8' box culvert crossing Elderberry Road east of Samuel Drive. Lisa Coleman is the storm sewer designer for this project; you may contact her at 266-4093 or lcoleman@cityofmadison.com.

Water Main

Water main and laterals will be installed on Elderberry Road and Samuel Drive. If you have questions related to the water main replacement, you may contact Adam Wiederhoeft at 266-9121 or awiederhoeft@madisonwater.org.

Assessments

A special assessment is a special charge for work that the City is planning to complete. This project is 100% assessed to the abutting property owners. In accordance with "Elderberry Road Memorandum of Agreement" between Attic Angels Prairie Point, Inc. and the Board of Regents of the University of Wisconsin, Attic Angels Prairie Point, Inc. will be financially responsible for any assessments levied against the UW owned properties. The attached schedule of assessments shows an estimate of each properties share of the proposed improvements. 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 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
City Engineer

RFP:LKH

cc: Ald. Paul Skidmore
Dan Dettmann, Traffic Engineering
Lisa Coleman
Adam Wiederhoeft, Water Utility
Dennis Cawley, Water Utility
Dean Kahl, City Forestry
Marla Eddy, City Forester
Gary Brown, Director, Campus Planning & Landscape Architecture, 610 Walnut St., Ste. 919,
Madison, WI 53726

**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 7, 2012, AT 6:00 P.M. AND 6:30 P.M.**, the Board of Public Works will hold public hearings **AT THE LARRY D. NELSON ENGINEERING OPERATIONS FACILITY TRAINING ROOM, 1600 EMIL 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, 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

MINERAL POINT ROAD AND JUNCTION ROAD / S. JUNCTION ROAD ASSESSMENT DISTRICT – 2013 (6:30 P.M.)

CTH M & S (MINERAL POINT ROAD AND JUNCTION ROAD) INTERCHANGE IMPROVEMENTS ASSESSMENT DISTRICT (6:30 P.M.)

ELDERBERRY ROAD ASSESSMENT DISTRICT-2013 (6:00 P.M.)

ELDERBERRY ROAD, PLEASANT VIEW ROAD AND SAMUEL DRIVE ASSESSMENT DISTRICT-2012 (6:00 P.M.)

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ October 26, 2012

Project ID: 53W0977

Project Name: Elderberry Road, Pleasant View Road and Samuel Drive Assessment District-2012
 Limits: Pleasant View Road to 130' east of Samuel Drive and 100' South of Wild Wood Lane to Elderberry Rd
 Frontages listed are for Elderberry Road and Samuel Drive

Parcel No./	Owner's Name /	Parcel Location	Frontage	Sidewalk @		Street @		Street Lighting			Sanitary Sewer [*] Total	Storm Sewer [*] Total	Water [*] Total	TOTAL ASSMNT
				Frontage	\$31.00 per LF	Frontage	\$220.00 per LF	Frontage	Zoning	Factored Frontage				
0708-222-1102-8 PUDSIP	ATTIC ANGEL PRAIRIE POINT INC 640 JUNCTION RD MADISON WI	302 Samuel Drive	718.26	718.26	\$22,266.06	718.26	\$158,017.20	1.50	1077.39	\$6,572.08	\$66,495.51	\$226,298.28	\$71,396.72	\$552,985.85
0708-222-0803-3 PUDSIP	CITY OF MADISON ENGR STORMWATER UTILITY 210 M.L.KING JR.BLVD MADISON WI	8521 Blackwolf Dr	90.17	90.17	\$2,795.27	90.17	\$19,837.40	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,632.67
0708-223-0099-6 ** A	UNIV OF WIS REGENTS VAN HISE HALL #1800 1220 LINDEN DR MADISON WI	8502 Mineral Point Rd	933.96	0.00	\$0.00	577.09	\$126,959.80	1.50	865.64	\$5,280.37	\$0.00	\$0.00	\$71,678.20	\$203,918.37
0708-222-0806-7 PUDSIP	ATTIC ANGEL PRAIRIE POINT INC 640 JUNCTION RD MADISON WI	301 Samuel Dr	186.86	186.86	\$5,792.66	186.86	\$41,109.20	1.00	186.86	\$1,139.85	\$13,400.07	\$18,799.20	\$22,308.84	\$102,549.82
			1931.25	995.29	\$30,853.99	1572.38	\$345,923.60	2129.89	\$12,992.30	\$81,835.58	\$245,097.48	\$165,383.76	\$682,066.71	

* SEE SECOND PAGE FOR DETAILS OF STORM SEWER, SANITARY SEWER, SEWER INTERCEPTOR, AND WATER ASSESSMENTS

** ASSESSMENTS AGAINST UNIVERSITY OF WISCONSIN REGENTS OWNED PROPERTIES SHALL BE CHARGED TO ATTIC ANGEL PRAIRIE POINT LLC

Project Name: Elderberry Road, Pleasant View Road and Samuel Drive Assessment District-2012
 Limits: Pleasant View Road to 130' east of Samuel Drive and 100' South of Wild Wood Lane to Elderberry Rd
 Frontages listed are for Elderberry Road and Samuel Drive

Parcel No./ Zoning	Owner's Name / Mailing Address	Parcel Location	Gross Parcel Assess. Area SF	Sanitary Sewer Assessments			Storm Sewer Assmnts			Water Main Assessment							
				Sanitary Sewer Parcel Assess. Area SF	Project Area Assmt \$0.32/SF	Lateral Assessment \$129.03 per L.F. Lat.Length	Total Sanitary Assessment	Storm Sewer Parcel Assess. Area SF	Project Area Assmt \$1.20/SF	Private Connect \$118.74 per L.F. Length	Total Storm Assessment	Frontage	Credit	Assessable Frontage	\$124.00 /LF		
0708-222-1102-8	ATTIC ANGEL PRAIRIE POINT INC 640 JUNCTION RD MADISON WI	302 Samuel Dr	184,426.00	184,426.00	\$59,016.32	73	\$9,419.19	\$68,435.51	184,426.00	\$221,311.20	42	\$4,987.08	\$226,298.28	725.78	150.00	575.78	\$71,396.72
0708-222-0803-3	CITY OF MADISON ENG STORMWATER UTILTY 210 ML KING JR BLVD MADISON WI	8521 Blackwolf Dr	135,910.00	0.00	\$0.00	0	\$0.00	\$0.00	0.00	\$0.00	0	\$0.00	\$0.00	N/A	N/A	0.00	\$0.00
0708-223-0099-6	UNIV OF WIS REGENTS VAN HISE HALL #1860 1220 LNDEN DR MADISON WI	8502 Mineral Point Rd	3,305,950.00	0.00	\$0.00	0	\$0.00	\$0.00	0.00	\$0.00	0	\$0.00	\$0.00	578.05	0.00	578.05	\$71,678.20
0708-222-0806-7	ATTIC ANGEL PRAIRIE POINT INC 640 JUNCTION RD MADISON WI	301 Samuel Dr	15,666.00	15,666.00	\$5,013.12	65	\$8,386.95	\$13,400.07	15,666.00	\$18,799.20	0	\$0.00	\$18,799.20	179.91	0.00	179.91	\$22,308.84
			3,641,952.00	200,092.00	\$64,029.44	138.00	\$17,806.14	\$81,835.58	200,092.00	\$240,110.40	42.00	\$4,987.08	\$245,097.48	1,333.74			\$165,382.76

(1) Madison Metropolitan Sewerage District (MMSD) sanitary sewer connection charges previously collected for Parcel No 0708-222-1102-8 (302 Samuel Drive) and Parcel No 0708-222-0806-7 (301 Samuel Drive). MMSD charges to be collected at such time as the parcel is subdivided or developed and requiring sanitary sewer service for Parcel No 0708-223-0099-6 (8502 Mineral Point Road). The base rate shall increase annually as determined by MMSD and the final connection cost will be determined by MMSD. Final billings will be generated by MMSD at the time of development or connection.

(2) Old Sauk Road Drainage District fees previously collected for Parcel No 0708-222-1102-8 (302 Samuel Drive) and Parcel No 0708-222-0806-7 (301 Samuel Drive). Old Sauk Road Drainage District fees to be collected at such time as the parcel is platted or developed for parcel no 0708-223-0099-6 (8502 Mineral Point Road). The base rate shall increase annually and the final cost will be generated at the time of development.