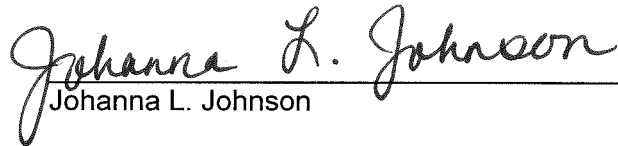


AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

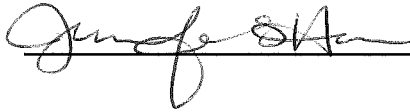
 JOHANNA JOHNSON, being first duly sworn on oath, deposes and says that:

1. She is a Program Assistant 3 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 4 day of MARCH, 2016 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 **FORDEM AVENUE RESURFACING ASSESSMENT DISTRICT - 2016** 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 MARCH, 2016



JENNIFER S. HAAR
NOTARY PUBLIC
STATE OF WISCONSIN

Notary Public, State of Wisconsin
My Commission expires: 2-2-2019



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

Parcel Number: 0709-121-0099-1
Situs Address: 1902 Fordem Ave
LAKEWOOD GARDENS ASSOC
1909 SHERMAN AVE
MADISON, WI 53704-5976

Assistant City Engineer
Michael R. Dailey, P.E.
Principal Engineer2
Gregory T. Fries, P.E.
Christopher J. Petykowski, P.E.
Principal Engineer1
Christina M. Bachmann, P.E.
Eric L. Dundee, P.E.
John S. Fahrney, P.E.
Facilities & Sustainability
Jeanne E. Hoffman, Manager
Operations Manager
Kathleen M. Cryan
Mapping Section Manager
Eric T. Pederson P.S.
Financial Manager
Steven B. Danner-Rivers

March 3, 2016

To: Property Owners along Fordem Avenue
Re: Proposed Street Resurfacing Project & Public Hearing

The City of Madison is proposing to resurface Fordem Avenue in 2016. Enclosed with this letter is a fact sheet with details regarding the proposed project and 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 3.0% 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:gey
CC by email:

Ald. Larry Palm
Ald. Ledell Zellers
Christy Bachmann, City Engineering
Pete Holmgren, Water Utility
Dean Kahl, City Forestry
Kyle Frank, City Engineering
Carl Strasburg, Police Department
Ed Ruckriegel, Fire Department
De'Kendra Stamps, School District Trans Coordinator, dbstamps@madison.k12.wi.us
Kendra Toseff, School District Trans Coordinator, kltoseff@madison.k12.wi.us
Jason Fenske, Badger Bus Lines, jasonf@badgerbus.com

Chris Kelley, Streets Division
Mark Moder, City Engineering
Brian Smith, Traffic Engineering
Mark Winter, Traffic Engineering
Tim Sobota, Madison Metro Transit
Renee Schwass, Town of Madison
Dane County 911

**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, MARCH 16, 2016 AT 5:30 P.M.**, the Board of Public Works will hold a public hearing in **MEETING ROOM 357 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 (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.

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

FORDEM AVENUE RESURFACING ASSESSMENT DISTRICT - 2016

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **MARCH 4, 2016**

Fact and Details Sheet

Proposed Fordem Avenue Resurfacing Project - 2016

Project Location:

Project Details – Proposed Work

Street Resurfacing: The proposed project includes removal and replacement of the asphalt pavement with spot repairs of curb and gutter, sidewalk and drive aprons as needed. Curb and gutter will be saved where possible. New concrete sidewalk will be constructed along the west side of Fordem Avenue between McGuire Street and Sherman Avenue where there currently is none. The street widths are proposed to remain the same as existing.

Sanitary Sewer: The City will replace existing sanitary mains (installed in 1954) and in most cases replace laterals from the main to the property line. In limited cases: where the existing lateral is cast iron, appears to be in good condition upon inspection, and runs under a tree the lateral will only be replaced to the back of curb. In those cases, the property owner will not be assessed for the additional footage of replacement that is not completed. If you would like a full lateral replacement to the property line in cases such as this please contact the Sanitary Sewer Contact listed at right. (*laterals assessable*)

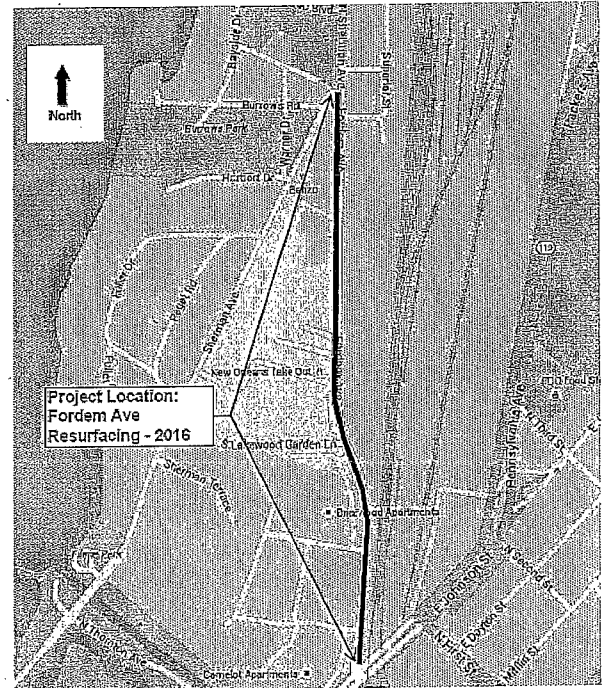
Water Main: The City will replace the existing water main (installed in 1954 & 1968) and reconnect all services to the new main.

Storm Sewer: Replace and upsize storm sewer as necessary, reconnect private storm sewer connections per City standards. (*private reconnects assessable*)

Trees: City Forestry staff has reviewed the street trees within the project limits and has identified the following trees that are either damaged or in declining condition to be removed:

- 18" Locust at 2211 Fordem Avenue
- 22" Maple at 2211 Fordem Avenue
- 12" Maple at 2211 Fordem Avenue

If during the course of construction it is determined that any other trees need to be removed, the adjacent property owners will be notified in accordance with City policy prior to removal. All of the trees within the project limits will be pruned by City Forestry prior to the start of construction. Replanting of trees typically takes place in the spring following completion of the project.



Project Contacts

Project Manager: Glen Yoerger – 261-9177,
gyoerger@cityofmadison.com

Traffic: Mark Winter – 266-6543,
mwinter@cityofmadison.com

Storm Sewer: Kyle Frank – 266-4098,
kfrank@cityofmadison.com

Sanitary Sewer: Mark Moder – 261-9250,
mmoder@cityofmadison.com

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

Lights & Signals: Brian Smith – 261-9625,
bsmith@cityofmadison.com

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

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

Construction Schedule & Impacts

Tentative Schedule: May 31, 2016 through the October 7, 2016.

Traffic Impacts: Fordem Avenue will remain open to traffic during construction. Access will be maintained for emergency and local traffic. Pedestrian access will be maintained on at least one side of each of the streets at all times, and access to businesses will be maintained as necessary.

Water Shut-offs: An average of two water shut-offs are expected for each property within the project limits, and the timing of these shut-offs will be coordinated as much as possible. A minimum of 48 hours of notice will be provided prior to the shut-offs. Each shut-off may last up to eight hours, but typically last about four hours.

At the start of construction, the existing main will remain in service until the new main is installed and connected to; emergency shut-offs may occur if the old, brittle main is damaged during construction.

Refuse Collection: It will be the contractor's responsibility to allow for refuse collection during construction. Please mark your address on your cart to make sure it is returned if moved. Please contact private collection companies to inform them of the project.

Assessment Policy Breakdown

Item	City Share	Owner Share
Ex Conc. curb, sidewalk, aprons	50%	50%
New Sidewalk Construction	0%	100%
Sanitary Laterals	75%	25%
Private Storm Connection	0%	100%
Asphalt Pavement	100%	0%
Sanitary & Storm Mains	100%	0%
Water Main	100%	0%
Sidewalk Ramps	100%	0%

Assessments are payable as a lump sum or over eight years with 3.0% interest.

City of Madison Engineering Division - Schedule of Assessments

Project Name: Fordem Avenue Resurfacing Assessment District - 2016

Project Limits: East Johnson Street to Sherman Avenue

March 4, 2016

Parcel No./ Zoning	Owner's Name / Mailing Address	Frontage (LF)	Site Address	Remove Drive Apron @ \$1.50 per SF		Replace Apron @ \$3.50 per SF		Sewer & Replace Sidewalk @ \$4.50 per SF		Remove and Replace Cub and Gutter @ \$15.00 per LF		Assessable Sidewalk (100% Assessable) Construct New Sidewalk @ \$8.00 per SF		Curb & Gutter (100% Assessable) Construct New Curb & Gutter @ \$30.00 per LF		Storm Sewer Reconnection @ \$1,800.00		Sanitary Sewer Reconnection @ \$410.00 each		Remove and Replace Sanitary Lateral @ \$21.11 per LF		TOTAL ASSMNT
				Cost	LF	Cost	SF	Cost	SF	Cost	LF	Cost	SF	Cost	LF	Cost	Each	Cost	Each	Cost	LF	
0709-124-0094-5 PD	BANNER RIVERS EDGE APTS LLC ATTN: PROP. MGR. 500 SOKOBE BLVD STE 600 NOKIHBROOK IL	779.32 L.F.	1602 Fordem Ave	75	\$112.50	75	\$262.50	850	\$3,825.00	30.00	\$450.00	0.00	\$0.00	0.00	\$0.00	0	\$0.00	0	\$0.00	0.0	\$0.00	\$4,650.00
0709-124-0093-7 PD	MIDWAY INVESTMENT GROUP LLC 301 STATE ST 2ND FLOOR WI	482.09 L.F.	1702 Fordem Ave	170	\$255.00	170	\$595.00	250	\$1,125.00	120.00	\$1,800.00	0.00	\$0.00	0.00	\$0.00	0	\$0.00	0	\$0.00	0.0	\$0.00	\$7,375.00
0709-124-0094-5 PD	DIVALL BIRKWOOD ASSOC % W/MANAGEMENT CO INC 2046 S PARK ST MADISON WI	618.56 L.F.	1802 Fordem Ave	0	\$0.00	0	\$0.00	750	\$3,375.00	100.00	\$1,500.00	0.00	\$0.00	0.00	\$0.00	3	\$5,400.00	1	\$410.00	25.0	\$527.75	\$11,212.75
0710-063-1701-2 IL	MADISON GAS & ELECTRIC % JIM MONTGOMERY PO BOX 1231 MADISON WI	400.00 L.F.	1825 Fordem Ave	0	\$0.00	0	\$0.00	0	\$0.00	20.00	\$300.00	0.00	\$0.00	0.00	\$0.00	0	\$0.00	0	\$0.00	0.0	\$0.00	\$300.00
0710-063-1702-0 IL	POOLE TRUST, GARY M 3920 MEADOW DR MIDDLETON WI	220.00 L.F.	1833 Fordem Ave	25	\$37.50	25	\$87.50	0	\$0.00	130.00	\$1,950.00	0.00	\$0.00	0.00	\$0.00	1	\$1,800.00	1	\$410.00	50.0	\$1,055.50	\$5,340.50
0710-063-1703-8 IL	WEBGRAFTERS INC PO BOX 7698 MADISON WI	305.00 L.F.	1901 Fordem Ave	0	\$0.00	0	\$0.00	0	\$0.00	80.00	\$1,200.00	0.00	\$0.00	0.00	\$0.00	1	\$1,800.00	1	\$410.00	48.0	\$1,013.28	\$4,423.28
0709-121-0089-1 PD	LAKWOOD GARDENS ASSOC 1907 SHERMAN AVE MADISON WI	114.92 L.F.	1902 Fordem Ave	100	\$150.00	100	\$350.00	200	\$900.00	40.00	\$600.00	0.00	\$0.00	0.00	\$0.00	1	\$1,800.00	0	\$0.00	0.0	\$0.00	\$3,600.00
0709-121-0091-0 PD	GENIER FOR FAMILIES 2120 FORDEM AVE MADISON WI	254.14 L.F.	2120 Fordem Ave	30	\$45.00	30	\$105.00	200	\$900.00	161.00	\$2,415.00	0.00	\$0.00	0.00	\$0.00	1	\$1,800.00	1	\$410.00	28.0	\$591.08	\$6,286.08
0709-121-0108-0 NMX	2132 FORDEM LLC C/O REG PROP MGMT INC 2132 FORDEM AVE STE 100 MADISON WI	89.30 L.F.	2132 Fordem Ave	0	\$0.00	0	\$0.00	87	\$391.50	89.30	\$1,339.50	400.00	\$3,200.00	0.00	\$0.00	2	\$3,600.00	1	\$410.00	28.0	\$591.08	\$8,552.08
0710-062-0445-3 IL	WEBGRAFTERS INC PO BOX 7698 MADISON WI	1,570.00 L.F.	2211 Fordem Ave	25	\$37.50	25	\$87.50	1000	\$4,500.00	1200.00	\$18,000.00	0.00	\$0.00	0.00	\$0.00	2	\$3,600.00	6	\$2,460.00	202.0	\$4,164.12	\$34,046.12

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (LF)	Remove Drive Apron @ \$1.50 per SF		Replace Apron @ \$3.50 per SF		Street Reconstruction Items		Remove and Replace Curb and Gutter @ \$15.00 per LF		Assessable Sidewalk (100% Assessable) Construct New Sidewalk @ \$8.00 per SF		Curb & Gutter (100% Assessable) Construct New Curb & Gutter @ \$30.00 per LF		Storm Sewer Items		Sanitary Sewer Items		TOTAL ASSMNT		
				SF	Cost	SF	Cost	SF	Cost	SF	Cost	LF	Cost	SF	Cost	LF	Cost	Each	Cost		LF	Cost
0709-121-010-5 NMX	MCKENZIE PLACE LLC PO BOX 2018 MADISON WI	2212 Fordem Ave	134.94 L.F.	0	\$0.00	0	\$0.00	0	\$0.00	134.94	\$2,024.10	0.00	\$0.00	0.00	\$0.00	1	\$1,800.00	1	\$410.00	28.0	\$591.08	\$4,825.18
0709-121-010-6 NMX	WEBGRAFTERS INC ATTN:TAX DEPT PO BOX 7608 MADISON WI	2103 Sherman Ave	126.00 L.F.	225	\$337.50	225	\$787.50	0	\$0.00	25.00	\$375.00	290.00	\$2,320.00	0.00	\$0.00	1	\$1,800.00	1	\$410.00	28.0	\$591.08	\$4,825.18
0709-121-010-8 NMX	MCKENZIE PLACE LLC PO BOX 2018 MADISON WI	2221 Sherman Ave	303.52 L.F.	0	\$0.00	0	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	303.52	\$9,105.60	1	\$1,800.00	0	\$0.00	0.0	\$0.00	\$11,905.60
0709-121-994-0 C-1	DNIS LLC 2102 Redden Ave TOWN OF MADISON MADISON, WI 53704 *See Note 1 below	2102 Redden Ave TOWN OF MADISON MADISON, WI 53704 *See Note 1 below		0	\$0.00	0	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	14.00	\$420.00	0	\$0.00	0	\$0.00	0.0	\$0.00	\$420.00
0709-121-970-0 C-1	HUNZA LAND LLC % MADISON PANTRY 2022 FORDEMAVE MADISON WI 53704 *See Note 1 below	2022 FORDEMA AVENUE TOWN OF MADISON MADISON, WI 53704 *See Note 1 below		0	\$0.00	0	\$0.00	0	\$0.00	0.00	\$0.00	460.00	\$3,680.00	47.00	\$1,410.00	0	\$0.00	0	\$0.00	0.0	\$0.00	\$5,090.00
0709-121-990-0 C-1	FAMILY SERVICES INC 134 E. OREN STREET/100 MADISON, WI 53713 *See Note 1 below	2000 FORDEMA AVENUE TOWN OF MADISON MADISON, WI 53704 *See Note 1 below		0	\$0.00	0	\$0.00	0	\$0.00	0.00	\$0.00	175.00	\$1,400.00	0.00	\$0.00	0	\$0.00	0	\$0.00	0.0	\$0.00	\$1,400.00
TOTALS:				1250	\$1,875.00	650	\$2,275.00	3337	\$15,016.50	2130.24	\$31,653.60	1325	\$10,600.00	365	\$10,635.00	15	\$27,000.00	13	\$5,330.00	527.0	\$11,124.97	\$116,110.67

*Notes: 1) Special Assessments to Town of Madison Parcels are subject to approval by the Town of Madison in accordance with State Statute 66.0707 (1)