

MAILING AFFIDAVIT

IVY STREET ASSESSABLE STREET ASSESSMENT DISTRICT - 2011

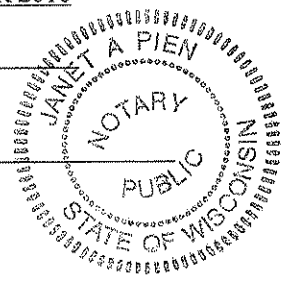
I, Kathleen Rideout, being duly sworn on oath, acting on behalf of the City Clerk, deposes and says that she did on the 29th day of OCTOBER, 2010 place in envelopes, addressed to each interested owner of respective addresses indicated per attached, Assessment Notices and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division for postage and depositing in the United States Mail.

Kathleen M Rideout
SIGNATURE

Subscribed and sworn to me this 29th day of OCTOBER 2010

JANET A PIEN Janet A Pien
Notary Public, State of Wisconsin

My Commission Expires: 2/23/2014





Department of Public Works
City Engineering Division

608 266 4751

Robert F. Phillips, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
1 866 704 2315 Textnet

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahmney, P.E.
Gregory T. Fries, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Manager
Kathleen M. Cryan

GIS Manager
David A. Davis, R.L.S.

Financial Officer
Steven B. Danner-Rivers
Hydrogeologist
Brynn Bemis

October 27, 2010

To: Property owners along Ivy Street

Re: Public Hearing before Board of Public Works
November 10, 2010, 6:30 P.M.
Room GR-22, 211 S. Carroll Street Entrance to the City County Building
210 Martin Luther King Jr. Blvd.
Madison, WI

The City of Madison is proposing to improve Ivy Street in 2011. You are being sent this letter to notify you of a public hearing before the Board of Public Works regarding the project, at the above referenced date, time & location. City Engineering will make a short presentation at the meeting, followed by the public hearing. The project will involve special assessments to owners of property adjacent to the project. Attached to this letter is a Schedule of Assessments, which shows estimated costs for each property adjacent to the project.

The proposed limits of the project are as follows:

- Ivy Street from Fair Oaks Avenue to southeast end

Street Improvements

The proposed street improvements include installing curb and gutter, asphalt pavement and drive aprons. Sidewalk will not be added to the street. Terrace sidewalks, walks that lead from the house to the street will be replaced unless the property owner requests that it not be installed.

The City and the property owners adjoining the construction will share the cost of the street improvements. The property owner assumes the cost of the curb and gutter and four feet of the roadway. The City shares the cost on a 50-50 basis with the property owners for removing and replacing drive aprons. The City assumes the entire cost for the remaining portion of the new pavement and storm sewer improvements. The City also assumes the cost for curb and gutter and sidewalk ramps located at each street intersection. The attached Schedule of Assessments shows a breakdown of costs for each street reconstruction item and the total estimated cost to be assessed to each adjacent property owner. Please contact Eric Dundee, the Project Engineer, at 266-4913, with any questions regarding the street reconstruction.

Sanitary Sewer Main and Lateral Replacement

The sanitary sewer main will be replaced with the project and will not be assessed to the properties. Sanitary sewer laterals are owned by the property owners and it is their responsibility to maintain them. It is the City of Madison Engineering Division's policy to pay for 75% of the cost to replace sanitary laterals within the public right of way (the length of sewer lateral between the sanitary sewer main and the property line) while the property owner is assessed the remaining 25% of that cost. The estimated property owner's share of the cost for lateral replacement within the public right of way is listed on the Schedule of Assessments. Replacement of the sanitary sewer lateral from the property line to your home is solely your responsibility and will not be coordinated or funded by the City. If you have questions regarding the replacement of your sanitary lateral please contact Mark Moder, of my staff, at 261-9250.

Storm Sewer

Storm sewer leads, and inlets will be replaced as part of this project. This work includes rain gardens at the end of Ivy Street and not assessed to property owners. Greg Fries is the storm sewer designer for this project, you may contact him with questions at 267-1199.

Impact on Trees and Landscaping

City of Madison Forestry staff has not identified any trees that will need to be removed during the project.

Tree pruning in advance of the project is required to reduce the risk of damage to the trees during construction. The City of Madison – Forestry Section will perform the necessary work. For certain species, especially oak and elm trees, the pruning must be completed by mid-April to reduce the chance of disease. Tree conflicts are often encountered with sanitary sewer lateral replacements. Tree roots that have caused sidewalk to heave will be cut back to allow construction of a level sidewalk. If, during the course of construction, it is determined that a tree must be removed, City Engineering will notify property owners adjacent to the tree to be removed, prior to removal.

Please note that construction will also have an impact on existing flower gardens and other plantings within the terrace. With the nature of this work, property owners should anticipate that most of the terrace will be disturbed, therefore, any plantings or special landscaping features that an owner wishes to save from damage should be removed from the terrace area prior to the start of construction.

Special Assessments - General

A special assessment is a special charge for work that the City is planning to complete. The attached Schedule of Assessments shows an *estimate* of the property owners' share of the project costs based upon the City's assessment policy. After the project is bid, and 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 8 years, with 3.5% interest charged on the unpaid balance.

Accommodation Requests

To request accommodations for special needs or disabilities or if you have any other questions regarding this project, please contact the Project Engineer, Eric Dundee at edundee@cityofmadison.com or 266-4913. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction.

Sincerely,



Robert F. Phillips, P.E.

City Engineer

RFP:eld

cc:

Ald. Larry Palm
Mark Winter, Traffic Engineering
Christy Bachmann, City Engineering
Mark Moder, City Engineering
Greg Fries, City Engineering
Dennis Cawley, Water Utility
Marla Eddy, City Forestry

cc by email:

East High School
Jeff Fedler, Madison School District Transportation Coordinator
Simon Gillham, Kobussen Buses
Drew Beck, Madison Metro Transit
Ed Ruckriegel, Fire Department
Cindy Mierow, Police Department
Matt Mikolajewski, City Planning
Al Schumacher, Streets Division
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, NOVEMBER 10, 2010, 2010, AT 6:30 P.M., the Board of Public Works will hold a public hearing in ROOM GR 22 (POLICE DEPT CONFERENCE ROOM) OF THE CITY COUNTY BUILDING, 211 S. CARROLL 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 or fifteen (15) year period, with the owner paying 1/8 or 1/15 of the principal each year plus three and a 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.

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

SYENE ROAD ASSESSMENT DISTRICT – 2011

SYCAMORE AVENUE ASSESSMENT DISTRICT – 2011

MENDOTA STREET ASSESSMENT DISTRICT – 2011

THORP STREET SANITARY SEWER WITH RESURFACING ASSESSMENT DISTRICT – 2011

IVY STREET ASSESSABLE STREET ASSESSMENT DISTRICT – 2011

PAVEMENT REHAB OF ATWOOD AVENUE AND SOUTH FAIR OAKS AVENUE INTERSECTION ASSESSMENT DISTRICT – 2010

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ OCTOBER 29, 2010