

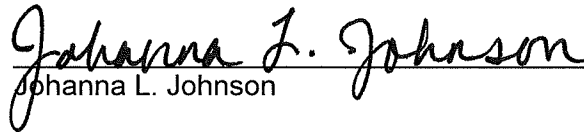
**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

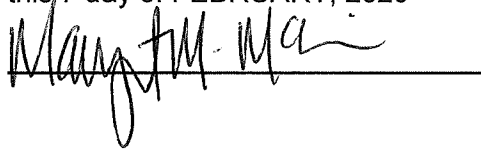
          JOHANNA JOHNSON, being first duly sworn on oath, deposes and says that:

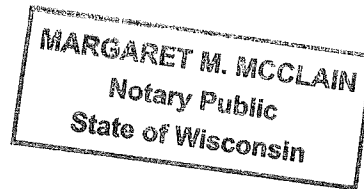
1.       She is a Program Assistant 3 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the day of **FEBRUARY 7, 2020** placed in envelopes addressed to each interested owner of respective addresses as indicated by attached list, a true and correct copy of the notice **REVISED SCHEDULE OF ASSESSMENTS FOR DAIRY DRIVE ASSESSMENT DISTRICT – 2019** 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 7 day of FEBRUARY, 2020





Notary Public, State of Wisconsin  
My Commission expires: 02/25/2023



Department of Public Works  
**Engineering Division**  
Robert F. Phillips, P.E., City Engineer  
City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
Phone: (608) 266-4751  
Fax: (608) 264-9275  
[engineering@cityofmadison.com](mailto:engineering@cityofmadison.com)  
[www.cityofmadison.com/engineering](http://www.cityofmadison.com/engineering)

Parcel Number: 0710-224-0117-0  
Situs Address: 4929 Femrite Dr  
WI DEVELOPMENT PARTNERS  
LLC  
4916 E BROADWAY  
MADISON, WI 53716-4139

**Deputy City Engineer**  
Gregory T. Fries, P.E.  
**Deputy Division Manager**  
Kathleen M. Cryan  
**Principal Engineer 2**  
Christopher J. Petykowski, P.E.  
John S. Fahrney, P.E.  
**Principal Engineer 1**  
Christina M. Bachmann, P.E.  
Mark D. Moder, P.E.  
Janet Schmidt, P.E.  
James M. Wolfe, P.E.  
**Facilities & Sustainability**  
Bryan Cooper, Principal Architect  
**Mapping Section Manager**  
Eric T. Pederson, P.S.  
**Financial Manager**  
Steven B. Danner-Rivers

February 7, 2020

**To: Property Owners along Dairy Drive**  
**Re: Proposed Street Construction Project & Public Hearing**

The City of Madison is planning the extension of Dairy Drive from East Broadway to Femrite Drive in 2020. Enclosed with this letter is a fact sheet with some details on the proposed project, which includes a map of the proposed project limits. Also enclosed is a notification for the Public Hearing before the Board of Public Works. The date, time and location of the public hearing is 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 all items included with this proposed project. The full cost of the work is assessed to the adjacent property owners.

Also enclosed is a Revised Schedule of Assessments, which shows the estimated costs for each property adjacent to the project. The original assessments did not include parcel 3351 Dairy Drive which was created after the assessments were adopted on April 16, 2019 by the City of Madison Common Council. 3351 Dairy Drive is adjacent to the project and needed to be assessed. Also the original assessments listed an incorrect parcel. 4916 E Broadway should not have been assessed rather 4930 E Broadway. The assessment costs associated with the revised parcel did not change. 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 8 years, with 3% 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 Andrew Zwieg, Project Manager, (608) 266-9219, [azwieg@cityofmadison.com](mailto:azwieg@cityofmadison.com). 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:ajz

Cc by email:

Ald. Tierney	Christy Bachmann, City Engineering
Mark Moder, City Engineering	Janet Schmidt, City Engineering
Kyle Frank, City Engineering	Kelly Miess, Water Utility
Yang Tao, Traffic Engineering	Jerry Schippa, Traffic Engineering
Charles Romines, Streets Division	Marla Eddy, City Forestry
Tim Sobota, Madison Metro Transit	Ed Ruckriegel, Fire Department
Cindy Mierow, Police Department	Dane County 911
Jason Fenske, Badger Bus Lines, <a href="mailto:jasonf@badgerbus.com">jasonf@badgerbus.com</a>	
Mick Howan, School District Transportation, <a href="mailto:mjhowan@madison.k12.wi.us">mjhowan@madison.k12.wi.us</a>	
Jeff Fedler, Madison School District Transportation Coordinator, <a href="mailto:jfedler@madison.k12.wi.us">jfedler@madison.k12.wi.us</a>	

**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, FEBRUARY 19, 2020 AT 5:30 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 (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](mailto: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**

**CITY VIEW DRIVE ASSESSMENT DISTRICT - 2020**

**PACKERS AVENUE RESURFACING ASSESSMENT DISTRICT - 2020**

**REVISED SCHEDULE OF ASSESSMENTS FOR DAIRY DRIVE ASSESSMENT DISTRICT - 2019**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ FEBRUARY 7, 2020



## Fact and Details Sheet: **PROPOSED DAIRY DRIVE CONSTRUCTION**

**PROJECT CONTACT**

» Project Manager: Andrew Zwieg  
 608-266-9219, azwieg@cityofmadison.com

### Project Details – Proposed Work

**Sanitary Sewer:** : Install a new sanitary sewer system along Dairy Drive with 8-inch PVC pipe and install laterals as requested by each property owner (100% assessable).

**Water Main:** Install a new existing water main system along Dairy Drive with 10-inch ductile iron pipe and install services as requested by each property owner (100% assessable).

**Storm Sewer:** Install a new storm sewer system along Dairy Drive. The storm sewer system will discharge into a proposed swale and biofiltration basin in the southeast corner of Dairy Drive near East Broadway (100% assessable).

**Street:** Install new asphalt pavement, gravel base, curb and gutter, and sidewalk (100% assessable). Sidewalk will be installed along the west side of Dairy Drive. The proposed street width will be 36 ft. from face of curb to face of curb/edge of pavement, which will allow for travel in both directions and parking on both sides of the street. A portion of the street will have a 2-ft gravel shoulder along the swale and biofiltration basin to convey street stormwater.

**Bus pads:** Bus pads will not be installed along Dairy Drive.

**Street Lights:** There will be new street lights installed along Dairy Drive. (100% assessable).

**Trees:** Existing trees on the vacant land will be removed to accommodate the construction of Dairy Drive. There is no proposed tree plantings planned along the street in the terrace with the project. Trees will be planted once the lots are developed and driveway entrances are established.

**Assessments:** The final assessment bill will be mailed after project completion to adjacent property owners and be calculated based on bid prices and measured quantities. The property payment options include payment by lump sum or over eight years with 3 percent interest.

**Project Website:** [cityofmadison.com/engineering/projects/dairy-drive](http://cityofmadison.com/engineering/projects/dairy-drive)

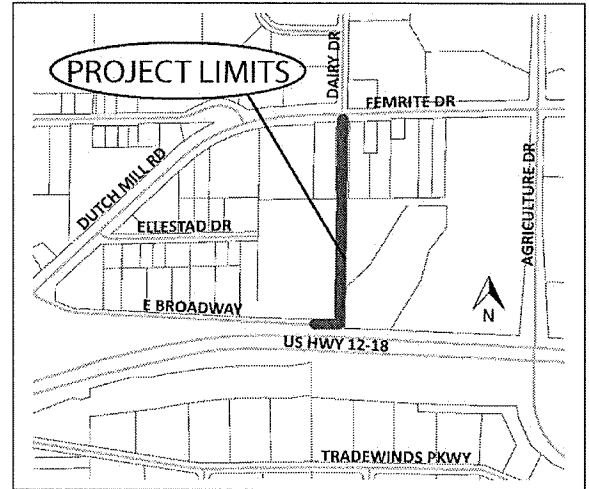
### Construction Schedule & Impacts

**Tentative Schedule:** Spring 2020 – Summer 2020

**Traffic Impacts:** Dairy Drive from East Broadway to Femrite Drive will be closed to all traffic until the project is complete. Femrite Drive lane reductions will be needed when Dairy Drive asphalt pavement, curb & gutter, sanitary sewer, and water main are connected.

**Water Shut-offs:** An average of two-water shut-offs are expected for properties adjacent to the extension points of Dairy Drive at East Broadway and Femrite Drive. A minimum of 48 hours of notice will be provided prior to the shut-offs. Each shut-off may last up to 8 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.

### Project Location Map



Item	Property Owner Share	City Share
New Street (Asphalt Pavement, Curb, Sidewalk, Gravel, & Excavation)*	100%	0%
Street Lighting	100%	0%
Sanitary Sewer Main	100%	0%
Sanitary Laterals to Property Line	100%	0%
Water Main	100%	0%
Water Main Services	100%	0%
Storm Sewer Main	100%	0%
Private Storm Connections	100%	0%

\*New Street assessed per linear ft. of frontage

Revised 2/19/2020

City of Madison Engineering Division - Revised Schedule of Assessments  
 Project Name: Dairy Drive Assessment District - 2019  
 Project Limits: East Broadway to Femrite Drive

Parcel No.	Owner's Name / Mailing Address	Site Address / Parcel Location	Gross Lot Area SF	Net Lot Area SF	Frontage LF	Street Construction Items			Lighting Construction Items			Sanitary Sewer Construction Items			Water Utility Construction Items			Water Service Construction Items			TOTAL ASSESSMT
						Street Installation Assmnt @ \$295.00 per LF	Street Installation Cost	Street Installation LF	Street Lights Assmnt @ \$31.27 per LF	Street Lights Cost	Street Lights LF	Sanitary Sewer Installation Assmnt @ \$500.34 per 1000 SF	Sanitary Sewer Installation Cost	Sanitary Sewer Installation SF	Water Main Installation Assmnt @ \$1.30 per SF	Water Main Installation Cost	Water Main Installation SF	Water Service Installation Assmnt @ \$11,642.40 per LF	Water Service Installation Cost	Water Service Installation LF	
0710-224-0120-3 IL, W	DANISCO USA INC DUPONT TAX DEPT PO BOX 1039 WILMINGTON DE	3322 Agriculture Dr	859,934.00	23,901.00	66.00	19,470.00	66.00	2,063.75	23,901.00	11,958.63	0.00	0.00	23,901.00	31,028.75	0.00	0.00	23,901.00	10,030.05	0.00	0.00	74,551.18
0710-224-0321-9 IL, W	WI DEVELOPMENT PARTNERS LLC 4916 E BROADWAY MADISON WI	3351 Dairy Drive	98,149.00	98,149.00	491.28	144,927.60	491.28	15,361.81	98,149.00	49,107.87	30.00	1,500.00	98,149.00	127,418.95	1.00	11,642.40	98,149.00	41,188.23	0.00	0.00	391,146.85
0710-223-0320-1 IL	WI DEVELOPMENT PARTNERS LLC 4916 E BROADWAY MADISON WI	4930 E Broadway	95,083.00	95,083.00	824.19	243,136.05	824.19	25,771.35	95,083.00	47,373.83	90.00	4,500.00	95,083.00	123,438.61	1.00	11,642.40	95,083.00	39,301.58	0.00	0.00	495,964.02
0710-224-0117-0 IL	WI DEVELOPMENT PARTNERS LLC 4916 E BROADWAY MADISON WI	4929 Femrite Dr	64,029.00	64,029.00	500.04	147,511.80	500.04	15,635.72	64,029.00	32,036.27	30.00	1,500.00	64,029.00	83,123.70	1.00	11,642.40	64,029.00	26,869.77	0.00	0.00	318,319.66
0710-224-0121-1 CN, W	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	3350 Agriculture Dr	255,002.00	255,002.00	197.23	58,182.85	197.23	6,167.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	255,002.00	107,011.59	0.00	0.00	171,361.61
<b>TOTALS</b>			1,372,197.00	536,164.00	2,078.74	\$613,228.30	2,078.74	\$65,000.00	281,162.00	\$140,676.60	150.00	\$7,500.00	281,162.00	\$365,010.00	3.00	\$34,927.20	536,164.00	\$225,001.22	0.00	0.00	\$1,451,343.32

Gross Lot Area = Total Lot Area.  
 Net Lot Area = Lot Area to be Assessed.