

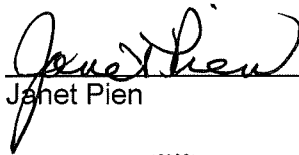
**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

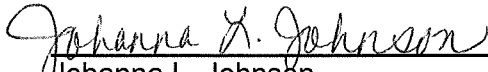
JANET PIEN, being first duly sworn on oath, deposes and says that:

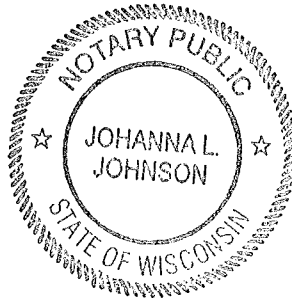
1. She is a SECRETARY II with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 7th day of FEBRUARY 2014 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled **LANGDON STREETSCAPE ASSESSMENT DISTRICT-2014** attached hereto.

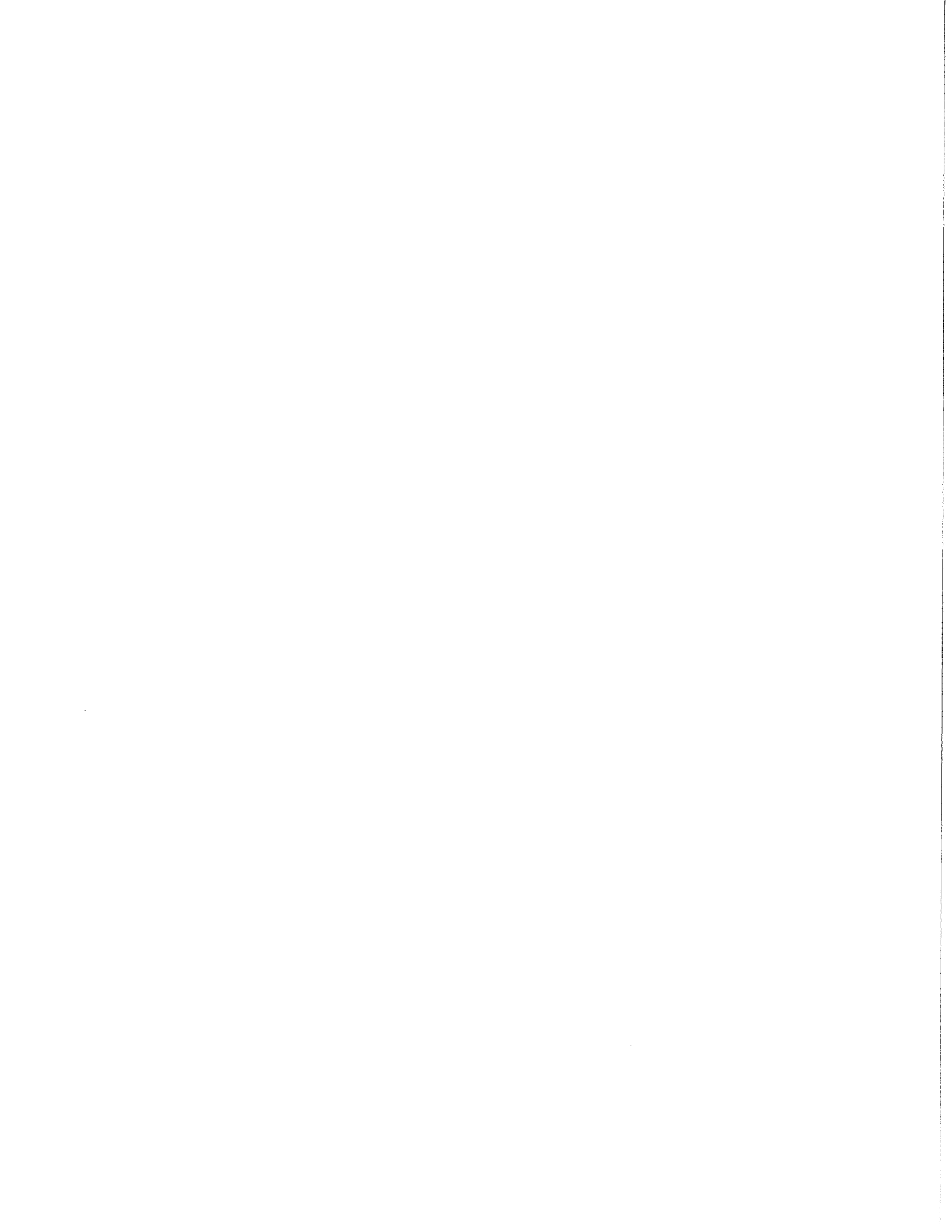
2. She did and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.

  
\_\_\_\_\_  
Janet Pien

Subscribed and sworn to before me  
this 7th day of FEBRUARY 2014

  
\_\_\_\_\_  
Johanna L. Johnson  
Notary Public, State of Wisconsin  
My Commission expires: 1/8/18







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

Parcel Number: 0709-144-1007-5  
Situation Address: 601 N Henry St  
KAPPA KAPPA GAMMA  
% STEPHANIE STENDER  
521 EUGENIA AVE  
MADISON, WI 53705-0000

**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 Manager**  
Kathleen M. Cryan  
**Mapping Section Manager**  
Eric T. Pederson P.S.

**Financial Manager**  
Steven B. Danner-Rivers

**Hydrogeologist**  
Brynn Bemis

February 7, 2014

**To: Property Owners along Langdon St.**

**Re: Proposed Streetscape Improvement Project & Public Hearing**

The City of Madison is proposing to make improvements to the streetscape on a portion of Langdon St. in 2014. The limits of this proposed project are from N. Frances St. to Langdon Ln. (private alley east of N. Henry St.). 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 items included with this project is included on the fact sheet.

Also enclosed with this letter 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 8 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.

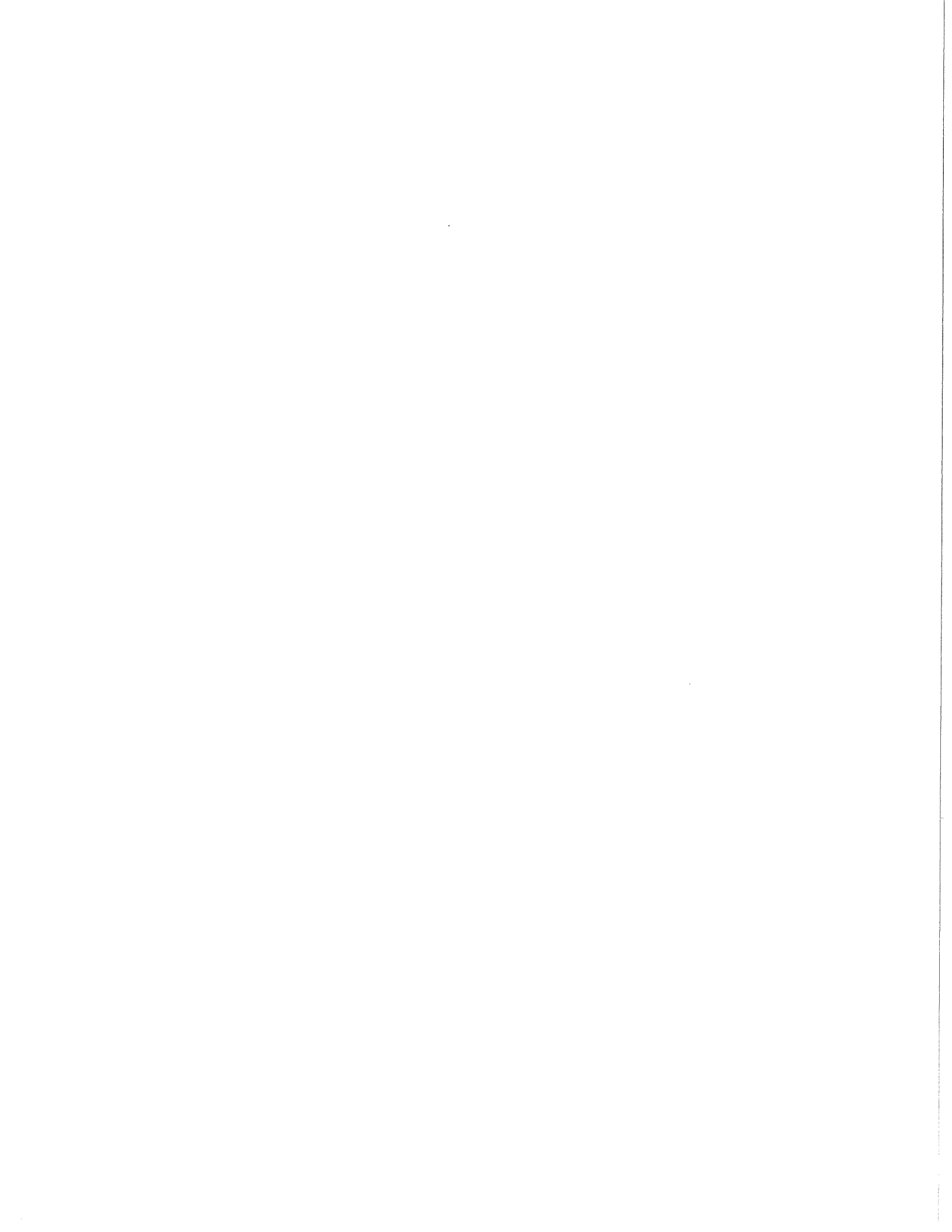
Sincerely,

Robert F. Phillips, P.E.  
City Engineer

RFP:jmw  
Cc by email:

Ald. Ledell Zellers  
Dan Dettmann, Traffic Engineering  
Chris Petykowski, City Engineering  
Rebecca Cnare, City Planning  
Marla Eddy, City Forestry  
Cindy Mierow, Police Department  
Mick Howan, School District Transportation, [mjhowan@madison.k12.wi.us](mailto:mjhowan@madison.k12.wi.us)  
Jeff Fedler, Madison School District Transportation Coordinator, [jfedler@madison.k12.wi.us](mailto:jfedler@madison.k12.wi.us)  
Jason Fenske, Badger Bus Lines, [jasonf@badgerbus.com](mailto:jasonf@badgerbus.com)

Chris Kelley, Streets Division  
Christy Bachmann, City Engineering  
Dane County 911  
Ruth Rohlich, City Planning  
Ed Ruckriegel, Fire Department



**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 2014, 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](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**

**NEAR WEST SANITARY SEWER RELOCATION ASSESSMENT DISTRICT – 2014**

**LANGDON STREET STREETScape ASSESSMENT DISTRICT - 2014**

**ADAMS STREET RECONSTRUCTION ASSESSMENT DISTRICT – 2014**

**NORTH HAMILTON STREET STREETScape ASSESSMENT DISTRICT - 2014**

**NORTH STREET, HOARD STREET AND COMMERCIAL AVENUE RECONSTRUCTION ASSESSMENT DISTRICT – 2014**

**COMMONWEALTH AVENUE, FOX AVENUE, GREGORY STREET AND KEYES AVENUE RECONSTRUCTION ASSESSMENT DISTRICT – 2014**

**KENDALL AVENUE, N. PROSPECT AVENUE AND LATHROP STREET ASSESSMENT DISTRICT – 2014**

**WEST JOHNSON STREET AND NORTH HENRY STREET STREETScape ASSESSMENT DISTRICT - 2014**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ 2/7, 2014

## Fact and Details Sheet

### Proposed 2014 Langdon Street Streetscape Improvement Project

#### Project Details – Proposed Work

**Street Lights:** The existing pedestrian lights on the north side of Langdon St. will be replaced and new pedestrian lights will be installed on the south side (*assessable*). The style of the pedestrian lights will match the lights on Langdon St. west of Frances St. The existing tall street lights along Langdon will remain.

**Street, Sidewalk & Terrace:** Sidewalk and driveway aprons will be removed and replaced as necessary to repair damaged or unsafe (tripping hazards) sections or as necessary for the installation of the new pedestrian lights (*assessable*).

The existing pavers in the terrace have settled and become uneven, and areas that used to be grass have become worn and eroded. The City is proposing to remove the existing pavers and grass within the project limits and replace it with exposed aggregate concrete (*assessable*), which would match the portion of Langdon St. west of Frances St.

Some of the curb and gutter will also be replaced as necessary to repair damaged sections (*assessable*).

Due to snow cover, some quantities for curb and sidewalk on the enclosed schedule of assessments had to be assumed. The final assessments will be calculated based on the actual quantities installed as measured in the field.

**Trees:** There are 3 trees within the limits of this project that are planned for removal; these trees are at the following addresses: 216 Langdon St., 245 Langdon St. and 251 Langdon St. If possible, these sites will be replanted following the project. Gaps in the new concrete terrace will be provided for the trees that are to remain. During construction, if it is determined that any additional trees must be removed, the adjacent properties will be notified prior to the removal. All trees within the project limits will be pruned by City Forestry prior to the start of construction.

The site will also be reviewed to determine if any new trees can be planted, and openings in the exposed aggregate concrete terrace will be left for any new tree planting locations.

#### Construction Schedule & Impacts

**Tentative Construction Schedule:** start May 19, 2014 until Mid August, 2014

The project on Langdon St. is being bid under a single contract with projects on N. Henry St., W. Johnson St. and N. Hamilton St. The above dates refer to the total contract duration, but approximately (4 - 5 weeks) will be spent on Langdon St. It is expected that work on the contract will start on N. Henry St. and W. Johnson St. and then move to Langdon St.

**Traffic Impacts:** Langdon St. will remain to traffic within the project limits, but parking on the street will likely be removed to allow space for the contractor to work. Access will be maintained to all properties within the project limits.

**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.

#### Project Location Map



#### Project Contacts

**Project Manager:** Jim Wolfe – 266-4099, [jwolfe@cityofmadison.com](mailto:jwolfe@cityofmadison.com)

**Traffic:** Yang Tao – 266-4815, [ytao@cityofmadison.com](mailto:ytao@cityofmadison.com)

**Street Lights:** Dan Dettmann – 266-6536, [ddettmann@cityofmadison.com](mailto:ddettmann@cityofmadison.com)

**Construction:** John Fahrney – 266-9091, [jfahrney@cityofmadison.com](mailto:jfahrney@cityofmadison.com)

**Business Resources:** Ruth Rohlich – 267-4933, [rrohlich@cityofmadison.com](mailto:rrohlich@cityofmadison.com)

**Forestry:** Dean Kahl – 266-4891, [dkahl@cityofmadison.com](mailto:dkahl@cityofmadison.com)

#### Assessment Policy Breakdown

Item	City Share	Owner Share
Conc. curb, sidewalk, aprons	50%	50%
Pedestrian Lights	0%	100%
Decorative Concrete	50%	50%
Tree openings	100%	0%
Tree removal & replacement	100%	0%

February 5, 2014

Project ID: 53W1360  
 Project Name: Langdon Streetscape Assessment District - 2014  
 Project Limits: N. Frances St. to N. Henry St.

Parcel No./ Zoning	Owner's Name / Mailing Address	Parcel Location	Frontage or % Interest*	Terrace Reconstruction Items			Street Lighting Items**			TOTAL ASSM'T
				Remove Pavers, Sidewalk and Drive Apron @ \$1.50 per SF	Replace Concrete Sidewalk @ \$3.00 per SF	Replace Terrace w/ Exposed Agg. Conc. @ \$10.00 per SF	Install Pedestrian Lighting (Frontage) @ \$20.00 per LF	Install Pedestrian Lighting (Area) @ \$0.15 per SF	Cost	
0709-144-1007-5 DR2	KAPPA KAPPA GAMMA % STEPHANIE STENDER 521 EUGENIA AVE MADISON WI	601 N Henry St	82.00	SF 420.00 Cost \$650.00	SF 50.00 Cost \$150.00	420.00 \$4,200.00	LF 61.50 Cost \$1,230.00	SF 6,068.0 Cost \$910.20	\$7,120.20	
0709-144-1938-2 DDZ4, HIS-L	ALUMNI ASSN OF KAPPA CHI % WILLIAM KIRCHEN 10521 CRESTVIEW DR CEDARBURG WI	610 N Henry St	58.00	430.00 \$645.00	50.00 \$150.00	430.00 \$4,300.00	43.50 \$870.00	5,104.0 \$765.60	\$6,730.60	
0709-144-1106-5 DR2	MULLINS JT REV TRUST J & C MULLINS, TRUSTEES 401 N CARROLL ST MADISON WI	133 Langdon St	38.00	0.00 \$0.00	50.00 \$150.00	200.00 \$2,000.00	38.00 \$760.00	5,712.0 \$856.80	\$3,766.80	
0709-144-1107-3 DR2	FOIRE, WILLIAM & MARY 1528 MORRISON ST MADISON WI	135 Langdon St	40.00	280.00 \$420.00	50.00 \$150.00	280.00 \$2,800.00	40.00 \$800.00	4,320.0 \$648.00	\$4,818.00	
0709-144-1108-1 DR2	CHANDLER 137-139 LLC % CHT APARTMENT RENTALS PO BOX 512 MADISON WI	137 Langdon St	34.00	230.00 \$345.00	50.00 \$150.00	230.00 \$2,300.00	34.00 \$680.00	3,400.0 \$510.00	\$3,985.00	
0709-144-1109-9 DR2	EVANS SCHOLAR FOUNDATION % WAYNE JANIL 1 BRIAR RD GOLF IL	141 Langdon St	98.00	825.00 \$1237.50	50.00 \$150.00	825.00 \$8,250.00	73.50 \$1,470.00	5,137.5 \$770.63	\$11,878.13	
0709-144-1009-1 PD	NORMANDY PARTNERS LLC 6417 NORMANDY LN MADISON WI	150 Langdon St	0*	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	4,017.0 \$602.55	\$602.55	
0709-144-1008-3 DR2	KAPPA CHP ALPHA CHI OMEGA % VERA RILEY 8260 STAGECOACH RD CROSS PLAINS WI	152 Langdon St	100.00	545.00 \$817.50	50.00 \$150.00	545.00 \$5,450.00	100.00 \$2,000.00	17,051.0 \$2557.65	\$10,975.15	
0709-144-1934-0 DDZ4, PUDSIP	VESTA CONDO OWNERS ASSN JOSEPH ALEXANDER 145 E BADGER RD STE 200 MADISON WI	201 W Lakelawn Pl CONDOS SEE FOLLOWING	56.33	390.00 \$0.00	50.00 \$0.00	390.00 \$0.00	42.25 \$0.00	6,888.0 \$0.00	\$0.00	
0709-144-101-2 DDZ4, PUDSIP	222 LANGDON LLC 145 E BADGER RD MADISON WI	201 W Lakelawn Pl	34.44%	134.32 \$201.47	17.22 \$51.66	134.32 \$1,343.16	14.55 \$291.02	2,372.2 \$355.83	\$2,243.15	
0709-144-102-0 DDZ4, PUDSIP	229 W LAKEAWN PLACE LLC 122 W WASHINGTON AVE #101 MADISON WI	229 W Lakelawn Pl	65.56%	255.68 \$383.53	32.78 \$98.34	255.68 \$2,556.84	27.70 \$553.98	4,515.8 \$677.37	\$4,270.05	
0709-144-2001-6 DDZ4, R6	MULLINS, JEROME & CAROL 401 N CARROLL ST MADISON WI	201 Langdon St	88.00	750.00 \$1125.00	50.00 \$150.00	750.00 \$7,500.00	66.00 \$1,320.00	5,808.0 \$871.20	\$10,966.20	

Parcel No./ Zoning	Owner's Name/ Mailing Address	Parcel Location	Frontage or % Interest** LF	Terrace Reconstruction Items				Street Lighting Items**				TOTAL ASSMT		
				Remove Parvers, Sidewalk and Drive Apron @ \$1.50 per SF Cost	Replace Concrete Sidewalk @ \$3.00 per SF Cost	Replace Terrace w/ Exposed Agg. Conc. @ \$10.00 per SF	Install Pedestrian Lighting (Frontage) @ \$20.00 per LF Cost	Install Pedestrian Lighting (Area) @ \$0.15 per SF Cost						
0709-144-1937-4 DDZ4, R6	RATTLE BLDG CORP % MADISON PROPERTY MNGMT 1202 REGENT ST MADISON WI	210 Langdon St	58.00	385.00	\$577.50	50.00	\$150.00	385.00	\$3,850.00	58.00	\$1,160.00	7,134.0	\$1070.10	\$6,807.60
0709-144-2002-4 DDZ4, R6	MULLINS JT REV TRUST J & C MULLINS, TRUSTEES 401 N CARROLL ST MADISON WI	211 Langdon St	66.00	420.00	\$630.00	50.00	\$150.00	420.00	\$4,200.00	66.00	\$1,320.00	8,712.0	\$1306.80	\$7,606.80
0709-144-1933-8 DDZ4, R6	LAMBDA CHAPTER BLDG CORP PO BOX 45735 MADISON WI	216 Langdon St	82.90	560.00	\$840.00	50.00	\$150.00	560.00	\$5,600.00	82.90	\$1,658.00	10,196.5	\$1529.48	\$9,777.48
0709-144-2003-2 DDZ4, PUDSIP	ALPHA LAMBDA ALUM INV LLC % FAHRCREST MANAGEMENT 1865 NORTHPORT DR # B MADISON WI	221 Langdon St	110.00	625.00	\$937.50	50.00	\$150.00	625.00	\$6,250.00	110.00	\$2,200.00	14,520.0	\$2178.00	\$11,715.50
0709-144-2004-0 DDZ4, R6	LANGDON STREET LLC 2607 MONROE ST MADISON WI	227 Langdon St	66.00	260.00	\$390.00	50.00	\$150.00	260.00	\$2,600.00	66.00	\$1,320.00	8,712.0	\$1306.80	\$5,766.80
0709-144-1920-9 DDZ4, R6	HANUSTRA 228-230 LLC % CHI APARTMENT RENTALS PO BOX 512 MADISON WI	228 Langdon St	56.33	370.00	\$555.00	50.00	\$150.00	370.00	\$3,700.00	42.25	\$845.00	7,448.0	\$1117.20	\$6,567.20
0709-144-2003-8 DDZ4, R6	JEVISH EXPERIENCE OF MADISON INC 3453 N 54TH ST MILWAUKEE WI	223 Langdon St	66.00	270.00	\$405.00	50.00	\$150.00	270.00	\$2,700.00	66.00	\$1,320.00	8,712.0	\$1306.80	\$5,881.80
0709-144-1919-2 DDZ4, R6	HARCROFT 234 LLC % CHI APARTMENT RENTALS PO BOX 512 MADISON WI	224 Langdon St	60.00	330.00	\$495.00	50.00	\$150.00	465.00	\$4,650.00	60.00	\$1,200.00	6,630.0	\$994.50	\$7,489.50
0709-144-2006-6 DDZ4, R6	WISCONSIN BETA SIGMA PHI EPSILON CORP PO BOX 46362 MADISON WI	237 Langdon St	58.00	300.00	\$450.00	50.00	\$150.00	300.00	\$3,000.00	58.00	\$1,160.00	7,656.0	\$1148.40	\$5,908.40
0709-144-1911-8 DDZ4, R6	PALIT-DICKINSON & FRANCES PARK LLC 933 UNIVERSITY BAY DR MADISON WI	240 Langdon St	103.67	660.00	\$990.00	50.00	\$150.00	660.00	\$6,600.00	103.67	\$2,073.40	9,150.0	\$1372.50	\$11,185.90
0709-144-2007-4 DDZ4, R6	OSBORN, DUANE & R OSBORN ENT LLC ETAL 2835 COUNTY RD NM MADISON WI	241 Langdon St	71.50	0.00	\$0.00	50.00	\$150.00	265.00	\$2,650.00	71.50	\$1,430.00	18,400.0	\$2760.00	\$6,990.00
0709-144-2008-2 DDZ4, R6	OSBORN TR, EUGENE K ETAL 2835 COUNTY RD NM MADISON WI	245 Langdon St	66.00	0.00	\$0.00	50.00	\$150.00	440.00	\$4,400.00	66.00	\$1,320.00	8,712.0	\$1306.80	\$7,176.80



Project ID: 53W1360  
 Project Name: Langdon Streetscape Assessment District - 2014  
 Project Limits: N. Frances St. to N. Henry St.

Parcel No./ Zoning	Owner's Name / Mailing Address	Parcel Location	Frontage or % Interest* LF	Terraace Reconstruction Items			Street Lighting Items**			TOTAL ASSMT				
				Remove Pavers, Sidewalk and Drive Apron @ \$1.50 per SF SF	Replace Concrete Sidewalk @ \$3.00 per SF SF	Replace Terrace w/ Exposed Agg. Conc. @ \$10.00 per SF SF	Install Pedestrian Lighting (Frontage) @ \$20.00 per LF LF	Install Pedestrian Lighting (Area) @ \$0.15 per SF SF	Cost		Cost			
0709-144-1910-0 DD24, R6	248 LANGDON STREET LLC PO BOX 620091 MIDDLETON WI	248 Langdon St	45.00	275.00	\$412.50	50.00	\$150.00	275.00	\$2,750.00	45.00	\$900.00	3,105.0	\$465.75	\$4,678.25
0709-144-1909-3 DD24, R6	250 LANGDON PARTNERS LLC 210 N BASSETT ST # 100 MADISON WI	250 Langdon St	58.45	465.00	\$697.50	50.00	\$150.00	465.00	\$4,650.00	58.45	\$1,169.00	7,101.0	\$1065.15	\$7,731.65
0709-144-2009-0 DD24, R6	LANGDON STREET LLC 2607 MONROE ST MADISON WI	251 Langdon St	66.00	75.00	\$112.50	50.00	\$150.00	455.00	\$4,550.00	66.00	\$1,320.00	8,712.0	\$1306.80	\$7,439.30
0709-144-1908-5 DD24, R6	DELTA THETA SIGMA CORP MICHAEL GRESCH 657 N SPRING ST COLUMBUS WI	252 Langdon St	41.55	285.00	\$427.50	50.00	\$150.00	285.00	\$2,850.00	41.55	\$831.00	6,233.0	\$934.95	\$5,193.45
0709-144-2010-7 DD24, R6	HARCROFT 257 LLC % CHT APARTMENT RENTALS PO BOX 512 MADISON WI	257 Langdon St	66.00	425.00	\$637.50	50.00	\$150.00	425.00	\$4,250.00	66.00	\$1,320.00	8,712.0	\$1306.80	\$7,664.30
0709-144-1907-7 DD24, R6	CHANDLER 260 LLC % CHT APARTMENT RENTALS PO BOX 512 MADISON WI	260 Langdon St	75.00	515.00	\$772.50	50.00	\$150.00	515.00	\$5,150.00	75.00	\$1,500.00	11,250.0	\$1687.50	\$9,260.00
0709-144-2011-5 DD23, R6	265 LANGDON FAM LTD PARTNERSHIP 401 N CARROLL ST MADISON WI	265 Langdon St	132.00	925.00	\$1387.50	50.00	\$150.00	925.00	\$9,250.00	99.00	\$1,980.00	8,712.0	\$1306.80	\$14,074.30
0709-144-1906-9 DD23, R6	GAMMA PHI BETA % HOUSE DIRECTOR 270 LANGDON ST MADISON WI	270 Langdon St	75.00	565.00	\$847.50	50.00	\$150.00	565.00	\$5,650.00	56.25	\$1,125.00	5,625.0	\$843.75	\$8,616.25
TOTALS				11,580.00	\$17,370.00	1,450.00	\$4,350.00	13,000.00	\$130,000.00	1,856.32	\$37,126.40	238,938.00	\$35,840.70	\$224,687.10

\*The "% Interest" is the percentage of interest in the common elements each condominium owner has as described in the condominium agreement. 150 Langdon St. does not have frontage on Langdon St. (fronts the private alley Langdon Ln.), but does take access off of Langdon St.

\*\*Total street lighting assessment is based on both the lot frontage on Langdon St. and the total lot area. Corner lot factors (75% frontage, 50% area) were used for the following parcels: 601 N Henry, 602 N Henry, 141 Langdon, 201 W Lakelawn, 228 Langdon, 270 Langdon, and 265 Langdon. Also, 50% of the lot area was used for 210 Langdon and 216 Langdon; these parcels also have frontage on Lakelawn Pl. and will have future lighting assessments when lighting is installed on Lakelawn Pl. 100% of the lot area and frontage was used to calculate the lighting assessments for all other parcels.

