

**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

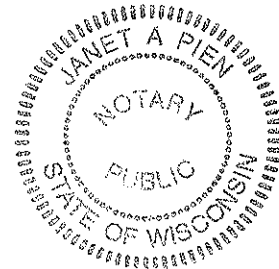
Kathleen Rideout, being first duly sworn on oath, deposes and says that:

1. She is a Administrative Clerk I with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 25th day of March, 2011 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 JEFFERSON STREET ASSESSMENT DISTRICT – 2011 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.

*Kathleen Rideout*  
Kathleen Rideout

Subscribed and sworn to before me  
this 28 day March, 2011  
*Janet A Pien*  
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

Parcel Number: 0708-151-0101-2  
 Situs Address: 8308 Excelsior Dr

SAMPLE  
 SAMPLE  
 210 MLK JR BLVD RM 115  
 MADISON, WI 53703-3342

March 25, 2011

608 266 4751

Assistant City Engineer  
 Michael R. Dailey, P.E.

Principal Engineers  
 Christina M. Bachmann, P.E.  
 John S. Fahmeyer, 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

To: Property owners and residents along Jefferson Street

Re: Public Hearing before Board of Public Works  
 April 6, 2011  
 Room 108 City-County Building  
 210 Martin Luther King Jr. Blvd.  
 Madison, WI

The City of Madison is proposing to improve Jefferson Street from Lincoln St. to Grant St. This project involves special assessments to owners of property on 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.

The proposed improvements include replacing the sanitary sewer and water mains and laterals; replacing the curb and gutter, replacing drive aprons and portions of the sidewalk; and replacing the pavement. The project is scheduled to take place during the summer and fall of 2011.

#### Street Improvements

The proposed street improvements include replacing the concrete curb and gutter and the asphalt pavement. Sidewalk that is cracked, settled, heaved, or in disrepair will be replaced. Also, the replacement of the sanitary sewer lateral will require removal and replacement of up to four sections of sidewalk. The existing roadway was constructed between 1907 and 1912, and was resurfaced in 1959.

The City and the property owners adjoining the reconstruction will share the cost of the street improvements. The City shares the cost on a 50-50 basis with the property owners for removing and replacing drive aprons, sidewalk and curb and gutter. The City is responsible for the remaining street related items. The attached Schedule of Assessments shows a breakdown of costs for each of the assessable items and the total estimated cost to be assessed to each adjacent property owner. LeAnne Hannan is the street design engineer and you may contact her at 266-4057 or [lhannan@cityofmadison.com](mailto:lhannan@cityofmadison.com) if you have questions.

Drive aprons will be replaced with concrete. The removal and replacement of brick drive aprons will be the responsibility of the property owner. The City will not participate in the cost of this work.

#### Rain Gardens

City Engineering has determined that the terraces in front of certain properties within this project are eligible for terrace rain gardens. The rain gardens would be installed by the City of Madison and assessed to the property owner at 25% of the total cost. Installing a terrace rain garden is completely voluntary for eligible property owners. A signed waiver of special assessment would be required of each participant and long-term maintenance of the garden would be the responsibility of the property owner. For more information on this portion of the project, please see the attached sheet *Opportunities for Rain Gardens*.

#### Sanitary Sewer Main and Lateral Replacement

The sanitary sewer main and laterals within the limits of this reconstruction project were constructed in 1905. The sanitary sewer main will be replaced with this project and will not be assessed to the properties. The property owners own the sanitary laterals from the house to the main in the street. 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 (that length of sewer lateral between the sanitary sewer main and the property line). The estimated property owner's share is listed on the schedule of assessments. This offer applies only to property owners whose sewer lateral is within the street reconstruction limits. 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. Sally Swenson is the sanitary sewer designer for this project; you may contact her at 266-4862 or [sswenson@cityofmadison.com](mailto:sswenson@cityofmadison.com).

#### **Storm Sewer**

Storm sewer main, leads, and inlets will be replaced as part of this project. This work is not assessed to property owners. Sally Swenson is the storm sewer designer for this project; you may contact her at 266-4862 or [sswenson@cityofmadison.com](mailto:sswenson@cityofmadison.com).

#### **Impact on Trees and Landscaping**

City Forestry will be evaluating trees along the project to determine condition and to determine tree protection specifications. Sewer lateral conflicts with trees will be evaluated by City Forestry and City Engineering. Forestry has already removed a few trees and if any additional trees need to be removed, prior to or during construction, the adjacent property owners will be notified.

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.

Please note that construction will also have an impact on landscape features in the terrace. With the nature of this work, property owners should anticipate that the entire terrace area, between the sidewalk and the curb, 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.

#### **Water Main Replacement**

Water main will be replaced within the project limits. The existing main was installed between 1911 and 1916. If you have any questions or concerns with regards to the water main work, please contact Kelly Miess, of the Madison Water Utility, at 261-9640 or [kmiess@madisonwater.org](mailto:kmiess@madisonwater.org).

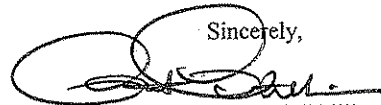
#### **Assessments - General**

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 based upon the City's assessment policy. 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 2.5% 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](mailto: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, P.E.  
City Engineer

RFP:LKH

Attach

cc: Ald. Julia Kerr  
Sally Swenson, City Engineering  
Kelly Miess, Water Utility  
Principal, Franklin Elementary School  
Principal, Randall Elementary School  
Principal, Hamilton Middle School  
Principal, Edgewood Campus School  
Principal, Edgewood High School  
Principal, West High School  
Madison School District Transportation Coordinator  
Badger Bus Lines, Jason Fenske, [jasonf@badgerbus.com](mailto:jasonf@badgerbus.com)  
911  
Madison Police Dept.  
Madison Fire Dept.  
Streets Division  
Traffic Engineering

## Opportunities for Rain Gardens

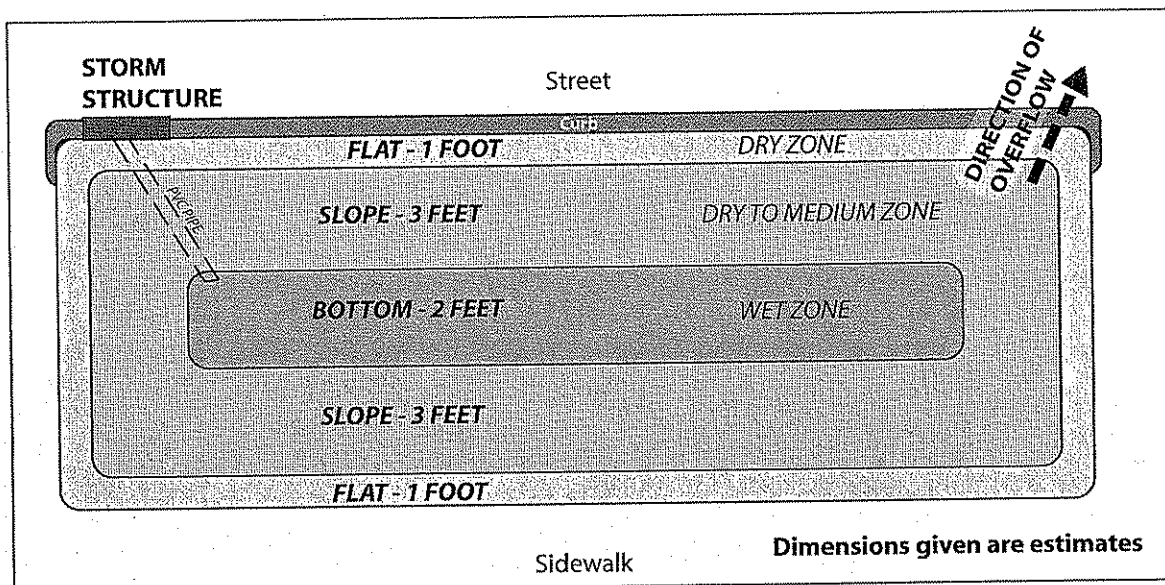
City Engineering staff conducted a field survey of the area and has determined that this project has potential for rain gardens in specific locations along the street terrace (the area between the sidewalk and street). A rain garden is a specially designed garden that has the capability of treating stormwater. The terrace rain gardens would be about 1 foot deep in the center and capture some of the stormwater that would otherwise flow directly to the lake. The gardens remove nutrients and other pollutants from stormwater before allowing it to soak into the ground. Generally, rain gardens are planted with native vegetation, but some ornamentals will also work. A sketch of a typical terrace rain garden is included below, shown with typical dimensions.

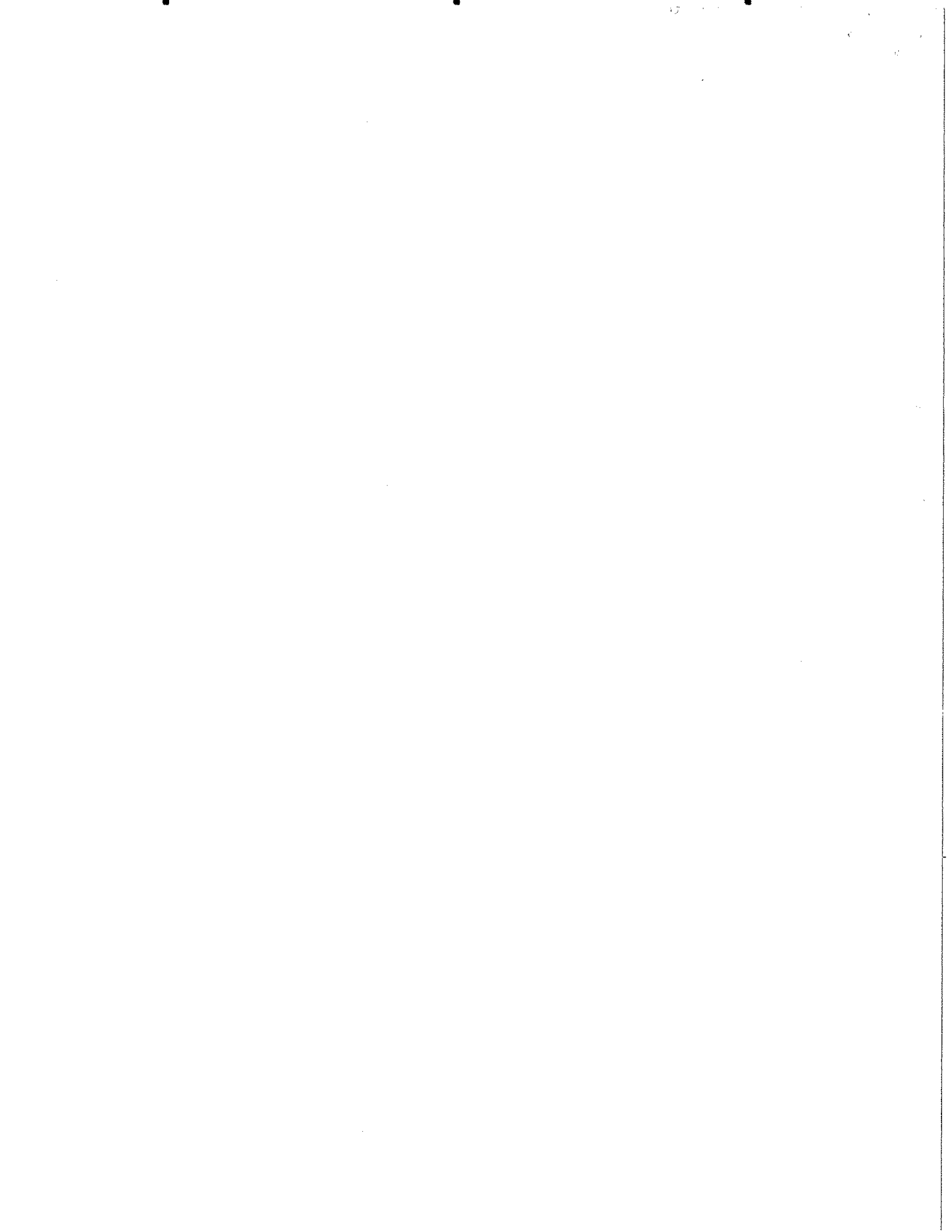
While any homeowner can install a rain garden in their yard by digging out a shallow hole to capture stormwater, terrace rain gardens have to go one step further. We excavate out some of the existing soil, then add clear stone and a special engineered fill of topsoil, sand, and compost to ensure adequate infiltration and stormwater treatment.

The included map indicates where rain gardens could be appropriately installed. Some of the criteria City Engineering uses in determining potential sites include adequate space, distance from trees, and terrace slope. In some instances, a rain garden would fit between two properties and this is indicated on the map. In previous rain garden projects, there has been an interest in sharing a rain garden between neighbors, and so we offer this as a possibility.

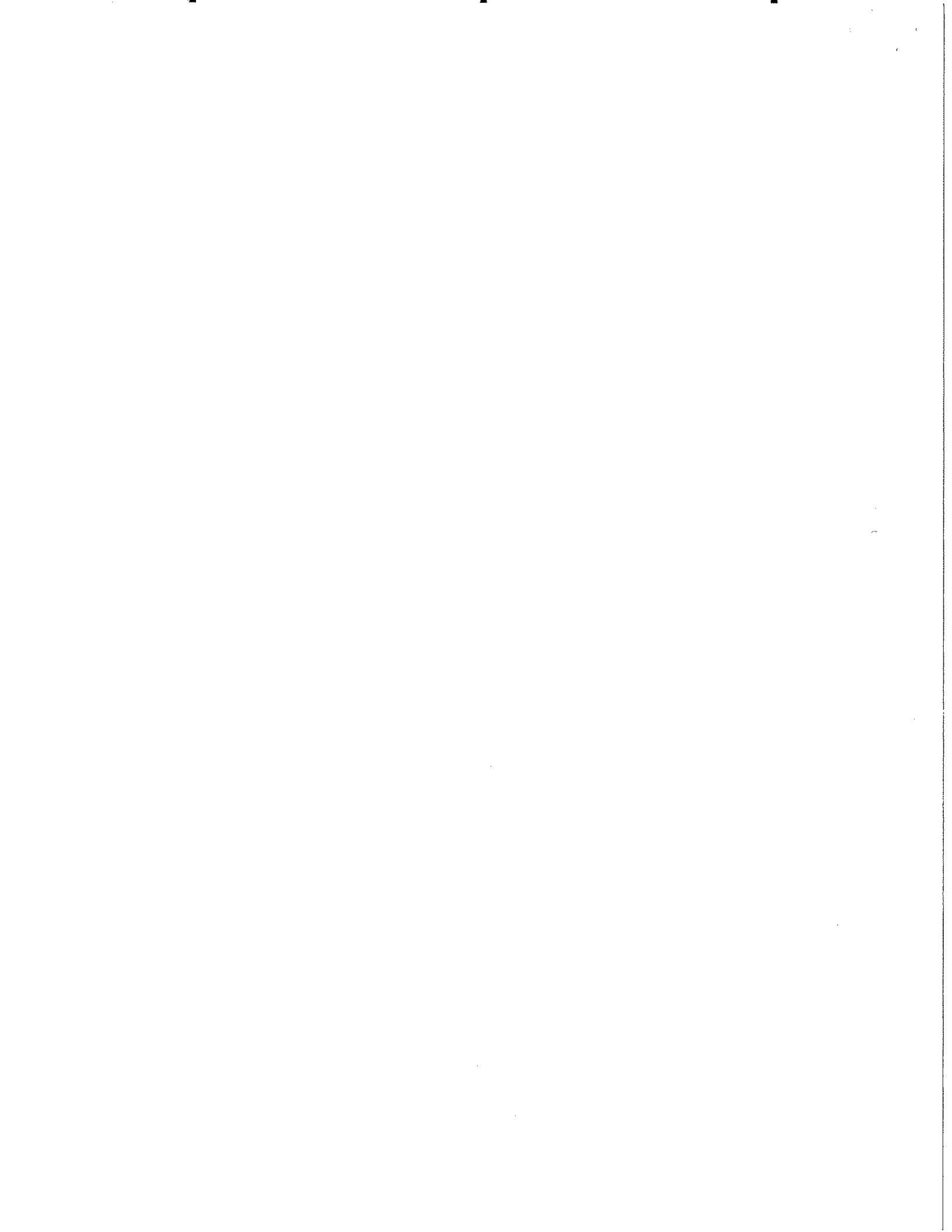
Based on a similar project, we estimate the total construction cost of a terrace rain garden to be about \$1500 and installation of plants to be about \$500. City Engineering will provide 75% cost share to anyone interested in having a rain garden installed. **If you are at all interested in receiving a terrace rain garden, please contact us by March 25, 2011.** You will have to opportunity to make a final decision once we have received the bid for your individual rain garden. If we do not hear from you by this date, we will assume you are not interested in having a rain garden.

Please contact **Sally Swenson, storm engineer for this project, at 266-4862 ([sswenson@cityofmadison.com](mailto:sswenson@cityofmadison.com))** to indicate your initial interest in receiving a rain garden or for any questions you may have. To find out more about rain gardens, you can visit our stormwater management website at: <http://www.cityofmadison.com/engineering/stormwater>.





Parcel No./	Owner's Name /	Situs Address	Frontage	Assessable Frontage	Street Reconstruction Items				Sanitary Sewer Items			TOTAL ASSMNT
					Rem. Sidewalk & Drive Apron @	Replace Apron @	Replace Sidewalk @	Rem. & Repl. Curb and Gutter @	Sanitary Sewer Reconnection	Rem. & Repl. Sanitary Lateral @		
					\$1.50 per SF	\$3.50 per SF	\$3.00 per SF	\$15.00 per LF	\$299.50 each	\$21.11 per LF		
0709-223-3204-7 R2	PINGER, LAWRENCE G 1909 JEFFERSON ST MADISON WI	1909 Jefferson St	80.00	80.00	321.0	128.0	208.0	80.00	1	33.0	\$696.63	\$3,749.63
0709-223-2912-7 R2	AHRENS, EDWARD R & MARY C MURPHY 1910 JEFFERSON ST MADISON WI	1910 Jefferson St	60.00	60.00	204.0	0.0	204.0	60.00	1	35.0	\$696.63	\$2,814.13
0709-223-2911-9 R2	KAMPEN LE, SHARON A & SANDRA L KAMPEN 1914 JEFFERSON ST MADISON WI	1914 Jefferson St	60.00	60.00	172.0	0.0	172.0	60.00	1	37.0	\$781.07	\$2,754.57
0709-223-3205-5 R2	SCHECKEL, PATRICK J & DANA C SCHECKEL 1915 JEFFERSON ST MADISON WI	1915 Jefferson St	60.00	60.00	339.0	172.0	170.0	60.00	1	39.0	\$823.29	\$3,643.29
0709-223-2910-1 R2	JOHNSON, SUSAN L & CAMILLE GUERIN-GONZALES 1916 JEFFERSON ST MADISON WI	1916 Jefferson St	60.00	60.00	171.0	0.0	171.0	60.00	1	35.0	\$738.85	\$2,707.85
0709-223-3206-3 R2	BAUMGARTNER, PAUL F 1919 JEFFERSON ST MADISON WI	1919 Jefferson St	60.00	60.00	185.0	0.0	185.0	60.00	1	41.0	\$865.51	\$2,897.51
0709-223-3207-1 R2	MESSINA, ROSALIA M 1921 JEFFERSON ST MADISON WI	1921 Jefferson St	60.00	30.00	362.0	168.0	202.0	30.00	1	33.0	\$696.63	\$3,183.13
0709-223-2909-4 R2	SIDRAN, BEN & JUDITH 1922 JEFFERSON ST MADISON WI	1922 Jefferson St	60.00	30.00	170.0	0.0	168.0	30.00	1	34.0	\$717.74	\$2,226.24
0709-223-3801-1 R2	NUWAYSIR, EMILE FRAUD & A KATE NGWAYSIR 2001 JEFFERSON ST MADISON WI	2001 Jefferson St	70.00	40.00	117.0	0.0	117.0	40.00	0	0.0	\$0.00	\$1,126.50
0709-223-3314-4 R2	TARVER, SARA G & PATRICIA L WOLLEAT 2002 JEFFERSON ST MADISON WI	2002 Jefferson St	60.00	30.00	130.0	0.0	130.0	30.00	1	35.0	\$738.85	\$2,073.35
0709-223-3802-9 R2	KELLER, ROBERTA LYNN 2005 JEFFERSON ST MADISON WI	2005 Jefferson St	50.00	50.00	131.0	0.0	131.0	50.00	1	41.0	\$865.51	\$2,504.51
0709-223-3313-6 R2	SWEET, PATRICK J & KELLEY CONWAY SWEET 2006 JEFFERSON ST VERONA WI	2006 Jefferson St	55.00	55.00	144.0	0.0	144.0	55.00	1	35.0	\$738.85	\$2,511.35
0709-223-3803-7 R2	SINSINAWA DOMINICANS DN 585 COUNTY RD Z SINSINAWA WI	2011 Jefferson St	60.00	60.00	146.0	0.0	146.0	60.00	1	36.0	\$759.96	\$2,616.46
0709-223-3312-8 R2	TIMBIE, PETER T & PATRICIA A ROSENMEYER 2012 JEFFERSON ST MADISON WI	2012 Jefferson St	65.00	65.00	130.0	0.0	130.0	65.00	1	38.0	\$802.18	\$2,661.68
0709-223-3804-5 R2	MOORE, MARIE L 2015 JEFFERSON ST MADISON WI	2015 Jefferson St	60.00	60.00	310.0	0.0	310.0	60.00	1	41.0	\$865.51	\$3,460.01
0709-223-3311-0 R2	GRAFF, DANIEL ADAM & DORIS OLANDER 2016 JEFFERSON ST MADISON WI	2016 Jefferson St	60.00	60.00	186.0	0.0	186.0	60.00	1	35.0	\$738.85	\$2,775.35
0709-223-3310-2 R2	GREENFIELD, GERALD W & LAUREN A MEYERS 2018 JEFFERSON ST MADISON WI	2018 Jefferson St	60.00	60.00	144.0	0.0	144.0	60.00	1	40.0	\$844.40	\$2,691.90
							\$0.00					\$0.00





Parcel No./	Owner's Name /	Situation Address	Frontage	Assessable Frontage	Street Reconstruction Items				Sanitary Sewer Items			TOTAL: ASSMNT		
					Rem. Sidewalk & Drive Apron @	Replace Apron @	Replace Sidewalk @	Rem. & Repl. Curb and Gutter @	Sanitary Sewer Reconnection	Rem. & Repl. Sanitary Lateral @	Sanitary Sewer Reconnection		Rem. & Repl. Sanitary Lateral @	
0709-223-3309-5 R2	NEVERS, GILLIAN A 2022 JEFFERSON ST MADISON WI	2022 Jefferson St	60.00	30.00	\$1.50 per SF 0.0	\$3.50 per SF 0.0	\$3.00 per SF 0.0	\$15.00 per LF 30.00	\$299.50 each 0	\$21.11 per LF 0.0	\$0.00	\$450.00	\$0.00	\$450.00
0709-223-3805-3 R2	POWELL, J MARK & ELLEN TAYLOR-POWELL 2023 JEFFERSON ST MADISON WI	2023 Jefferson St	50.00	50.00	180.0	0.0	180.0	50.00	1	34.0	\$717.74	\$750.00	\$299.50	\$2,577.24
0709-223-3806-1 R2	LAUBE, DOUGLAS W & JANET J LAUBE 2025 JEFFERSON ST MADISON WI	2025 Jefferson St	60.00	30.00	160.0	0.0	160.0	30.00	1	34.0	\$717.74	\$450.00	\$299.50	\$2,187.24
					6077.0	822.0	5331.0	1827.5	29.0	1035.0	\$21,848.85	\$15,993.00	\$8,685.50	\$85,932.35

