



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

Parcel Number: 0708-252-0081-2  
Situs Address: 505 S Gammon Rd  
505 GAMMON LLC  
402 GAMMON PL STE 300  
MADISON, WI 53719-0000

**Assistant 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.  
**Facilities & Sustainability**  
Jeanne E. Hoffman, Manager  
Bryan Cooper, Principal Architect  
**Mapping Section Manager**  
Eric T. Pederson, P.S.  
**Financial Manager**  
Steven B. Danner-Rivers

August 22, 2019

**To: Property Owners along S. Gammon Road**

**Re: Proposed Street Reconstruction & Common Council Public Hearing**

The City of Madison, in conjunction of the Wisconsin Department of Transportation, is proposing to reconstruct portions of Gammon Road in 2020. The proposed project will include street improvements and construction of new water main and storm sewer. Enclosed with this letter is notification for a Public Hearing before the Common Council. The date, time and location of the public hearing can be found on the enclosed notification.

The project will involve special assessments to the owners of property adjacent to the project. 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. 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 4.0% interest charged on the unpaid balance.

The project and special assessments were recommended for approval at the August 21, 2019 Board of Public Works meeting. Please note there was a discrepancy regarding the payback period for the special assessments in the cover letter for the mailing giving notice of the public hearing before the Board of Public Works. The cover letter stated that the payback period is payable in one lump sum or over a period of fifteen years, while the correct payback period is over eight years. The information on the Notice of Public hearing correctly identified the payback period of eight years.

To request accommodations for special needs or disabilities or if you have any other questions regarding this project, please contact Glen Yoerger, the Project Engineer at 261-9177 or email at [gyoerger@cityofmadison.com](mailto:gyoerger@cityofmadison.com). This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction. A list of other contacts for the project can be found on the enclosed fact sheet. Hearing impaired persons may contact the City's TDD number at 1-866-704-2315 to make arrangements for assistance during the meeting.

Sincerely,

Robert F. Phillips, P.E.  
City Engineer

RFP:gey

CC by email: Ald. Paul Skidmore, Dist 9  
Ald. Keith Furman, Dist 19  
Christy Bachmann, City Engineering  
Yang Tao, Traffic Engineering

Chris Petykowski, City Engineering  
Brian Smith, Traffic Engineering  
Greg Fries, City Engineering  
Janet Schmidt, City Engineering

**NOTICE OF PUBLIC HEARING BEFORE THE COMMON COUNCIL  
FOR  
PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS  
FOR PUBLIC WORKS IMPROVEMENTS**

**MADISON, WISCONSIN**

**PART I**

Notice is hereby given that the reports of the Board of Public Works and the City Engineer of the City of Madison, Wisconsin, on the plans, specifications, and special assessment of benefits accruing to the various lots and parcels of land affected by the proposed improvements, as listed in Part II hereof, in the City of Madison, have been filed in the office of the City Clerk, in the City-County Building, Madison, Wisconsin, and that said reports will be presented to the Common Council (Room 201), City-County Building, at a regular meeting to be held **TUESDAY, SEPTEMBER 3 at 6:30 P.M.**, in the Council Chambers and that the Common Council will then and there consider said reports and will hold a public hearing to hear all persons interested, or their agents or attorneys, concerning matters contained in said reports, and will determine what portion, if any, of the cost of said improvement shall be paid by the City at large, and other action as the Common Council may deem proper. **(YOU MUST REGISTER WITH THE COUNCIL'S SECRETARY BEFORE YOUR ITEM IS CONSIDERED BY THE COUNCIL).**

Notice is hereby given that a contract has been (or is about to be) let for below listed project(s) and that the amount of the special assessment therefore has been determined as to each parcel of real estate affected thereby and a statement of the same is on file with the City Clerk; it is proposed to collect the same in eight (8) installments, as provided for by Section 66.0715 of the Wisconsin Statutes, with interest thereon at 4.0% percent per annum; that all assessments will be collected in installments as above provided except such assessments on property where the owner of the same has paid the assessment to the City Treasurer on or before the next succeeding November 1st.

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**

**GAMMON ROAD RECONSTRUCTION ASSESSMENT DISTRICT – 2020**  
**N. INGERSOLL STREET, ELIZABETH STREET, AND JEAN STREET ASSESSMENT**  
**DISTRICT – 2019**  
**COTTAGE GROVE ROAD RECONSTRUCTION ASSESSMENT DISTRICT – 2020**

BY: *MariBeth Witzel-Behl*  
MariBeth Witzel-Behl, City Clerk

PUB: WSJ August 23, 2019

City of Madison Engineering Division - Schedule of Assessments

Project Name: Gammon Road Reconstruction Assessment District - 2020

Project Limits: US HWY 12/14 to Mineral Point Road

August 09, 2019

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (LF)	Street Reconstruction Items						Storm Sewer Items		TOTAL ASSMNT				
				Remove Drive Apron @ \$1.00 per SF		Replace Drive Apron @ \$3.00 per SF		Remove & Replace Sidewalk @ \$3.50 per SF		Remove & Replace Curb & Gutter @ \$10.00 per LF			Construct New Sidewalk @ \$5.00 per SF		Private Storm Sewer Reconnection \$750.00 each	
				SF	Cost	SF	Cost	SF	Cost	LF	Cost		sF	Cost	Each	Cost
0708-261-0098-8 CC	MADISON JOINT VENTURE LLC # 500 2030 HAMILTON PL BLYD CHATTANOOGA TN	66 West Towne Mall Gammon Rd	0.00 L.F. 472.05 L.F.	0	\$0.00	0	\$0.00	0	\$0.00	472.05	\$4,720.50	0.00	\$0.00	2	\$1,500.00	\$6,220.50
0708-261-0099-6 CC	SERITAGE SRC FINANCE LLC ATTN: SERITAGE GROWTH PROP 500 FIFTH AVE STE 1530 NEW YORK NY	53 West Towne Mall Gammon Rd	0.00 L.F. 955.97 L.F.	0	\$0.00	0	\$0.00	0	\$0.00	1061.00	\$10,610.00	925.00	\$4,625.00	2	\$1,500.00	\$16,735.00
0708-252-0093-7 CC	TWENTY-SEVEN SAC SELF STORAGE LTD PARTNERSHIP 207 E CLARENDON PHOENIX AZ	522 W Plate Dr Gammon Rd	380.70 L.F. 333.0 L.F.	0	\$0.00	0	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	1	\$750.00	\$750.00
0708-261-0086-3 CC	MADISON JOINT VENTURE LLC # 500 2030 HAMILTON PL BLYD CHATTANOOGA TN	7017 Mineral Point Rd Gammon Rd	526.80 L.F. 621 L.F.	0	\$0.00	0	\$0.00	0	\$0.00	485.00	\$4,850.00	0.00	\$0.00	1	\$750.00	\$5,700.00
0708-252-0098-7 CN, WP-16	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLYD RM 115 MADISON WI	6715 Mineral Point Rd Gammon Rd	900.00 L.F. 198 L.F.	0	\$0.00	0	\$0.00	200	\$700.00	198.00	\$1,980.00	30.00	\$150.00	0	\$0.00	\$2,830.00
0708-261-0082-1 CC	MADISON JOINT VENTURE LLC # 500 2030 HAMILTON PL BLYD CHATTANOOGA TN	448 S Gammon Rd	295.98 L.F.	0	\$0.00	0	\$0.00	0	\$0.00	295.98	\$2,959.80	0.00	\$0.00	1	\$750.00	\$3,709.80
0708-252-0101-8 CC	P&P VENTURES LLC 4865 CHAMPIONS RUN MIDDLETON WI	453 S Gammon Rd	251.82 L.F.	480	\$480.00	480	\$1,440.00	250	\$875.00	251.98	\$2,519.80	0.00	\$0.00	0	\$0.00	\$5,314.80
0708-252-0081-2 CC	505 GAMMON LLC 402 GAMMON PL STE 300 MADISON WI	505 S Gammon Rd	216.35 L.F.	285	\$285.00	285	\$855.00	100	\$350.00	216.35	\$2,163.50	0.00	\$0.00	1	\$750.00	\$4,403.50
0708-252-0094-5 CC	CH RETAIL FUND /MADISON GAMMON ROAD LLC 2211 YORK RD STE 222 OAK BROOK IL	515 S Gammon Rd	229.51 L.F.	0	\$0.00	0	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	1	\$750.00	\$750.00
0708-252-0702-4 CC	MADISON HOSPITALITY PTNR & RNAGALA LLC ET AL 314 N 14th Street Orkes ND 58474	6617 Odana Rd	152 L.F.	0	\$0.00	0	\$0.00	0	\$0.00	0.00	\$0.00	450.00	\$2,250.00	0	\$0.00	\$2,250.00
<b>TOTALS:</b>				765	\$765.00	765	\$2,295.00	550	\$1,925.00	2990.36	\$29,903.60	1405.00	\$7,025.00	9	\$6,750.00	\$48,663.60

**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

HEIDI FLEEGEL, being first duly sworn on oath, deposes and says that:

1. She is an Program Assistant with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 22<sup>ND</sup> day of August, 2019 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 **GAMMON ROAD RECONSTRUCTION ASSESSMENT DISTRICT - 2020** 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.

  
\_\_\_\_\_  
Heidi Fleegel

Subscribed and sworn to before me  
this 22<sup>ND</sup> day of August, 2019

  
\_\_\_\_\_  
Johanna L. Johnson

Johanna L. Johnson  
Notary Public, State of Wisconsin  
My Commission expires: January 8, 2022

