

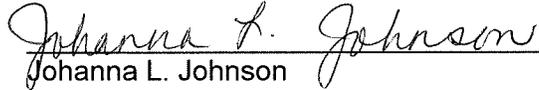
AFFIDAVIT OF MAILING

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 **MARCH 24, 2022** 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 **TOKAY BOULEVARD RESURFACING ASSESSMENT DISTRICT - 2022** 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.



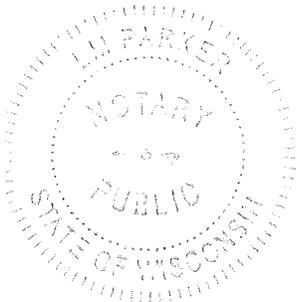
Johanna L. Johnson

Subscribed and sworn to before me
this 24 day of March, 2022



L M Parker

Notary Public, State of Wisconsin
My Commission expires: October 28, 2024





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
www.cityofmadison.com/engineering

Deputy City Engineer
 Gregory T. Fries, P.E.
Deputy Division Manager
 Kathleen M. Cryan
Principal Engineer 2
 John S. Fahrney, P.E.
 Christopher J. Petykowski, P.E.
 Janet Schmidt, P.E.
Principal Engineer 1
 Christina M. Bachmann, P.E.
 Mark D. Moder, 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

«OwnerLine1»
 «OwnerLine2»
 «OwnerLine3»
 «OwnerLine4»

March 24, 2022

To: City of Madison Property Owners along Tokay Boulevard
Re: Proposed Street Resurfacing Project & Public Hearing

The City of Madison is proposing the resurfacing of Tokay Boulevard in 2022. 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 various items included with this proposed project, and the costs of those items are assessed fully or partially to the owner. A table detailing the City’s standard assessment policy for the items of work is included on the attached fact sheet.

Included is a preliminary Schedule of Assessments, which shows the estimated costs for your property adjacent to the project. The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/tokay-boulevard-resurfacing>; a hard copy can be mailed to you upon request. The frontages and lot areas of each property to be assessed are listed on the full schedule. After the work is complete, a final assessment cost will be calculated based on bid prices and work actually performed. The final assessment cost, which will be billed after the completion of the project, is payable in one lump sum or over a period of 8 years, with 2% 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 relevant Project Engineer. This includes requests relating to the Public Hearing and also request relating to the actual operations of construction. A list of contacts for this project can be found on the enclosed fact sheet. Hearing impaired person 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

SEE BACK

RFP: sms
Cc by email:

Ald. Arvina Martin
Lucas Wardell, City Engineering
Jeremy Nash, Traffic Engineering
Christy Bachmann, City Engineering
Dane County 911
Mark Moder, City Engineering
Ed Ruckriegel, Fire Department
Cindy Mierow, Police Department
Dane County 911
John Meier, Badger Bus Lines, johnm@badgerbus.com
Cedric D Hodo, MMSD Transportation, cdhodo@madison.k12.wi.us
Dana S Scheel, MMSD Transportation, dsscheel@madison.k12.wi.us
Kenneth R Thomas, MMSD Transportation, krthomas1@madison.k12.wi.us
Robert L Byington Jr., MMSD Transportation, rbyington@madison.k12.wi.us

Yang Tao, City Traffic Engineering
Marla Eddy, City Forestry
Chris Petykowski, City Engineering
Jim Wolfe, City Engineering
Charles Romines, Streets Division
Janet Schmidt, City Engineering
Aaron Leair, City Forestry
Amanda J Nagel, MMSD Transportation, ajnagel@madison.k12.wi.us
Jenni Lawler, Badger Bus Lines, jennil@badgerbus.com

Project Name: Tokay Boulevard Resurfacing Assessment District- 2022

Project Limits: Tokay Boulevard: South Segoe Road to South Whitney Way

Project ID: 13707

Owner:

«OwnerLine1»
«OwnerLine2»

Parcel(s) being assessed:

Parcel Number: «Parcel_No»

Parcel Location: «Parcel_Location»

Street Reconstruction Items				
Remove and Replace Sidewalk	Remove and Replace Concrete Drive Apron	Remove and Replace Asphalt Drive Apron	Remove and Replace Curb and Gutter	Subtotal
«Cost1»	«Cost2»	«Cost3»	«Cost4»	«SubT1»

Storm and Sanitary Sewer Items			
Storm Sewer Private Connection	Sanitary Sewer Reconnection	Remove and Replace Sanitary Lateral	Subtotal
«Cost5»	«Cost6»	«Cost7»	«SubT2»

Street Reconstruction Subtotal	Storm and Sanitary Sewer Subtotal	Total
«SubT1»	«SubT2»	«Total»

The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/tokay-boulevard-resurfacing>; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.



Department of Public Works
Engineering Division

**Fact and Details Sheet:
 PROPOSED TOKAY BOULEVARD
 RESURFACING PROJECT**

PROJECT CONTACTS

- » **Project Manager:** Steve Sonntag
 (608) 267-1997, ssonntag@cityofmadison.com
- » **Storm and Sanitary:** Lucas Wardell
 (608)243-5894, lwardell@cityofmadison.com
- » **Traffic:** Jeremy Nash
 (608) 266-6585, jnash@cityofmadison.com
- » **Construction:** John Fahrney
 (608) 266-9091, ifahrney@cityofmadison.com

Project Details – Proposed Work

Street: The City will remove and replace the asphalt pavement on Tokay Boulevard. Curb and gutter, sidewalk and driveways will be replaced on an as needed basis. The Street will be narrowed 1.5 feet by increasing the width of the median and all the median curb will be replaced. Parking will be removed and a buffered bike lane will be installed on both sides of the Boulevard.

Sanitary Sewer: The City will line, replace and complete spot repairs on the existing mains (1956), and in most cases replace laterals from the main to the property line. In limited cases: where the existing lateral is cast iron, appears to be in good condition upon inspection, and runs under a tree the lateral will only be replaced to the back of curb. In those cases, the resident will not be assessed for the additional footage of replacement that is not completed. If you would like a full lateral replacement to the property line in cases such as this, please contact the Storm and Sanitary Contact listed at right.

Storm Sewer: Spot repairs will be made to the storm sewer pipes and inlets as needed. Private storm sewer connections will be completed per City standards and are assessable. Please contact the Storm and Sanitary contact with any questions.

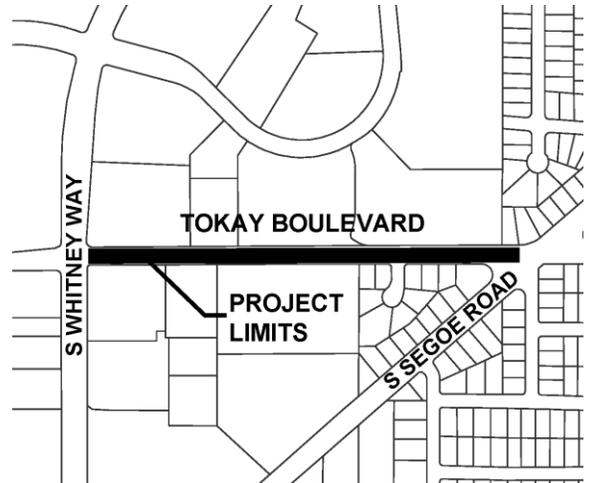
Water Main: The water department will perform minor lateral repairs as needed with the project.

Bus Pad: A new pedestrian crossing will be installed in the 5300 block to provide an ADA accessible crosswalk from the existing bus pads.

Terrace Areas: All existing concrete terrace walkways will be replaced with the project (*assessable*), unless the property owner requests that they be removed. The terrace area and public right-of-way will likely be disturbed during the project. Owners must remove any plantings, structures or special landscaping features from the terrace area and public right-of-way, prior to the start of construction, including raised planting beds, stone landscaping, retaining walls, railings, pavers, planters, etc. If left in place, these items will be removed by the contractor. The contractor will not replace these items following completion of the project.

Trees: City Forestry has identified the trees listed below as those to be removed as part of the project due to poor condition, all the tree removals are in the medians:

- 5300 Block:
- 8" Red Pine
 - 9" Red Pine
 - 11" Norway Maple



Item	Property Owner Share	City Share
Curb & Gutter and sidewalks	50%	50%
Driveway Aprons	50%	50%
Private Storm Connection	100%	0%
Sanitary Laterals to property line	25%	75%
Sanitary Sewer Main	0%	100%
Storm Sewer Main	0%	100%

City Forestry will prune the trees within the project limits that will remain prior to the start of construction. If, during the course of construction, it is determined that any additional trees must be removed, adjacent property owners will be notified, prior to removal of the tree. The trees within the project limits that remain may have the roots trimmed during construction. Terrace areas will be evaluated by Forestry for new trees or replacements following the project.

Assessments: After construction is complete, the assessments are recalculated based on the bid prices and measured quantities. Property owners can pay the assessments in a lump sum or over 8 years with 2% interest the year after construction is complete.

Construction Schedule & Impacts

Tentative Schedule: 90-120 day construction contract length (Start end of July, 2022).

Traffic Impacts: The streets will be closed to through traffic within the project limits. Access will be maintained to driveways unless work is directly in front of driveway and if or when the curb and gutter and driveway is being poured. Residential driveways may be closed for up to 2 weeks to allow the concrete time to cure. Local access to residences and businesses will be maintained.

The contractor work hours are 7am to 7pm and no parking is allowed on the street during that time.

Water Shut-offs: None anticipated with the project. Emergency shut-offs may occur if the existing main is damaged during construction.

Refuse Collection: It will be the contractor's responsibility to allow for refuse collection to continue during construction. Please mark your address on your cart to make sure it is returned if moved. Have your cart out by 5am on day of pick-up or put out the night before.

Supplemental Forestry Information

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 April 1st to reduce the chance of disease. If additional trees need to be removed, City Engineering will notify the adjacent property owner prior to removal.

Street trees provide many benefits to our city and are considered an important part of the city's infrastructure. Forestry Section staff will evaluate the terrace for new planting sites and potential replacement sites when the project is complete. There is no additional cost to the adjacent property owner for a tree planting. Street trees are typically planted in the spring of the year following the completion of the construction project. Per Madison General Ordinance 10.10, City Forestry determines tree species and planting locations. Residents cannot choose or plant their own tree in the terrace.

For any questions regarding street tree maintenance or planting, please contact the general forestry line at 266-4816.

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF PUBLIC WORKS
FOR
PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS
FOR PUBLIC WORKS IMPROVEMENTS

MADISON, WISCONSIN

The Common Council has established the **TOKAY BOULEVARD RESURFACING ASSESSMENT DISTRICT – 2022** under the authority of Wis. Stat. § 66.0701 and Madison General Ordinance Sec. 4.09. The City Engineer has prepared a report consisting of preliminary or final plans and specifications for the project; an estimate of the entire cost of the proposed work or improvements within the assessment district; and a schedule of proposed assessments for the properties to be assessed. A copy of this report will be available for inspection at the Office of the City Engineer, Room 115, City-County Building, 210 Martin Luther King Jr. Blvd. for ten (10) working days from the first published date of this notice.

Notice is hereby given that the Board of Public Works of the City of Madison will hold a public hearing on the plans, specifications and special assessments accruing to the various lots and parcels of land affected by the proposed improvements at its regularly scheduled meeting to be held:

WEDNESDAY, APRIL 6, 2022 AT 5:30 P.M.
VIRTUAL MEETING.

The public can attend using a laptop or call in by phone. If you would like instruction on how to participate, please email boardofpublicworks@cityofmadison.com. The Board will consider any objections that may be filed in writing or in person and hear all persons desiring to be heard.

IF YOU WISH TO SPEAK AT THE VIRTUAL MEETING, YOU MUST REGISTER. You can register at <https://www.cityofmadison.com/MeetingRegistration>. When you register to speak, you will be sent an email with the information you need to join the virtual meeting.

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.

Please make contact at least 72 hours prior to the date of this public hearing so that we can make proper accommodations.

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **MARCH 25, 2022**

City of Madison Engineering Division - Schedule of Assessments

3/22/2022

Project ID:
13707

Project Name: Tokay Boulevard Resurfacing Assessment District- 2022
Project Limits: Tokay Boulevard: South Segoe Road to South Whitney Way

Frontages listed are for: Situs Address

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (L.F.)	Street Reconstruction Items									Storm and Sanitary Sewer Items						TOTAL ASSMNT	
				Remove and Replace Sidewalk \$7.50 per SF			Remove and Replace Concrete Drive Apron @ \$9.00 per SF		Remove and Replace Asphalt Drive Apron @ \$5.00 per SF		Remove and Replace Curb and Gutter @ \$25.00 per LF			Storm Sewer Private Connection \$ 3,500.00 each		Sanitary Sewer Reconnection \$1,350.00 each		Remove and Replace Sanitary Lateral @ \$25.00 per LF		
				Factor	SF	Cost	SF	Cost	SF	Cost	Factor	LF	Cost	Each	Cost	Each	Cost	LF		Cost
0709-304-0213-9 SR-V1	KNUPP PROPERTIES LLC ATTN CHAMBERS CPA LLC 204 MORAVIAN VALLY RD # G WAUNAKEE WI	3 Bluebird Ct Tokay Blvd	105.48 L.F. 80.00 L.F.	0.5	0.00	\$0.00	0.00	\$0.00	60.00	\$300.00	0.5	80.00	\$1,000.00	0.0	\$0.00	0.00	\$0.00		\$0.00	\$1,300.00
0709-304-0406-0 PD	UNIVERSITY PARK I LLC 818 S PARK ST MADISON WI	601 Sand Pearl Ln Tokay Blvd	332.91 L.F. 240.00 L.F.	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	240.00	\$6,000.00	0.0	\$0.00	0.00	\$0.00		\$0.00	\$6,000.00
0709-301-0611-1 SE	UNIVERSITY RESEARCH PARK 510 CHARMANY DR # 250 MADISON WI	595 Science Dr Tokay Blvd	128.66 L.F. 619.48 L.F.	1.0	100.00	\$750.00	0.00	\$0.00	0.00	\$0.00	1.0	310.00	\$7,750.00	0.0	\$0.00	1.00	\$1,350.00	30.00	\$750.00	\$10,600.00
0709-301-0802-6 SE	UNIV RESEARCH PARK INC %INTRVRSITY CHRISTIAN FEL PO BOX 7895 MADISON WI	635 Science Dr Tokay Blvd	386.40 L.F. 482.60 L.F.	1.0	0.00	\$0.00	0.00	\$0.00	15.00	\$75.00	1.0	100.00	\$2,500.00	0.0	\$0.00		\$0.00		\$0.00	\$2,575.00
0709-304-0209-8 SR-C1	FIRST CHURCH OF CHRIST SCIENTIST INC 610 S SEG OE RD MADISON WI	610 S Segoe Rd Tokay Blvd	168.60 L.F. 167.30 L.F.	1.0	0.00	\$0.00	120.00	\$1,080.00	0.00	\$0.00	1.0	272.00	\$6,800.00	0.0	\$0.00		\$0.00		\$0.00	\$7,880.00
0709-301-0502-2 SR-C1	VANDEBERG, JERRY F 5102 TOKAY BLVD MADISON WI	5102 Tokay Blvd	103.20 L.F.	0.5	100.00	\$375.00	0.00	\$0.00	0.00	\$0.00	0.5	20.00	\$250.00	0.0	\$0.00	1.00	\$1,350.00	15.00	\$375.00	\$2,350.00
0709-301-0501-4 SR-C1	JOHNSON, CHRISTOPHER J & BEATRIZ H QUINCHIA-RIOS 35405 CARNOUSTIE CIR ROUND TAIL VA	5106 Tokay Blvd	79.60 L.F.	1.0	100.00	\$750.00	130.00	\$1,170.00	0.00	\$0.00	1.0	50.00	\$1,250.00	0.0	\$0.00	1.00	\$1,350.00	20.00	\$500.00	\$5,020.00
0709-304-0211-3 SR-V1	BERGER FAMILY TRUST SHIRLEY A TROTTER 5117 TOKAY BLVD MADISON WI	5117 Tokay Blvd	80.00 L.F.	1.0	0.00	\$0.00	135.00	\$1,215.00	0.00	\$0.00	1.0	80.00	\$2,000.00	0.0	\$0.00		\$0.00		\$0.00	\$3,215.00
0709-304-0212-1 SR-V1	WARD, DERRUS 5123 TOKAY BLVD MADISON WI	5121 Tokay Blvd	80.00 L.F.	1.0	0.00	\$0.00	145.00	\$1,305.00	0.00	\$0.00	1.0	80.00	\$2,000.00	0.0	\$0.00		\$0.00		\$0.00	\$3,305.00
0709-304-0218-9 SR-V1	WARDEN, PHILLIP JOHN & MARY LAURA WARDEN 5201 TOKAY BLVD MADISON WI	5201 Tokay Blvd	75.00 L.F.	0.5	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.5	10.00	\$125.00	0.0	\$0.00		\$0.00		\$0.00	\$125.00
0709-304-0219-7 SR-V1	NI, JEANNIE XIUMEI 406 JUNCTION RD MADISON WI	5205 Tokay Blvd	75.00 L.F.	1.0	0.00	\$0.00	120.00	\$1,080.00	0.00	\$0.00	1.0	20.00	\$500.00	0.0	\$0.00		\$0.00		\$0.00	\$1,580.00
0709-304-0301-2 PD	EPIC SYSTEMS CORPORATION ATTN ANDY POPP 1979 MILKY WAY VERONA WI	5301 Tokay Blvd	665.50 L.F.	1.0	50.00	\$375.00	0.00	\$0.00	0.00	\$0.00	1.0	130.00	\$3,250.00	1.0	\$3,500.00		\$0.00		\$0.00	\$7,125.00
0709-301-0805-0 SE	UNIV OF WIS REGENTS %UNIVERSITY RESEARCH PARK 510 CHARMANY DR # 250 MADISON WI	5306 Tokay Blvd	607.03 L.F.	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	300.00	\$7,500.00	0.0	\$0.00		\$0.00		\$0.00	\$7,500.00
0709-301-0804-2 SE	UNIV OF WIS REGENTS %UNIVERSITY RESEARCH PARK 510 CHARMANY DR # 250 MADISON WI	5330 Tokay Blvd	222.99 L.F.	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	130.00	\$3,250.00	0.0	\$0.00		\$0.00		\$0.00	\$3,250.00
0709-304-0405-2 PD	UNIVERSITY PARK ACQUISITIONS LLC 818 S PARK ST MADISON WI	603 S Whitney Way Tokay Blvd	342.57 L.F. 365.33 L.F.	1.0	125.00	\$937.50	0.00	\$0.00	0.00	\$0.00	1.0	385.00	\$9,625.00	0.0	\$0.00		\$0.00		\$0.00	\$10,562.50
TOTALS:					475.00	\$3,187.50	650.00	\$5,850.00	75.00	\$375.00		2207.00	\$53,800.00	1.0	\$3,500.00	3.00	\$4,050.00	65.00	\$1,625.00	\$72,387.50

NOTE: A factor has been applied for sidewalk and curb and gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.