

MAILING AFFIDAVIT

SYCAMORE AVENUE ASSESSMENT DISTRICT - 2011

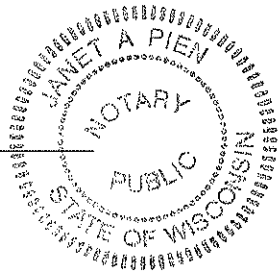
I, Kathleen Rideout, being duly sworn on oath, acting on behalf of the City Clerk, deposes and says that she did on the 29th day of OCTOBER, 2010 place in envelopes, addressed to each interested owner of respective addresses indicated per attached, Assessment Notices and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division for postage and depositing in the United States Mail.

Kathleen M Rideout  
SIGNATURE

Subscribed and sworn to me this 29th day of OCTOBER 2010

JANET A PIEN Janet A. Pien  
Notary Public, State of Wisconsin

My Commission Expires: 2/23/2014





Department of Public Works  
**City Engineering Division**

608 266 4751

Robert F. Phillips, P.E.  
City Engineer

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
608 264 9275 FAX  
1 866 704 2315 Textnet

October 27, 2010

**To: Property owners along Sycamore Avenue**

**Re: Public Hearing before Board of Public Works  
November 10, 2010, 6:30 P.M.  
Room GR-22, 211 S. Carroll Street Entrance to the City County Building  
210 Martin Luther King Jr. Blvd.  
Madison, WI**

**Principal Engineers**  
Michael R. Dailey, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
Gregory T. Fries, P.E.

**Facilities & Sustainability**  
Jeanne E. Hoffman, Manager  
James C. Whitney, A.I.A.

**Operations Manager**  
Kathleen M. Cryan

**GIS Manager**  
David A. Davis, R.L.S.

**Financial Officer**  
Steven B. Danner-Rivers  
**Hydrogeologist**  
Brynn Bemis

The City of Madison is proposing to improve Sycamore Avenue in 2011. You are being sent this letter to notify you of a public hearing before the Board of Public Works regarding the project, at the above referenced date, time & location. City Engineering will make a short presentation at the meeting, followed by the public hearing. The project will involve special assessments to owners of property adjacent to the project. Attached to this letter is a Schedule of Assessments, which shows estimated costs for each property adjacent to the project.

The proposed limits of the project are as follows:

- Sycamore Avenue from Mendota Street to the railroad tracks

#### **Street Improvements**

The proposed street improvements include installing curb and gutter, asphalt pavement and drive aprons. Sidewalk will be added to the street. Terrace sidewalks, walks that lead from the house to the street will be replaced to the new sidewalk but not in between the new sidewalk and curb unless requested by the property owner.

The City and the property owners adjoining the construction will share the cost of the street improvements. The property owner assumes the cost of the curb and gutter and four feet of the roadway. The City shares the cost on a 50-50 basis with the property owners for removing and replacing drive aprons. The City assumes the entire cost for the remaining portion of the new pavement and storm sewer improvements. The City also assumes the cost for curb and gutter and sidewalk ramps located at each street intersection.

#### **Storm Sewer**

The storm sewer main, leads, and inlets will be installed as part of this project. This work is not assessed to property owners. Corey Stelljes is the storm sewer designer for this project; you may contact him with questions at 266-9721

#### **Sanitary Sewer**

No sanitary sewer is proposed to be installed with this project.

#### **Water Main and Water Service Laterals**

The water main will also be replaced with the project. The City will abandon the old main that currently serves the properties and will connect all of the properties to the new water main. Property owners will not be assessed for the new water main. Please contact Dennis Cawley of the Madison Water Utility at 261-9243 with questions regarding water main and lead service replacement.

### Impact on Trees and Landscaping

City of Madison Forestry staff will review any trees for potential impact for sanitary lateral construction on Sycamore Avenue west of Mendota Street. Clearing will be done on Sycamore Avenue east of Mendota Street for improvements to the roadway.

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. Tree conflicts are often encountered with sanitary sewer lateral replacements. Tree roots that have caused sidewalk to heave will be cut back to allow construction of a level sidewalk. If, during the course of construction, it is determined that a tree must be removed, City Engineering will notify property owners adjacent to the tree to be removed, prior to removal.

Please note that construction will also have an impact on existing flower gardens and other plantings within the terrace. With the nature of this work, property owners should anticipate that most of the terrace 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.

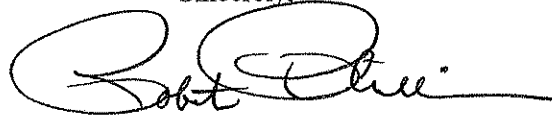
### Special Assessments - General

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 costs based upon the City's assessment policy. After the project is bid, and 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.

### Accommodation Requests

To request accommodations for special needs or disabilities or if you have any other questions regarding this project, please contact the Project Engineer, Eric Dundee at [edundee@cityofmadison.com](mailto:edundee@cityofmadison.com) or 266-4913. 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:eld

cc:

Ald. Joe Clausius  
Mark Winter, Traffic Engineering  
Christy Bachmann, City Engineering  
Elia Acosta, City Engineering  
Corey Stelljes, City Engineering  
Dennis Cawley, Water Utility  
Marla Eddy, City Forestry

cc by email:

East High School  
Jeff Fedler, MSD Transp Coord  
Simon Gillham, Kobussen Buses  
Drew Beck, Madison Metro Transit  
Ed Ruckriegel, Fire Department  
Cindy Mierow, Police Department  
Matt Mikolajewski, City Planning  
Al Schumacher, Streets Division  
Dane County 911

**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, NOVEMBER 10, 2010, AT 6:30 P.M., the Board of Public Works will hold a public hearing in ROOM GR 22 (POLICE DEPT CONFERENCE ROOM) OF THE CITY COUNTY BUILDING, 211 S. CARROLL STREET, 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 or fifteen (15) year period, with the owner paying 1/8 or 1/15 of the principal each year plus three and a 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.

The City's TDD number is (866)-704-2315

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. Please make contact at least 24 hours prior to the date of this public hearing so that we can make proper accommodations.

**PART II**

**SYENE ROAD ASSESSMENT DISTRICT – 2011**

**SYCAMORE AVENUE ASSESSMENT DISTRICT – 2011**

**MENDOTA STREET ASSESSMENT DISTRICT – 2011**

**THORP STREET SANITARY SEWER WITH RESURFACING ASSESSMENT DISTRICT – 2011**

**IVY STREET ASSESSABLE STREET ASSESSMENT DISTRICT – 2011**

**PAVEMENT REHAB OF ATWOOD AVENUE AND SOUTH FAIR OAKS AVENUE INTERSECTION ASSESSMENT DISTRICT – 2010**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ OCTOBER 29, 2010

City of Madison Engineering Division - Schedule of Assessments

Project Name: Sycamore Avenue Assessment District - 2011

Project Limits: Mendota St to Railroad

Frontages listed are for: Situs Address

Project ID: 53WF1051

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (LF)	Street Reconstruction Items												TOTAL ASSESSMT	Average Annual Payment Over 8 years
				Street Improvements @ \$55.00 per LF	Remove Sidewalk & Drive Apron @ \$1.50 per SF	Replace 7" Concrete Drive Apron @ \$3.10 per SF	Remove & Replace Conc Curb & Gutter @ \$15.00 per LF	5" Concrete Sidewalk @ \$5.00 per SF	Cost	SF	Cost	SF	Cost	SF	Cost		
0810-331-0092-6 R1	CITY OF MADISON PARKS MAYFAIR PARK 210 MLK JR BLVD RM 104 MADISON WI	1102 Mendota St Sycamore Ave	430 275	387.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,525.00	\$17,625.00	\$38,910.00	\$5,660.50	
0810-334-0409-7 MI, W	MADISON GAS & ELECTRIC & JIM MONTGOMERY PO BOX 1231 MADISON WI	4111 Sycamore Ave	1175	905.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$48,775.00	\$7,241.10	
0810-331-0091-8 MI	JANESVILLE SAND & GRAVEL COMPANY PO BOX 427 JANESVILLE WI	4122 Sycamore Ave	675	550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,375.00	\$16,875.00	\$47,125.00	\$6,855.59	
0810-331-0080-1 MI	LAFARGE CORP GREAT LAKES REGION % LAND DEPT 12755 MORRIS RD # 389 ALPHARETTA GA	4180 Sycamore Ave	50.33	0.00	300.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	275.00	\$1,375.00	\$2,755.00	\$400.79	
TOTALS:				1842.00	300.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	7175.00	\$35,875.00	\$138,565.00		