

**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN    )  
                                  ) ss.  
COUNTY OF DANE        )

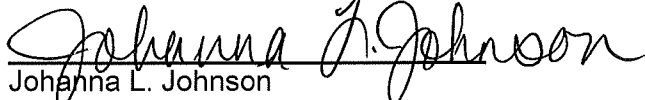
JANET PIEN, being first duly sworn on oath, deposes and says that:

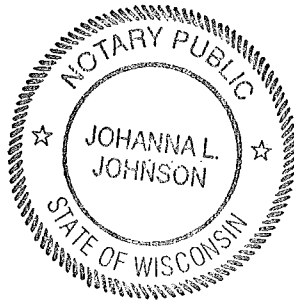
1. She is a SECRETARY II with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 5th day of FEBRUARY 2014 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled **ADAMS STREET RECONSTRUCTION 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 5th 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: 0708-151-0101-2  
Situa Address: 8308 Excelsior Dr  
SAMPLE  
SAMPLE  
210 MLK JR BLVD RM 115  
MADISON, WI 53703-3342

*OK  
2/4/14*

**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 Supervisor**  
Kathleen M. Cryan  
**Mapping Section Manager**  
Eric T. Pederson  
**Financial Officer**  
Steven B. Danner-Rivers  
**Hydrogeologist**  
Brynn Bemis

February 7, 2014

**To: Property Owners along Adams Street**  
**Re: Proposed Street Reconstruction Project & Public Hearing**

The City of Madison is proposing to reconstruct a portion of Adams St. in 2014. 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 the street reconstruction items is included on the fact sheet.

Also 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 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. LeAnne Hannan may be reached at 266-4057, or by email, [lhannan@cityofmadison.com](mailto:lhannan@cityofmadison.com). 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:lkh  
Cc by email:

Ald. Sue Ellingson	Chris Kelley, Streets Division
Bob Arseneau, Traffic Engineering	Christy Bachmann, City Engineering
Eric Dundee City Engineering	Dane County 911
Kelly Miess, Water Utility	Tim Sobota, Madison Metro Transit
Marla Eddy, City Forestry	Ed Ruckriegel, Fire Department
Cindy Mierow, Police Department	
Mick Howan, School District Transportation, <a href="mailto:mjhowan@madison.k12.wi.us">mjhowan@madison.k12.wi.us</a>	
Jeff Fedler, Madison School District Transportation Coordinator, <a href="mailto:jfedler@madison.k12.wi.us">jfedler@madison.k12.wi.us</a>	
Jason Fenske, Badger Bus Lines, <a href="mailto:jasonf@badgerbus.com">jasonf@badgerbus.com</a>	

**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 Adams Street Reconstruction Project

### Project Details – Proposed Work

**Sanitary Sewer:** Replace existing main (installed in 1914) and replace laterals to the property line (*assessable*).

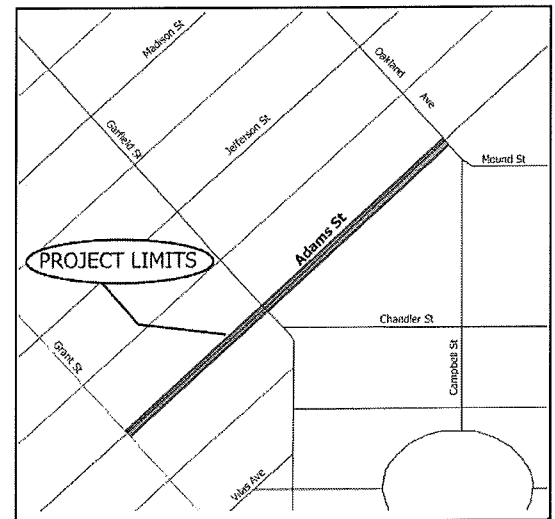
**Water Main:** Replace the existing water main (installed in 1910-1915) and reconnect services to the new main.

**Street:** Replace the pavement and the existing curb, driveway aprons, and portions of the sidewalk (*assessable*).

The street width will remain the same as the existing.

**Trees:** It is not anticipated that any trees will need to be removed. If a sanitary lateral is located within 5' of a tree, the property owner will be given the option of replacing the lateral only to the curb, removing the tree, or possibly rerouting the lateral. If it is determined that a tree must be removed, the adjacent property owners will be notified prior to the removal. The trees within the project limits, that will remain, will be pruned by City Forestry prior to the start of construction.

### Project Location Map



### Construction Schedule & Impacts

**Tentative Schedule:** May 27, 2014 until Mid August, 2014.

**Traffic Impacts:** Adams St. will be closed to through traffic within the project limits. Two-way traffic will be maintained at the intersections with Grant St., Garfield St. and Oakland Ave. Access will be maintained to properties within the project limits, but driveway access may be prohibited for up to a total of 20 days to accommodate the removal and replacement of the curb and drive apron.

Pedestrian access will be maintained on at least one side of each of the streets at all times.

**Water & Sewer Shut-offs:** Water and sanitary sewer service will be disrupted when the old lateral is taken out of service and the new lateral is connected. A minimum of 48 hours of notice will be provided prior to the shut-offs. Each shut-off should last a few hours.

At the start of construction, the existing main will remain in service until the new main is installed and connected to; emergency shut-offs may occur if the existing main is damaged during construction.

**Refuse Collection:** Residents should have their trash and recycling carts at the curb by 6 a.m. If necessary, the contractor will move the carts to the closest intersection to facilitate pick-up. It will be the residents' responsibility to return the carts to their property. It is recommended that you put your address on the cart.

### Project Contacts

Project Manager: LeAnne Hannan – 266-4057, [lhannan@cityofmadison.com](mailto:lhannan@cityofmadison.com)

Traffic: Bob Arseneau – 267-8849, [barseneau@cityofmadison.com](mailto:barseneau@cityofmadison.com)

Sanitary Sewer: Eric Dundee– 261-4913 [edundee@cityofmadison.com](mailto:edundee@cityofmadison.com)

Rain Gardens: Eric Dundee– 261-4913 [edundee@cityofmadison.com](mailto:edundee@cityofmadison.com)

Water: Kelly Miess– 266-9640 [kmiess@cityofmadison.com](mailto:kmiess@cityofmadison.com)

Construction: John Fahrney – 266-9091, [jfahrney@cityofmadison.com](mailto:jfahrney@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%
Sanitary Laterals	75%	25%
Private Storm Connection	0%	100%
Asphalt Pavement	100%	0%
Sanitary & Storm Mains	100%	0%
Water Main	100%	0%
Sidewalk Ramps	100%	0%

Project ID: 53W1052  
 Project Name: Adams Street Reconstruction Assessment District-2014  
 Project Limits: Oakland Avenue to Grant Street

Parcel No./ Zoning	Owner's Name / Mailing Address	Site Address	Frontage	Ass'ble Frontage	Street Reconstruction Items					Sanitary Sewer Items		TOTAL ASSMNT					
					Rem. Sidewalk & Drive Apron @ \$1.50 per SF	Replace Sidewalk @ \$3.00 per SF	Replace Drive Apron @ \$4.00 per SF	Rem. & Repl. C & C @ \$15.00 per L.F.	Sanitary Sewer Reconnection \$350.00 each	Rem. & Repl. Sanitary Lateral @ \$25.00 per L.F.							
0709-224-2501-6 TR-C4	SINGER, LAWRENCE & NANCY MEIER-SINGER 1415 CHANDLER ST MADISON WI	1601 Adams St	50.00 L.F.	37.50	100.0	\$150.00	100.0	\$300.00	\$0.00	37.50	\$662.50	1	\$350.00	33.0	\$825.00	\$2,187.50	
0709-224-1022-3 TR-C4, WP-27	SOKOLINSKY TRUST, MYRNA 1602 ADAMS ST MADISON WI	1602 Adams St	90.00 L.F.	60.00	268.0	\$402.00	100.0	\$300.00	174.0	\$696.00	60.00	\$900.00	1	\$350.00	33.0	\$825.00	\$3,473.00
0709-224-2502-4 TR-C4	J&B HWANG ASSOCIATES LLC 273 RONNIE RD GOLDEN CO	1607 Adams St	98.50 L.F.	40.00	538.0	\$807.00	133.0	\$399.00	428.0	\$1,712.00	40.00	\$600.00	1	\$350.00	33.0	\$825.00	\$4,693.00
0709-224-1021-5 TR-C4	J & B HWANG ASSOCIATES LLC 273 RONNIE RD GOLDEN CO	1608 Adams St	40.00 L.F.		136.0	\$204.00	132.0	\$396.00	\$0.00		\$0.00		1	\$350.00	33.0	\$825.00	\$1,775.00
0709-224-1020-7 TR-C4	RHG LLC 569 EAST VIEW RD VERONA WI	1610 Adams St	50.00 L.F.	50.00	140.0	\$210.00	138.0	\$414.00	\$0.00	50.00	\$750.00	1	\$350.00	33.0	\$825.00	\$2,549.00	
0709-224-2503-2 TR-C4	ZINNEN, THOMAS M & KRISTEN A VELYVIS 1636 ADAMS ST MADISON WI	1611 Adams St	60.00 L.F.	60.00	331.0	\$496.50	133.0	\$399.00	215.0	\$860.00	60.00	\$900.00	1	\$350.00	33.0	\$825.00	\$3,830.50
0709-224-1019-0 TR-C4	BRIGHT YELLOW SUN LLC 7833 STAR GRASS DR MADISON WI	1614 Adams St	42.00 L.F.	42.00	100.0	\$150.00	100.0	\$300.00	\$0.00	42.00	\$630.00	1	\$350.00	33.0	\$825.00	\$2,255.00	
0709-224-2504-0 TR-C4	BOHNE, CHAD J EUBEN M MURPHY 1615 ADAMS ST MADISON WI	1615 Adams St	60.00 L.F.	60.00	293.0	\$439.50	155.0	\$465.00	136.0	\$544.00	60.00	\$900.00	1	\$350.00	33.0	\$825.00	\$3,523.50 \$0.00
0709-224-1018-2 TR-C4	REGENT INVESTMENTS LLC 1901 MADISON ST MADISON WI	1618 Adams St	42.00 L.F.	42.00	130.0	\$195.00	130.0	\$390.00	\$0.00	42.00	\$630.00	1	\$350.00	33.0	\$825.00	\$2,390.00	
0709-224-1017-4 TR-C4	CRANLEY, EDWARD & SUSAN 1620 ADAMS ST MADISON WI	1620 Adams St	50.00 L.F.	50.00	133.0	\$199.50	130.0	\$390.00	\$0.00	50.00	\$750.00	1	\$350.00	33.0	\$825.00	\$2,514.50	
0709-224-2505-8 TR-C4	PIOTROWSKI, STEPHEN J & LYNN S PIOTROWSKI 1621 ADAMS ST MADISON WI	1621 Adams St	60.00 L.F.	60.00	244.0	\$366.00	100.0	\$300.00	150.0	\$600.00	60.00	\$900.00	1	\$350.00	33.0	\$825.00	\$3,341.00
0709-224-1016-6 TR-C4	HOKIN, LINDA A 1624 ADAMS ST MADISON WI	1624 Adams St	50.00 L.F.	50.00	125.0	\$187.50	125.0	\$375.00	\$0.00	50.00	\$750.00	1	\$350.00	33.0	\$825.00	\$2,487.50	

Parcel No./ Zoning	Owner's Name/ Mailing Address	Situation Address	Frontage	Ass'ble Frontage	Street Reconstruction Items				Sanitary Sewer Items		TOTAL ASSMNT						
					Rem. Sidewalk & Drive Apron @ \$1.50 per SF	Replace Sidewalk @ \$3.00 per SF	Replace Drive Apron @ \$4.00 per SF	Rem. & Repl C & G @ \$15.00 per LF	Sanitary Sewer Reconnection \$50.00 each	Rem. & Repl Sanitary Lateral @ \$25.00 per LF							
0709-224-2506-6 TR-C4	MERITZ, MARK G SUSAN L MERITZ 4928 N HWY H RIDGEWAY WI	1625 Adams St	50.00 L.F.	50.00	215.0	\$322.50	100.0	\$300.00	135.0	\$540.00	50.00	\$750.00	1	\$350.00	33.0	\$825.00	\$3,087.50
0709-224-1015-8 TR-C4	GENITILLI, CHRISTOPHER M & BETH A GENITILLI 5712 BARBARA DR MADISON WI	1628 Adams St	40.00 L.F.	40.00	128.0	\$192.00	128.0	\$384.00	\$0.00	\$0.00	40.00	\$600.00	1	\$350.00	33.0	\$825.00	\$2,351.00
0709-224-1014-0 TR-C4	KATKA, MICHAEL E 2229 KEYES AVE MADISON WI	1630 Adams St	40.00 L.F.	40.00	130.0	\$195.00	123.0	\$369.00	\$0.00	\$0.00	40.00	\$600.00	1	\$350.00	33.0	\$825.00	\$2,339.00
0709-224-1013-2 TR-C4	RODNI REVOCABLE TRUST R & E RODNI TRUSTEES 1632 ADAMS ST MADISON WI	1632 Adams St	43.00 L.F.	43.00	135.0	\$202.50	135.0	\$405.00	\$0.00	\$0.00	43.00	\$645.00	1	\$350.00	33.0	\$825.00	\$2,427.50
0709-224-1012-4 TR-C4	ZINNEN, THOMAS M KRISTEN A VIEL YVVIS 1636 ADAMS ST MADISON WI	1636 Adams St	55.00 L.F.	30.00	100.0	\$150.00	100.0	\$300.00	\$0.00	\$0.00	16.00	\$240.00	1	\$350.00	33.0	\$825.00	\$1,865.00
0709-224-2704-6 TR-C2	PEDRACINE, LEROY C & MARGUERITE L PEDRACINE 1709 ADAMS ST MADISON WI	1709 Adams St	60.00 L.F.	60.00	122.0	\$183.00	123.0	\$369.00	\$0.00	\$0.00	60.00	\$900.00	1	\$350.00	33.0	\$825.00	\$2,627.00
0709-224-2616-3 TR-C4	SHAPERWEBB TRUST 1710 ADAMS ST MADISON WI	1710 Adams St	60.00 L.F.	60.00	153.0	\$229.50	153.0	\$459.00	\$0.00	\$0.00	60.00	\$900.00	1	\$350.00	33.0	\$825.00	\$2,763.50
0709-224-2705-4 TR-C2	LINDL, DENNIS & YVONNE 1713 ADAMS ST MADISON WI	1713 Adams St	60.00 L.F.	60.00	146.0	\$219.00	150.0	\$450.00	\$0.00	\$0.00	60.00	\$900.00	1	\$350.00	33.0	\$825.00	\$2,744.00
0709-224-2615-5 TR-V1	PEDRACINE, LEROY C & MARGUERITE L PEDRACINE 1709 ADAMS ST MADISON WI	1714 Adams St	60.00 L.F.	60.00	124.0	\$186.00	124.0	\$372.00	\$0.00	\$0.00	60.00	\$900.00	1	\$350.00	33.0	\$825.00	\$2,653.00
0709-224-2706-2 TR-C2	KOTHARI, SAMIP KATHERINE GARVEY KOTHARI 1715 ADAMS ST MADISON WI	1715 Adams St	60.00 L.F.	60.00	202.0	\$303.00	208.0	\$624.00	\$0.00	\$0.00	60.00	\$900.00	1	\$350.00	33.0	\$825.00	\$3,002.00
0709-224-2614-7 TR-C4	BLONIEN, BARRY J NATALIE M BLONIEN 1718 ADAMS ST MADISON WI	1718 Adams St	60.00 L.F.	60.00	140.0	\$210.00	140.0	\$420.00	\$0.00	\$0.00	60.00	\$900.00	1	\$350.00	33.0	\$825.00	\$2,705.00
0709-224-2507-4 TR-C4	ANDERSON, ROBERT & DONNA 1522 CHANDLER ST MADISON WI	1522 Chandler St	40.00 L.F.	40.00	293.0	\$439.50	100.0	\$300.00	193.0	\$772.00	40.00	\$600.00	1	\$350.00	33.0	\$825.00	\$3,286.50

Parcel No./ Zoning	Owner's Name/ Mailing Address	Site Address	Frontage	Ass'ble Frontage	Street Reconstruction Items				Sanitary Sewer Items		TOTAL ASSMNT						
					Rem. Sidewalk & Drive Apron @ \$1.50 per SF	Replace Sidewalk @ \$3.00 per SF	Replace Drive Apron @ \$4.00 per SF	Rem. & Repl C & G @ \$15.00 per L.F.	Sanitary Sewer Reconnection \$350.00 each	Rem. & Repl Sanitary Lateral @ \$25.00 per L.F.							
0709-224-2508-2 TR-C4	PLANNERY, ELLEN A & MICHAEL D ARNY 1526 CHANDLER ST MADISON WI	1526 Chandler St	121.01 L.F.	106.00	373.0	\$659.50	100.0	\$300.00	292.0	\$1,168.00	80.00	\$1,200.00	1	\$350.00	33.0	\$825.00	\$4,402.50
0709-224-2601-4 TR-C4	1016 GARFIELD STREET LLC & ANNE M SPURGEON 1202 REGENT ST MADISON WI	1016 Garfield St	95.90 L.F.	83.40	100.0	\$150.00	100.0	\$300.00	\$0.00	\$0.00	61.50	\$922.50	1	\$350.00	33.0	\$825.00	\$2,547.50
0709-224-2703-8 TR-C3	WOODS, DAVID & ANNE M SPURGEON 1104 GARFIELD ST MADISON WI	1104 Garfield St	61.00 L.F.	80.90	0.0	\$0.00	0.0	\$0.00	\$0.00	\$0.00	61.60	\$924.00	0	\$0.00	0.0	\$0.00	\$924.00
0709-224-2613-9 TR-C4	WEBB, EDWARD & CAROL & DANIEL & DEBRA WEBB 376 LIBERTY PARK DR OREGON WI	1015 Grant St	120.00 L.F.	107.50	370.0	\$555.00	100.0	\$300.00	282.0	\$1,128.00	107.50	\$1,612.50	1	\$350.00	33.0	\$825.00	\$4,770.50
0709-224-2708-8 TR-C2	WRIGHT, ERIK O & MARCIA K 1101 GRANT ST MADISON WI	1101 Grant St	120.00 L.F.	105.00	132.0	\$198.00	132.0	\$396.00	\$0.00	\$0.00	105.00	\$1,575.00	1	\$350.00	33.0	\$825.00	\$3,344.00
					5401.0	\$8,101.50	3492.0	\$10,476.00	2005.0	\$8,020.00	1556.1	\$23,341.50	28	\$9,800.00	924.0	\$23,100.00	\$82,839.00