



Greg Fries, City of Madison Engineering Department of Public Works

Engineering Division

James M. Wolfe, P.E., City Engineer

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215-0810-324-0507-0
958 Rise Ln
WHPC-RISE-MADISON LLC
Attn: Mary Wright
150 E Gilman St #1500
MADISON, WI 53703-1499

Assistant City Engineer

Bryan Cooper, AIA
Gregory T. Fries, P.E.
Chris Petykowski, P.E.

Deputy Division Manager

Kathleen M. Cryan

Principal Engineer 2

John S. Fahrney, P.E.
Janet Schmidt, P.E.

Principal Engineer 1

Mark D. Moder, P.E.
Andrew J. Zwieg, P.E.

Financial Manager

Steven B. Danner-Rivers

April 11, 2024

Re: Proposed 3400 Block East Washington Ave Sewer Project & Public Hearing

The City of Madison is proposing to install new sanitary sewer main and abandon existing sanitary sewer on E Washington Ave, from N Fair Oaks Ave to Reindahl Ave in 2024. The proposed design will provide the necessary sewer capacity for the 958 Rise Ln property, currently in the stage of redevelopment.

This project will involve a special assessment to the owners of the 958 Rise Ln property adjacent to the project, as acknowledged in the recorded document no. 5943723 (copy enclosed). The property owner will be assessed for various items of work included with this proposed project, and the costs of those items will be assessed fully to the owner.

Included is a preliminary Schedule of Assessments, which shows the estimated costs for your property adjacent to the project. The Schedule of Assessments for the project is provide. After 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, shall be paid in one lump sum per the recorded agreement.

This project, along with the associated assessments, will be presented to the Board of Public Works on May 8, 2024, which will be held virtually. If you wish to register to speak at this meeting or just to watch, you may register at the link below, once the agenda for the meeting is available (typically the Friday prior to the meeting). <https://www.cityofmadison.com/city-hall/committees/board-of-public-works/2024-04-17>.

Please contact the Project Engineer, Daniel Olivares at (608) 216-9285 or daolivares@cityofmadison.com if you have any questions or concerns. This includes requests relating to the Public Hearing and requests relating to the actual operations of construction.

Sincerely,

James M. Wolfe, P.E., City Engineer

DAO

Attachments: Recorded Document No. 5943723 & Preliminary Schedule of Assessments

Cc by email:

District 12 Alder
Janet Schmidt, City of Madison Engineering
Chris Petykowski, City of Madison Engineering

Greg Fries, City of Madison Engineering
Mark Moder, City of Madison Engineering
Daniel Olivares, City of Madison Engineering

DECLARATION OF CONDITIONS AND COVENANTS AND RESTRICTIONS
CSM NUMBER 16385
CITY OF MADISON, DANE COUNTY, WISCONSIN

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

WHEREAS, WHPC-Rise-Madison, LLC, owner of Lot 1, in Certified Survey Map No. 16385, recorded on the 17th day of November, 2023 in Volume 122 of Certified Surveys on page(s) 79-85 in the Office of the Register of Deeds for Dane County, Wisconsin, will be benefited through the installation of street and utility improvements by the City of Madison.

DOCUMENT #
5943723
01/23/2024 10:44 AM
Trans Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 1

NOW, THEREFORE, WHPC-Rise-Madison, LLC hereby declares and provides that Lot 1, is subject to the following conditions and covenants:

1. The owner concurs with the City of Madison's policy to promote the general welfare of the City through the installation of public infrastructure improvements including, but not limited to, utility improvements by the City of Madison within the public right-of-way of E Washington Avenue adjacent to said property.
2. The owner acknowledges that it is the City of Madison's policy to assess the above described lot the cost of improvements, including inspection, engineering, and supervision costs
3. The owner acknowledges that it is the City of Madison's policy to assess the above-described lot(s) in accordance with Section 4.09 and 10.09 of the Madison General Ordinance for sidewalk improvements and other improvements within the public right of way of E Washington Avenue, adjacent to said property that are installed at the benefit of the owner to facilitate the development.
4. The owner, its successors and assigns hereby waives all special assessment notices and hearings as required by Section 88.0701 of the Wisconsin Statutes and Section 4.09 of Madison General Ordinances and further agrees that the benefits to the above described lot(s) for the construction of said improvements, which it shall pay in full upon completion of the Public Works project and the final assessment process.

This space is reserved for recording data.

Drafted by and Return to

Brenda Stanley
City Engineering Division
Rm. 115, City-County Building
Madison, Wisconsin

Lot 1 Tax Parcel No. 0810-324-0502-0

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 6th day of November, 2023.

WHPC-RISE-MADISON, LLC
By: WHPC-Rise-Madison MM, LLC, its managing member
By: Wisconsin Housing Preservation Corp., its sole member

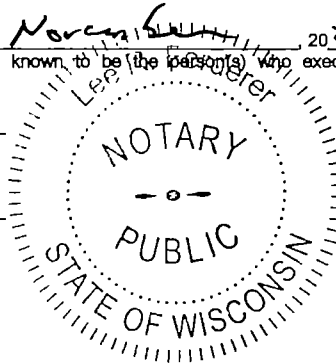
[Signature]

STATE OF WISCONSIN
COUNTY OF DANE) SS

Personally came before me this 6th day of November, 2023, the above named Mary R. Wright, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

[Signature]
NOTARY PUBLIC

My Commission Expires: 12/31/2024



(1)

Project ID: **Project Name: 3400 Block East Washington Ave Sewer Replacement**
Project Limits: N Fair Oaks Ave to Reindahl Ave

Property Information			Sanitary Sewer Reconstruction Items		TOTAL ASSMT
			Sanitary Sewer Relocation Assessment		
Parcel No. / Zoning No.	Owner's Name / Mailing Address	Situs Address / Parcel Location	Each	Lump Sum Cost	
0810-324-0507-0 CC-T	WHPC-RISE-MADISON LLC 150 E Gilman St #1500 MADISON WI	958 Rise Ln	1.00	\$295,325.75	\$295,325.75
TOTALS			1.00	\$295,325.75	\$295,325.75