


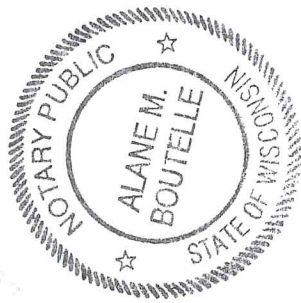
MAILING AFFIDAVIT

PUBLIC HEARING BEFORE THE BOARD OF PUBLIC WORKS  
RESURFACING -2023 ASSESSMENT DISTRICT

I, **SHAWN BEER**, being duly sworn on oath, acting on behalf of the City Clerk, deposes and says that he did on the **6TH day of JANUARY, 2023**, placed in envelopes, addressed to each interested owner of respective addresses indicated by the attached double sided pages of Assessment Notices and delivered the envelopes to the mail room of the City of Madison Engineering Building at Emil Street for depositing in the United States Mail.

  
SIGNATURE - SHAWN BEER

  
SIGNATURE - Alane M. Boutelle  
My Commission Expires: **NOVEMBER 4, 2025**      *County of DANE*



Subscribed and sworn to me this **6TH day of JANUARY, 2023**

**NOTICE OF SPECIAL ASSESSMENT  
RESURFACING 2023 –ASSESSMENT DISTRICT**

Remove & Replace 7" Concrete Apron @ \$5.58/ Square Foot (SF)	Resurfacing @ \$10.88/Lineal Foot (LF)	Remove & Replace 5" Concrete Sidewalk @ \$5.19/ Square Foot (SF)	Remove & Replace Asphalt Drive @ \$15.47/ Square Yard (SY)	New 7" Concrete Driveway Apron @ \$8.14/ Square Foot (SF)	Total Estimated Assessment
0 SF	264 LF	0 SF	0 SY	0 SF	
\$ 0.00	\$ 1932.10	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1932.10

PROJECT LOCATION: 110 E Main St  
**ASSESSABLE PARCEL ADDRESS: 070913356014**

PARCEL: 0709-133-5601-4

Owner:  
**PINCKNEY INVESTMENT  
 GROUP LLC  
 10 E DOTY ST STE 300  
 MADISON, WI 53703-0000**

**PLEASE NOTE THIS IS NOT A BILL**

**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 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 on **WEDNESDAY, JANUARY 18, 2023 AT 5:30 P.M.**, the Board of Public Works will be held remotely and 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](mailto: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, and;

That the City Engineer has prepared plans, specifications, a proposed schedule of assessments, and an estimate of the entire costs of the improvement;

The City of Madison will be making street improvements at the property listed above. The improvements will be assessed as noted above. The Total Assessment as shown details the **estimated** individual property owners' share of improvements. A complete set of plans, specifications and proposed schedule of assessments for all affected properties are available at the City Engineering Operations Building, 1600 Emil St., between the hours of 7:30 a.m. and 4:00 p.m., Monday through Friday, and at <http://www.cityofmadison.com/engineering/projects/resurfacing-program>.

**Trees:** There are no trees scheduled for removal at this time. If, during the course of construction, it is necessary that any additional trees must be removed, adjacent property owners will be notified, prior to removal of the tree. City Forestry will prune the trees within the project limits prior to the start of construction. Some trees within the project limits will have the roots trimmed to facilitate construction.

That Special assessments may be paid over an eight (8) year period, with the owner paying 1/8 of the principal each year plus four (4.0%) percent interest on the unpaid balance;

That the total assessment, if paid in full before October 31st in the year the billing is made, irrespective of project completion, 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 TDD (608) 267-8677. Please make contact at least twenty- four (24) hours prior to the date of this public hearing so that we can make proper accommodations.

By Order of the Board of Public Works of the City of Madison, Wisconsin  
 James M. Wolfe, P.E.,  
 Executive Secretary

PUB: WISCONSIN STATE JOURNAL: January 6, 2023

**<< SEE BACK SIDE FOR ADDITIONAL INFORMATION**

TO: Property Owners Adjacent to Street Resurfacing

January 6, 2023

The City of Madison is proposing to resurface approximately 1 mile of existing asphalt pavement in 2023.

This letter notifies you of the Street Resurfacing project public hearing before the Board of Public Works at the time and location noted on the reverse side of this letter. 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 with deficient curb & gutter. The estimated quantity and cost to the individual property owner is on the reverse side of this letter.

A complete list of the roadways proposed for street resurfacing in 2023 and proposed estimated assessments are available for review at the following link <http://www.cityofmadison.com/engineering/projects/resurfacing-program>.

The resurfacing program includes multiple phases: Replacement of deficient curb & gutter, drive apron and sidewalk; milling or pulverizing the existing pavement and placement of a new asphalt surface. Some streets will also have storm sewer construction. Disturbed terrace areas will be restored with topsoil, seed and matting. Work is coordinated to minimize inconvenience to property owners and lessen the time between each phase. Defective drive aprons are only replaced as needed to facilitate replacement of deficient curb & gutter.

The Resurfacing Program will start in the spring or early summer. The length of construction on your street will vary depending on the length of the street, the condition of the soil under the pavement (subbase) and the amount of curb and gutter replaced. **At this time, the construction schedule for the resurfacing work on your street in 2023 has not been established.** If you sign up for a MyMadison.com account at <https://my.cityofmadison.com/> you will receive notification when the Resurfacing website is updated.

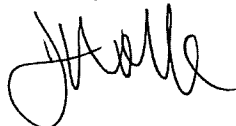
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The City assumes the entire cost of the improvements to the sidewalk ramps, replacement of curb & gutter and storm sewer. Abutting property owners are assessed a portion of the cost to remove and replace the pavement and 50% drive apron adjacent to their property.

After the work is complete, a final assessment will be calculated based work actually performed. The final assessment will be billed after the completion of the project and is payable as noted on the reverse side of this letter.

Shawn Beer, of my staff, is the Inspector for this project. The Inspector's role is to ensure the City's standards for construction are met and to help resolve any problems arising during construction. Direct questions regarding the proposed improvements or your estimated assessment to Shawn Beer at 267-1970. If you have questions during construction, you can reach him in the field at 219-8165. John Fahrney, Construction Engineer, is in charge of the construction staff for the City. He may be reached at the Engineering Service Building at 266-9091.

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cc: John Fahrney, P.E., Engineering  
Steve Armstrong, Engineering

Shawn Beer, Engineering

Steve Sonntag, P.E., Engineering

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0 SF	264 LF	0 SF	0 SY	0 SF	
\$ 0.00	\$ 241.51	\$ 0.00	\$ 0.00	\$ 0.00	\$ 241.51

PROJECT LOCATION: 110 E Main St  
ASSESSABLE PARCEL ADDRESS: 070913356022

PARCEL: 0709-133-5602-2

Owner:  
BLOCK 102 PARKING LLC  
10 E DOTY ST STE 300  
MADISON, WI 53703-0000

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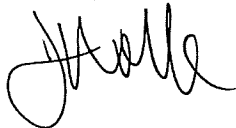
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Steve Armstrong, Engineering

Shawn Beer, Engineering

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0 SF	264 LF	0 SF	0 SY	0 SF	
\$ 0.00	\$ 40.25	\$ 0.00	\$ 0.00	\$ 0.00	\$ 40.25

PROJECT LOCATION: 110 E Main St  
ASSESSABLE PARCEL ADDRESS: 070913356030

PARCEL: 0709-133-5603-0

Owner:  
PINCKNEY INVESTMENT  
GROUP LLC  
10 E DOTY ST STE 300  
MADISON, WI 53703-0000

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PUB: WISCONSIN STATE JOURNAL: January 6, 2023

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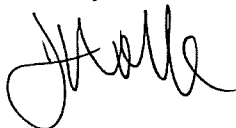
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PROJECT LOCATION: 110 E Main St  
ASSESSABLE PARCEL ADDRESS: 070913356048

PARCEL: 0709-133-5604-8

Owner:  
PINCKNEY INVESTMENT  
GROUP LLC  
10 E DOTY ST STE 300  
MADISON, WI 53703-0000

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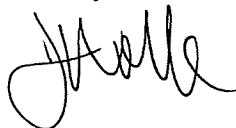
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PROJECT LOCATION: 110 E Main St  
ASSESSABLE PARCEL ADDRESS: 070913356056

PARCEL: 0709-133-5605-6

Owner:  
TENNEY LLC  
10 E DOTY ST STE 300  
MADISON, WI 53703-0000

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By Order of the Board of Public Works of the City of Madison, Wisconsin  
James M. Wolfe, P.E.,  
Executive Secretary

PUB: WISCONSIN STATE JOURNAL: January 6, 2023

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TO: Property Owners Adjacent to Street Resurfacing

January 6, 2023

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This letter notifies you of the Street Resurfacing project public hearing before the Board of Public Works at the time and location noted on the reverse side of this letter. 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 with deficient curb & gutter. The estimated quantity and cost to the individual property owner is on the reverse side of this letter.

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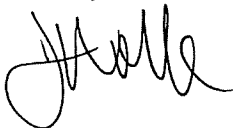
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0 SF	264 LF	0 SF	0 SY	0 SF	
\$ 0.00	\$ 71.88	\$ 0.00	\$ 0.00	\$ 0.00	\$ 71.88

PROJECT LOCATION: 110 E Main St  
ASSESSABLE PARCEL ADDRESS: 070913356064

PARCEL: 0709-133-5606-4

Owner:  
TENNEY LLC  
10 E DOTY ST STE 300  
MADISON, WI 53703-0000

**PLEASE NOTE THIS IS NOT A BILL**

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FOR PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS FOR PUBLIC WORKS IMPROVEMENTS  
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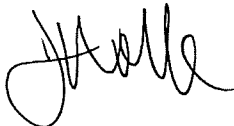
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0 SF	264 LF	0 SF	0 SY	0 SF	
\$ 0.00	\$ 43.13	\$ 0.00	\$ 0.00	\$ 0.00	\$ 43.13

PROJECT LOCATION: 110 E Main St  
ASSESSABLE PARCEL ADDRESS: 070913356072

PARCEL: 0709-133-5607-2

Owner:  
TENNEY LLC  
10 E DOTY ST STE 300  
MADISON, WI 53703-0000

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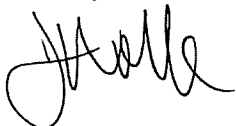
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0 SF	198.5 LF	0 SF	0 SY	0 SF	
\$ 0.00	\$ 2159.68	\$ 0.00	\$ 0.00	\$ 0.00	\$ 2159.68

PROJECT LOCATION: 212 E Washington Ave  
ASSESSABLE PARCEL ADDRESS: 070913331032

PARCEL: 0709-133-3103-2

Owner:  
10 WEST FAMILY LTD  
PARTNERSHIP  
401 N CARROLL ST  
MADISON, WI 53703-0000

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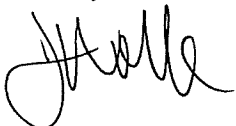
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\$ 0.00	\$ 718.08	\$ 0.00	\$ 0.00	\$ 0.00	\$ 718.08

PROJECT LOCATION: 1 N Webster St  
ASSESSABLE PARCEL ADDRESS: 070913331206

PARCEL: 0709-133-3120-6

Owner:  
202 E WASHINGTON LLC  
PO BOX 620994  
MIDDLETON, WI 53562-0994

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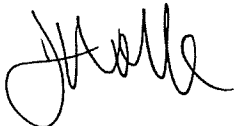
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Sincerely,



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

cc: John Fahrney, P.E., Engineering  
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**NOTICE OF SPECIAL ASSESSMENT  
RESURFACING 2023 –ASSESSMENT DISTRICT**

Remove & Replace 7" Concrete Apron @ \$5.58/ Square Foot (SF)	Resurfacing @ \$10.88/Lineal Foot (LF)	Remove & Replace 5" Concrete Sidewalk @ \$5.19/ Square Foot (SF)	Remove & Replace Asphalt Drive @ \$15.47/ Square Yard (SY)	New 7" Concrete Driveway Apron @ \$8.14/ Square Foot (SF)	<b>Total Estimated Assessment</b>
0 SF	60 LF	0 SF	0 SY	0 SF	
\$ 0.00	\$ 652.80	\$ 0.00	\$ 0.00	\$ 0.00	\$ 652.80

PROJECT LOCATION: 401 E Washington Ave  
ASSESSABLE PARCEL ADDRESS: 070913319046

PARCEL: 0709-133-1904-6

Owner:  
401 E WASHINGTON LLC  
33 E MAIN ST # 500  
MADISON, WI 53703-0000

**PLEASE NOTE: THIS IS NOT A BILL**

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

PUB: WISCONSIN STATE JOURNAL: January 6, 2023

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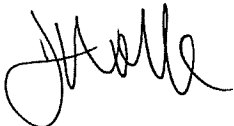
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0 SF	135 LF	0 SF	0 SY	0 SF	
\$ 0.00	\$ 1468.80	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1468.80

PROJECT LOCATION: 2501 W Beltline Hwy  
ASSESSABLE PARCEL ADDRESS: 070934310015

PARCEL: 0709-343-1001-5

Owner:  
ARBOR GATE DEVELOPMENT  
LLC  
3001 W BELTLINE HWY # 202  
MADISON, WI 53713-0000

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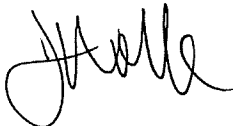
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\$ 0.00	\$ 538.56	\$ 0.00	\$ 0.00	\$ 0.00	\$ 538.56

PROJECT LOCATION: 409 E Washington Ave  
ASSESSABLE PARCEL ADDRESS: 070913319020

PARCEL: 0709-133-1902-0

Owner:  
BACHLEITNER, JOAN  
EDWARD GLOVER  
1427 MORRISON ST  
MADISON, WI 53703-0000

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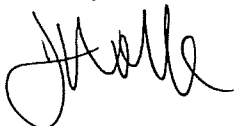
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1157 SF	957.25 LF	0 SF	8 SY	0 SF	
\$ 6456.06	\$ 10414.88	\$ 0.00	\$ 123.76	\$ 0.00	\$ 16994.70

PROJECT LOCATION: 2301 W Beltline Hwy  
ASSESSABLE PARCEL ADDRESS: 070934305024

PARCEL: 0709-343-0502-4

Owner:  
BAXTER TRUST, PATRICK J  
PATRICK J BAXTER  
350 S HAMILTON ST # 905  
MADISON, WI 53703-0000

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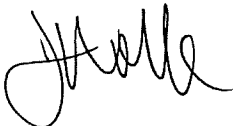
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Sincerely,



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

cc: John Fahrney, P.E., Engineering  
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Shawn Beer, Engineering

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**NOTICE OF SPECIAL ASSESSMENT  
RESURFACING 2023 –ASSESSMENT DISTRICT**

Remove & Replace 7" Concrete Apron @ \$5.58/ Square Foot (SF)	Resurfacing @ \$10.88/Lineal Foot (LF)	Remove & Replace 5" Concrete Sidewalk @ \$5.19/ Square Foot (SF)	Remove & Replace Asphalt Drive @ \$15.47/ Square Yard (SY)	New 7" Concrete Driveway Apron @ \$8.14/ Square Foot (SF)	<b>Total Estimated Assessment</b>
0 SF	66 LF	0 SF	0 SY	0 SF	
\$ 0.00	\$ 718.08	\$ 0.00	\$ 0.00	\$ 0.00	\$ 718.08

PROJECT LOCATION: 302 E Washington Ave  
ASSESSABLE PARCEL ADDRESS: 070913324087

PARCEL: 0709-133-2408-7

Owner:  
BUTLER PLAZA LLC  
21 N BUTLER ST  
MADISON, WI 53703-0000

**PLEASE NOTE: THIS IS NOT A BILL**

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

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By Order of the Board of Public Works of the City of Madison, Wisconsin  
James M. Wolfe, P.E.,  
Executive Secretary

PUB: WISCONSIN STATE JOURNAL: January 6, 2023

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TO: Property Owners Adjacent to Street Resurfacing

January 6, 2023

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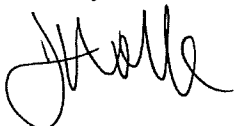
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0 SF	264 LF	0 SF	0 SY	0 SF	
\$ 0.00	\$ 2872.32	\$ 0.00	\$ 0.00	\$ 0.00	\$ 2872.32

PROJECT LOCATION: 1 S Butler St  
**ASSESSABLE PARCEL ADDRESS: 070913325019**

PARCEL: 0709-133-2501-9

Owner:  
**CITY OF MADISON PARKING  
 BRAYTON LOT  
 PO BOX 2986  
 MADISON, WI 53701-2986**

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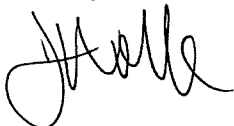
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0 SF	34 LF	0 SF	0 SY	0 SF	
\$ 0.00	\$ 369.92	\$ 0.00	\$ 0.00	\$ 0.00	\$ 369.92

PROJECT LOCATION: 308 E Washington Ave  
ASSESSABLE PARCEL ADDRESS: 070913324095

PARCEL: 0709-133-2409-5

Owner:  
EISENBERG TRUST, S & P  
M & K EISENBERG TRUST  
PO BOX 1069  
MADISON, WI 53701-0000

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Executive Secretary

PUB: WISCONSIN STATE JOURNAL: January 6, 2023

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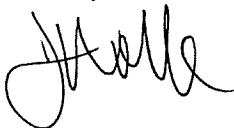
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\$ 0.00	\$ 424.32	\$ 0.00	\$ 0.00	\$ 0.00	\$ 424.32

PROJECT LOCATION: 405 E Washington Ave  
**ASSESSABLE PARCEL ADDRESS: 070913319038**

PARCEL: 0709-133-1903-8

Owner:  
**HANWASH PROPERTIES LLC**  
**33 E MAIN ST # 500**  
**MADISON, WI 53703-0000**

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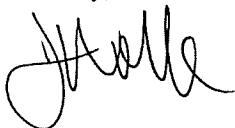
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0 SF	49.5 LF	0 SF	0 SY	0 SF	
\$ 0.00	\$ 538.56	\$ 0.00	\$ 0.00	\$ 0.00	\$ 538.56

PROJECT LOCATION: 415 E Washington Ave  
ASSESSABLE PARCEL ADDRESS: 070913319012

PARCEL: 0709-133-1901-2

Owner:  
MOD HUB LLC  
% BIRWOOD PROPERTY MGMT  
3165 E WASHINGTON AVE  
MADISON, WI 53704-0000

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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 TDD (608) 267-8677. Please make contact at least twenty- four (24) hours prior to the date of this public hearing so that we can make proper accommodations.

By Order of the Board of Public Works of the City of Madison, Wisconsin  
James M. Wolfe, P.E.,  
Executive Secretary

PUB: WISCONSIN STATE JOURNAL: January 6, 2023

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TO: Property Owners Adjacent to Street Resurfacing

January 6, 2023

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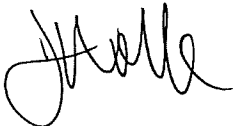
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0 SF	98 LF	0 SF	0 SY	0 SF	
\$ 0.00	\$ 1066.24	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1066.24

PROJECT LOCATION: 120 E Washington Ave  
ASSESSABLE PARCEL ADDRESS: 070913330208

PARCEL: 0709-133-3020-8

Owner:  
ONE NORTH PINCKNEY ASSOC  
10 E DOTY ST # 300  
MADISON, WI 53703-0000

**PLEASE NOTE THIS IS NOT A BILL**

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FOR PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS FOR PUBLIC WORKS IMPROVEMENTS  
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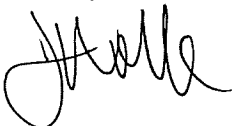
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0 SF	154 LF	0 SF	0 SY	0 SF	
\$ 0.00	\$ 1675.52	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1675.52

PROJECT LOCATION: 1 N Pinckney St  
ASSESSABLE PARCEL ADDRESS: 070913330018

PARCEL: 0709-133-3001-8

Owner:  
ONE NORTH PINCKNEY ASSOC  
LTD PARTNERSHIP  
10 E DOTY ST # 300  
MADISON, WI 53703-5120

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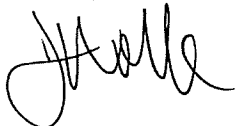
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896 SF	283.12 LF	0 SF	16 SY	0 SF	
\$ 4999.68	\$ 3080.35	\$ 0.00	\$ 247.52	\$ 0.00	\$ 8327.55

PROJECT LOCATION: 2101 W Beltline Hwy  
ASSESSABLE PARCEL ADDRESS: 070934301105

PARCEL: 0709-343-0110-5

Owner:  
PJB CORP  
PO BOX 1526  
MADISON, WI 53701-1526

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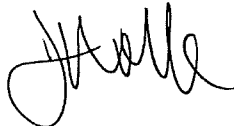
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0 SF	32 LF	0 SF	0 SY	0 SF	
\$ 0.00	\$ 348.16	\$ 0.00	\$ 0.00	\$ 0.00	\$ 348.16

PROJECT LOCATION: 310 E Washington Ave  
ASSESSABLE PARCEL ADDRESS: 070913324102

PARCEL: 0709-133-2410-2

Owner:  
ST JOHNS LUTHERAN CHURCH  
322 E WASHINGTON AVE  
MADISON, WI 53703-2834

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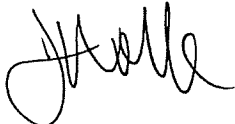
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RESURFACING 2023 –ASSESSMENT DISTRICT**

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0 SF	132 LF	0 SF	0 SY	0 SF	
\$ 0.00	\$ 1436.16	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1436.16

PROJECT LOCATION: 322 E Washington Ave  
ASSESSABLE PARCEL ADDRESS: 070913324110

PARCEL: 0709-133-2411-0

Owner:  
ST JOHNS LUTHERAN CHURCH  
322 E WASHINGTON AVE  
MADISON, WI 53703-2834

**PLEASE NOTE THIS IS NOT A BILL**

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

PUB: WISCONSIN STATE JOURNAL: January 6, 2023

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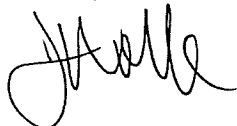
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0 SF	264 LF	0 SF	0 SY	0 SF	
\$ 0.00	\$ 2872.32	\$ 0.00	\$ 0.00	\$ 0.00	\$ 2872.32

PROJECT LOCATION: 201 E Washington Ave  
ASSESSABLE PARCEL ADDRESS: 070913328013

PARCEL: 0709-133-2801-3

Owner:  
STATE BLDG COMM  
7TH FLR  
101 E WILSON ST  
MADISON, WI 53703-0000

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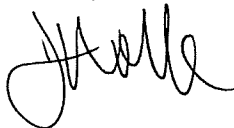
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\$ 0.00	\$ 696.32	\$ 0.00	\$ 0.00	\$ 0.00	\$ 696.32

PROJECT LOCATION: 2009 W Beltline Hwy  
ASSESSABLE PARCEL ADDRESS: 070934304026

PARCEL: 0709-343-0402-6

Owner:  
VOYOS CAPITAL PROJECTS  
LLC  
3001 W BELTLINE HWY # 202  
MADISON, WI 53713-0000

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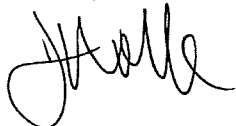
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**ASSESSABLE PARCEL ADDRESS: 070913320168**

PARCEL: 0709-133-2016-8

Owner:  
**WASH HAUS DEVELOPMENT LLC**  
**8301 MACHINE DR # 102**  
**MADISON, WI 53717-0000**

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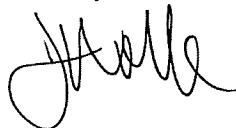
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The City assumes the entire cost of the improvements to the sidewalk ramps, replacement of curb & gutter and storm sewer. Abutting property owners are assessed a portion of the cost to remove and replace the pavement and 50% drive apron adjacent to their property.

After the work is complete, a final assessment will be calculated based work actually performed. The final assessment will be billed after the completion of the project and is payable as noted on the reverse side of this letter.

Shawn Beer, of my staff, is the Inspector for this project. The Inspector's role is to ensure the City's standards for construction are met and to help resolve any problems arising during construction. Direct questions regarding the proposed improvements or your estimated assessment to Shawn Beer at 267-1970. If you have questions during construction, you can reach him in the field at 219-8165. John Fahrney, Construction Engineer, is in charge of the construction staff for the City. He may be reached at the Engineering Service Building at 266-9091.

Sincerely,



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

cc: John Fahrney, P.E., Engineering  
Steve Armstrong, Engineering

Shawn Beer, Engineering

Steve Sonntag, P.E., Engineering