

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 an ADMINISTRATIVE CLERK II with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 21 day of JUNE 2013 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 **WOLFE ADDITION TO HAWK'S CREEK** 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.

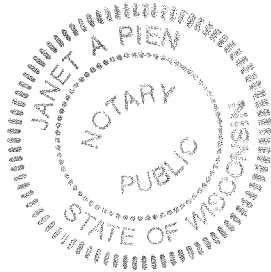
Johanna Johnson

Johanna Johnson

Subscribed and sworn to before me
this 21 day of JUNE 2013

Janet A. Pien

Janet A. Pien
Notary Public, State of Wisconsin
My Commission expires: 2/28/14





Department of Public Works
City Engineering Division

Robert F. Phillips, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
FAX 608 264 9275
www.cityofmadison.com

608 266 4751

Assistant City Engineer
Michael R. Dalley, P.E.

Principal Engineers
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Frjes, 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

June 20, 2013

To: Property Owners along the Wolfe Addition to Hawk's Creek

**Re: Public Hearing before Board of Public Works
July 3, 2013 4:30 P.M.
Parks Conference Room, Room 108, City County Building
210 Martin Luther King Jr. Blvd.
Madison, WI**

The City of Madison is proposing to construct new street and utilities to serve the Wolfe Addition to Hawk's Creek. 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 project limits are on Trevor Way from the existing south end to the proposed south end.

The proposed work on Trevor Way includes the installation of new sanitary and storm sewer, water main, concrete curb and gutter, asphalt pavement and base, sidewalk and street lighting, and rough grading of the new lots. The project is scheduled to take place during the summer of 2013 with a tentative start date of the middle of August.

Street Improvements

The proposed street improvements include the installation of new base course and asphalt pavement, curb and gutter, sidewalk and street lights. The new street will tie into the existing south end of Trevor Way, and the street will be extended approximately 600 feet to the southeast and the street extension will end in a new cul-de-sac. The lots adjacent to the new street will also be partially graded to match into the new street. The new street and lot grading will also require clearing of the wooded area impacted by the grading.

Utility Installation

This project will also include the installation of new sanitary sewer main and laterals, water main and laterals, and storm sewer to serve the adjacent lots. With another project, the sanitary sewer main and water main will be installed to the back lot lines of the Wolfe Addition to Hawk's Creek. This proposed project will extend those mains through an easement to Trevor Way and along Trevor Way to serve all of the lots. The laterals will be extended to the property line, so that those can be connected to when new homes are constructed on the lots.

New storm sewer will be installed on Trevor Way to provide drainage for the new street. The storm water will drain to the existing pond which was installed previously with the Hawk's Creek development.

Terrace Trees

Street terrace trees are typically planted in the spring of the year following the completion of the construction project. City Forestry will evaluate the streets and determine where new terrace trees will be planted. The terrace trees are not included with the public works improvements or the assessable project. These terrace trees will be installed and assessed to the properties separately. The City Forester will determine if street trees will be planted adjacent to the properties that are not developed (where there are no buildings or site improvements). The terrace trees may not be planted until the lots develop to avoid unnecessary removal in the future to accommodate the new driveway locations. Tree species selection is determined by the Forestry Section. For any questions regarding street tree maintenance or planting, please contact City Forestry at 266-4816.

Special Assessments

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. 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 eight years, with 3% interest charged on the unpaid balance.

Since the new street and utilities are being constructed to serve the proposed lots, all of the costs to install the public works improvements will be assessed to the adjacent lots. This includes the costs of grading, constructing the new utilities, constructing the new street including sidewalk, and the costs to restore the site along with erosion control measures. The costs incurred by the City to facilitate the street design, platting and approval of the project are also assessable to the project.

Due to the shape of some of the lots, the assessments for each lot will be based on the developable area. The developable area is the portion of the lot that can be used to construct a house or other improvements. This area is the total lot area, less any atypical easements or tree conservation areas. Atypical easements include easements for storm sewer, sanitary sewer or water main or for pedestrian path purposes. Typical easements for utilities or drainage are not subtracted from the total lot area to determine the developable area because these easements are included on each lot.

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, Jim Wolfe, at jwolfe@cityofmadison.com or call 266-4099. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction.

Sincerely,



Robert E. Phillips, P.E.
City Engineer

RFP:jmw

Cc by email: Ald. Lisa Subeck, Dist. 1
Dan Dettmann, Traffic Eng
Mark Moder, City Eng
Elia Acosta, City Eng
Janet Dailey, City Eng
Greg Fries, City Eng

Dean Kahl, City Forestry
Ed Ruckriegel, Fire Department
Cindy Mierow, Police Department
Chris Kelley, Streets Division

Pete Holmgren, Water Utility
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, JULY 3, 2013, AT 4:30 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 (3%) 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 need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the Engineering Division at (608) 264-9277 at least three business days prior to the meeting or email us at engineering@cityofmadison.com.

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.

W. OAKBROOK CIRCLE ASSESSMENT DISTRICT-2013

WOLFE ADDITION TO HAWK'S CREEK ASSESSMENT DISTRICT-2013

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ 6/21/13

City of Madison Engineering Division - Schedule of Assessments

Project Name: Wolfe Addition to Hawks Creek Assessment District - 2013
 Project Number 53W1552

Frontages listed are for: SITUS ADDRESS
 Project ID: 53W1552

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Developable Lot Area (SF)	Public Works Improvements
				\$4,358.01 per 1000 SF Cost
TBD	Hawk's Addition, LLC 121 S. Pinckney Street, Suite 200 Madison, WI 53703	Proposed Lot 1	6,960	\$30,338.73
TBD	Hawk's Addition, LLC 121 S. Pinckney Street, Suite 200 Madison, WI 53703	Proposed Lot 2	6,736	\$29,362.31
TBD	Hawk's Addition, LLC 121 S. Pinckney Street, Suite 200 Madison, WI 53703 Madison, WI 53718	Proposed Lot 3	9,533	\$41,554.47
TBD	Hawk's Addition, LLC 121 S. Pinckney Street, Suite 200 Madison, WI 53703	Proposed Lot 4	9,817	\$42,792.43
TBD	Hawk's Addition, LLC 121 S. Pinckney Street, Suite 200 Madison, WI 53703	Proposed Lot 5	9,720	\$42,369.60
TBD	Hawk's Addition, LLC 121 S. Pinckney Street, Suite 200 Madison, WI 53703	Proposed Lot 6	9,720	\$42,369.60
TBD	City Engineering Division 210 Martin Luther King Jr. Blvd Room 115 Madison, WI 53703	Proposed Lot 7	11,960	\$52,133.79
TBD	City Engineering Division 210 Martin Luther King Jr. Blvd Room 115 Madison, WI 53703	Proposed Lot 8	13,341	\$58,153.59
TBD	City Engineering Division 210 Martin Luther King Jr. Blvd Room 115 Madison, WI 53703	Proposed Lot 9	12,741	\$55,538.18
TBD	City Engineering Division 210 Martin Luther King Jr. Blvd Room 115 Madison, WI 53703	Proposed Lot 10	12,741	\$55,538.18
TBD	City Engineering Division 210 Martin Luther King Jr. Blvd Room 115 Madison, WI 53703	Proposed Lot 11	11,730	\$51,131.22
TBD	City Engineering Division 210 Martin Luther King Jr. Blvd Room 115 Madison, WI 53703	Proposed Lot 12	11,812	\$51,488.66
TBD	City Engineering Division 210 Martin Luther King Jr. Blvd Room 115 Madison, WI 53703	Proposed Lot 13	12,000	\$52,308.16
TBD	City Engineering Division 210 Martin Luther King Jr. Blvd Room 115 Madison, WI 53703	Proposed Lot 14	12,141	\$52,922.77
TBD	City Engineering Division 210 Martin Luther King Jr. Blvd Room 115 Madison, WI 53703	Proposed Lot 15	12,203	\$53,193.03
TBD	Hawk's Addition, LLC 121 S. Pinckney Street, Suite 200 Madison, WI 53703	Proposed Lot 16	13,945	\$60,786.43
TBD	Hawk's Addition, LLC 121 S. Pinckney Street, Suite 200 Madison, WI 53703	2409 Trevor Way Existing Lot 32	8,263	\$36,018.87
TOTALS:			185,363	\$808,000.00

- NOTES:
 (1) Parcel number and address to be determined after the Wolfe Addition to Hawks Creek Plat is recorded.
 (2) MMSD and Impact Fees are not included in this assessment.
 (3) Properties are assessed by developable areas, as described in the Development and Land Swap Agreement for the Development of the Wolfe Addition to Hawks Creek.