

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Marsha A. Hacker, being first duly sworn on oath, deposes and says that:

Legistar No. 37015

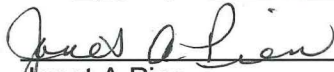
1. She is an Program Assistant I with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 26th of February, at approximately 1:15 PM placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled Approving Plans, Specifications, And Schedule of Assessments for North Pinckney Street Assessment District - 2015.

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.



Marsha A. Hacker

Subscribed and sworn to before me
this 27 day of February, 2015



Janet A Pien
Notary Public, State of Wisconsin
My Commission expires: December 29, 2017





City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Master

File Number: 37015

File ID: 37015	File Type: Resolution	Status: Passed
Version: 1	Reference:	Controlling Body: BOARD OF PUBLIC WORKS
Lead Referral: BOARD OF PUBLIC WORKS	Cost:	File Created Date : 01/28/2015
File Name: Approving Plans, Specifications, And Schedule Of Assessments For North Pinckney Street Assessment District - 2015.		Final Action: 02/24/2015
Title: Approving Plans, Specifications, And Schedule Of Assessments For North Pinckney Street Assessment District - 2015.		

Notes: Jim W.

Code Sections:

CC Agenda Date: 02/24/2015

Indexes:

Agenda Number: 8.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date: 02/26/2015

Attachments: 53W1846_Pinckney_Assess.pdf, North Pinckney Street Assessment Dist 2015 affidavit of mailing.pdf, BPW Notes Pinckney.pdf, Pinckney_Display.pdf, cc mailing aff.pdf

Enactment Number: RES-15-00133

Author: Rob Phillips, City Engineer

Hearing Date:

Entered by: mhacker@cityofmadison.com

Published Date:

Approval History

Version	Date	Approver	Action
1	02/04/2015	Craig Franklin	Approve

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	01/28/2015	Refer	BOARD OF PUBLIC WORKS	02/04/2015		
Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 2/4/2015							
Notes:							

1 BOARD OF PUBLIC WORKS 02/04/2015 RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24 & 2.25 - PUBLIC HEARING

Action Text: Jim Wolfe, City Engineering, presented plans and specifications. It was noted that a City Engineering Erosion Control Permit would be required. There was no one from the Public registered to speak.

A motion was made by Fix, seconded by Branson, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24 & 2.25 - PUBLIC HEARING. The motion passed by voice vote/other.

1 COMMON COUNCIL 02/24/2015 Adopt Under Suspension of Rules 2.04, 2.05, 2.24, and 2.25

Action Text: A motion was made by Schmidt, seconded by DeMarb, to Adopt Under Suspension of Rules 2.04, 2.05, 2.24, and 2.25. The motion passed by voice vote/other.

Notes:

Text of Legislative File 37015

Fiscal Note

Funds are available in Acct. Nos.:

- 10256-402-170: \$277,000
- 10256-402-174: \$66,000
- 10256-45-177: \$70,000
- 10256-83-173: \$296,000
- 10256-84-174: \$100,000
- 10256-86-130: \$165,000

Total Cost: \$974,000

Assessments: \$133,341.77

City Cost: \$840,658.23

Title

Approving Plans, Specifications, And Schedule Of Assessments For North Pinckney Street Assessment District - 2015.

Body

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of North Pinckney Street Assessment District - 2015 pursuant to a resolution of the Common Council, RES-14-00901, ID No. 36238, adopted 12/02/2014, which resolution was adopted thereto, and the provisions of the Madison General Ordinances and the Wisconsin Statutes in such case made and provided, and the Common Council being fully advised.

BE IT RESOLVED:

1. That the City at large is justly chargeable with and shall pay the sum of \$840,658.23 of the entire cost of said improvement.
2. That for those eligible property owners requesting construction of a rain garden in the public right-of-way adjacent to their property shall execute the necessary waiver of special

- assessments on forms provided by the City Engineer;
3. That the sum assigned to each separate parcel, as indicated on the attached schedule of assessment, is hereby specially assessed upon each such parcel.
 4. That the Common Council determines such special assessments to be reasonable.
 5. That the work or improvement be carried out in accordance with the reports as finally approved.
 6. That such work or improvement represents an exercise of the police power of the City of Madison.
 7. That the plans & specifications and schedule of assessments in the Report of the Board of Public Works and the Report of the City Engineer for the above named improvement be and are hereby approved.
 8. That the Board of Public Works be and is hereby authorized to advertise for and receive bids for the said improvements.
 9. That the due date by which all such special assessments shall be paid in full is October 31st of the year in which it is billed, or,
 10. That such special assessments shall be collected in eight (8) equal installments, with interest thereon at 3.0 percent per annum, except those special assessments paid in full on or before October 31st of that year.
 11. That the Mayor and City Clerk are hereby authorized to accept dedication of lands and/or easements from the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.

INSTALLMENT ASSESSMENT NOTICE

Notice is hereby given that a contract has been (or is about to be) let for North Pinckney Street Assessment District - 2015 and that the amount of the special assessment therefore has been determined as to each parcel of real estate affected thereby and a statement of the same is on file with the City Clerk; it is proposed to collect the same in eight (8) installments, as provided for by Section 66.0715 of the Wisconsin Statutes, with interest thereon at 3.0 percent per annum; that all assessments will be collected in installments as above provided except such assessments on property where the owner of the same has paid the assessment to the City Treasurer on or before the next succeeding November 1st.

NOTICE OF APPEAL RIGHTS

"Pursuant to Sec.4.09(14), Madison General Ordinances, as authorized by Sec. 66.0701(2), Wisconsin Statutes, any person against whose land a special assessment has been levied by this resolution has the right to appeal therefrom in the manner prescribed in Sec. 66.0703(12), Wisconsin Statutes, within forty (40) days of the day of the final determination of the Common Council, said date being the date of adoption of this resolution."

City of Madison Engineering Division - Schedule of Assessments

January 23, 2015

Proj. ID: 53W1846 Project Name: North Pinckney Street Assessment District - 2015
Project Limits: W. Gorham St. to W. Dayton St.

Property Information				Street Reconstruction Items										Sanitary Sewer Reconstruction Items				Storm Sewer Item		Pedestrian Street Lighting Item				TOTAL ASSMT			
Parcel No.	Owner's Name / Mailing Address	Parcel Location	Frontage LF	Lot Area SF	Remove Existing Conc or Drive Apron @ \$1.50 per SF		Replace Drive Apron @ \$4.00 per SF		Remove & Replace Concrete Sidewalk @ \$4.50 per Square Foot (SF)		Remove & Replace Curb and Gutter @ \$15.00 per Linear Foot (LF)		Sanitary Sewer Reconnect @ \$386.15 Each		Remove & Replace Sanitary Lateral @ \$21.11 per LF		Private Storm Sewer Connection @ \$1,500.00 Each		Street Light Factor **	Cost Per Factored Lot Linear Foot		Cost Per Factored Square Foot			Total Street Light Cost ****		
					SF	Cost	SF	Cost	Factor*	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost		Each	Cost	Cost**	Cost***	Cost***			
0709-144-1416-8 <i>CORNER LOT</i>	PINCKNEY-DAYTON APTS I.L.C 211 W GILMAN ST MADISON WI	201 N Pinckney St E Dayton Frontage	33.00 66.00	2,178	0.00	\$0.00	0.00	\$0.00	1.0	50.00	\$225.00	1.0	10.00	\$150.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	1.5	37.13	\$1,021.68	1089.00	\$468.27	\$1,489.95	\$1,864.95
0709-144-1609-9 <i>CORNER LOT</i>	LEWIS PROPERTIES I.L.C 121 S PINCKNEY ST STE 200 MADISON WI	202 N Pinckney St E Dayton Frontage	48.00 82.50	3,960	0.00	\$0.00	0.00	\$0.00	1.0	125.00	\$562.50	1.0	15.00	\$225.00	1	\$386.15	25.00	\$527.75	0.00	\$0.00	1.5	54.00	\$1,486.08	1980.00	\$851.40	\$2,337.48	\$4,038.88
0709-144-1610-6	LEWIS PROPERTIES I.L.C 121 S PINCKNEY ST STE 200 MADISON WI	204 N Pinckney St	54.00	4,455	0.00	\$0.00	0.00	\$0.00	1.0	440.00	\$1980.00	1.0	54.00	\$810.00	1	\$386.15	25.00	\$527.75	1.00	\$1,500.00	1.5	81.00	\$2,229.12	6682.50	\$2,873.48	\$5,102.60	\$10,306.50
0709-144-1415-0	PINCKNEY-DAYTON APTS I.L.C 211 W GILMAN ST MADISON WI	205 N Pinckney St	33.00	2,178	25.00	\$37.50	0.00	\$0.00	1.0	180.00	\$810.00	1.0	33.00	\$495.00	1	\$386.15	47.00	\$992.17	0.00	\$0.00	1.5	49.50	\$1,362.24	3267.00	\$1,404.81	\$2,767.05	\$5,487.87
0709-144-1612-2	LEWIS PROPERTIES I.L.C 121 S PINCKNEY ST STE 200 MADISON WI	206 N Pinckney St	76.50	6,317	0.00	\$0.00	0.00	\$0.00	1.0	330.00	\$1485.00	1.0	76.50	\$1,147.50	2	\$772.30	50.00	\$1,055.50	0.00	\$0.00	1.5	114.75	\$3,157.92	9475.50	\$4,074.47	\$7,232.39	\$11,692.69
0709-144-1414-2	PINCKNEY-DAYTON APTS I.L.C 211 W GILMAN ST MADISON WI	207 N Pinckney St	32.33	2,134	55.00	\$82.50	0.00	\$0.00	1.0	145.00	\$652.50	1.0	32.33	\$484.95	1	\$386.15	45.00	\$949.95	0.00	\$0.00	1.5	48.50	\$1,334.58	3201.00	\$1,376.43	\$2,711.01	\$5,267.06
0709-144-1413-4	PINCKNEY-DAYTON APTS I.L.C 211 W GILMAN ST MADISON WI	209 N Pinckney St	33.67	2,231	40.00	\$60.00	0.00	\$0.00	1.0	170.00	\$765.00	1.0	33.67	\$505.05	1	\$386.15	45.00	\$949.95	0.00	\$0.00	1.5	50.51	\$1,389.90	3346.50	\$1,439.00	\$2,828.89	\$5,495.04
0709-144-1412-6	215 N PINCKNEY I.L.C 211 W GILMAN ST MADISON WI	215 N Pinckney St	52.00	3,432	120.00	\$180.00	120.00	\$480.00	1.0	265.00	\$1192.50	1.0	52.00	\$780.00	1	\$386.15	45.00	\$949.95	0.00	\$0.00	1.5	78.00	\$2,146.56	5148.00	\$2,213.64	\$4,360.20	\$8,328.80
0709-144-1411-8	BNHC PROPERTIES ISTHMUS APARTMENTS 211 W GILMAN ST MADISON WI	217 N Pinckney St	37.00	2,442	0.00	\$0.00	0.00	\$0.00	1.0	155.00	\$697.50	1.0	37.00	\$555.00	1	\$386.15	45.00	\$949.95	0.00	\$0.00	1.5	55.50	\$1,527.36	3663.00	\$1,575.09	\$3,102.45	\$5,691.05
0709-144-1613-0	MUIR, ROY, MAUREEN B 218 N PINCKNEY ST MADISON WI	218 N Pinckney St	40.50	3,200	120.00	\$180.00	125.00	\$500.00	1.0	200.00	\$900.00	1.0	40.50	\$607.50	1	\$386.15	25.00	\$527.75	0.00	\$0.00	1	40.50	\$1,114.56	3200.00	\$1,376.00	\$2,490.56	\$5,591.96
0709-144-1410-0 <i>CORNER LOT</i>	EDWARDS TR. JEAN & GEORGE & EUGENE S DEVITT 28 F GILMAN ST MADISON WI	221 N Pinckney St E Johnson Frontage	43.00 66.00	2,838	0.00	\$0.00	0.00	\$0.00	1.0	190.00	\$855.00	1.0	43.00	\$645.00	1	\$386.15	45.00	\$949.95	0.00	\$0.00	1.5	48.38	\$1,331.28	2128.50	\$915.26	\$2,246.54	\$5,082.64
0709-144-1614-8 <i>CORNER LOT</i>	LEWIS PROPERTIES I.L.C 121 S PINCKNEY ST STE 200 MADISON WI	222 N Pinckney St E Johnson Frontage	45.16 79.00	3,568	0.00	\$0.00	0.00	\$0.00	1.0	200.00	\$900.00	1.0	45.16	\$677.40	1	\$386.15	25.00	\$527.75	0.00	\$0.00	1.5	50.81	\$1,398.15	2676.00	\$1,150.68	\$2,548.83	\$5,040.13

*NOTE: A factor has been applied for sidewalk and curb and gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

City of Madison Engineering Division - Schedule of Assessments

January 23, 2015

Proj. ID: 53W1846 Project Name: North Pinckney Street Assessment District - 2015
Project Limits: W. Gorham St. to W. Dayton St.

Property Information				Street Reconstruction Items										Sanitary Sewer Reconstruction Items		Storm Sewer Item		Pedestrian Street Lighting Item					TOTAL ASSMT								
Parcel No.	Owner's Name / Mailing Address	Parcel Location	Frontage LF	Lot Area SF	Remove Existing Conc or Drive Apron @ \$1.50 per SF	Cost	Replace Drive Apron @ \$4.00 per SF	Cost	Remove & Replace Concrete Sidewalk @ \$4.50 per Square Foot (SF)	Factor*	SF	Cost	Remove & Replace Curb and Gutter @ \$15.00 per Linear Foot (LF)	Factor*	LF	Cost	Sanitary Sewer Reconnect @ \$386.15 Each	Cost	Remove & Replace Sanitary Lateral @ \$21.11 per LF	LF	Cost	Private Storm Sewer Connection @ \$1,500.00 Each		Cost	Street Light Factor	Cost Per Factored Lot Linear Foot	Cost**	Cost Per Factored Square Foot	Cost***	Total Street Light Cost	****
0709-144-3507-3 CORNER LOT	KEYES ROTHFELVING TRUST 300 N PINCKNEY ST MADISON WI	300 N Pincknev St E. Johnson Frontage	22.13 61.50	1,574	0.00	\$0.00	0.00	\$0.00	0.5	100.00	\$225.00	0.5	22.13	\$165.98	1	\$386.15	25.00	\$527.75	0.00	\$0.00	1	16.60	\$327.47	787.00	\$188.88	\$516.35	\$1,821.22				
0709-144-0616-5 CORNER LOT	RINGLUND, ERIC & JANE F RINGLUND 4813 COUNTY RD M MIDDLETON WI	301 N Pincknev St E. Johnson Frontage	38.50 66.00	2,541	0.00	\$0.00	0.00	\$0.00	1.0	125.00	\$562.50	1.0	38.50	\$577.50	1	\$386.15	45.00	\$949.95	0.00	\$0.00	1.5	43.31	\$854.56	1905.75	\$457.38	\$1,311.94	\$3,788.04				
0709-144-3506-5	HEINRICH, JON F 302 N PINCKNEY ST MADISON WI	302 N Pincknev St	16.67	873	0.00	\$0.00	0.00	\$0.00	1.0	83.35	\$375.08	1.0	16.67	\$250.05	1	\$386.15	25.00	\$527.75	0.00	\$0.00	1	16.67	\$328.90	873.00	\$209.52	\$538.42	\$2,077.44				
0709-144-3505-7	PLOTKIN, ADAM & JAIMR HEALY-PLOTKIN 304 N PINCKNEY ST MADISON WI	304 N Pincknev St	17.00	691	0.00	\$0.00	0.00	\$0.00	1.0	85.00	\$382.50	1.0	17.00	\$255.00	1	\$386.15	25.00	\$527.75	0.00	\$0.00	1	17.00	\$335.41	691.00	\$165.84	\$501.25	\$2,052.65				
0709-144-0615-7	ACCENT APARTMENTS LLC 3323 N STONE CREEK CIR MADISON WI	305 N Pincknev St	39.50	2,574	65.00	\$97.50	85.00	\$340.00	1.0	150.00	\$675.00	1.0	39.50	\$592.50	1	\$386.15	45.00	\$949.95	0.00	\$0.00	1.5	59.25	\$1,169.00	3861.00	\$926.64	\$2,095.64	\$5,136.74				
0709-144-3504-9	SWENEY THOMAS P & ANN F SWENEY 306 N PINCKNEY ST MADISON WI	306 N Pincknev St	16.67	700	0.00	\$0.00	0.00	\$0.00	1.0	83.35	\$375.08	1.0	16.67	\$250.05	1	\$386.15	25.00	\$527.75	0.00	\$0.00	1	16.67	\$328.90	700.00	\$168.00	\$496.90	\$2,035.92				
0709-144-3503-1	BROWN, ALA STAIR M KATHERINE T BROWN 308 N PINCKNEY ST MADISON WI	308 N Pincknev St	16.67	700	0.00	\$0.00	0.00	\$0.00	1.0	83.35	\$375.08	1.0	16.67	\$250.05	1	\$386.15	25.00	\$527.75	0.00	\$0.00	1	16.67	\$328.90	700.00	\$168.00	\$496.90	\$2,035.92				
0709-144-0614-9	STRINDL, LIV TR, JAMES M 981 COLLINS RD STOUGHTON WI	309 N Pincknev St	54.00	3,564	65.00	\$97.50	85.00	\$340.00	1.0	250.00	\$1,125.00	1.0	54.00	\$810.00	1	\$386.15	45.00	\$949.95	0.00	\$0.00	1.5	81.00	\$1,598.13	5346.00	\$1,283.04	\$2,881.17	\$6,589.77				
0709-144-3501-5	RESNICK, DANIEL K 310 N PINCKNEY ST MADISON WI	310 N Pincknev St	46.77	1,933	0.00	\$0.00	0.00	\$0.00	1.0	100.00	\$450.00	1.0	46.77	\$701.55	1	\$386.15	25.00	\$527.75	0.00	\$0.00	1	46.77	\$922.77	1933.00	\$463.92	\$1,386.69	\$3,452.14				
0709-144-0613-1	MANSSION HILL PROPERTIES LLC ETAL 101 N MILLS ST MADISON WI	315 N Pincknev St	45.00	4,935	0.00	\$0.00	0.00	\$0.00	1.0	165.00	\$742.50	1.0	45.00	\$675.00	1	\$386.15	45.00	\$949.95	0.00	\$0.00	1.5	67.50	\$1,331.78	7402.50	\$1,776.60	\$3,108.38	\$5,861.98				
0709-144-0612-3	KAROFKY, JUDITH F 317 N PINCKNEY ST MADISON WI	317 N Pincknev St	40.00	3,320	0.00	\$0.00	85.00	\$340.00	1.0	150.00	\$675.00	1.0	40.00	\$600.00	1	\$386.15	45.00	\$949.95	0.00	\$0.00	1	40.00	\$789.20	3320.00	\$796.80	\$1,586.00	\$4,537.10				
0709-144-0611-5 CORNER LOT	MANSSION HILL PROPERTIES LLC ETAL 101 N MILLS ST MADISON WI	319 N Pincknev St E. Gorham Frontage	47.00 83.00	3,901	0.00	\$0.00	0.00	\$0.00	0.5	150.00	\$337.50	0.5	47.00	\$352.50	1	\$386.15	45.00	\$949.95	0.00	\$0.00	1.5	52.88	\$1,043.22	2925.75	\$702.18	\$1,745.40	\$3,771.50				
0709-144-1308-7	THG ASSOCIATES LTD PRTRSH 315 WISCONSIN AVE MADISON WI	315 Wisconsin Ave	46.12	20,972	190.00	\$285.00	205.00	\$820.00	1.0	230.60	\$1,037.70	1.0	46.12	\$691.80	2	\$772.30	50.00	\$1,055.50	0.00	\$0.00	2	92.24	\$1,819.90	20972.00	\$5,033.28	\$6,853.18	\$11,515.48				
0709-144-1301-1 CORNER LOT	FONG, TOM K & AMANDA Z 4427 W ROTAMER RD JANESVILLE WI	31 E Gorham St E. Gorham Frontage	82.00 33.00	2,706	95.00	\$142.50	105.00	\$420.00	0.5	150.00	\$337.50	0.5	82.00	\$615.00	1	\$386.15	27.00	\$569.97	0.00	\$0.00	1.5	92.25	\$1,820.09	2029.50	\$487.08	\$2,307.17	\$4,778.29				
TOTALS					775.00	\$1,162.50	810.00	\$3,240.00	--	4355.65	\$18,700.43	--	1000.19	\$13,869.38	27.00	\$10,426.05	919.00	\$19,400.09	1.00	\$1,500.00	--	1367.36	\$32,497.66	99,303.50	\$32,545.67	\$65,043.33	#####				

NOTES:

* A factor has been applied for sidewalk and curb and gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

** A factor is applied to the street lighting assessments based on dwelling unit type. The factors are as follows:
Single Family Residential = 1.0; Multi Family Residential = 1.5; Commercial = 2.0

*** Due to a difference in lighting designs between the 200 block and 300 block of N. Pinckney St., there are different unit costs for the lighting on each block.
Lighting Cost per Factored Linear Foot: 200 block = \$27.52/LF 300 block = \$19.73/SF; Lighting Cost per Factored Square Foot: 200 block = \$0.43/SF 300 block = \$0.24/SF

**** Total Street Lighting Assessment is based on both frontage (F) and lot area (A) and is the combined cost of the factored linear foot cost and the factored square foot cost.
Lighting assessments for corner parcels are adjusted to account for lighting assessments on both streets and are adjusted based on the following formulas:
3/4*F + 1/2*A for: 31 E Gorham, 221 N Pinckney, 222 N Pinckney, 300 N Pinckney, 301 N Pinckney, 319 N Pinckney
3/4*F + 1/3*A for: 201 N Pinckney, 202 N Pinckney
1*F + 1/2*A for: 315 Wisconsin