

**AFFIDAVIT OF MAILING**

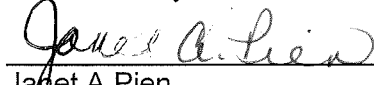
STATE OF WISCONSIN    )  
                                  ) ss.  
COUNTY OF DANE        )

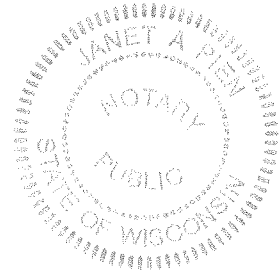
MARSHA HACKER, being first duly sworn on oath, deposes and says that:

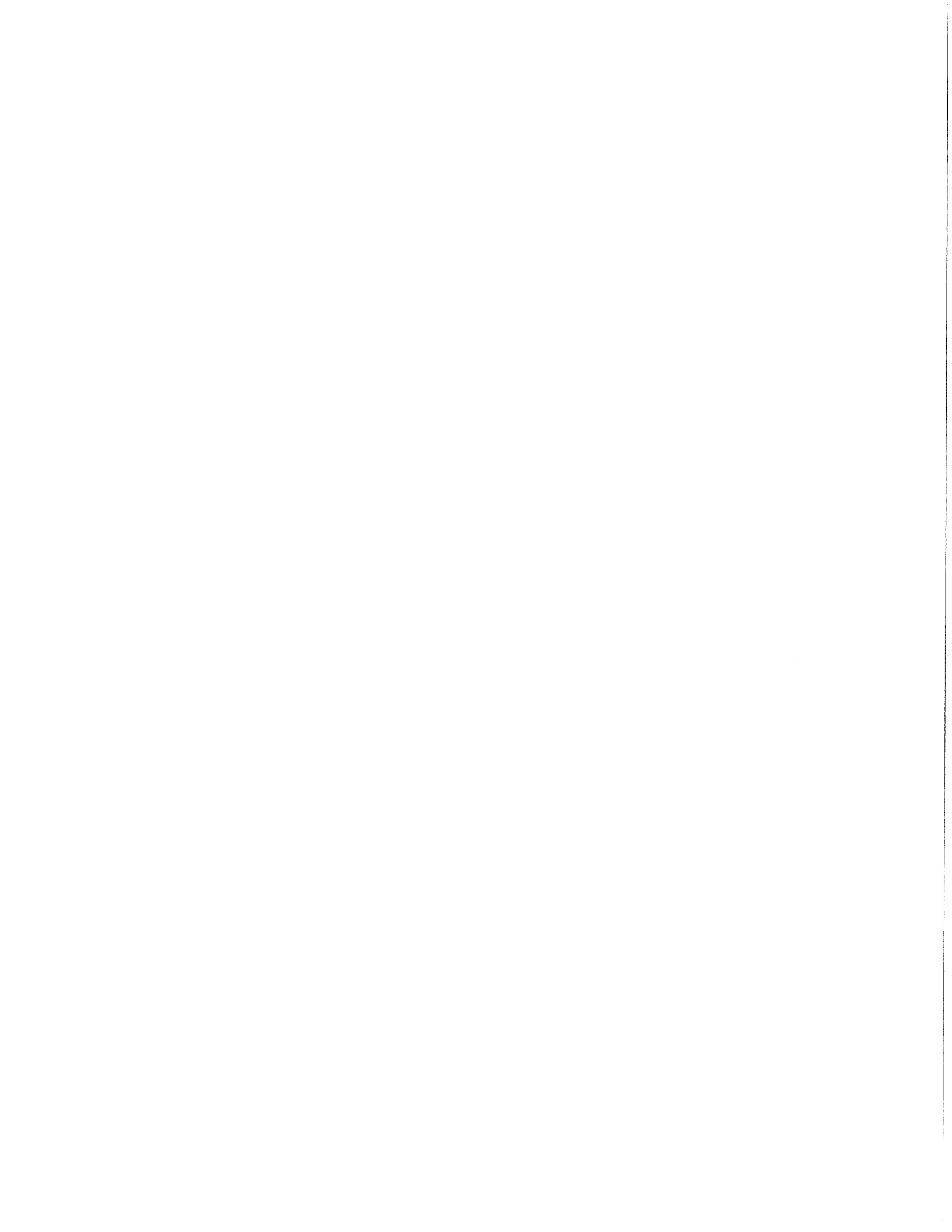
1. She is an PROGRAM ASSISTANT I with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 20TH<sup>nd</sup> day of APRIL, 2012, at approximately 2:30: PM, placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled BLOCK 101 ALLEY RECONSTRUCTION ASSESSMENT DISTRICT - 2012, 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.

  
MARSHA HACKER

Subscribed and sworn to before me  
this 20TH day of APRIL 2012  
  
Janet A Pien  
Notary Public, State of Wisconsin  
My Commission expires: February 28, 2014







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  
Textnet 866 704 2315  
www.cityofmadison.com

**608 266 4751**

**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  
James C. Whitney, A.I.A.

**Operations Supervisor**  
Kathleen M. Cryan

**GIS Manager**  
David A. Davis, R.L.S.

**Financial Officer**  
Steven B. Danner-Rivers

**Hydrogeologist**  
Brynn Bemis

April 20, 2012

**To: Property owners along Block 101 Alley**

**Re: Public Hearing before Board of Public Works**  
**May 2, 2012 6:30 P.M.**  
**Room 108, Parks Conference Room, City County Building**  
**210 Martin Luther King Jr. Blvd.**  
**Madison, WI**

The City of Madison is proposing to reconstruct the Block 101 Alley between East Washington Avenue and East Mifflin Street in 2012. 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.

### **Street Improvements**

The proposed project will include replacement of the asphalt pavement and installation of curb and gutter and storm sewer to improve storm water collection and address drainage and icing problems in the alley. Roof drains will be connected to the storm sewer system where possible. Driveway aprons and sidewalk will be replaced as necessary. Construction is planned to take place during the summer of 2012.

The City and the property owners adjoining the reconstruction will share the cost of the street improvements. The City shares the cost on a 50-50 basis with the property owners for reconstruction of the public alley. The City assumes the entire cost for replacement of curb and gutter, sidewalk and drive aprons at each end of the alley. The attached Schedule of Assessments shows a estimated breakdown of costs to be assessed to each adjacent property owner. Please contact Glen Yoerger, the Project Engineer, at 608-261-9177, with any questions regarding the street reconstruction.

### **Storm Sewer**

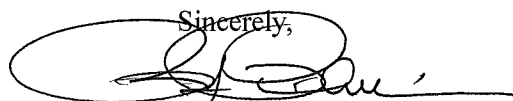
A Storm sewer main will be installed as part of this project. Installation of the storm sewer main is not assessed to property owners. However, the costs to make private connections to the public storm sewer system (often downspouts, roof drains or sump pumps) are 100% assessable. An estimated cost for a private storm sewer connection is included in the attached schedule of assessments for each roof drain that is evident and discharging into the alley. If you are aware of any other private connections you have or would like to include other connections to the storm sewer as part of this project please contact Lisa Coleman, the storm sewer engineer for the project, at 608-266-4093.

**Special Assessments – General**

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 based upon the City's assessment policy. 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 8 years, with 3% interest charged on the unpaid balance.

**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, Glen Yoerger at [gyoerger@cityofmadison.com](mailto:gyoerger@cityofmadison.com) or 608-261-9177. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction.

Sincerely,  


Robert F. Phillips, P.E.  
City Engineer

RFP:gey

cc by email:

Ald. Mike Verveer  
Dan McCormick, Traffic Engineering  
Dan Dettmann, Traffic Engineering  
Christy Bachmann, City Engineering  
Lisa Coleman, City Engineering  
Dennis Cawley, Water Utility  
Marla Eddy, City Forestry

Ed Ruckriegel, Fire Department  
Cindy Mierow, Police Department  
Matt Mikolajewski, City Planning  
Chris Kelley, Streets Division  
Drew Beck, Madison Metro Transit  
Simon Gillham, Kobussen Buses  
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, MAY 2, 2012, AT 6:30 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.

The City's TDD number is (866)-704-2315

**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.**

**PART II**

MADISON STREET RECONSTRUCTION ASSESSMENT DISTRICT – 2012

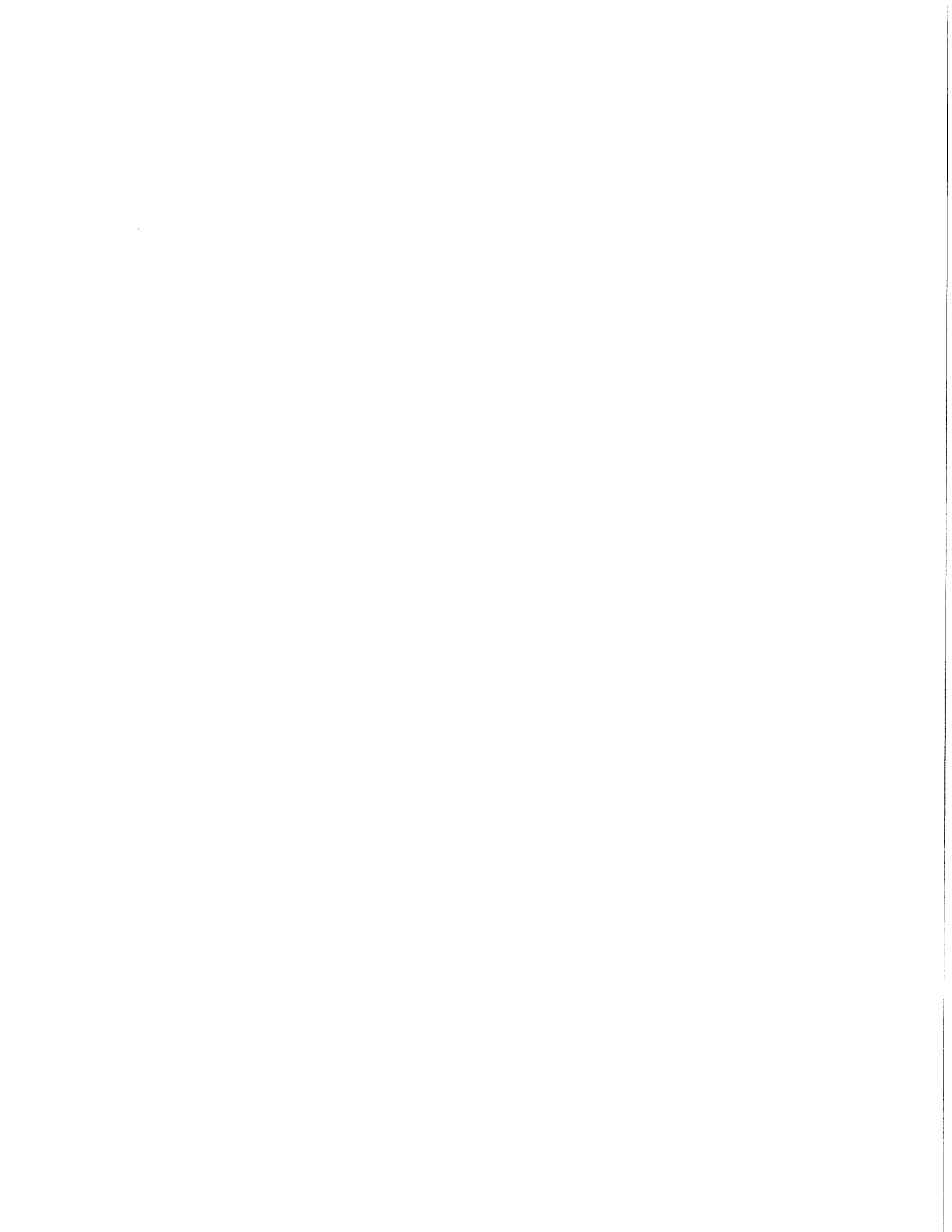
MIDLAND STREET ASSESSMENT DISTRICT – 2012

HUXLEY AVENUE SIDEWALK ASSESSMENT DISTRICT – 2012

BLOCK 101 ALLEY RECONSTRUCTION ASSESSMENT DISTRICT - 2012

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ APRIL 20, 2012



# City of Madison Engineering Division - Schedule of Assessments

**Project Name: Block 101 Alley Reconstruction Assessment District - 2012**

**Project Limits: Block 101 Alley from E Washington Ave to E Mifflin St.**

Frontages listed are for: SITUS ADDRESS  
Project ID: 53W1149

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (LF)	Street Reconstruction Items		Storm Sewer Items		TOTAL ASSMNT
				Remove and Replace Asphalt Pavement & Install Curb and Gutter @ \$26.00 per LF		Storm Sewer Connection \$2,000.00 each		
				LF	Cost	Each	Cost	
0709-133-3008-4 C4, HIS-L	YWCA MADISON HOUSING LLC 101 E MIFFLIN ST MADISON WI	101 E Mifflin St Alley	120.00 L.F. 44.00 L.F.	44.00	\$1,144.00	0	\$0.00	\$1,144.00
0709-133-3009-2 C4	GERALD A BARTELL COMM THEATRE BLDG CORP 113 E MIFFLIN ST MADISON WI	113 E Mifflin St Alley	44.00 L.F. 132.00 L.F.	132.00	\$3,432.00	1	\$2,000.00	\$5,432.00
0709-133-3001-8 C4, HIS-L	ONE NORTH PINCKNEY ASSOC LTD PARTNERSHIP 10 E DOTY ST # 300 MADISON WI	1 N Pinckney St Alley	22.00 L.F. 56.00 L.F.	56.00	\$1,456.00	1	\$2,000.00	\$3,456.00
0709-133-3002-6 C4	BENTLEY, RICHARD R & KATHERINE R BENTLEY 7301 LONGMEADOW RD MADISON WI	5 N Pinckney St Alley	44.00 L.F. 44.00 L.F.	44.00	\$1,144.00	2	\$4,000.00	\$5,144.00
0709-133-3003-4 C4, HIS-L	ONE NORTH PINCKNEY ASSOCIATES LTD PRTRNSHP 10 E DOTY ST STE 300 MADISON WI	7 N Pinckney St Alley	66.00 L.F. 66.00 L.F.	66.00	\$1,716.00	2	\$4,000.00	\$5,716.00
0709-133-3004-2 C4	GRUBSTAKE PARTNERSHIP M COLLINS & J KREKELER 15 N PINCKNEY ST STE 200 MADISON WI	15 N Pinckney St Alley	47.00 L.F. 47.00 L.F.	47.00	\$1,222.00	1	\$2,000.00	\$3,222.00
0709-133-3005-0 C4	OSORIO INVESTMENTS LLC % WESLI 19 N PINCKNEY ST MADISON WI	19 N Pinckney St Alley	19.00 L.F. 19.00 L.F.	19.00	\$494.00	1	\$2,000.00	\$2,494.00
0709-133-3006-8 C4, HIS-L	OSORIO INVESTMENTS LLC 19 N PINCKNEY ST MADISON WI	23 N Pinckney St Alley	66.00 L.F. 66.00 L.F.	66.00	\$1,716.00	1	\$2,000.00	\$3,716.00
0709-133-3007-6 C4, HIS-L	CRESCENT LLC 25 N PINCKNEY ST MADISON WI	25 N Pinckney St Alley	22.00 L.F. 22.00 L.F.	22.00	\$572.00	1	\$2,000.00	\$2,572.00
0709-133-3018-3 C2	NEUJAHN, THOMAS M & BRADLEY A BINKOWSKI 10 E DOTY ST # 300 MADISON WI	116 E Washington Alley	10.00 L.F. 52.00 L.F.	52.00	\$1,352.00	0	\$0.00	\$1,352.00
0709-133-3014-1 C2	NEUJAHN, THOMAS M & BRADLEY A BINKOWSKI 10 E DOTY ST # 300 MADISON WI	12 N Webster St Alley	40.00 L.F. 46.00 L.F.	46.00	\$1,196.00	1	\$2,000.00	\$3,196.00
0709-133-3012-5 C4	FIRSTAR BANK MADISON C/O US BANK CORP-TAX DEPT 2800 EAST LAKE ST MINNEAPOLIS MN	22 N Webster St Alley	99.00 L.F. 66.00 L.F.	66.00	\$1,716.00	0	\$0.00	\$1,716.00
TOTALS:				660.00	\$17,160.00	11	\$22,000.00	\$39,160.00

