

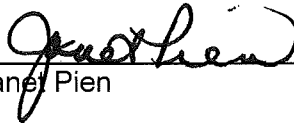
**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN    )  
                                  ) ss.  
COUNTY OF DANE        )

JANET PIEN, being first duly sworn on oath, deposes and says that:

1. She is a SECRETARY II with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 6th day of FEBRUARY 2014 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 **WEST JOHNSON STREET AND NORTH HENRY STREET STREETScape ASSESSMENT DISTRICT-2014** attached hereto.

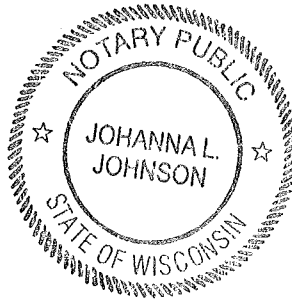
2. She did and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.

  
\_\_\_\_\_  
Janet Pien

Subscribed and sworn to before me  
this 6th day of FEBRUARY 2014

  
\_\_\_\_\_  
Johanna L. Johnson

Notary Public, State of Wisconsin  
My Commission expires: 1/8/18





Department of Public Works  
**Engineering Division**  
Robert F. Phillips, P.E., City Engineer

Parcel Number: 0709-231-7701-2  
Situs Address: 316 W Dayton St  
**CITY OF MADISON FIRE**  
**FIRE STATION #1**  
30 W MIFFLIN ST 9TH FLR  
MADISON, WI 53703-2579

**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  
**Operations Manager**  
Kathleen M. Cryan  
**Mapping Section Manager**  
Eric T. Pederson P.S.  
**Financial Manager**  
Steven B. Danner-Rivers  
**Hydrogeologist**  
Brynn Bemis

February 7, 2014

**To: Property Owners along N. Henry St. and W. Johnson St.**

**Re: Proposed Streetscape Improvement Project & Public Hearing**

The City of Madison is proposing to make improvements to the streetscape on portions of N. Henry St. and W. Johnson St. in 2014. Enclosed with this letter is a fact sheet with some details on the proposed project along with a notification for the Public Hearing before the Board of Public Works. The date, time and location of the public hearing can be found on the notification.

This project will involve special assessments to the owners of property adjacent to the project. The property owners will be assessed for various items included with this proposed project, and the costs of some of those items are assessed entirely to the owner. A table detailing the City's standard assessment policy for the items included with this project is shown on the fact sheet.

Also enclosed is a Schedule of Assessments, which shows the estimated costs for each property adjacent to the project. After the work is complete, a final assessment will be calculated based on bid prices and work actually performed. Please note that, due to snow cover, some quantities on the schedule were assumed, but the final assessments will be calculated based only on the quantities that were actually installed and measured in the field. 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 3.5% interest charged on the unpaid balance.

To request accommodations for special needs or disabilities or if you have any other questions regarding this project, please contact the Project Engineer. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction. A list of contacts for this project can be found on the enclosed fact sheet.

Sincerely,

Robert F. Phillips, P.E.  
City Engineer

RFP:jmw  
Cc by email:

Ald. Mike Verveer  
Dan Dettmann, Traffic Engineering  
Chris Petykowski, City Engineering  
Tim Sobota, Madison Metro Transit  
Marla Eddy, City Forestry  
Ed Ruckriegel, Fire Department  
Cindy Mierow, Police Department

Chris Kelley, Streets Division  
Christy Bachmann, City Engineering  
Dane County 911  
Ruth Rohlich, City Planning  
Mick Howan, School District Transportation  
Jeff Fedler, Madison School District Transportation Coordinator  
Jason Fenske, Badger Bus Lines

**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, FEBRUARY 19 2014, AT 6:00 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 and one half (3.5%) 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 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 email us at [engineering@cityofmadison.com](mailto:engineering@cityofmadison.com). Please make contact at least 24 hours prior to the date of this public hearing so that we can make proper accommodations.

**PART II**

**NEAR WEST SANITARY SEWER RELOCATION ASSESSMENT DISTRICT – 2014**

**LANGDON STREET STREETScape ASSESSMENT DISTRICT - 2014**

**ADAMS STREET RECONSTRUCTION ASSESSMENT DISTRICT – 2014**

**NORTH HAMILTON STREET STREETScape ASSESSMENT DISTRICT - 2014**

**NORTH STREET, HOARD STREET AND COMMERCIAL AVENUE RECONSTRUCTION ASSESSMENT DISTRICT – 2014**

**COMMONWEALTH AVENUE, FOX AVENUE, GREGORY STREET AND KEYES AVENUE RECONSTRUCTION ASSESSMENT DISTRICT – 2014**

**KENDALL AVENUE, N. PROSPECT AVENUE AND LATHROP STREET ASSESSMENT DISTRICT – 2014**

**WEST JOHNSON STREET AND NORTH HENRY STREET STREETScape ASSESSMENT DISTRICT - 2014**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ 2/7, 2014

# Fact and Details Sheet

## Proposed 2014 N. Henry St. & W. Johnson Street Streetscape Improvement Project

### Project Details – Proposed Work

**Street Lights:** New pedestrian lights will be installed on Henry St. and on Johnson St. (*assessable*). The style of the pedestrian lights will be similar to the lights on the non-State St. sides of the Overture Center. The existing tall street lights will remain on N. Henry St., but the tall street lights on Johnson St. will be replaced. The style of the new tall lights on Johnson will match the tall lights on Fairchild St. by the Overture Center and the Central Library.

**Street, Sidewalk & Terrace:** Sidewalk and driveway aprons will be removed and replaced as necessary to repair damaged or unsafe (tripping hazards) sections or as necessary for the installation of the street lights (*assessable*). Also, decorative bands of concrete will be installed around some of the tree grates and planting areas nearest State St. (*not assessable*).

Some of the curb and gutter will also be replaced as necessary to repair damaged sections (*assessable*). Some curb replacement may also be necessary to install new sidewalk ramps at intersections (*not assessable*). Multi-space parking meters will be installed in areas that currently have coin-operated meters. (*not assessable*).

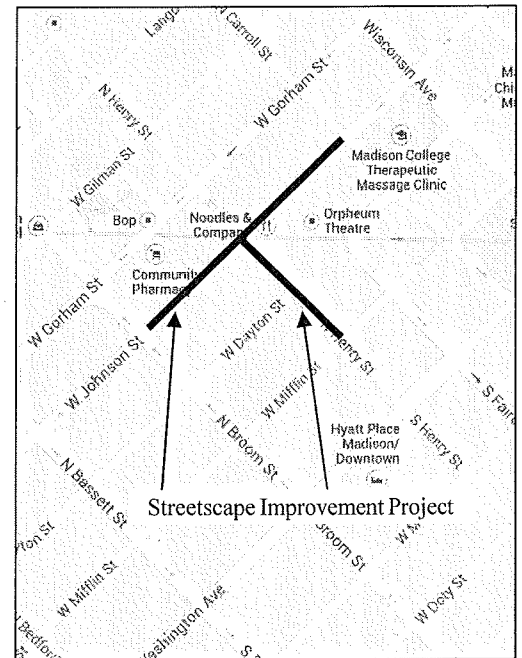
**Trees:** There are 10 trees within the limits of this project that are planned for removal; these trees are at the following addresses: 120 Henry, 202 Henry, 2 at 120 Johnson, 222 State (Johnson side), 4 at 322 Johnson, and 333 Johnson. Most of these sites will be replanted following the project.

During construction, if it is determined that any additional trees must be removed, the adjacent properties will be notified prior to the removal. All trees within the project limits will be pruned by City Forestry prior to the start of construction.

New tree grates will be installed for all of the trees on the west side of N. Henry St. The entire project site will also be reviewed to determine if any new trees can be planted, and new grates will be installed for any new tree planting locations.

**Work by Developer:** The property at 309 W. Johnson St. is currently being redeveloped. As part of the project approval, the developer is responsible for installing all of these improvements in the terrace in front of the development. It is expected that they will be doing this work closer to the completion of the project in the spring of 2015.

### Project Location Map



### Project Contacts

Project Manager: Jim Wolfe – 266-4099,  
jwolfe@cityofmadison.com

Traffic: Yang Tao – 266-4815,  
ytao@cityofmadison.com

Street Lights: Dan Dettmann – 266-6536,  
ddettmann@cityofmadison.com

Construction: John Fahrney – 266-9091,  
jfahrney@cityofmadison.com

Business Resources: Ruth Rohlich – 267-4933,  
rrohlich@cityofmadison.com

Forestry: Dean Kahl – 266-4891,  
dkahl@cityofmadison.com

### Construction Schedule & Impacts

**Tentative Construction Schedule:** start May 19, 2014 until Mid August, 2014.

The project on N. Henry St. and W. Johnson St. is being bid under a single contract with projects on Langdon St. and N. Hamilton St. The above dates refer to the total contract duration, but approximately half of that time (6 - 7 weeks) will be spent on N. Henry St. and W. Johnson St. It is expected that work on the contract will start on the N. Henry St. portion of the project.

**Traffic Impacts:** Henry St. and Johnson St. will remain to traffic within the project limits, but parking on the street will likely be removed to allow space for the contractor to work. Access will be maintained to all businesses and driveways within the project limits.

**Refuse Collection:** It will be the contractor's responsibility to allow for refuse collection during construction. Please mark your address on your cart to make sure it is returned if moved. Please contact private collection companies to inform them of the project.

### Assessment Policy Breakdown

Item	City Share	Owner Share
Conc. curb, sidewalk, aprons	50%	50%
Pedestrian Lights	0%	100%
Asphalt Pavement	100%	0%
Street Area Lights	100%	0%
Decorative Concrete	100%	0%
Tree Grates	100%	0%
Sidewalk Ramps	100%	0%

City of Madison Engineering Division - Schedule of Assessments

February 5, 2014

Project ID: 53W1198 Project Name: West Johnson Street and North Henry Street Streetscape Assessment District - 2014  
 Project Limits: N. Broom St. to N. Carroll St. & W. Johnson St. to W. Mifflin St.

Parcel No./ Zoning	Owner's Name / Mailing Address	Parcel Location	Frontage or % Interest*	Street Reconstruction Items				Assessments for Street Lighting Items			TOTAL ASSMT
				Remove Concrete Sidewalk & Driveway @ \$1.50 per SF	Replace Concrete Sidewalk @ \$3.00 per SF	Replace Concrete Driveway Apron @ \$4.00 per SF	Remove & Replace Curb and Gutter @ \$15.00 per LF	Lot Data**	Factored Frontage LF	Install Street Lighting (See per ft rates at end of schedule)**	
0709-231-0312-4 UMX	FIRE HOUSE JT VENT PRTRSHR % NATHAN F BRAND 2 E MIFFLIN ST SITE 901 MADISON WI	301 N Broom St W Johnson St	132.00 66.00	0.00	0.00	0.00	10.00	2.00	66.00	\$3,903.90	\$4,033.90
0709-144-2701-2 UMX	CITY OF MADISON PARKING STATE STREET CAPITOL RAMP PO BOX 2986 MADISON WI	214 N Carroll St W Johnson St	264.00 198.00	250.00	750.00	230.00	10.00	2.00	396.00	\$23,423.40	\$25,618.40
0709-144-2216-1 DR2	LUKENS, CAROLE J LAURENCE T MOSTON W14250 SELWOOD DR PRAIRIE DU SAC WI	304 N Carroll St W Johnson St	66.00 66.00	0.00	0.00	90.00	10.00	1.50	49.50	\$2,927.93	\$3,437.93
0709-231-0701-9 UMX	USA GENERAL SERVICES ADM J DAVID HOOD,ASST REG MNG 230 S DEARBORN STREET CHICAGO IL	120 N Henry St	264.00	150.00	\$225.00	0.00	10.00	2.00	528.00	\$24,905.76	\$25,730.76
0709-231-0601-1 DC	MARKETPLACE CONDO ASSN % JOHN B HUTCHINSON 216 N HENRY ST MADISON WI	202 N Henry St Dayton St CONDOS, SEE FOLLOWING	199.98 66.26	75.00	\$0.00	0.00	10.00	2.00	399.96	\$0.00	\$0.00
0709-231-0612-8 DC	HAMMER FARM LLC 202 N HENRY ST MADISON WI	202 N Henry St	57.00%	42.75	\$64.13	0.00	5.70	N/A	227.98	\$10,753.68	\$11,031.56
0709-231-0613-6 DC	210 NORTH HENRY LLC 216 N HENRY ST MADISON WI	216 N Henry St	43.00%	32.25	\$48.38	0.00	4.30	N/A	171.98	\$8,112.43	\$8,322.05
0709-144-2215-3 DR2	110 WEST APARTMENTS LLC % STEPHEN D BROWN 120 W GORHAM ST MADISON WI	110 W Johnson St	66.00	175.00	\$262.50	0.00	10.00	1.50	99.00	\$5,855.85	\$6,793.35
0709-144-2214-5 DR2	118 WEST JOHNSON-A,LLC ET AL % CHT APT RENTALS PO BOX 512 MADISON WI	116 W Johnson St	66.00	200.00	\$300.00	0.00	10.00	1.50	99.00	\$5,855.85	\$6,905.85
0709-144-2220-2 DC	ST RAPHAEL'S CONGREGATION 404 E MAIN ST MADISON WI	120 W Johnson St	182.01	300.00	\$450.00	0.00	10.00	1.00	182.01	\$10,765.89	\$12,265.89
0709-144-2221-0 DC	ST RAPHAEL'S CONGREGATION 404 E MAIN ST MADISON WI	142 W Johnson St	83.06	50.00	\$75.00	0.00	10.00	1.50	124.59	\$7,369.50	\$7,744.50
0709-144-2213-7 DC	HENRY JOHNSON FAMILY LTD PARTNERSHIP 401 N CARROLL ST MADISON WI	146 W Johnson St	33.00	25.00	\$37.50	0.00	10.00	2.00	66.00	\$3,903.90	\$4,166.40

City of Madison Engineering Division - Schedule of Assessments

February 5, 2014

Project ID: 53W/1198

Project Name: West Johnson Street and North Henry Street Streetscape Assessment District - 2014  
 Project Limits: N. Broom St. to N. Carroll St. & W. Johnson St. to W. Martin St.

Parcels Listed are for Street Shown in "Location" column	Parcel No./ Zoning	Owner's Name / Mailing Address	Parcel Location	Frontage or % Interest*	Street Reconstruction Items				Assessments for Street Lighting Items			TOTAL ASSMT					
					Remove Concrete Sidewalk & Driveway @ \$1.50 per SF	Replace Concrete Sidewalk @ \$3.00 per SF	Replace Concrete Driveway Arpon @ \$4.00 per SF	Remove & Replace Curb and Gutter @ \$15.00 per LF	Lot Data** Factor	Factored Frontage LF	Install Street Lighting (See per it rates at end of schedule)**						
	0709-144-2212-9 DC	HENRY JOHNSON FAMILY LTD PARTNERSHIP 401 N CARROLL ST MADISON WI	148 W Johnson St	33.00	50.00	\$75.00	50.00	\$150.00	0.00	\$0.00	10.00	\$150.00	2.00	66.00	\$3,903.90	\$4,278.90	
	0709-144-2211-1 DC	HENRY JOHNSON FAMILY LTD PARTNERSHIP 401 N CARROLL ST MADISON WI	152 W Johnson St N Henry St	66.00 90.00	25.00	\$37.50	25.00	\$75.00	0.00	\$0.00	10.00	\$150.00	2.00	66.00	\$3,903.90	\$4,166.40	
	0709-231-0602-9 DC	FRIEDMAN JT REV TR 380 SEAVIEW CT APT 1601 MARCO ISLAND FL	301 W Johnson St N Henry St	50.00 66.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	10.00	\$150.00	2.00 Johnson Henry	0.00 50.00 132.00	0.00 \$2,957.50 \$6,226.44	\$0.00 \$9,183.94	\$9,333.94
	0709-231-0614-4 PD	BLOCK 34 LAND CONDO ASSN C/O HOYDE REALTY INC 122 W WASHINGTON AVE #101 MADISON WI	309 W Johnson St ***	282.60	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	10.00	\$150.00	2.00	580.00	\$34,307.00	\$35,134.50	
	0709-231-0314-0 UMX	322 W JOHNSON CORP MOHS, BRAND, & MCCaughey 2 E MIFLIN ST SITE 901 MADISON WI	322 W Johnson St	290.00	75.00	\$112.50	75.00	\$225.00	85.00	\$340.00	10.00	\$150.00	2.00	580.00	\$34,307.00	\$35,134.50	
	0709-231-0607-9 PD	CAPITOL CENTRE PARTNERS LLC 333 N MICHIGAN AVE #1700 CHICAGO, IL	333 W Johnson St	234.37	75.00	\$112.50	75.00	\$225.00	0.00	\$0.00	10.00	\$150.00	1.50	351.56	\$20,794.48	\$21,281.98	
	0709-231-0207-7 DC, HIS-L	BLOCK 65 CONDOMINIUM ASSN THOMAS CARTO 201 STATE ST MADISON WI	201 State St N Henry St CONDOS, SEE FOLLOWING	375.57 554.30	200.00	\$300.00	200.00	\$600.00	25.00	\$100.00	10.00	\$150.00	0.00	0.00	\$0.00	\$1,150.00	
	0709-231-7602-2 DC, HIS-L	OVERTURE DEVELOPMENT CORP 201 STATE ST MADISON WI	201 State St	85.50%	171.00	\$256.50	171.00	\$513.00	21.38	\$85.50	8.55	\$128.25	N/A	0.00	\$0.00	\$983.25	
	0709-231-7601-4 DC, HIS-L	MADISON MUSEUM OF CONTEMPORARY ART INC 227 STATE ST MADISON WI	227 State St	14.50%	29.00	\$43.50	29.00	\$87.00	3.63	\$14.50	1.45	\$21.75	N/A	0.00	\$0.00	\$166.75	
	0709-144-2702-0 DC, HIS-L	THEATRE BUILDING LLC 148 E WILSON ST # 200 MADISON WI	216 State St W Johnson St	35.00 132.00	300.00	\$450.00	300.00	\$900.00	0.00	\$0.00	10.00	\$150.00	2.00	264.00	\$15,615.60	\$17,115.60	
	0709-144-2703-8 DC	PJB-II INC C/O OPTIZ MANAGEMENT INC 502 N EAU CLAIRE AVE MADISON WI	220 State St W Johnson St	35.21 27.14	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	10.00	\$150.00	2.00	54.28	\$3,210.66	\$3,360.66	

City of Madison Engineering Division - Schedule of Assessments

February 5, 2014

Project ID: 53W1198 Project Name: West Johnson Street and North Henry Street Streetscape Assessment District - 2014  
 Project Limits: N. Broom St. to N. Carroll St. & W. Johnson St. to W. Merfitt St.

Parcel No./ Zoning	Owner's Name / Mailing Address	Parcel Location	Frontage or % Interest*	Street Reconstruction Items				Assessments for Street Lighting Items			TOTAL ASSWT				
				Remove Concrete Sidewalk & Driveway @ \$1.50 per SF	Replace Concrete Sidewalk @ \$3.00 per SF	Replace Concrete Driveway Arpon @ \$4.00 per SF	Remove & Replace Curb and Gutter @ \$15.00 per LF	Lot Data** Factor	Factored Frontage LF	Install Street Lighting (See per ft rates at end of schedule)**					
0709-144-2709-6 DC	PIB-II INC C/O OPTIZ MANAGEMENT INC 502 N EAU CLAIRE AVE MADISON WI	222 State St W Johnson St	47.80 50.84	30.00 \$45.00 Cost	30.00 \$90.00 Cost	33.00 \$140.00 Cost	10.00 \$150.00 Cost	2.00	101.68 LF	\$6,014.37	\$6,439.37				
0709-144-2708-8 DC	CHRIST REV TR, ANASTASIA 2615 STEVENS ST MADISON WI	226 State St W Johnson St	21.50 9.50	60.00 \$90.00 Cost	60.00 \$180.00 Cost	0.00 \$0.00 Cost	10.00 \$150.00 Cost	2.00	19.00 LF	\$1,123.85	\$1,543.85				
0709-144-2706-2 DC	GARVER, JOHN & FANNY 6225 MINERAL POINT RD 25B MADISON WI	228 State St W Johnson St	44.15 46.50	0.00 \$0.00 Cost	0.00 \$0.00 Cost	0.00 \$0.00 Cost	10.00 \$150.00 Cost	2.00	93.00 LF	\$5,500.95	\$5,650.95				
0709-144-2707-0 DC	GARGANO PROPERTIES-232 STATE STREET LLC 502 N EAU CLAIRE AVE MADISON WI	232 State St W Johnson St	60.30 77.30	50.00 \$75.00 Cost	50.00 \$150.00 Cost	0.00 \$0.00 Cost	10.00 \$150.00 Cost	2.00	154.60 LF	\$9,144.59	\$9,519.59				
0709-231-0301-7 DC	301-305 STATE ST LLC 7014 WILDBERRY DR MADISON WI	301 State St W Johnson St	60.00 84.85	25.00 \$37.50 Cost	25.00 \$75.00 Cost	0.00 \$0.00 Cost	10.00 \$150.00 Cost	2.00	169.70 LF	\$10,037.76	\$10,300.26				
0709-231-0302-5 DC	ELX, DANIEL J & KAREN 307 STATE ST MADISON WI	307 State St W Johnson St	40.00 47.00	50.00 \$75.00 Cost	50.00 \$150.00 Cost	0.00 \$0.00 Cost	10.00 \$150.00 Cost	2.00	94.00 LF	\$5,560.10	\$5,935.10				
0709-231-0303-3 DC	MITROPoulos FAMILY LTD PRTSHIP 3109 LEYTON LN MADISON WI	311 State St W Johnson St	62.00 50.00	50.00 \$75.00 Cost	50.00 \$150.00 Cost	0.00 \$0.00 Cost	10.00 \$150.00 Cost	2.00	100.00 LF	\$5,915.00	\$6,290.00				
TOTALS				2215.00	\$3,322.50	2215.00	\$6,645.00	465.00	\$1,860.00	250.00	\$3,750.00	---	4,305.88	\$241,994.19	\$258,721.69

\*The "% Interest" is the percentage of interest in the common elements each condominium owner has as described in the condominium agreement.

\*\*For street lighting, corner lot factors are used for 301 N Broom, 304 N Carroll, 152 W Johnson, and 301 W Johnson. Per factored frontage foot rates for lighting are \$59.15 for Johnson and \$47.17 for Henry

\*\*\*As part of the approval of the development, the property owner is under contract with the City to construct all right-of-way improvements along their frontage at their cost. Right-of-way improvements will be completed near the end of the construction of the development in 2015.