

MAILING AFFIDAVIT

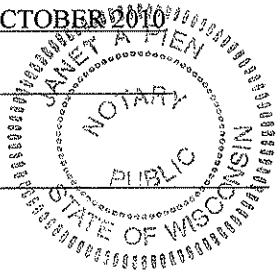
PAVEMENT REHAB OF ATWOOD AVENUE AND SOUTH FAIR OAKS AVENUE INTERSECTION ASSESSMENT DISTRICT - 2010

I, Kathleen Rideout, being duly sworn on oath, acting on behalf of the City Clerk, deposes and says that she did on the 29th day of OCTOBER, 2010 place in envelopes, addressed to each interested owner of respective addresses indicated per attached, Assessment Notices and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division for postage and depositing in the United States Mail.

Kathleen M Rideout  
SIGNATURE

Subscribed and sworn to me this 29th day of OCTOBER 2010

JANET A PIEN Janet A. Pien  
Notary Public, State of Wisconsin



My Commission Expires: 2/23/2014



Madison

Department of Public Works  
City Engineering Division

608 266 4751

Robert F. Phillips, P.E.  
City Engineer

**Principal Engineers**  
Michael R. Dailey, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
Gregory T. Fries, P.E.

**Facilities & Sustainability**  
Jeanne E. Hoffman, Manager  
James C. Whitney, A.I.A.

**Operations Manager**  
Kathleen M. Cryan

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

**Financial Officer**  
Steven B. Danner-Rivers  
**Hydrogeologist**  
Brynn Bemis

Parcel Number: 0708-151-0101-2  
Situs Address: 8308 Excelsior Dr

SAMPLE  
SAMPLE  
210 MLK JR BLVD RM 115  
MADISON, WI 53703-3342

OK  
RFP  
8/28/10

October 28, 2010

**To: Property owners along Atwood Avenue and South Fair Oaks Avenue**

**Re: Public Hearing before Board of Public Works  
November 10, 2010 at 6:30 P.M.  
Police District Central Community Room, GR-22 City County Building  
210 Martin Luther King Jr. Blvd. (enter from 211 S. Carroll Street)  
Madison, WI**

The City of Madison is proposing to replace the pavement at the intersection of Atwood Avenue and South Fair Oaks Avenue in 2011. This project involves special assessments to owners of property along the project. You are being sent this letter to notify you of the public hearing before the Board of Public Works at the above referenced date, time, and location. City Engineering will be making a presentation at the meeting, followed by the public hearing. Attached to this letter is a schedule of assessments that contains the estimated cost for each property on the project.

The limits of the proposed project are as follows:

- Atwood Avenue from South Marquette Street to 250 feet east of Maple Avenue
- South F Fair Oaks Avenue from Atwood Avenue to Dixon Street

**Street Improvements**

The proposed improvements for the pavement replacement include removal of the concrete pavement and replacing it with new asphalt pavement, storm sewer replacement and sidewalk replacement as necessary, sanitary sewer, water main, new pedestrian crossings, traffic signal improvements, new pavement markings to better direct traffic flow, colored crosswalks, changing Maple Avenue to one-way out in the northbound direction only. Curb and gutter and drive aprons will be replaced on an as needed basis.

The cost of the street improvements will be shared by the City and the property owners adjoining the reconstruction. The City shares the cost on a 50-50 basis with the property owners for removing and replacing the curb and gutter, drive aprons and sidewalk on a previously improved street. The City is responsible for the remaining pavement width, storm sewer, curb and gutter and sidewalk ramps at the street intersections. The attached Schedule of Assessments shows a breakdown of costs for each of the street reconstruction items and the total estimated cost to be assessed to each adjacent property owner.

If you have any questions or concerns regarding the street improvements, please contact Steve Sonntag, of my staff, at [ssonntag@cityofmadison.com](mailto:ssonntag@cityofmadison.com) or 267-1997.

## **Sanitary Sewer Main and Lateral Replacement**

The sanitary sewer main and laterals will be replaced, the existing main will be removed and a new sewer main and laterals will be installed. Sanitary sewer laterals are owned by the property owners and it is their responsibility to maintain them. It is the City of Madison Engineering Division's policy to pay for 75% of the cost to replace sanitary laterals within the public right of way (the length of sewer lateral between the sanitary sewer main and the property line) while the property owner is assessed the remaining 25% of that cost. The estimated property owner's share of the cost for lateral replacement within the public right of way is listed on the schedule of assessments.

If you have any questions or concerns regarding the sanitary sewer replacement, please contact Max Conway, of my staff, at [mconway@cityofmadison.com](mailto:mconway@cityofmadison.com) or 261-9127.

## **Water Main and Water Service Laterals**

The water main will also be replaced with the project. The City will abandon the old main that currently serves the houses and will connect all of the properties to the new water main. The property owners will not be assessed for the new water main. If you have any questions or concerns regarding the water main replacement, please contact Dennis Cawley, of the Water Utility, at [dcawley@cityofmadison.com](mailto:dcawley@cityofmadison.com) 261-9243.

## **Storm Sewer**

Storm sewer inlets will be replaced or rebuilt on an as needed basis as part of this project. This work is not assessed to property owners. If you have any questions or concerns regarding the storm sewer work, please contact Elia E. Acosta, of my staff, at [mconway@cityofmadison.com](mailto:mconway@cityofmadison.com) or 261-9127.

## **Impact on Trees and Landscaping**

Tree pruning in advance of the project is required to reduce the risk of damage to the trees during construction. The City of Madison – Forestry Section will perform the necessary work. For certain species, especially oak and elm trees, the pruning must be completed by mid-April to reduce the chance of disease. Tree conflicts are often encountered with sanitary sewer lateral replacements. Tree roots that have caused sidewalk to heave will be cut back to allow construction of a level sidewalk. If, during the course of construction, it is determined that a tree must be removed, City Engineering will notify property owners adjacent to the tree to be removed, prior to removal.

Please note that construction will also have an impact on existing flower gardens and other plantings within the terrace on the streets where sanitary sewer and water mains are being replaced. With the nature of this work, property owners should anticipate that a minimum of 15 feet of terrace will be disturbed to allow the laterals to be installed. Any plantings or special landscaping features that an owner wishes to save from damage should be removed by the property owner from the terrace area prior to the start of construction.

## **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 based upon the City's assessment policy. When the project is bid, and work is complete, a final assessment will be calculated based on work actually performed. The final assessment is payable in one lump sum or over a period of 8 years, with 3.5% 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, Steve Sonntag at [ssonntag@cityofmadison.com](mailto:ssonntag@cityofmadison.com) or 267-1997. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction.

## Construction

The City has scheduled this project to begin after the school year is complete in mid June. Due to the amount of underground utility replacement and the tight right of way constraints, it is likely that closure of the intersection will be required for a portion of the project. The Contractor will be required to maintain emergency, business and pedestrian access at all times. Metro Transit will detour routes, during the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Phillips", written in a cursive style.

Robert F. Phillips, P.E., City Engineer

RFP:sms

Cc: Ald. Marsha Rummel  
David Dryer, Traffic Engineering  
Yang Tao, Traffic Engineering  
Dan Dettmann, Traffic Engineering  
Christy Bachmann, City Engineering  
Michael Dailey, City Engineering  
Max Conway, City Engineering  
Dennis Cawley, Water Utility  
Dean Kahl, City Forestry  
Ed Ruckriegel, Fire Department  
Cindy Mierow, Police Department  
Matt Mikolajewski, City Planning  
Drew Beck, Metro Transit  
Renee Bremer, MMSD Transp.  
Jeff Fedler, MMSD Transp.  
Dane County 911  
Al Schumacher, Streets Division  
Simon Gillham, Kobussen Buses  
Lisa Kvistad, Principal Lowell School

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, NOVEMBER 10, 2010, AT 6:30 P.M., the Board of Public Works will hold a public hearing in ROOM GR 22 (POLICE DEPT CONFERENCE ROOM) OF THE CITY COUNTY BUILDING, 211 S. CARROLL STREET, 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 or fifteen (15) year period, with the owner paying 1/8 or 1/15 of the principal each year plus three and a 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.

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

SYENE ROAD ASSESSMENT DISTRICT - 2011

SYCAMORE AVENUE ASSESSMENT DISTRICT - 2011

MENDOTA STREET ASSESSMENT DISTRICT - 2011

THORP STREET SANITARY SEWER WITH RESURFACING ASSESSMENT DISTRICT - 2011

IVY STREET ASSESSABLE STREET ASSESSMENT DISTRICT - 2011

PAVEMENT REHAB OF ATWOOD AVENUE AND SOUTH FAIR OAKS AVENUE INTERSECTION ASSESSMENT DISTRICT - 2010

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ OCTOBER 29, 2010

Project Name: Pavement Rehab of Atwood Avenue and South Fair Oaks Avenue Intersection, Assessment District - 2010  
 Atwood Avenue From South Marquette Street to 250' East of South Fair Oaks Avenue  
 Project Limits: South Fair Oaks Avenue from Atwood Avenue to Dixon Street

Frontages listed are for: FRONTAGE IS FOR SITUS STREET

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage LF	Remove and Replace Drive Apron @		Remove and Replace Sidewalk @		Remove and Replace Curb & Gutter @		Sanitary Sewer Reconnection		Remove and Replace Sanitary Lateral @		TOTAL ASSMNT
				\$7.50 SF	Cost	\$6.00 SF	Cost	\$30.00 LF	Cost	\$299.50 Each	Each	\$21.11 LF	Cost	
Atwood Avenue														
0710-053-1308-7 C2	GNC DEVELOPMENT LLC 2108 JEFFERSON ST MADISON WI	2916 Atwood Ave S. Marquette St	79.50 L.F. 157.50 L.F.	0	\$0.00	100	\$600.00	79.50	\$2,385.00	1	\$299.50	35	\$738.85	\$4,023.35
0710-053-1312-8 C2	BIRRENKOTT, LAVERNE A & VALERIE L BIRRENKOTT 5309 KEVINS WAY MADISON WI	2926 Atwood Ave S. Fair Oaks Ave	42.70 L.F. 34.80 L.F.	55	\$412.50	100	\$600.00	67.50	\$2,025.00	1	\$299.50	35	\$738.85	\$4,075.85
0710-053-2601-4 PUDSIP, WP-08	MAPLE RIDGE CONDO ASSOC BRUMM INC 2 E WHEELN BOX 14 MADISON WI	CONDOS (See Following)	190.09 L.F. 72.00 L.F.	105.00	\$0.00	445	\$0.00	165	\$0.00	1	\$0.00	45	\$0.00	\$0.00
0710-053-4601-2 PUDSIP, WP-08	PURPLE GREEN PROPERTIES % LINDA ROBERTS 12 COURT ST APT B CONCORD NH	2929 Atwood Ave	7.00%	7.35	\$55.13	31.15	\$186.90	12	\$346.50	0.07	\$20.97	3.15	\$66.50	\$675.99
0710-053-4602-0 PUDSIP, WP-08	FIREFLY PROPERTIES LLC PO BOX 6 PRAIRIE DU CHIEN, WI	2929 Atwood Ave	7.00%	7.35	\$55.13	31.15	\$186.90	12	\$346.50	0.07	\$20.97	3.15	\$66.50	\$675.99
0710-053-4603-8 PUDSIP, WP-08	MCFAADDEN, MARK & HEIDI KENT 2929 ATWOOD AVE # 201 MADISON WI	2929 Atwood Ave	6.00%	6.30	\$47.25	26.70	\$160.20	10	\$297.00	0.06	\$17.97	2.70	\$37.00	\$279.42
0710-053-4604-6 PUDSIP, WP-08	HERNANDEZ, SANTIAGO & HILLARY HERNANDEZ 2929 ATWOOD AVE # 202 MADISON WI	2929 Atwood Ave	9.00%	9.45	\$70.88	40.05	\$240.30	15	\$445.50	0.09	\$26.96	4.05	\$85.50	\$869.13
0710-053-4605-4 PUDSIP, WP-08	RYAN, JEFFREY P 106 N PINE ST WI PROSPECT, IL	2929 Atwood Ave	8.00%	8.40	\$63.00	35.60	\$213.60	13	\$396.00	0.08	\$23.96	3.60	\$76.00	\$772.56
0710-053-4606-2 PUDSIP, WP-08	JALBERT, ANDREW 2929 ATWOOD AVE # 204 MADISON WI	2929 Atwood Ave	7.00%	7.35	\$55.13	31.15	\$186.90	12	\$346.50	0.07	\$20.97	3.15	\$66.50	\$675.99
0710-053-4607-0 PUDSIP, WP-08	THOMAS TRUST, DEBORAH C 2929 ATWOOD AVE # 205 MADISON WI	2929 Atwood Ave	7.00%	7.35	\$55.13	31.15	\$186.90	12	\$346.50	0.07	\$20.97	3.15	\$66.50	\$675.99
0710-053-4608-8 PUDSIP, WP-08	BURSTYN FAMILY TR, JULIUS 830 OTTAWA TRL MADISON WI	2929 Atwood Ave	6.00%	6.30	\$47.25	26.70	\$160.20	10	\$297.00	0.06	\$17.97	2.70	\$37.00	\$279.42
0710-053-4609-6 PUDSIP, WP-08	PHILLIPS, JAMES C & MARY G PHILLIPS 2929 ATWOOD AVE # 207 MADISON WI	2929 Atwood Ave	8.00%	8.40	\$63.00	35.60	\$213.60	13	\$396.00	0.08	\$23.96	3.60	\$76.00	\$772.56
0710-053-4610-3 PUDSIP, WP-08	ORIO, MARINA 2929 ATWOOD AVE # 208 MADISON WI	2929 Atwood Ave	6.00%	6.30	\$47.25	26.70	\$160.20	10	\$297.00	0.06	\$17.97	2.70	\$37.00	\$279.42
0710-053-4611-1 PUDSIP, WP-08	KOHL-RIGGS, HAYA 2929 ATWOOD AVE #209 MADISON WI	2929 Atwood Ave	9.00%	9.45	\$70.88	40.05	\$240.30	15	\$445.50	0.09	\$26.96	4.05	\$85.50	\$869.13
0710-053-4612-9 PUDSIP, WP-08	TOMLINSON, DE ETTE 2929 ATWOOD AVE # 210 MADISON WI	2929 Atwood Ave	7.00%	7.35	\$55.13	31.15	\$186.90	12	\$346.50	0.07	\$20.97	3.15	\$66.50	\$675.99
0710-053-4613-7 PUDSIP, WP-08	FREILING, LORETTA 438 VIRGINIA TER MADISON WI	2929 Atwood Ave	6.00%	6.30	\$47.25	26.70	\$160.20	10	\$297.00	0.06	\$17.97	2.70	\$37.00	\$279.42

Project Name: Pavement Rehab of Atwood Avenue and South Fair Oaks Avenue Intersection, Assessment District - 2010  
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				\$7.50 SF	Curt	\$6.00 SF	Curt	\$30.00 LF	LF	Each	Cost	Each	Cost	
0710-053-1614-5 PUDSEP, WP-08	COLEMAN, DONALD A & KATHRYN COLEMAN 801 EMERSON ST MADISON, WI	2929 Atwood Ave	7.00%	7.35	\$55.13	31.15	\$186.90	12	\$346.50	0.07	\$20.97	3.15	\$66.50	\$675.99
0710-053-1621-3 C2, WP-08	D-M NELSON PROPERTIES LLC 1912 ATWOOD AVE # 2 MADISON, WI	3002 Atwood Ave S. Fair Oaks Ave	101.40 L.F. 42.00 L.F.	0	\$0.00	100	\$600.00	120	\$3,600.00	1	\$299.50	40	\$844.40	\$5,343.90
0710-053-1622-1 C2, WP-08	D-M NELSON PROPERTIES LLC 1912 ATWOOD AVE # 2 MADISON, WI	3010 Atwood Ave S. Fair Oaks Ave	22.50 L.F. 41.70 L.F.	0	\$0.00	250	\$1,500.00	60	\$1,800.00	2	\$599.00	70	\$1,477.70	\$5,376.70
0710-053-1624-7 C2, WP-08	SCHRODLACH, MARYNARD G & MICKIE M SCHRODLACH 2915 SYENE RD MADISON, WI	3014 Atwood Ave	97.50 L.F.	0	\$0.00	100	\$600.00	97.50	\$2,925.00	1	\$299.50	40	\$844.40	\$4,668.90
0710-053-1625-5 R4, WP-08	BRICKSON, MARY L 3026 ATWOOD AVE MADISON, WI	3026 Atwood Ave	80.00 L.F.	0	\$0.00	100	\$600.00	60	\$1,800.00	1	\$299.50	40	\$844.40	\$3,543.90
0710-053-2501-6 R2, WP-08	MADISON METRO SCHOOL DISTRICT 545 WEST DAYTON ST MADISON, WI	Atwood Ave 401 Maple St	286.60 L.F. 494.00 L.F.	0	\$0.00	125	\$750.00	220	\$6,600.00	1	\$299.50	40	\$844.40	\$8,493.90
<b>South Fair Oaks Avenue</b>														
0710-053-1617-2 R4	FALK, ELIZABETH 225 S FAIR OAKS AVE MADISON, WI	225 S Fair Oaks Ave	30.15 L.F.	0	\$0.00	150	\$900.00	20	\$600.00	1	\$299.50	30	\$653.30	\$2,432.80
0710-053-1618-0 R4	CHISHOLM, DONALD E 114 OAK ST MADISON, WI	227 S Fair Oaks Ave	30.15 L.F.	0	\$0.00	150	\$900.00	30.15	\$904.50	1	\$299.50	30	\$653.30	\$2,737.30
0710-053-1620-5 C2, WP-08	D-M NELSON PROPERTIES LLC 1912 ATWOOD AVE # 2 MADISON, WI	231 S Fair Oaks Ave	36.90 L.F.	0	\$0.00	100	\$600.00	20	\$600.00	1	\$299.50	30	\$653.30	\$2,132.80
0710-053-1315-2 C2	PINCKNEY-DAYTON APARTMENTS LLC 211 W GILMAN ST MADISON, WI	232 S Fair Oaks Ave Dixon St	30.20 L.F. 46.30 L.F.	0	\$0.00	100	\$600.00	0	\$0.00	1	\$299.50	45	\$949.95	\$1,849.45
0710-053-1314-4 C2	BIRRENKOTT, LAVERNE A & VALERIE L BIRRENKOTT 5309 KEVINS WAY MADISON, WI	234 S Fair Oaks Ave	40.00 L.F.	125	\$937.50	0	\$0.00	40	\$1,200.00	0	\$0.00	0	\$0.00	\$2,137.50
0710-053-1313-6 C2	BIRRENKOTT, LAVERNE A & VALERIE L BIRRENKOTT 5309 KEVINS WAY MADISON, WI	238 S Fair Oaks Ave	40.00 L.F.	105	\$787.50	0	\$0.00	40	\$1,200.00	0	\$0.00	0	\$0.00	\$1,987.50
<b>Totals</b>				495	\$2,925.00	2265	\$10,920.00	1184.65	\$30,389.50	14	\$3,893.50	525	\$10,132.80	\$58,460.80