

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

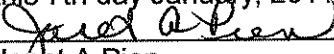
Kathleen Rideout, being first duly sworn on oath, deposes and says that:

1. She is a Administrative Clerk I with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 7th day of January, 2011 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 NORTH FRANCES STREET RESURFACING ASSESSMENT DISTRICT - 2011, attached hereto.

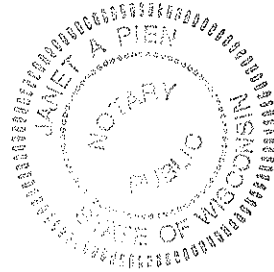
2. She did and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.



Kathleen Rideout

Subscribed and sworn to before me
this 7th day January, 2011


Janet A Pien
Notary Public, State of Wisconsin
My Commission expires: February 28, 2014





Department of Public Works
City Engineering Division

608 266 4751

Robert F. Phillips, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
1 866 704 2315 Textnet

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

January 7, 2011

To: Property owners along North Frances Street

**Re: Public Hearing before Board of Public Works
January 19, 2011 6:30 P.M.
Madison Water Utility, Room A/B (first floor)
119 E. Olin Ave.**

The City of Madison is proposing to reconstruct N. Frances Street from W. Dayton Street to W. Johnson St. 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 short 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 proposed improvements for this project include replacement of the curb and gutter, pavement, and the water main, and the drive aprons, sidewalk, and storm sewer will be replaced as necessary. The installation of pedestrian street lighting is also proposed with this project.

Street Improvements

The proposed street improvements for this project include removing and replacing the existing curb and gutter, asphalt pavement, base course, and drive aprons. The curb and gutter is being replaced to improve the drainage on N. Frances Street. All street widths will remain the same as existing. The existing 5 ft. wide sidewalk on the east side of the street will be removed and replaced at 7 ft. wide. The wider sidewalk allow for more pedestrian traffic to remain on the sidewalk, and will help eliminate some wear and erosion in the terrace. The existing sidewalk on the west side of the street is already 7 ft. wide, so sections will be removed and replaced as necessary to repair any that are unsafe.

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. Since the curb and gutter is being replaced to improve drainage, only the damaged sections will be assessed to the adjacent property owners. The City is responsible for the cost of 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. Jim Wolfe is the street designer for this project and you may contact him at 266-4099 or at jwolfe@cityofmadison.com.

Storm Sewer

Along with the curb and gutter, storm sewer main, leads, and inlets will be installed as necessary as part of this project to improve the drainage on the street. This work is not assessed to property owners. Greg Fries is the

storm sewer designer for this project, and you may contact him at 267-9721 or at gfries@cityofmadison.com.

Water Main and Water Service Laterals

The water main will be replaced with the project. The water main in the project area was installed as early as 1887. The City will abandon the old main that currently serves the properties and will connect all of the properties to the new water main. The property owners will not be assessed for the new water main. City records do not indicate any lead water services within the project limits. Dennis Cawley may be contacted at 261-9243 with questions regarding the water main replacement.

Pedestrian Street Lighting

Pedestrian scale street lighting is also proposed to be installed with this project. These lights will be installed in the terrace on both sides of N. Frances St. The entire cost of the pedestrian scale lights is assessed to the adjacent property owners, which includes the cost for the poles, fixtures, conduit, and wiring. The lighting assessments are adjusted for each property depending on the type of zoning for the property and corner lot adjustments for potential future lights on W Dayton St. The attached Schedule of Assessments shows the estimated cost of the pedestrian scale street lighting for each property based on the zone factor, frontage and area. If you have any questions regarding the pedestrian lighting, please contact Yang Tao, Traffic Engineering, at 266-4815.

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.

City Engineering and City Forestry have reviewed the site, and there currently are no additional tree removals planned with the project. During construction, the City will make every effort to work around and protect the trees; however, some tree impacts may not be avoidable. If, during the course of construction, it is determined that any additional trees 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 right-of-way. With the nature of this work, property owners should anticipate that most of the right-of-way will be disturbed; therefore, any plantings or special landscaping features that an owner wishes to save from damage should be removed prior to the start of construction.

Construction

Currently, the City has scheduled this project to begin on June 1. During construction, N. Frances St. will only be open to one lane of traffic moving north-bound. City Engineering is working with Metro Transit to determine the best method to maintain bus service to this area.

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 2.5% interest charged on the unpaid balance.

January 7, 2011

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Accommodation Requests

To request accommodations for special needs or disabilities or have any other questions regarding this project, please contact the Project Engineer, Jim Wolfe at jwolfe@cityofmadison.com or at 266-4099. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction.

Sincerely,



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

RFP:jmw

cc: Ald. Mike Verveer
Dan McCormick, Traffic Engineering
Yang Tao, Traffic Engineering
Christy Bachmann, City Engineering
Greg Fries, 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
Jason Fenske, Badger Bus Lines
Rob Kennedy, UW Transp.

**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, JANUARY 19, 2011, 2010, AT 6:30 P.M., the Board of Public Works will hold a public hearing in, ROOM A/B OF THE CITY WATER UTILITY, 119 E. OLIN AVENUE 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 two and a half (2.5%) 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

WEST GILMAN STREET AND NORTH CARROLL STREET RECONSTRUCTION ASSESSMENT DISTRICT – 2010

JOYLYNNE DRIVE AND DOUGLAS TRAIL ASSESSMENT DISTRICT – 2010

TURNER AVENUE SIDEWALK ASSESSMENT DISTRICT – 2010

NORTH FRANCES STREET RESURFACING ASSESSMENT DISTRICT – 2011

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ , JANUARY 7, 2011

City of Madison Engineering Division - Schedule of Assessments
 January 7, 2011
 Project Name: North Frances Street Resurfacing Assessment District - 2011
 Project Limits: West Dayton Street to West Johnson Street

Parcel No./ Zoning	Owner's Name / Mailing Address	Parcel Location	Frontage		Street Reconstruction Items				Street Lighting				TOTAL ASSMT
			LF	Cost	Remove Sidewalk @ \$1.50 per SF	Replace Sidewalk @ \$3.00 per SF	Remove & Replace Curb and Gutter @ \$15.00 per LF	Zone Factor	Install Pedestrian Street Lighting \$18.82 per Factored LF	Street Lighting \$0.14 Per Factored SF	Cost		
0709-232-1214-9* DDZ2T, R6	MULLINS JT REV TRUST J & C MULLINS, TRUSTEES 401 N CARROLL ST MADISON WI	201 N Frances St	33.00	\$247.50	231.00	\$693.00	20.00	\$300.00	1.50	\$465.89	\$292.70	\$758.59	\$1,999.09
0709-232-1213-1 DDZ2T, R6	WINKER, ERIC W & MELISSA F WINKER 5210 NINE BARK DR FITZBURG WI	205 N Frances St	33.00	\$247.50	231.00	\$693.00	10.00	\$150.00	1.50	\$931.79	\$385.40	\$1,517.19	\$2,607.69
0709-232-1212-3 DDZ2T, R6	ITSA MINKMAN LLC 1445 REGENT ST MADISON WI	207 N Frances St	33.00	\$247.50	231.00	\$693.00	10.00	\$150.00	1.50	\$931.79	\$529.64	\$1,461.43	\$2,551.93
0709-232-1224-8 DDZ2, R6	MULLINS JT REV TRUST J & C MULLINS, TRUSTEES 401 N CARROLL ST MADISON WI	215 N Frances St	99.00	\$742.50	693.00	\$2079.00	20.00	\$300.00	1.50	\$2,795.37	\$2,508.84	\$5,304.21	\$8,425.71
0709-232-1207-4 DDZ2, R6	219 SOUTHERN LLC PO BOX 5326 MADISON WI	219 N Frances St	66.00	\$495.00	462.00	\$1386.00	20.00	\$300.00	1.50	\$1,863.58	\$1,672.56	\$3,536.14	\$5,717.14
0709-232-1206-6 C4, DDZ2	MARSH SHAPIROS NITTY GRITTY LLC 223 N FRANCES ST MADISON WI	223 N Frances St	84.30	\$517.50	385.00	\$1155.00	15.00	\$225.00	2.00	\$3,173.73	\$1,896.41	\$5,070.14	\$6,967.64
0709-232-1301-4* R6	UNIV OF WIS REGENTS VAN HISE HALL # 1860 1220 LINDEN DR MADISON WI	615 W Johnson St	346.50	\$892.50	595.00	\$1785.00	40.00	\$600.00	1.50	\$7,337.84	\$10,014.45	\$17,352.29	\$20,629.79
TOTALS			2,260.00	\$3,390.00	2,828.00	\$8,484.00	135.00	\$2,025.00	11.00	17,499.99	17,500.00	\$34,999.99	\$48,898.99

* Street lighting assessments for corner parcels 201N Frances St and 615 W Johnson St adjusted for potential future lights on W. Dayton St. Only the Southeast quadrant of 615 W Johnson is adjusted.