

AFFIDAVIT OF MAILING

STATE OF WISCONSIN     )  
                                      ) ss.  
COUNTY OF DANE         )

JOHANNA JOHNSON, being first duly sworn on oath, deposes and says that:

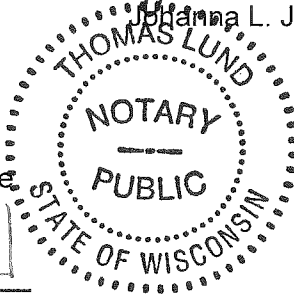
1. She is a Program Assistant 3 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 19 day of DECEMBER, 2017 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled **RONALD REGAN AVENUE, JOHN WALL DRIVE AND MERCHANT STREET ASSESSMENT DISTRICT - 2017** 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.

*Johanna L. Johnson*

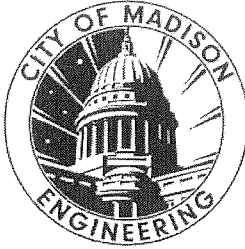
Johanna L. Johnson

Subscribed and sworn to before me  
this 19 day of DECEMBER, 2017

*Thomas Lund*



Notary Public, State of Wisconsin  
My Commission expires: 05/24/19



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

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
Phone: (608) 266-4751  
Fax: (608) 264-9275  
[engineering@cityofmadison.com](mailto:engineering@cityofmadison.com)  
[www.cityofmadison.com/engineering](http://www.cityofmadison.com/engineering)

Parcel Number: 0810-162-0627-0  
Situs Address: 6602 Ronald Reagan Avenue  
HOEPKER CENTER, LLC

2560 LORD BALTIMORE DRIVE  
BALTIMORE, MD 21244

**Assistant City Engineer**

Gregory T. Fries, P.E.  
Kathleen M. Cryan

**Principal Engineer 2**

Christopher J. Petykowski, P.E.  
John S. Fahrney, P.E.

**Principal Engineer 1**

Christina M. Bachmann, P.E.

**Facilities & Sustainability**

Jeanne E. Hoffman, Manager

**Mapping Section Manager**

Eric T. Pederson, P.S.

**Financial Manager**

Steven B. Danner-Rivers

December 19 2017

**NOTICE OF PUBLIC HEARING BEFORE THE COMMON COUNCIL  
FOR  
PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS  
FOR PUBLIC WORKS IMPROVEMENTS**

**MADISON, WISCONSIN**

**PART I**

Notice is hereby given that the reports of the Board of Public Works and the City Engineer of the City of Madison, Wisconsin, on the plans, specifications, and special assessment of benefits accruing to the various lots and parcels of land affected by the proposed improvements, as listed in Part II hereof, in the City of Madison, have been filed in the office of the City Clerk, in the City-County Building, Madison, Wisconsin, and that said reports will be presented to the Common Council (Room 201), City-County Building, at a regular meeting to be held, **JANUARY 2, 2018 at 6:30 P.M.**, in the Council Chambers and that the Common Council will then and there consider said reports and will hold a public hearing to hear all persons interested, or their agents or attorneys, concerning matters contained in said reports, and will determine what portion, if any, of the cost of said improvement shall be paid by the City at large, and other action as the Common Council may deem proper. **(YOU MUST REGISTER WITH THE COUNCIL'S SECRETARY BEFORE YOUR ITEM IS CONSIDERED BY THE COUNCIL).**

Notice is hereby given that a contract has been (or is about to be) let for below listed project(s) 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.

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.

(over)

City of Madison Engineering Division - Schedule of Assessments

Proj. ID: 11461    Project Name: Ronald Reagan Avenue, John Wall Drive and Merchant Street Assessment District - 2017  
Project Limits: Hoepker Road and Manufacturers Drive  
December 1, 2017

December 1, 2017						Street Utility Construction Items																				Lot Improvement Items					TOTAL ASSM'T
						Street Construction Items						Lighting Construction Items		Sanitary Sewer Construction Items				Water Main Construction Items				Storm Sewer Construction Items									
						Concrete Drive Apron Assmnt @		Sidewalk Assmnt @		Street Improvements Assmnt @		Street Lights Assmnt @		Sanitary Sewer Main Installation Assmnt @		Sanitary Lateral Assmnt @		Water Main Installation Assmnt @		Water Service Installation Assmnt @		Storm Sewer Service Installation Assmnt @		Grading Assmnt @	Street Lighting Assmnt @	Sanitary Sewer Assmnt @	Water Main Items Assmnt @	Storm Sewer Assmnt @			
						\$6.00 SF	per SF Cost	\$6.00 SF	per SF Cost	\$200.00 LF	per LF Cost	\$4.61 LF	per LF Cost	\$135.00 SF	per 1000 SF	\$88.52 Each	per LF	\$0.23 SF	per SF Cost	\$7,359.24 Each	\$136.20 per 1000 SF	LS	LS						LS	LS	
Parcel No.	Owner's Name / Mailing Address	Note	Site Address / Parcel Location	Lot Area SF	Frontage LF																										
✓ 0810-162-0627-0 IL Lot 1	HOEPKER CENTER, LLC 2560 LORD BALTIMORE DRIVE BALTIMORE, MD 21244	1	6602 Ronald Reagan Avenue Hoepker Road	613,157.00 ---	1022.79 ---	500.00	\$3,000.00	5,162.00	\$30,972.00	1,022.79	\$204,558.00	1,022.79	\$4,715.06	613,157.00	\$82,776.20	129.00	\$11,419.60	613,157.00	\$144,016.61	3	\$22,077.72	613,157.00	\$83,511.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$587,047.17		
✓ 0810-162-0317-7 IL Lot 2	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	6503 Ronald Reagan Avenue John Wall Drive	295,383.00 ---	590.18 501.09	0.00	\$0.00	5,618.00	\$33,708.00	1,091.27	\$218,254.00	1,091.27	\$5,030.75	295,383.00	\$39,876.71	88.00	\$7,790.11	295,383.00	\$69,378.74	2	\$14,718.48	295,383.00	\$40,231.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$428,987.95		
✓ 0810-162-0318-5 IL Lot 3	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	6305 Ronald Reagan Avenue	393,524.00	876.82	0.00	\$0.00	4,489.00	\$26,934.00	876.82	\$175,364.00	876.82	\$4,042.14	393,524.00	\$53,125.74	0.00	\$0.00	393,524.00	\$92,429.82	0	\$0.00	393,524.00	\$53,597.97	\$617,832.68	\$0.00	\$124,525.00	\$0.00	\$267,300.00	\$1,415,151.35		
✓ 0810-162-0628-8 IL Lot 4	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1, 2	6304 Ronald Reagan Avenue Merchant Street	973,151.00 ---	980.49 ---	0.00	\$0.00	4,952.00	\$29,712.00	980.49	\$196,098.00	980.49	\$4,520.06	973,151.00	\$131,375.39	0.00	\$0.00	973,151.00	\$228,571.00	0	\$0.00	973,151.00	\$132,543.17	\$1,362,411.40	\$5,840.00	\$26,100.00	\$43,365.00	\$26,500.00	\$2,187,036.01		
✓ 0810-162-0214-5 IL Lot 34	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	3817 John Wall Drive	32,195.25	355.79	0.00	\$0.00	1,693.50	\$10,161.00	355.79	\$71,158.00	355.79	\$1,640.19	32,195.25	\$4,346.36	43.00	\$3,806.53	32,195.25	\$7,561.93	0	\$0.00	32,195.25	\$4,384.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$103,059.01		
✓ 0810-162-0201-2 IL Lot 21	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	3833 John Wall Drive Manufacturers Drive	32,195.25 ---	323.29 ---	0.00	\$0.00	1,693.50	\$10,161.00	323.29	\$64,658.00	323.29	\$1,490.37	32,195.25	\$4,346.36	0.00	\$0.00	32,195.25	\$7,561.93	0	\$0.00	32,195.25	\$4,384.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$92,602.65		
✓ 0810-162-0202-0 IL Lot 22	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	6602 Manufacturers Drive	32,195.25	---	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	32,195.25	\$4,346.36	0.00	\$0.00	32,195.25	\$7,561.93	0	\$0.00	32,195.25	\$4,384.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,293.28		
✓ 0810-162-0203-8 IL Lot 23	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	6502 Manufacturers Drive	32,195.25	---	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	32,195.25	\$4,346.36	0.00	\$0.00	32,195.25	\$7,561.93	0	\$0.00	32,195.25	\$4,384.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,293.28		
✓ 0810-162-0212-9 IL Lot 32	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	6550 Manufacturers Drive	32,195.25	---	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	32,195.25	\$4,346.36	0.00	\$0.00	32,195.25	\$7,561.93	0	\$0.00	32,195.25	\$4,384.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,293.28		
✓ 0810-162-0213-7 IL Lot 33	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	6650 Manufacturers Drive	32,195.25	---	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	32,195.25	\$4,346.36	0.00	\$0.00	32,195.25	\$7,561.93	0	\$0.00	32,195.25	\$4,384.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,293.28		
✓ 0810-162-0503-2 SE Lot 61	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	3802 John Wall Drive Ronald Reagan Avenue	31,812.00 ---	161.38 168.84	0.00	\$0.00	145.00	\$870.00	330.22	\$66,044.00	330.22	\$1,522.31	31,812.00	\$4,294.62	43.00	\$3,806.53	31,812.00	\$7,471.91	0	\$0.00	31,812.00	\$4,332.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$88,342.17		
✓ 0810-162-0502-4 SE Lot 60	CITY OF MADISON WATER UTILITY 119 EAST OLIN AVE MADISON WI 53713	1	6802 Graaskamp Way John Wall Drive	---	---	0.00	\$0.00	0.00	\$0.00	227.18	\$45,436.00	227.18	\$1,047.30	43,560.00	\$5,880.60	43.00	\$3,806.53	43,560.00	\$10,231.25	0	\$0.00	43,560.00	\$5,932.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$72,334.56		
✓ 0810-162-0407-6 SE Lot 57	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	3818 John Wall Drive	37,447.00	256.99	0.00	\$0.00	0.00	\$0.00	256.99	\$51,398.00	256.99	\$1,184.72	37,447.00	\$5,055.35	86.00	\$7,613.06	37,447.00	\$8,795.45	0	\$0.00	37,447.00	\$5,100.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$79,146.86		
✓ 0810-162-0406-8 SE Lot 56	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	3826 John Wall Drive Hoepker Road	26,266.00 ---	75.05 ---	0.00	\$0.00	0.00	\$0.00	75.05	\$15,010.00	75.05	\$345.98	26,266.00	\$3,545.91	44.00	\$3,895.06	26,266.00	\$6,169.29	0	\$0.00	26,266.00	\$3,577.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32,543.66		
✓ 0810-162-0405-0 SE Lot 55	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	3834 John Wall Drive Hoepker Road	26,266.00 ---	75.05 ---	0.00	\$0.00	0.00	\$0.00	75.05	\$15,010.00	75.05	\$345.98	26,266.00	\$3,545.91	44.00	\$3,895.06	26,266.00	\$6,169.29	0	\$0.00	26,266.00	\$3,577.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32,543.66		
✓ 0810-162-0404-2 SE Lot 54	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	3842 John Wall Drive Hoepker Road	26,266.00 ---	75.05 ---	0.00	\$0.00	0.00	\$0.00	75.05	\$15,010.00	75.05	\$345.98	26,266.00	\$3,545.91	44.00	\$3,895.06	26,266.00	\$6,169.29	0	\$0.00	26,266.00	\$3,577.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32,543.66		
✓ 0810-162-0403-4 SE Lot 53	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	3850 John Wall Drive Hoepker Road	26,266.00 ---	75.05 ---	0.00	\$0.00	0.00	\$0.00	75.05	\$15,010.00	75.05	\$345.98	26,266.00	\$3,545.91	44.00	\$3,895.06	26,266.00	\$6,169.29	0	\$0.00	26,266.00	\$3,577.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32,543.66		
✓ 0810-162-0401-8 SE Lot 51	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	6804 Manufacturers Dr John Wall Drive	26,142.00 ---	125.94 ---	0.00	\$0.00	0.00	\$0.00	125.94	\$25,188.00	125.94	\$580.58	26,142.00	\$3,529.17	0.00	\$0.00	26,142.00	\$6,140.16	0	\$0.00	26,142.00	\$3,560.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38,998.45		
TOTALS				2,712,411.50	5,890.98	500.00	\$3,000.00	23,753.00	\$142,518.00	5,890.98	\$1,178,196.00	5,890.98	\$27,157.42	2,712,411.50	\$366,175.55	608.00	\$53,822.59	2,712,411.50	\$637,083.68	5.00	\$36,796.20	2,712,411.50	\$369,430.45	\$1,980,244.08	\$5,840.00	\$150,625.00	\$43,365.00	\$293,800.00	\$5,288,053.97		

NOTE:  
1. IN ACCORDANCE WITH MADISON GENERAL ORDINANCE 4.081, THE ASSESSMENTS FOR PARCELS IN THE EMPLOYMENT DISTRICT SHALL BE DEFERRED FOR 10 YEARS WITH INTEREST. UPON COMPLETION OF THE DEFERMENT PERIOD, PAYMENT SHALL BE MADE WITH INTEREST IN 8 EQUAL YEARLY INSTALLMENTS. IN THE EVENT OF CERTAIN OCCURRENCES AS OUTLINED IN SECTION 4.084(4), THE ASSESSMENTS SHALL BE PAID IN FULL PRIOR TO THE END OF THE DEFERRAL PERIOD.  
2. STREET LIGHT ASSESSMENT COST FOR 6304 RONALD REAGAN AVE INCLUDES \$5840 COST FOR REMOVING EXISTING WIRING AND STREET LIGHT RELOCATION.