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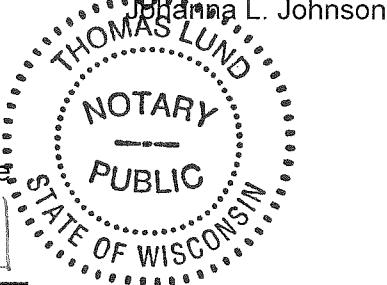
STATE OF WISCONSIN      )  
                                    ) ss.  
COUNTY OF DANE      )

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.

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

Parcel No.	Owner's Name / Mailing Address	Note	Situs Address / Parcel Location	Lot Area SF	Frontage LF	Street Utility Construction 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 @ \$6.00 per SF		Sidewalk Assmnt @ \$6.00 per SF		Street Improvements Assmnt @ \$200.00 per LF		Street Lights Assmnt @ \$4.61 per LF		Sanitary Sewer Main Installation Assmnt @ \$135.00 per 1000 SF		Sanitary Lateral Assmnt @ \$88.52 per LF		Water Main Installation Assmnt @ \$0.23 per SF		Water Service Installation Assmnt @ \$7,359.24 Each		Storm Sewer Service Installation Assmnt @ \$136.20 per 1000 SF		Grading Assmnt @	Street Lighting Assmnt @	Sanitary Sewer Assmnt @	Water Main Items Assmnt @	Storm Sewer Assmnt @	
						\$F	Cost	\$F	Cost	LF	Cost	LF	Cost	\$F	Cost	Each	Cost	SF	Cost	Each	Cost	Each	Cost	LS	LS	LS	LS	LS	
✓ 0810-162-0627-0	HOECKER CENTER, LLC 2560 LORD BALTIMORE DRIVE BALTIMORE, MD 21244 IL Lot 1	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
✓ 0810-162-0317-0	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701 IL Lot 2	1	6503 Ronald Reagan Avenue John Wall Drive	295,383.00	590.18	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	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701 IL Lot 3	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	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701 IL Lot 4	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	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701 IL Lot 34	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	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701 IL Lot 21	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	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701 IL Lot 22	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	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701 IL Lot 23	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	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701 IL Lot 32	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	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701 IL Lot 33	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	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701 SE Lot 61	1	3802 John Wall Drive Ronald Reagan Avenue	31,812.00	161.38	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	CITY OF MADISON WATER UTILITY 119 EAST OLIN AVE MADISON WI 53713 SE Lot 60	1	6802 Graaskamp Way John Wall Drive	43,560.00	227.18	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	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701 SE Lot 57	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	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701 SE Lot 56	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	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701 SE Lot 55	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	CITY OF MADISON EDD PO BOX 29																												