

**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

Keana Bracey, being first duly sworn on oath, deposes and says that:

1. She is a Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 19th day of DECEMBER, 2016 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 LANGDON STREET RESURFACING 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.

Keana Bracey  
Keana Bracey

Subscribed and sworn to before me  
this 19 day of December, 2016

Johanna L Johnson

Johanna L. Johnson

Notary Public, State of Wisconsin

My Commission expires: 1/8/2018





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

Parcel Number: 0709-143-0112-5  
Situs Address: 636 Langdon St  
**MADISON COMMUNITY CO-OP**  
1202 WILLIAMSON ST # 106  
MADISON, WI 53703-0000

**Assistant City Engineer**  
Michael R. Dailey, P.E.

**Principal Engineer2**  
Gregory T. Fries, P.E.  
Christopher J. Petykowski, P.E.

**Principal Engineer1**  
Christina M. Bachmann, P.E.  
Eric L. Dundee, P.E.  
John S. Fahrney, 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

December 19, 2016

**To: Property Owners along Langdon St.**  
**Re: Proposed Street Resurfacing Project & Public Hearing**

The City of Madison is proposing to resurface a portion of Langdon St. in 2017. Enclosed with this letter is a fact sheet with some details on the proposed project, which includes a map of the proposed project limits. Also enclosed is 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 of work is included on the fact sheet.

The Schedule of Assessments is enclosed, 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, and the final assessment will be billed during the following summer. The final assessment is payable in one lump sum or over a period of 8 years, with 3% interest charged on the unpaid balance.

Please note that some of the properties included with this project appear to have 2 sewer laterals, and this is reflected on the schedule of assessments. This is based upon what the City has for utility records and what our sewer television reports have shown. The City's contractor will only reinstall the laterals that are actually determined to be being active, and this verification will be done during construction. The final assessment will reflect the actual amount of lateral(s) installed.

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. Zellers	Chris Kelley, Streets Division
Ald. Wood	Brian Smith, Traffic Eng
Tom Mohr, Traffic Engineering	Christy Bachmann, City Engineering
Eric Dundee, City Engineering	Dane County 911
Pete Holmgren, Water Utility	Tim Sobota, Madison Metro Transit
Dean Kahl, City Forestry	Jason Fenske, Badger Bus Lines, jasonf@badgerbus.com
Ed Ruckriegel, Fire Department	Dane County 911
Cindy Mierow, Police Department	Kyle Frank, City Engineering
Mick Howan, School District Transportation, mjhowan@madison.k12.wi.us	
Jeff Fedler, Madison School District Transportation Coordinator, jfedler@madison.k12.wi.us	

**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 4, 2017 AT 5:30 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 (3%) 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**

**LANGDON STREET RESURFACING ASSESSMENT DISTRICT – 2017**  
**WATTS ROAD AND HARVEST MOON LANE ASSESSMENT DISTRICT - 2017**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ **DECEMBER 23, 2016**

# Fact and Details Sheet

## Proposed 2017 Langdon St. Resurfacing & Utility Replacement Project

### Project Details – Proposed Work

**Sanitary Sewer:** Replace existing main (installed in 1969) on Langdon St. between Lake St. & Frances St., and replace laterals (*assessable*) to the property line, which is on the building side of the sidewalk.

**Water Main:** There are two existing water mains on Langdon St.; one main is from 1882 and the other is from 1984. Any services currently connected to the 1882 main will be disconnected from that main and reconnected to the 1984 main. No water main replacement is currently expected. If there is a possibility of future building renovations or redevelopment see more information regarding your water service on reverse.

**Storm Sewer:** There is currently minimal storm sewer located between Frances St. & Carroll St., so new storm sewer will be installed on those blocks. Any curb scuppers (private storm sewer connections at the curb for roof drains, etc.) will be connected to the new storm sewer per City standards (*assessable*)

**Street Lights:** Install new pedestrian lights where no pedestrian lights exist (*assessable*), which is in the area east of Henry St. (starting at about 133 Langdon) up to Carroll St. The style of the pedestrian lights will match what was previously installed on Langdon St. Existing mid-block street lights in this area will be removed, but all existing lights at intersections will remain.

**Street:** Replace the asphalt pavement (*not assessable*) and replace curb, driveway aprons, and sidewalk only as needed (*concrete items assessable*) to repair damaged sections or as necessary for utility and lighting work. Replace the pavement markings; no changes to the street widths or lane configurations. The street grade will be changed around the large curve on Langdon St. to help flatten terraces and steep driveways, and, similarly, the street grade on the north side of Langdon St., east of Henry St., will be improved to eliminate the second curb (step in the terrace) and to flatten driveways in that area.

**Terraces:** In recent years, the terraces on Langdon St. from Lake St. to east of Henry St. were replaced with exposed aggregate concrete. If any of these newer terraces are replaced for utility work or street grade changes, those replaced areas will not be re-assessed. From east of Henry St. (about 133 Langdon) to Carroll St., the terraces will be replaced with new sod (*assessable*). From Lake St. to the west (where the UW Memorial Union project ended), the existing terrace pavers will be replaced with new pavers to match the Union project (*assessable*).

**Trees:** At this time, there are 3 planned tree removals with this project, and are located at these Langdon St. addresses: 120, 126, and 221. Prior to construction, City Forestry will prune the trees to provide adequate clearance above the street, and the site will be reviewed following the project for potential planting of new street trees.

See location map on reverse for project limits.

### Project Contacts

Project Manager: Jim Wolfe – 266-4099, [jwolfe@cityofmadison.com](mailto:jwolfe@cityofmadison.com)

Traffic: Tom Mohr – 267-8725, [tmohr@cityofmadison.com](mailto:tmohr@cityofmadison.com)

Storm & Sanitary Sewer: Corey Stelljes – 266-9721, [cstelljes@cityofmadison.com](mailto:cstelljes@cityofmadison.com)

Water: Pete Holmgren – 261-5530, [pholmgren@cityofmadison.com](mailto:pholmgren@cityofmadison.com)

Lighting: Brian Smith – 261-9625, [ddetmann@cityofmadison.com](mailto:ddetmann@cityofmadison.com)

Construction: John Fahrney – 266-9091, [jfahrney@cityofmadison.com](mailto:jfahrney@cityofmadison.com)

Forestry: Dean Kahl – 266-4891, [dkahl@cityofmadison.com](mailto:dkahl@cityofmadison.com)

### Assessment Policy Breakdown

Item	City	Owner
Concrete curb, sidewalk, aprons	50%	50%
Sanitary Laterals	75%	25%
Sanitary Sewer Main	100%	0%
Storm Sewer Main	100%	0%
Private Storm Connections	0%	100%
Water Main/Services	100%	0%
Asphalt Pavement	100%	0%
Terrace Replacement (sod)	50%	50%
Terrace Replacement (pavers)	50%	50%
Pedestrian Lighting	0%	100%
Sidewalk Ramps	100%	0%

### Construction Schedule & Impacts

**Tentative Schedule:** May 15, 2017 until mid August 2017 (approximately 3 months)

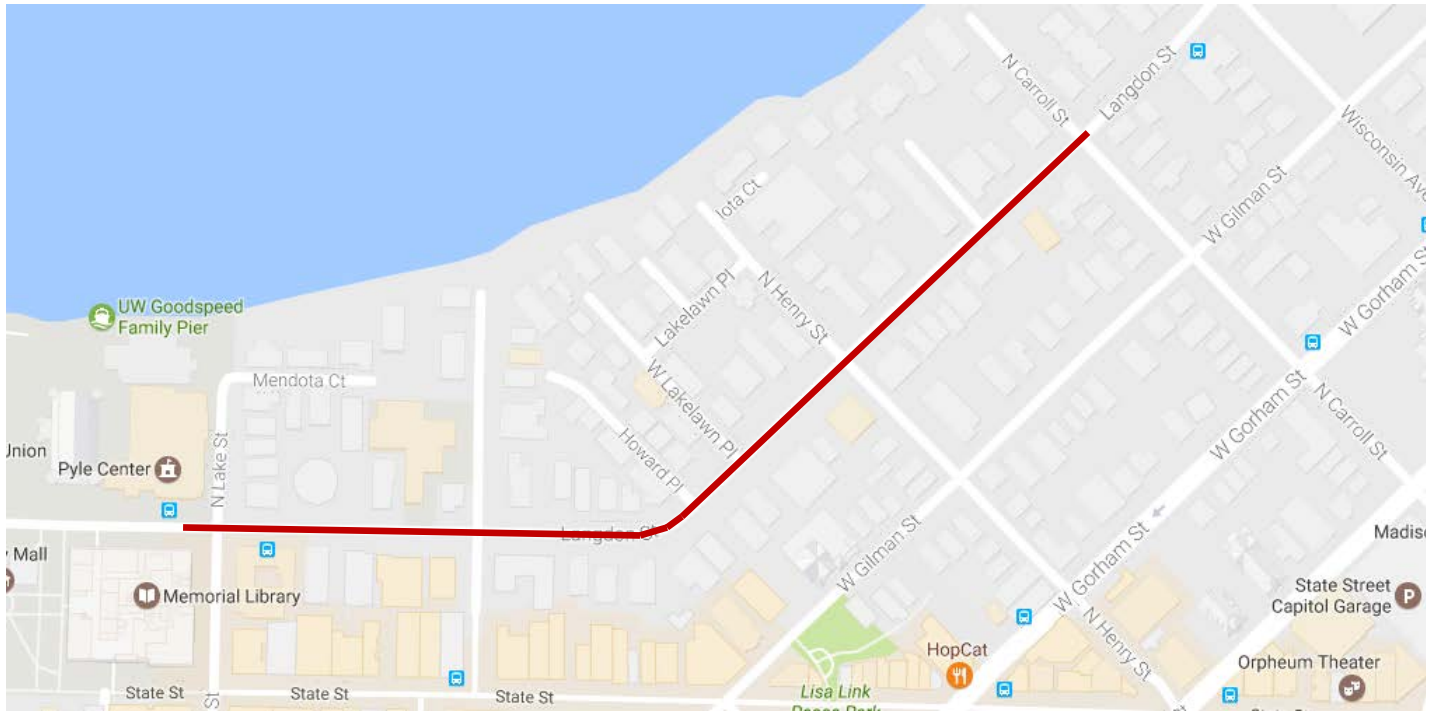
**Traffic Impacts:** Langdon St. between Lake St. & Frances St. will be closed for approximately 1 month for new sewer main construction, and the remainder of the project is being reviewed to possibly maintain 1 lane of traffic, one-way, during construction. At minimum, local & emergency access will be provided during construction, but access to driveways being replaced may be closed for concrete replacement work. There will be no parking allowed on Langdon St. during construction. Pedestrian access will be maintained on at least one side of each of the streets at all times, and will be open to all properties where needed.

**Water Shut-offs:** An average of two water shut-offs are expected for each property with a water service on the portion of the water main that is to be replaced. The timing of these shut-offs will be coordinated as much as possible. A minimum of 48 hours of notice will be provided prior to the shut-offs. Each shut-off may last up to 8 hours, but typically last about 4 hours. There may be emergency shut-offs if the old, brittle main is damaged during construction before all properties are reconnected to the newer main.

**Refuse & Mail Collection:** Refuse and mail collection will continue as they typically do, and the contractor will be required to provide that access. Please mark your address on your carts before the start of construction in case the contractor moves the cart for collection.

**Potential Water Service Upgrades:** If any property owners are considering future building renovations; alterations or additions; occupancy changes; or development to properties, the installation of a fire sprinkler system may be required. Therefore, please consider increasing the size of a property's water lateral during this project. If property owners change the size of water laterals during this project, while the street is already dug up, it will likely save significant costs versus doing the work post-project. Interested property owners should contact the Madison Fire Department with questions about the need for additional fire protection. To coordinate upgrading water laterals to any property on this project, contact the project water designer as soon as possible.

### Project Location Map



**City of Madison Engineering Division - Schedule of Assessments**

**Proj. ID: 11103     Project Name: Langdon Street Resurfacing Assessment District - 2017**  
**Project Limits: N. Lake St. to N. Carroll St.**

Property Information				Street Construction Items										Sanitary Sewer Reconstruction Items				Storm Sewer Item		Street Lighting Item				TOTAL ASSM'T		
Parcel No.	Owner's Name / Mailing Address	Parcel Location	Frontage (LF) OR % Interest	Remove & Replace Concrete Sidewalk @ \$4.00 per Square Foot (SF)			Remove & Replace Concrete Driveway @ \$5.00 per Sq Ft		Terrace Improvement - Replace Pavers @ \$18.00 per Sq Ft		Terrace Improvement - Install Topsoil & Sod @ \$7.00 per Sq Yd		Remove & Replace Curb and Gutter @ \$18.00 per Linear Foot (LF)			Sanitary Sewer Reconnect @ \$800.00 Each		Remove & Replace Sanitary Lateral @ \$75.00 per LF		Private Storm Sewer Connection @ \$2,200.00 Each		Install Pedestrian Scale Lighting**				
				Factor*	SF	Cost	SF	Cost	SF	Cost	SY	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each	Cost	LF	Cost		\$	per SF
0709-144-1007-5 DR2	KAPPA KAPPA GAMMA ATTN ANDREA SINGLETARY 3706 DRUMLIN LN MADISON WI	601 N Henry St Langdon	148.00 82.00	1.0	100.00	\$400.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	78.00	\$1,404.00	0	\$0.00	0.00	\$0.00	1.00	\$2,200.00	0.00	\$0.00	0.00	\$0.00	\$4,004.00
0709-144-1938-2 DR2, HIS-L	ALUMNI ASSN OF KAPPA CHI ATTN DAVID UNDERWOOD 1190 HAMPTONDALE AVE WINNETKA IL	610 N Henry St Langdon	176.00 58.00	1.0	50.00	\$200.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$200.00
0709-144-1934-0 PD	VESTA CONDO OWNERS ASSN JOSEPH ALEXANDER 345 W WASHINGTON AVE #301 MADISON WI	201 W Lakelawn Pl Langdon	235.00 56.26	1.0	50.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00
0709-144-4101-2	222 LANGDON LLC 345 W WASHINGTON AVE #301 MADISON, WI 53703-0000	201 W Lakelawn Pl	34.44%	1.0	17.22	\$68.88	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$68.88
0709-144-4102-0	229 W LAKELAWN PLACE LLC STE 350 122 W WASHINGTON AVE MADISON, WI 53703-0000	229 W Lakelawn Pl	65.56%	1.0	32.78	\$131.12	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$131.12
0709-144-0901-0 DR2, HIS-L	ALPHA PHI CHAP HOUSE ASSC C/O JULIE SPORTELLI PO BOX 270 WILTON CA	28 Langdon St	66.00	1.0	50.00	\$200.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$200.00
0709-144-0804-6 DR2, HIS-MH	DAVIES HOUSE LLC ATTN LAKE TOWNE APTS 4905 TONYAWATHA TRL MONONA WI	29 Langdon St	92.00	1.0	50.00	\$200.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$200.00
0709-144-1101-5 DR2, HIS-MH	DELTA GAMMA HOUSE ASSOC 103 LANGDON ST MADISON WI	103 Langdon St	120.00	1.0	200.00	\$800.00	0.00	\$0.00	0.00	\$0.00	125.00	\$875.00	1.0	20.00	\$360.00	0	\$0.00	0.00	\$0.00	1.00	\$2,200.00	90.00	\$2,299.50	5940.00	\$653.40	\$7,187.90
0709-144-1021-5 DR2, HIS-MH	LANGDON STREET LLC 2607 MONROE ST MADISON WI	104 Langdon St	89.00	1.0	200.00	\$800.00	0.00	\$0.00	0.00	\$0.00	60.00	\$420.00	1.0	20.00	\$360.00	1	\$800.00	38.00	\$2,850.00	0.00	\$0.00	66.75	\$1,705.46	5785.00	\$636.35	\$7,571.81
0709-144-1020-7 DR2, HIS-MH	THETA BLDG ASSOC % ANNE LAWRENCE 108 LANGDON ST MADISON WI	108 Langdon St	4.50	1.0	25.00	\$100.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	4.50	\$114.98	14505.00	\$1,595.55	\$1,810.53
0709-144-1019-0 DR2, HIS-MH	112 LANGDON-A & -B LLC % CHT APARTMENT RENTALS PO BOX 512 MADISON WI	112 Langdon St	55.50	1.0	175.00	\$700.00	0.00	\$0.00	0.00	\$0.00	30.00	\$210.00	1.0	20.00	\$360.00	0	\$0.00	0.00	\$0.00	1.00	\$2,200.00	55.50	\$1,418.03	9435.00	\$1,037.85	\$5,925.88
0709-144-1102-3 DR2, HIS-MH	CHI OMEGA 115 LANGDON ST MADISON WI	115 Langdon St	78.00	1.0	200.00	\$800.00	0.00	\$0.00	0.00	\$0.00	45.00	\$315.00	1.0	10.00	\$180.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	78.00	\$1,992.90	9900.00	\$1,089.00	\$4,376.90
0709-144-1018-2 DR2, HIS-MH	MU CHAPTER HOUSE CORP OF DELTA DELTA DELTA 120 LANGDON ST MADISON WI	120 Langdon St	81.00	1.0	280.00	\$1120.00	0.00	\$0.00	0.00	\$0.00	40.00	\$280.00	1.0	65.00	\$1,170.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	81.00	\$2,069.55	13446.00	\$1,479.06	\$6,118.61

\*NOTE: A factor has been applied for sidewalk and curb and gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

**City of Madison Engineering Division - Schedule of Assessments**

**Proj. ID: 11103      Project Name: Langdon Street Resurfacing Assessment District - 2017**  
**Project Limits: N. Lake St. to N. Carroll St.**

Property Information				Street Construction Items										Sanitary Sewer Reconstruction Items				Storm Sewer Item		Street Lighting Item				TOTAL ASSM'T		
Parcel No.	Owner's Name / Mailing Address	Parcel Location	Frontage (LF) OR % Interest	Remove & Replace Concrete Sidewalk @ \$4.00 per Square Foot (SF)			Remove & Replace Concrete Driveway @ \$5.00 per Sq Ft			Terrace Improvement - Replace Pavers @ \$18.00 per Sq Ft		Terrace Improvement - Install Topsoil & Sod @ \$7.00 per Sq Yd		Remove & Replace Curb and Gutter @ \$18.00 per Linear Foot (LF)			Sanitary Sewer Reconnect @ \$800.00 Each		Remove & Replace Sanitary Lateral @ \$75.00 per LF		Private Storm Sewer Connection @ \$2,200.00 Each		Install Pedestrian Scale Lighting**			
				Factor*	SF	Cost	SF	Cost	SF	Cost	SY	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each	Cost	LF	Cost		SF	Cost
0709-144-1103-1 DR2, HIS-L	121 LANGDON STREET GROUP % SHAKESPEARE'S BOOKS 513 N LAKE ST MADISON WI	121 Langdon St	82.50	1.0	125.00	\$500.00	0.00	\$0.00	0.00	\$0.00	65.00	\$455.00	1.0	10.00	\$180.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	82.50	\$2,107.88	10890.00	\$1,197.90	\$4,440.78
0709-144-1017-4 DR2, HIS-MH	KAPPA SIGMA BLDG ASSN % JOE BRILL 5101 KNOX AVE S MINNEAPOLIS MN	124 Langdon St	18.00	1.0	25.00	\$100.00	200.00	\$1000.00	0.00	\$0.00	0.00	\$0.00	1.0	18.00	\$324.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	18.00	\$459.90	27664.00	\$3,043.04	\$4,926.94
0709-144-1016-6 DR2	126 LANGDON ST LLC 120 W GORHAM ST MADISON WI	126 Langdon St	152.80	1.0	410.00	\$1640.00	500.00	\$2500.00	0.00	\$0.00	70.00	\$490.00	1.0	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	152.80	\$3,904.04	30786.00	\$3,386.46	\$11,920.50
0709-144-1104-9 DR2, HIS-MH	JKA 127 LLC 626 LANGDON ST # 108 MADISON WI	127 Langdon St	49.50	1.0	100.00	\$400.00	0.00	\$0.00	0.00	\$0.00	35.00	\$245.00	1.0	10.00	\$180.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	49.50	\$1,264.73	6468.00	\$711.48	\$2,801.21
0709-144-1015-8	WI ALPHA OF PI BETA PHI HOUSE CORP ATTN S SMITH 130 LANGON ST MADISON WI	130 Langdon St	0.00	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	12464.00	\$1,371.04	\$1,371.04
0709-144-1105-7 DR2	BROK INVESTMENTS 2 LLC PO BOX 3182 MADISON WI	131 Langdon St	54.00	1.0	200.00	\$800.00	0.00	\$0.00	0.00	\$0.00	45.00	\$315.00	1.0	10.00	\$180.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	54.00	\$1,379.70	7128.00	\$784.08	\$3,458.78
0709-144-1106-5 DR2	MULLINS JT REV TRUST J & C MULLINS, TRUSTEES 401 N CARROLL ST MADISON WI	133 Langdon St	38.00	1.0	25.00	\$100.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	10.00	\$180.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$280.00
0709-144-1107-3 DR2	FIORE, WILLIAM & MARY 1528 MORRISON ST MADISON WI	135 Langdon St	40.00	1.0	25.00	\$100.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$100.00
0709-144-1108-1 DR2	CHANDLER 137-139 LLC % CHT APARTMENT RENTALS PO BOX 512 MADISON WI	137 Langdon St	34.00	1.0	25.00	\$100.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$100.00
0709-144-1024-9 DR2	KAPPA CHP ALPHA CHI OMEGA ET AL % VERA RILEY 5110 HAMMERSLEY RD MADISON WI	138 Langdon St	12.00	1.0	25.00	\$100.00	150.00	\$750.00	0.00	\$0.00	0.00	\$0.00	1.0	12.00	\$216.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	12.00	\$306.60	4783.00	\$526.13	\$1,898.73
0709-144-1109-9 DR2	EVANS SCHOLAR FOUNDATION % WAYNE JANIL 1 BRIAR RD GOLF IL	141 Langdon St	98.00	1.0	25.00	\$100.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$100.00
0709-144-1013-2	142 LANGDON ONE LLC % STEPHEN D BROWN 120 W GORHAM ST MADISON WI	142 Langdon St	0.00	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	7000.00	\$770.00	\$770.00
0709-144-1012-4	144 LANGDON STREET HISTORIC LLC 43 CASTLETON RD VALPARAISO, IN	144 Langdon St	0.00	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	6650.00	\$731.50	\$731.50

\*NOTE: A factor has been applied for sidewalk and curb and gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

**City of Madison Engineering Division - Schedule of Assessments**

**Proj. ID: 11103    Project Name: Langdon Street Resurfacing Assessment District - 2017**  
**Project Limits: N. Lake St. to N. Carroll St.**

Property Information				Street Construction Items										Sanitary Sewer Reconstruction Items				Storm Sewer Item		Street Lighting Item				TOTAL ASSM'T		
Parcel No.	Owner's Name / Mailing Address	Parcel Location	Frontage (LF) OR % Interest	Remove & Replace Concrete Sidewalk @ \$4.00 per Square Foot (SF)			Remove & Replace Concrete Driveway @ \$5.00 per Sq Ft		Terrace Improvement - Replace Pavers @ \$18.00 per Sq Ft		Terrace Improvement - Install Topsoil & Sod @ \$7.00 per Sq Yd		Remove & Replace Curb and Gutter @ \$18.00 per Linear Foot (LF)			Sanitary Sewer Reconnect @ \$800.00 Each		Remove & Replace Sanitary Lateral @ \$75.00 per LF		Private Storm Sewer Connection @ \$2,200.00 Each		Install Pedestrian Scale Lighting**				
				Factor*	SF	Cost	SF	Cost	SF	Cost	SY	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each	Cost	LF	Cost		SF	Cost
0709-144-1011-6	NOTTINGHAM COOPERATIVE 146 LANGON ST MADISON WI	146 Langdon St	0.00	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	9496.00	\$1,044.56	\$1,044.56
0709-144-1009-1	NORMANDY PARTNERS LLC 6417 NORMANDY LN MADISON WI	150 Langdon St	0.00	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	4017.00	\$441.87	\$441.87
0709-144-1008-3 DR2	KAPPA CHP ALPHA CHI OMEGA % VERA RILEY 8260 STAGECOACH RD CROSS PLAINS WI	152 Langdon St	100.00	1.0	250.00	\$1000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	100.00	\$1,800.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,800.00
0709-144-2001-6 DR2	MULLINS, JEROME & CAROL 401 N CARROLL ST MADISON WI	201 Langdon St	88.00	1.0	50.00	\$200.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$200.00
0709-144-1937-4 PD	RATTLE BLDG CORP % MADISON PROPERTY MNGMT 1202 REGENT ST MADISON WI	210 Langdon St	58.00	1.0	50.00	\$200.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$200.00
0709-144-2002-4 DR2	MULLINS JT REV TRUST J & C MULLINS, TRUSTEES 401 N CARROLL ST MADISON WI	211 Langdon St	66.00	1.0	50.00	\$200.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$200.00
0709-144-1935-8 DR2	LAMBDA CHAPTER BLDG CORP PO BOX 45735 MADISON WI	216 Langdon St	82.90	1.0	50.00	\$200.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	10.00	\$180.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$380.00
0709-144-2003-2 PD	ALPHA LAMBDA ALUM INV LLC PO BOX 188 MADISON WI	221 Langdon St	110.00	1.0	50.00	\$200.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	35.00	\$630.00	0	\$0.00	0.00	\$0.00	1.00	\$2,200.00	0.00	\$0.00	0.00	\$0.00	\$3,030.00
0709-144-2004-0 DR2	LANGDON STREET LLC 2607 MONROE ST MADISON WI	227 Langdon St	66.00	1.0	50.00	\$200.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	15.00	\$270.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$470.00
0709-144-1920-9 DR2	HANUSTRRA 228-230 LLC % CHT APARTMENT RENTALS PO BOX 512 MADISON WI	228 Langdon St	56.33	1.0	50.00	\$200.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$200.00
0709-144-2005-8 DR2	JEWISH EXPERIENCE OF MADISON INC 3453 N 54TH ST MILWAUKEE WI	233 Langdon St	66.00	1.0	50.00	\$200.00	105.00	\$525.00	0.00	\$0.00	0.00	\$0.00	1.0	45.00	\$810.00	0	\$0.00	0.00	\$0.00	1.00	\$2,200.00	0.00	\$0.00	0.00	\$0.00	\$3,735.00
0709-144-1919-2 DR2	HARCROFT 234 LLC % CHT APARTMENT RENTALS PO BOX 512 MADISON WI	234 Langdon St	60.00	1.0	50.00	\$200.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	15.00	\$270.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$470.00
0709-144-2006-6 DR2	WISCONSIN BETA SIGMA PHI EPSILON CORP PO BOX 46362 MADISON WI	237 Langdon St	58.16	1.0	50.00	\$200.00	135.00	\$675.00	0.00	\$0.00	0.00	\$0.00	1.0	58.16	\$1,046.88	0	\$0.00	0.00	\$0.00	1.00	\$2,200.00	0.00	\$0.00	0.00	\$0.00	\$4,121.88

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**City of Madison Engineering Division - Schedule of Assessments**

Proj. ID: 11103 Project Name: Langdon Street Resurfacing Assessment District - 2017  
 Project Limits: N. Lake St. to N. Carroll St.

Property Information				Street Construction Items										Sanitary Sewer Reconstruction Items				Storm Sewer Item		Street Lighting Item				TOTAL ASSM'T		
Parcel No.	Owner's Name / Mailing Address	Parcel Location	Frontage (LF) OR % Interest	Remove & Replace Concrete Sidewalk @ \$4.00 per Square Foot (SF)			Remove & Replace Concrete Driveway @ \$5.00 per Sq Ft		Terrace Improvement - Replace Pavers @ \$18.00 per Sq Ft		Terrace Improvement - Install Topsoil & Sod @ \$7.00 per Sq Yd		Remove & Replace Curb and Gutter @ \$18.00 per Linear Foot (LF)			Sanitary Sewer Reconnect @ \$800.00 Each		Remove & Replace Sanitary Lateral @ \$75.00 per LF		Private Storm Sewer Connection @ \$2,200.00 Each		Install Pedestrian Scale Lighting**				
				Factor*	SF	Cost	SF	Cost	SF	Cost	SY	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each	Cost	LF	Cost		SF	Cost
0709-144-1911-8 DR2	PALIT-DICKINSON LLC 933 UNIVERSITY BAY DR MADISON WI	240 Langdon St	103.00	1.0	50.00	\$200.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	98.00	\$1,764.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,964.00
0709-144-2007-4 DR2	OSBORN FAM TRUST, DUANE E & R OSBORN ENT LLC ETAL 5136 LACY RD FITCHBURG WI	241 Langdon St	71.50	1.0	50.00	\$200.00	145.00	\$725.00	0.00	\$0.00	0.00	\$0.00	1.0	71.50	\$1,287.00	0	\$0.00	0.00	\$0.00	1.00	\$2,200.00	0.00	\$0.00	0.00	\$0.00	\$4,412.00
0709-144-2008-2 DR2	OSBORN, EUGENE K ET AL 5136 LACY RD FITCHBURG WI	245 Langdon St	66.00	1.0	50.00	\$200.00	145.00	\$725.00	0.00	\$0.00	0.00	\$0.00	1.0	45.00	\$810.00	0	\$0.00	0.00	\$0.00	1.00	\$2,200.00	0.00	\$0.00	0.00	\$0.00	\$3,935.00
0709-144-1910-0 DR2	248 LANGDON STREET LLC PO BOX 620091 MIDDLETON WI	248 Langdon St	45.00	1.0	50.00	\$200.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	10.00	\$180.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$380.00
0709-144-1909-3 DR2	250 LANGDON PARTNERS LLC ATTN BROAKWALK INV LLC 210 N BASSETT ST MADISON WI	250 Langdon St	58.00	1.0	50.00	\$200.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	10.00	\$180.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$380.00
0709-144-2009-0 DR2	LANGDON STREET LLC 2607 MONROE ST MADISON WI	251 Langdon St	66.00	1.0	50.00	\$200.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	10.00	\$180.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$380.00
0709-144-1908-5 DR2	DELTA THETA SIGMA CORP % MICHAEL GRESCH 234 N MARQUETTE ST MADISON WI	252 Langdon St	41.55	1.0	50.00	\$200.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	10.00	\$180.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$380.00
0709-144-2010-7 DR2	HARCROFT 257 LLC % CHT APARTMENT RENTALS PO BOX 512 MADISON WI	257 Langdon St	66.00	1.0	50.00	\$200.00	85.00	\$425.00	0.00	\$0.00	0.00	\$0.00	1.0	10.00	\$180.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$805.00
0709-144-1907-7 DR2	CHANDLER 260 LLC % CHT APARTMENT RENTALS PO BOX 512 MADISON WI	260 Langdon St	75.00	1.0	50.00	\$200.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	20.00	\$360.00	0	\$0.00	0.00	\$0.00	1.00	\$2,200.00	0.00	\$0.00	0.00	\$0.00	\$2,760.00
0709-144-2011-5 DR2	265 LANGDON FAM LTD PARTNERSHIP 401 N CARROLL ST MADISON WI	265 Langdon St	132.00	1.0	50.00	\$200.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	40.00	\$720.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$920.00
0709-144-1906-9 DR2	GAMMA PHI BETA % HOUSE DIRECTOR 270 LANGDON ST MADISON WI	270 Langdon St	75.00	1.0	50.00	\$200.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	30.00	\$540.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$740.00
0709-143-0201-6 PD	GRADUATE MADISON OWNR LLC ATTN AJ CAPITAL PARTNERS 133 N JEFFERSON ST FL 4 CHICAGO IL	601 Langdon St	91.29	1.0	150.00	\$600.00	100.00	\$500.00	0.00	\$0.00	0.00	\$0.00	1.0	20.00	\$360.00	1	\$800.00	40.00	\$3,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,260.00
0709-143-0120-8 DR2	YOUTH WITH A MISSION INC PO BOX 8503 MADISON WI	602 Langdon St	66.00	1.0	100.00	\$400.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	20.00	\$360.00	1	\$800.00	34.00	\$2,550.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$4,110.00

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**City of Madison Engineering Division - Schedule of Assessments**

Proj. ID: 11103 Project Name: Langdon Street Resurfacing Assessment District - 2017  
 Project Limits: N. Lake St. to N. Carroll St.

Property Information				Street Construction Items										Sanitary Sewer Reconstruction Items				Storm Sewer Item		Street Lighting Item				TOTAL ASSM'T		
Parcel No.	Owner's Name / Mailing Address	Parcel Location	Frontage (LF) OR % Interest	Remove & Replace Concrete Sidewalk @ \$4.00 per Square Foot (SF)			Remove & Replace Concrete Driveway @ \$5.00 per Sq Ft		Terrace Improvement - Replace Pavers @ \$18.00 per Sq Ft		Terrace Improvement - Install Topsoil & Sod @ \$7.00 per Sq Yd		Remove & Replace Curb and Gutter @ \$18.00 per Linear Foot (LF)			Sanitary Sewer Reconnect @ \$800.00 Each		Remove & Replace Sanitary Lateral @ \$75.00 per LF		Private Storm Sewer Connection @ \$2,200.00 Each		Install Pedestrian Scale Lighting**				
				Factor*	SF	Cost	SF	Cost	SF	Cost	SY	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each	Cost	LF	Cost		SF	Cost
0709-143-0119-1 DR2	UNIV OF WIS REGENTS VAN HISE HALL # 1860 1220 LINDEN DR MADISON WI	610 Langdon St	66.00	1.0	100.00	\$400.00	50.00	\$250.00	0.00	\$0.00	0.00	\$0.00	1.0	20.00	\$360.00	1	\$800.00	39.00	\$2,925.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$4,735.00
0709-143-0202-4 PD	HILLEL FOUNDATION UNIV OF WISCONSIN INC 611 LANGDON ST MADISON WI	611 Langdon St	107.00	1.0	150.00	\$600.00	100.00	\$500.00	0.00	\$0.00	0.00	\$0.00	1.0	60.00	\$1,080.00	3	\$2,400.00	77.00	\$5,775.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$10,355.00
0709-143-0118-3 PD	LANGDON STREET LLC 2607 MONROE ST MADISON WI	614 Langdon St	60.00	1.0	150.00	\$600.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	40.00	\$720.00	2	\$1,600.00	35.00	\$2,625.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,545.00
0709-143-0127-4 DR2, PD	FRAWLEY HEIRS, PHYLLIS 614 LANGDON ST # WEST MADISON WI	614 Langdon St	6.00	1.0	25.00	\$100.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$100.00
0709-143-0203-2 PD	LANGDON STREET LLC 2607 MONROE ST MADISON WI	619 Langdon St	66.00	1.0	150.00	\$600.00	100.00	\$500.00	0.00	\$0.00	0.00	\$0.00	1.0	30.00	\$540.00	3	\$2,400.00	72.00	\$5,400.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$9,440.00
0709-143-0204-0 PD	625 LANGDON STREET LLC % STEPHEN D BROWN 120 W GORHAM ST MADISON WI	625 Langdon St	66.00	1.0	150.00	\$600.00	100.00	\$500.00	0.00	\$0.00	0.00	\$0.00	1.0	50.00	\$900.00	2	\$1,600.00	76.00	\$5,700.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$9,300.00
0709-143-0125-8 DR2	ROUNDHOUSE APARTMENTS LLC % CHT APARTMENT RENTALS PO BOX 512 MADISON WI	626 Langdon St	182.42	1.0	200.00	\$800.00	100.00	\$500.00	0.00	\$0.00	0.00	\$0.00	1.0	50.00	\$900.00	2	\$1,600.00	34.00	\$2,550.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$6,350.00
0709-143-0205-8 DR2	DIVALL LANGDON ASSOC % WI MANAGEMENT CO INC 2040 S PARK ST MADISON WI	633 Langdon St	132.00	1.0	200.00	\$800.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	40.00	\$720.00	1	\$800.00	32.00	\$2,400.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$4,720.00
0709-143-0112-5 DR2	MADISON COMMUNITY CO-OP 1202 WILLIAMSON ST # 106 MADISON WI	636 Langdon St	82.50	1.0	150.00	\$600.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	30.00	\$540.00	1	\$800.00	35.00	\$2,625.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$4,565.00
0709-143-0404-6 C1	UNIV OF WIS REGENTS VAN HISE HALL # 1860 1220 LINDEN DR MADISON WI	701 Langdon St	528.00	1.0	200.00	\$800.00	0.00	\$0.00	1200.00	\$21600.00	0.00	\$0.00	1.0	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$22,400.00
0709-143-0301-4 C1, HIS-L	UNIV OF WIS REGENTS VAN HISE HALL # 1860 1220 LINDEN DR MADISON WI	800 Langdon St	792.00	1.0	1500.00	\$6000.00	0.00	\$0.00	1200.00	\$21600.00	0.00	\$0.00	1.0	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$27,600.00
TOTALS				--	6890.00	\$27,560.00	2015.00	\$10,075.00	2400.00	\$43,200.00	515.00	\$3,605.00	--	1275.66	\$22,961.88	18.00	\$14,400.00	512.00	\$38,400.00	9.00	\$19,800.00	744.55	\$19,023.25	186,357.00	\$20,499.27	\$219,524.40

\*\* Total street lighting assessment is based on both the lot frontage on Langdon St. and the total lot area.  
 Corner lot factors (75% frontage, 50% area) were used for the following parcels: 103 Langdon and 104 Langdon.  
 100% of the lot area and frontage was used to calculate the lighting assessments for all other parcels.

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