

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 21ST day of OCTOBER, 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 WEST LAKE LAWN PLACE ASSESSMENT DISTRICT - 2012 attached hereto.

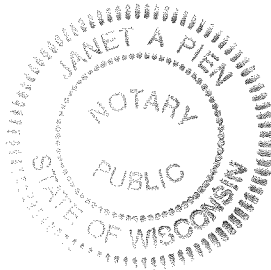
2. She did and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.


Kathleen Rideout

Subscribed and sworn to before me
this 21ST day OCTOBER, 2011



Notary Public, State of Wisconsin
My Commission expires:



**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 2, 2011, AT 6:30 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 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 LAKELAWN PLACE ASSESSMENT DISTRICT - 2012

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ OCTOBER 21, 2011



Department of Public Works
City Engineering Division

Robert F. Phillips, P.E.
City Engineer

608 266 4751

Assistant City Engineer
Michael R. Dalley, P.E.

Principal Engineers
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.
Christopher J. Petykowski, P.E.

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

Operations Supervisor
Kathleen M. Cryan

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

Financial Officer
Steven B. Danner-Rivers

Hydrogeologist
Brynn Bemis

October 21, 2011

To: Property owners adjacent West Lakelawn Place

Re: Public Hearing before Board of Public Works
November 2, 2011, 6:30 P.M.
Parks Conference Room, Room 108, City County Building
210 Martin Luther King Jr. Blvd.
Madison, WI

The City of Madison is proposing to reconstruct West Lakelawn in 2012. You are being sent this letter to notify you of a public hearing before the Board of Public Works regarding the project, at the above referenced date, time & location. City Engineering will make a short presentation at the meeting, followed by the public hearing. The project will involve special assessments to owners of property adjacent to the project. Attached to this letter is a Schedule of Assessments, which shows estimated costs for each property adjacent to the project.

The proposed limits of the project are: West Lakelawn Place from Langdon Street to the north end. The proposed project is a complete street reconstruction including new curb and gutter, sidewalk, pavement, sanitary sewer, water main, storm sewer and drive aprons. The project is scheduled to take place during the summer of 2012.

Street Improvements

The proposed street improvements include removing and replacing the existing concrete sidewalk/terrace and asphalt pavement.

The City and the property owners adjoining the reconstruction will share the cost of the street improvements. 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. The City assumes the entire cost for the new pavement and storm sewer improvements. The City also assumes the cost for curb and gutter and sidewalk ramps located at each street intersection. The attached Schedule of Assessments shows a breakdown of costs for each street reconstruction item and the total estimated cost to be assessed to each adjacent property owner. Please contact Eric Dundee, the Project Engineer, at 266-4913, with any questions regarding the street reconstruction.

Sanitary Sewer Main and Lateral Replacement

The sanitary sewer main and laterals on West Lakelawn Place within the limits of this reconstruction project were constructed in 1911. The sanitary sewer main will be replaced with the project and will not be assessed to the properties. 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. Replacement of the sanitary sewer lateral from the property line to your home is solely your responsibility and will not be coordinated or funded by the City. If you have questions regarding the replacement of your sanitary lateral please contact Corey Stelljes, of my staff, at 266-9721.

Storm Sewer

The storm sewer main, leads, and inlets will be replaced as part of this project. The costs to connect existing private connections to curb (often downspouts or sump pumps) are assessable (existing connections to an inlet or manhole will be reconnected at no cost). If you are aware of any existing private connections you have to the storm sewer system (either the curb or a structure) or would like a private connection to be provided as part of this project, please contact the storm sewer engineer. Corey Stelljes is also the storm sewer designer for this project; you may contact him with questions at the above phone number.

Water Main and Water Service Laterals

The water main will also be replaced with the project. The existing water main within the project limits was installed in 1900. The City will remove the old main that currently serves the properties and will connect all of the properties to the new water main. Property owners will not be assessed for the new water main. Please contact Adam Wiederhoeft of the Madison Water Utility at 266-9121 with questions regarding water main.

Impact on Trees and Landscaping

Tree pruning and removal 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.

During construction, it will be necessary to trim tree limbs and/or roots to accommodate the construction. 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. With the nature of this work, property owners should anticipate that most of the terrace will be disturbed, therefore, any plantings or special landscaping features that an owner wishes to save from damage should be removed from the terrace area prior to the start of construction.

Special 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 costs based upon the City's assessment policy. After the project is bid, and work is complete, a final assessment will be calculated based on bid prices and work actually performed. The final assessment, which will be billed after the completion of the project, is payable in one lump sum or over a period of 8 years, with 2.5% 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, Eric Dundee at edundee@cityofmadison.com or 266-4913. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction.

Sincerely,



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

RFP:eld

Cc by email:

Ald. Bridget Maniaci
Dan Dettmann, Traffic Engineering
Corey Stelljes, City Engineering
Marla Eddy, City Forestry
Cindy Mierow, Police Department
Al Schumacher, Streets Division
Jeff Fedler, Madison School District Transportation Coordinator
Simon Gillham, Kobussen Buses
Dane County 911

Christy Bachmann, City Engineering
Dennis Cawley, Water Utility
Ed Ruckriegel, Fire Department
Matt Mikolajewski, City Planning
Drew Beck, Madison Metro Transit
Jason Fenske, Badger Bus Lines

City of Madison Engineering Division - Schedule of Assessments

Project Name: W Lakelawn Place (Langdon to north) Assessment District

October 21, 2011

Project Limits: Langdon Street to Lake Mendota

Parcel No./ Zoning	Owner's Name / Mailing Address	Situation Address	Frontage (LF)	Remove Sidewalk & Drive Apron @ \$1.50 per SF		Replace Sidewalk @ \$3.00 per SF		Replace Drive Apron @ \$3.50 per SF		Street Reconstruction Items		Sanitary Sewer Items		Storm Sewer Connection Items		Street Lighting*		TOTAL ASSMNT		
				SF	Cost	SF	Cost	SF	Cost	LF	Cost	LF	Cost	Each	Cost	Adjusted Lot Size per SF	per Factored SF			
0709-144-1934-0 DOZ4, R6	ANDERSON, REBECCA M 4905 TONYAWATHA TRL MONONA WI	W Lakelawn Pl 615 Howard Pl	80.00 143.00	240	\$360.00	240	\$720.00	0	\$0.00	0	\$0.00	1	\$299.50	10.0	\$211.10	0	\$0.00	4,480.00	\$9,046.40	\$4,637.00
0709-144-1934-0 DOZ4, PUDSIP	222 LANGDON LLC 145 E BAUGER RD MADISON WI	201 W Lakelawn Pl Lakelawn Pl	246.00 54.93	902.79	\$1,354.19	902.79	\$2,706.37	0	\$0.00	94.93	\$1,423.95	2	\$599.00	20.0	\$422.20	3	\$4,500.00	13,776.00	\$9,367.68	\$20,375.39
0709-144-1923-3 DOZ3, R6	ALPHA GAMMA RHO EDUCATN FNDTN OF IOTA CHAPTER INC 5321 FAIRWAY DR MADISON WI	233 W Lakelawn Pl	25.30	75.90	\$113.85	75.90	\$227.70	0	\$0.00	25.30	\$379.50	1	\$299.50	10.0	\$211.10	0	\$0.00	7,708.00	\$5,241.44	\$6,473.09
0709-144-1924-1 DOZ4, R6	TWEKENBERG 237 LLC % CHT APARTMENT RENTALS PO BOX 512 MADISON WI	237 W Lakelawn Pl Lakelawn Pl	162.05 54.74	486.15	\$729.23	486.15	\$1,458.45	0	\$0.00	25	\$375.00	2	\$599.00	20.0	\$422.20	0	\$0.00	8,863.00	\$6,020.04	\$9,603.92
0709-144-1921-7 DOZ4, R6	240 W LAKELAWN PLACE LLC 4805 TONYAWATHA TRL MONONA WI	240 W Lakelawn Pl	83.22	249.66	\$374.49	249.66	\$746.96	0	\$0.00	25.00	\$375.00	1	\$299.50	10.0	\$211.10	0	\$0.00	4,373.00	\$2,973.64	\$4,962.71
0709-144-1922-5 DOZ3, R6	MADISON COMMUNITY CO-OP 1202 WILLIAMSON ST # C MADISON WI	244 W Lakelawn Pl	25.30	75.9	\$113.85	75.9	\$227.70	0	\$0.00	25.3	\$379.50	1	\$299.50	10.0	\$211.10	0	\$0.00	8,474.00	\$5,762.32	\$6,993.97
0709-144-1935-8 DOZ4, R6	LAMBDA CHAPTER BLDG CORP PO BOX 45735 MADISON WI	Lakelawn Pl 216 Langdon St	82.90 82.9	0.00	\$0.00	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0	\$0.00	0.0	\$0.00	1	\$1,500.00	0.00	\$0.00	\$1,500.00
0709-144-1920-9 DOZ4, R6	HANUSTRA 228-230 LLC % CHT APARTMENT RENTALS PO BOX 312 MADISON WI	W Lakelawn Pl 228 Langdon St	266.00 54.74	798	\$1,197.00	200	\$600.00	0	\$0.00	266	\$3,960.00	2	\$599.00	20.0	\$422.20	1	\$1,500.00	14,896.00	\$10,129.28	\$18,437.48
TOTALS:				2828.4	\$4,242.60	2230.4	\$6,691.20	0	\$0.00	461.53	\$6,922.95	10	\$2,995.00	100	\$2,111.00	5.00	\$7,500.00	62,560.00	\$42,540.80	\$73,003.55

* Street lighting assessments for corner parcels 0709-144-1906-9 and 0709-143-0120-8 adjusted for existing and potential future lights on Langdon St.