

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 day of **DECEMBER 18, 2020** 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 **Approving Amended Final Assessments for Ronald Reagan 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

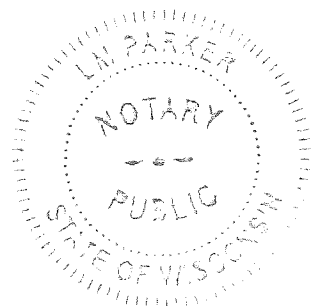
Johanna L. Johnson

Subscribed and sworn to before me
this 18 day of DECEMBER, 2020

L M Parker

L M Parker

Notary Public, State of Wisconsin
My Commission expires:





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
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

Deputy City Engineer
Gregory T. Fries, P.E.

Deputy Division Manager
Kathleen M. Cryan

Principal Engineer 2
John S. Fahrney, P.E.
Christopher J. Petykowski, P.E.
Janet Schmidt, P.E.

Principal Engineer 1
Christina M. Bachmann, P.E.
Mark D. Moder, P.E.
James M. Wolfe, P.E.

Facilities & Sustainability
Bryan Cooper, Principal Architect

Mapping Section Manager
Eric T. Pederson, P.S.

Financial Manager
Steven B. Danner-Rivers

**NOTICE OF PUBLIC HEARING BEFORE THE COMMON COUNCIL
FOR
AMENDED FINAL SCHEDULE OF ASSESSMENTS**

**RONALD REAGAN AVENUE, JOHN WALL DRIVE AND MERCHANT STREET ASSESSMENT
DISTRICT – 2017**

MADISON, WISCONSIN

The Common Council of the City of Madison, Wisconsin, assessed benefits for the Ronald Reagan Avenue, John Wall Drive and Merchant Street Assessment District – 2017, on July 2, 2019, File ID 56282, RES-19-00493, and on September 15, 2020, File ID 61889, RES-20-00642.

Additional project costs will be assessed to the Ronald Reagan Avenue, John Wall Drive and Merchant Street Assessment District – 2017. A Public Hearing will be held on the additional costs and amended final assessments.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN:

That the City Engineer has prepared an amended final schedule of assessments for Ronald Reagan Avenue, John Wall Drive and Merchant Street Assessment District – 2017 and will present to the Common Council at a regular meeting-to be held **TUESDAY, JANUARY 5, 2021, at 6:30 P.M., VIA VIRTUAL MEETING** and that the Common Council will then and there consider said amended final schedule of assessments for Ronald Reagan Avenue, John Wall Drive and Merchant Street Assessment District – 2017 and will hold a public hearing to hear all persons interested, or their agents or attorneys.

IF YOU WISH TO SPEAK AT THE VIRTUAL MEETING, YOU MUST REGISTER. You can register at <https://www.cityofmadison.com/MeetingRegistration>. When you register to speak, you will be sent an email with the information you need to join the virtual meeting.

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. Please make contact at least 72 hours prior to the date of this public hearing so that we can make proper accommodations.

BY: MariBeth Witzel-Behl
MariBeth Witzel-Behl, City Clerk

PUB: WSJ DECEMBER 25, 2020

To view list of assessments for APPROVING AMENDED FINAL ASSESSMENTS FOR RONALD REGAN AVENUE, JOHN WALL DRIVE AND MERCHANT STREET ASSESSMENT DISTRICT - 2017

please visit the City's website: <https://madison.legistar.com/Legislation.aspx>. In the Search criteria, enter Legistar File ID No. 63328.

Parcel No.	Owner's Name / Mailing Address	Note	Situation / Parcel Location	Lot Area SF	Frontage LF	Street Construction Items										Lighting Construction Items						Sanitary Sewer Construction Items						Water Main Construction Items						Storm Sewer Construction Items						Lot Improvement Items					AMENDED FINAL TOTAL ASSM'T	PRIOR TOTAL ASSM'T (see note 3)	AMOUNT OF INCREASE
						Concrete Drive Apron Installation Assmnt @		Sidewalk Installation Assmnt @		(see note 2) Street Installation Assmnt @		Street Lighting Installation Assmnt @		Sanitary Sewer Main Installation Assmnt @		Sanitary Lateral Installation Assmnt @		Water Main Installation Assmnt @		6" Water Service Installation Assmnt @		8" Water Service Installation Assmnt @		Storm Sewer Service Installation (Merchant St & Manufacturers Dr)		Storm Sewer Service Installation (Merchant St & Manufacturers Dr)		Mass Grading Assmt @	Street Lighting Removal Assmnt @	Sanitary Sewer Removal Assmnt @	Water Main Removal Assmnt @	Storm Sewer Removal Assmnt @															
						\$7.07 per SF	per SF Cost	\$3.40 per SF	per SF Cost	\$178.17 per LF	per LF Cost	\$3.86 per LF	per LF Cost	\$114.63 per 1000 SF	per 1000 SF Cost	\$37.00 per LF	per LF Cost	\$0.16 per SF	per SF Cost	\$4,312.50 Each	Each Cost	\$5,263.00 Each	Each Cost	\$133.34 per 1000 SF	per 1000 SF Cost	\$25.07 per 1000 SF	per 1000 SF Cost						LS	LS	LS	LS	LS										
0810-162-0627-0 IL	HOEPKER CENTER, LLC 2560 LORD BALTIMORE DRIVE BALTIMORE, MD 21244	1	6602 Ronald Reagan Avenue Hoepker Road	613,157.00	1042.56	485.20	\$3,430.36	5,162.00	\$17,550.80	1,042.56	\$183,750.72	1,042.56	\$4,024.28	613,157.00	\$70,288.25	129.00	\$4,773.00	613,157.00	\$100,935.18	0	\$0.00	3	\$15,789.00	613,157.00	\$81,758.35	613,157.00	\$15,372.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$499,672.23	\$498,048.04	\$1,624.19												
0810-162-0217-9 IL (FORMERLY P 0810-162-0317-7)	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	3801 John Wall Dr Ronald Reagan Avenue	272,753.00	435.90 593.97	0.00	\$0.00	5,618.00	\$19,101.20	1,029.87	\$183,489.76	1,029.87	\$3,975.30	272,753.00	\$31,266.60	43.00	\$1,591.00	272,753.00	\$44,899.39	1	\$4,312.50	0	\$0.00	272,753.00	\$36,368.89	272,753.00	\$6,838.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$331,842.74	\$330,238.32	\$1,604.42												
0810-162-0318-5 IL	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	6305 Ronald Reagan Avenue Merchant Street	393,524.00	802.33 117.00	0.00	\$0.00	4,489.00	\$15,262.60	919.33	\$163,795.09	802.33	\$3,096.99	393,524.00	\$45,110.98	128.00	\$4,736.00	393,524.00	\$64,780.17	0	\$0.00	0	\$0.00	393,524.00	\$52,472.49	393,524.00	\$9,865.93	\$115,404.74	\$0.00	\$11,568.75	\$0.00	\$7,398.75	\$493,492.49	\$492,060.27	\$1,432.22												
0810-162-0628-8 IL	MADISON MERCHANT RE INC 2425 NEW HOLLAND PIKE LANCASTER, PA 17601	1	6304 Ronald Reagan Avenue Merchant Street	973,151.00	863.98 183.00	0.00	\$0.00	4,952.00	\$16,836.80	1,046.98	\$186,538.22	863.98	\$3,334.96	973,151.00	\$111,555.58	128.00	\$4,736.00	973,151.00	\$160,195.80	0	\$0.00	0	\$0.00	973,151.00	\$129,759.95	973,151.00	\$24,397.59	\$238,078.63	\$2,086.80	\$20,637.50	\$16,451.75	\$19,722.50	\$934,332.09	\$932,701.01	\$1,631.08												
0810-162-0216-1 IL	MOTION W INDUSTRIAL LLC 9000 W CHESTER ST # 200 MILWAUKEE WI 53214	1	3819 John Wall Dr	408,966.00	773.08	934.01	\$6,603.45	3,387.00	\$11,515.80	773.08	\$137,738.03	773.08	\$2,984.09	408,966.00	\$46,881.15	43.00	\$1,591.00	408,966.00	\$67,322.17	1	\$4,312.50	0	\$0.00	408,966.00	\$54,531.53	408,966.00	\$10,253.07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$343,732.78	\$342,528.41	\$1,204.37												
0810-162-0503-2 SE	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	3802 John Wall Drive Ronald Reagan Avenue	31,812.00	176.38 183.84	0.00	\$0.00	145.00	\$493.00	360.22	\$64,179.64	360.22	\$1,390.45	31,812.00	\$3,646.72	43.00	\$1,591.00	31,812.00	\$5,236.75	0	\$0.00	0	\$0.00	31,812.00	\$4,241.81	31,812.00	\$797.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$81,576.92	\$81,015.73	\$561.18												
0810-162-0502-4 SE	CITY OF MADISON WATER UTIL 119 EAST OLIN AVE MADISON WI 53713	1	3810 John Wall Dr	47,280.00	275.18	0.00	\$0.00	0.00	\$0.00	275.18	\$49,028.24	275.18	\$1,062.19	47,280.00	\$5,419.87	43.00	\$1,591.00	47,280.00	\$7,783.02	0	\$0.00	0	\$0.00	47,280.00	\$6,304.32	47,280.00	\$1,185.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$72,373.98	\$71,945.28	\$428.70												
0810-162-0407-6 SE	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	3818 John Wall Drive	43,132.00	304.99	0.00	\$0.00	0.00	\$0.00	304.99	\$54,339.42	304.99	\$1,177.26	43,132.00	\$4,944.37	88.00	\$3,256.00	43,132.00	\$7,100.20	0	\$0.00	0	\$0.00	43,132.00	\$5,751.22	43,132.00	\$1,081.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$77,649.82	\$77,174.68	\$475.14												
0810-162-0406-8 SE	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	\$13,371.50	75.05	\$289.69	26,266.00	\$3,010.96	43.00	\$1,591.00	26,266.00	\$4,323.79	0	\$0.00	0	\$0.00	26,266.00	\$3,502.31	26,266.00	\$658.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26,747.76	\$26,630.84	\$116.92												
0810-162-0405-0 SE	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	\$13,371.50	75.05	\$289.69	26,266.00	\$3,010.96	43.00	\$1,591.00	26,266.00	\$4,323.79	0	\$0.00	0	\$0.00	26,266.00	\$3,502.31	26,266.00	\$658.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26,747.76	\$26,630.84	\$116.92												
0810-162-0404-2 SE	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	\$13,371.50	75.05	\$289.69	26,266.00	\$3,010.96	43.00	\$1,591.00	26,266.00	\$4,323.79	0	\$0.00	0	\$0.00	26,266.00	\$3,502.31	26,266.00	\$658.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26,747.76	\$26,630.84	\$116.92												
0810-162-0403-4 SE	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	3830 John Wall Drive Hoepker Road	26,266.00	75.05	0.00	\$0.00	0.00	\$0.00	75.05	\$13,371.50	75.05	\$289.69	26,266.00	\$3,010.96	43.00	\$1,591.00	26,266.00	\$4,323.79	0	\$0.00	0	\$0.00	26,266.00	\$3,502.31	26,266.00	\$658.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26,747.76	\$26,630.84	\$116.92												
0810-162-0401-8 SE	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	6802 Manufacturers Dr John Wall Drive	26,142.00	175.96 150.94	0.00	\$0.00	0.00	\$0.00	150.94	\$26,892.66	150.94	\$582.63	26,142.00	\$2,996.75	0.00	\$0.00	26,142.00	\$4,303.38	0	\$0.00	0	\$0.00	26,142.00	\$3,485.77	26,142.00	\$655.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38,916.59	\$38,681.44	\$235.15												
0810-162-0207-0 SE	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	6102 Manufacturers Drive Merchant Street	120,175.00	492.68 251.68	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0	\$0.00	0	\$0.00	0.00	\$0.00	120,175.00	\$3,012.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,012.87	\$3,012.87	\$0.00												
0810-162-0208-8 SE	CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701	1	3842 Merchant Street	90,243.00	200.78	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0	\$0.00	0	\$0.00	0.00	\$0.00	90,243.00	\$2,262.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,262.46	\$2,262.46	\$0.00												

TOTALS 3,125,399.00 7,324.45 1,419.21 \$10,033.81 23,753.00 \$80,760.20 6,203.35 \$1,105,237.78 5,903.35 \$22,786.93 2,914,981.00 \$334,154.10 817.00 \$30,229.00 2,914,981.00 \$479,851.23 2.00 \$8,625.00 3.00 \$15,789.00 2,914,981.00 388,683.57 3,125,399.00 \$78,355.97 \$353,483.37 \$2,086.80 \$32,206.25 \$16,451.75 \$27,121.25 \$2,985,856.02 \$2,976,191.88 \$9,664.14

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 DEFERRMENT PERIOD, PAYMENT SHALL BE MADE WITH INTEREST IN 8 EQUAL YEARLY INSTALLMENTS. IN THE EVENT OF CERTAIN OCCURRENCES AS OUTLINED IN SECTION 4.081(4), THE ASSESSMENTS SHALL BE PAID IN FULL PRIOR TO THE END OF THE DEFERRAL PERIOD.

2. AMENDED FINAL ASSESSMENTS INCREASED "STREET INTALLATION ASSMNT" \$9,664.14 (was not originally accounted for)

3. PARTIAL FINAL ASSESSMENT COSTS WHERE APPROVED BY THE COMMOM COUNCIL ON JULY 2, 2019, FILE ID 56282, RES-19-00493 AND LIGHTING ASSESSMENT COSTS WHERE APPROVED BY THE COMMOM COUNCIL ON SEPTEMBER 15, 2020, FILE ID 61889, RES-20-00642.