

**AFFIDAVIT OF MAILING**

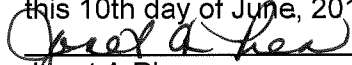
STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

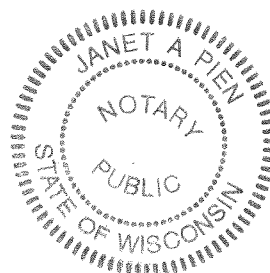
CHRISTY BACHMANN, being first duly sworn on oath, deposes and says that:

1. She is an ENGINEER with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 10th day of June 2011, at approximately 2:30: PM, 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 MONONA DRIVE ASSESSMENT DISTRICT - 2011., 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.

  
\_\_\_\_\_  
CHRISTY BACHMANN

Subscribed and sworn to before me  
this 10th day of June, 2011  
  
\_\_\_\_\_  
Janet A Pien  
Notary Public, State of Wisconsin  
My Commission expires: February 28, 2014





Department of Public Works  
**City Engineering Division**

**608 266 4751**

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

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
608 264 9275 FAX  
1 866 704 2315 Textnet

**Assistant City Engineer**

Michael R. Dailey, 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

June 10, 2011

**To: Property owners along Monona Drive, Atwood Avenue, Buckeye Road, and Lake Edge Blvd**

**Re: Public Hearing before Board of Public Works  
June 22, 2011 6:30 P.M.  
Room 201 City County Building (Council Chambers)  
210 Martin Luther King Jr. Blvd.  
Madison, WI**

The City of Madison, in cooperation with the City of Monona and Dane County, is proposing to reconstruct Monona Drive from Winnequah Road to Cottage Grove Road. Portions of Atwood Avenue, Buckeye Road and Lake Edge Boulevard are also included in the proposed project. The project is scheduled to take place during the summer of 2012. The road will remain open to traffic but it will be reduced to one lane in each direction.

You are being sent this letter to notify you of the public hearing before the Madison Board of Public Works as shown on the attached notice. City Engineering will be making a short presentation at the meeting, followed by the public hearing. Attached to this letter is a schedule of assessments that contains the estimated cost for each property owner on the project.

This project includes federal and county funding. As a result the City of Madison's project costs are lowered, and assessments have been adjusted accordingly. The schedule of assessments attached already includes the applied federal/county discount.

**Street Improvements**

The proposed street improvement consists of total street reconstruction, including grading, new base course, curb and gutter, asphalt pavement and sidewalk. The plan includes widening of the roadway in order to construct bike lanes along Monona Drive. New sidewalk will be installed on both sides of Monona Drive and Atwood Avenue. Driveway aprons will be removed and replaced with concrete aprons matching the new street grades.

The cost of the street improvement will be shared by the City of Madison, City of Monona, Dane County, federal funds and the property owners adjoining the reconstruction. The attached Schedule of Assessments shows a breakdown of costs for each of the street items and the total estimated cost to be assessed to each adjacent property owner. Christy Bachmann is the street designer for this project, and you may contact her at (608) 266-4095 with any questions about how the preliminary assessments were determined.

June 10, 2011

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**Storm Sewer**

Storm sewer mainline pipe, inlets and leads will be installed throughout the project. This work is not assessed to property owners.

**Street Lighting**

New street lighting will be installed throughout the project. This work is assessed to property owners and the attached schedule of assessments shows a breakdown of costs. Brian Smith is the lighting designer and you may contact him at 261-9625.

**Impact on Trees and Landscaping**

The proposed plan requires removal of approximately 30 trees adjacent to the City of Madison properties. The City Forester has developed a replacement planting plan which includes installation of approximately 30 new terrace trees.

**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 based upon the City's assessment policy. When the project is bid, and work is complete, a final assessment will be calculated based on work actually performed. The final assessment 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 have any other questions regarding this project, please contact the Project Engineer, Christy Bachmann at [cbachmann@cityofmadison.com](mailto:cbachmann@cityofmadison.com) or 266-4095. 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

cc: Ald. Larry Palm  
Christy Bachmann, City Engineering  
Mike Dailey, City Engineering  
Dennis Cawley, Water Utility  
Brian Smith, Traffic Engineering  
Marla Eddy, City Forestry  
Matt Mikolajewski, City Planning

**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, JUNE 22, AT 6:30 P.M.**, the Board of Public Works will hold a public hearing in, **COMMON COUNCIL CHAMBERS (ROOM 201), 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**

**MONONA DRIVE ASSESSMENT DISTRICT-2011**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ JUNE 10, 2011



City of Madison Engineering Division - Schedule of Assessments

Project Name: Monona Drive Assessment District-2011

DATE: June 10, 2011

Project Limits: Winnequah Road to Cottage Grove Road

Frontages listed are for: SITUS ADDRESS

Project ID: 53W0712

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (LF)	Remove Existing Sidewalk & Drive Apron @ \$0.20 per SF				Replace Existing Sidewalk @ \$0.75 per SF				Replace Drive Apron @ \$1.75 per SF				Remove and Replace Existing Curb and Gutter @ \$3.75 per LF				Install New Curb & Gutter & 4 ft. Pavement @ \$12.50 per LF				Storm Sewer		Street Lighting		TOTAL ASSMNT						
				SF	Cost	SF	Cost	SF	Cost	LF	Cost	LF	Cost	LF	Cost	LF	Cost	Res. Units	Cost	Res. Units	Cost													
0710-092-2498-2 C2	ZINGBORN VENTURES LLC 6518 BEECH CT WAUNAKEE WI	3830 Atwood Ave	155	84	\$16.80	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	155	\$581.25	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	155.0	\$2,648.75	\$3,294.80		
0710-092-2499-0 C2	COENS, CHARLES S & HAROLD R SABROFF 3838 ATWOOD AVE MADISON WI	3838 Atwood Ave	40	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	40	\$150.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	40.0	\$668.00	\$808.00		
0710-093-1212-6 R1	BENNER, TRALITA A 4102 BUCKEYE RD MADISON WI	4102 Buckeye Rd	75	33	\$6.60	0	\$0.00	0	\$0.00	0	\$0.00	42	\$73.50	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	75	\$937.50	1	\$790.00	0	\$0.00	0	\$0.00	1	\$790.00	\$1,807.60		
0710-092-2410-7 C2	COTTAGE GROVE INV LLC & EAST MADISON RE LLC ETAL 9034 SETTLERS RD MADISON WI	104 Cottage Grove Rc	269.1	102	\$20.40	0	\$0.00	0	\$0.00	0	\$0.00	136	\$238.00	0	\$0.00	269.1	\$1,009.13	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	269.1	\$4,426.70	\$5,694.22		
0710-093-1211-8 R1	SCHULTE, CHANDELLE & WENDY G STANLEY 102 LAKE EDGE BLVD MADISON WI	102 Lake Edge Blvd	145 118	335	\$67.00	175	\$131.25	0	\$0.00	0	\$0.00	160	\$280.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	195	\$2,437.50	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$2,915.75
0710-093-0301-8 C2	MALCHESKI, JAMES E 3900 MONONA DR MADISON WI	3900 Monona Dr	139.1	85	\$17.00	25	\$18.75	0	\$0.00	120	\$210.00	0	\$0.00	139.1	\$521.63	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	139.1	\$2,288.20	\$3,055.57		
0710-093-0302-6 C2	STINSON, RALPH 4218 GREEN AVE MADISON WI	3920 Monona Dr	135	85	\$17.00	25	\$18.75	0	\$0.00	120	\$210.00	0	\$0.00	135	\$506.25	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	135.0	\$2,220.75	\$2,972.75		
0710-093-0401-6 C1	DENTAL BUILDING LLC 4002 MONONA DR MADISON WI	4002 Monona Dr	159.5	228	\$45.60	150	\$112.50	0	\$0.00	78	\$136.50	0	\$0.00	159.5	\$598.13	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	159.5	\$2,623.78	\$3,516.50		
0710-093-0402-4 C1	PAYNE, JOHN H & CHERYL J PAYNE 4010 MONONA DR MADISON WI	4010 Monona Dr	75	72	\$14.40	0	\$0.00	0	\$0.00	72	\$126.00	0	\$0.00	75	\$281.25	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	75.0	\$1,233.75	\$1,655.40		
0710-093-0403-2 R1	GRINNELL, LAURIE J 4014 MONONA DR MADISON WI	4014 Monona Dr	75	60	\$12.00	0	\$0.00	0	\$0.00	66	\$115.50	0	\$0.00	75	\$281.25	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$790.00	\$1,198.75		
0710-093-0404-0 R1	LOPER, SHERYL L 4016 MONONA DR MADISON WI	4016 Monona Dr	75	72	\$14.40	0	\$0.00	0	\$0.00	96	\$168.00	0	\$0.00	75	\$281.25	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$790.00	\$1,253.65		
0710-093-0405-8 R1	JACOBSON, LIN G PO BOX 7204 MADISON WI	4020 Monona Dr	75	92	\$18.40	50	\$37.50	0	\$0.00	56	\$96.00	0	\$0.00	75	\$281.25	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$790.00	\$1,225.15		
0710-093-0406-6 R1	LAKE EDGE LUTHERAN CHL 4032 MONONA DR MADISON WI	4032 Monona Dr	300	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	300	\$1,125.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	4	\$3,160.00	\$5,485.00		

Frontages listed are for: SITUS ADDRESS  
Project ID: 53W0712

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (LF)	Remove Existing Sidewalk & Drive Apron @ \$0.20 per SF		Replace Drive Apron @ \$1.75 per SF		Replace Existing Sidewalk @ \$0.75 per SF		New Concrete Sidewalk @ \$2.00 per SF		Remove and Replace Existing Curb and Gutter @ \$3.75 per LF		Install New Curb & Gutter & 4 ft. Pavement @ \$12.50 per LF		Storm Sewer Private Connection Lump Sum		Street Lighting \$790.00 Per Residential Unit \$16.45 Per Commercial Frontage		TOTAL ASSMNT	
				SF	Cost	SF	Cost	SF	Cost	SF	Cost	SF	Cost	LF	Cost	LF	Cost	Res. Units	Com Frontage (L.F.)		Cost
0710-093-0407-1 R1	LYNCH, DENNIS M & MARTY L RICHARDS 4040 MONONA DR MADISON WI	4040 Monona Dr	79	60	\$12.00	88	\$154.00	0	\$0.00	0	\$0.00	79	\$296.25	0	\$0.00	\$0.00	\$0.00	1	\$790.00	\$1,252.25	
0710-093-0408-2 R1	REITERER, JAMES A 4044 MONONA DR MADISON WI	4044 Monona Dr	112 155	95	\$19.00	88	\$154.00	50	\$37.50	0	\$0.00	97	\$363.75	120	\$1,500.00	\$0.00	\$0.00	1	\$790.00	\$2,864.25	
0710-093-1301-1 C1, R1	ANDING PROPERTIES LLC PO BOX 6124 MONONA WI	4100 Monona Dr	456.3 345	3325	\$665.00	450	\$787.50	2875	\$2,156.25	0	\$0.00	629	\$2,368.75	0	\$0.00	\$0.00	\$0.00	1	\$790.00	\$13,473.64	
0710-093-1303-3 C1	EAST MADISON/MONONA COALITION OF AGING INC 4142 MONONA DR MADISON WI	4142 Monona Dr	107	425	\$95.00	100	\$175.00	175	\$131.25	70	\$140.00	107	\$401.25	0	\$0.00	\$0.00	\$0.00	1	\$790.00	\$2,692.65	
0710-093-1304-1 R1	TYUS, MARYANN M 4146 MONONA DR MADISON WI	4146 Monona Dr	107	288	\$57.60	88	\$154.00	0	\$0.00	535	\$1,070.00	107	\$401.25	0	\$0.00	\$0.00	\$0.00	1	\$790.00	\$2,472.85	
0710-093-1305-9 R1	DREW, KATHLEEN A 4150 MONONA DR MADISON WI	4150 Monona Dr	107	192	\$38.40	68	\$119.00	0	\$0.00	535	\$1,070.00	107	\$401.25	0	\$0.00	\$0.00	\$0.00	1	\$790.00	\$2,418.65	
0710-093-1306-7 R1	TERRACE AVENUE PROPEP 7710 TERRACE AVE MIDDLETON WI	4154 Monona Dr	107	0	\$0.00	0	\$0.00	0	\$0.00	535	\$1,070.00	107	\$401.25	0	\$0.00	\$0.00	\$0.00	1	\$790.00	\$2,261.25	
0710-093-1307-5 R1	SHEFCHIK, BRYAN & ERICA SHEFCHIK 4158 MONONA DR MADISON WI	4158 Monona Dr	107	180	\$36.00	60	\$105.00	0	\$0.00	535	\$1,070.00	107	\$401.25	0	\$0.00	\$0.00	\$0.00	1	\$790.00	\$2,402.25	
0710-093-1308-3 R1	GRIFFIN, THOMAS O & JUDITH M GRIFFIN 4162 MONONA DR MADISON WI	4162 Monona Dr	107	216	\$43.20	72	\$126.00	0	\$0.00	535	\$1,070.00	107	\$401.25	0	\$0.00	\$0.00	\$0.00	1	\$790.00	\$2,430.45	
0710-093-1309-1 R1	WICKE, JACOB A 4166 MONONA DR MADISON WI	4166 Monona Dr	107	240	\$48.00	68	\$119.00	0	\$0.00	535	\$1,070.00	107	\$401.25	0	\$0.00	\$0.00	\$0.00	1	\$790.00	\$2,428.25	
0710-093-1310-5 R1	SACKETT, BRETT M & KATHLEEN M SACKETT 4170 MONONA DR MADISON WI	4170 Monona Dr	143	280	\$56.00	88	\$154.00	0	\$0.00	715	\$1,430.00	143	\$536.25	0	\$0.00	\$0.00	\$0.00	1	\$790.00	\$2,966.25	
0710-093-1311-6 R1	COX, HUGH B & DOROTHY 4174 MONONA DR MADISON WI	4174 Monona Dr	157	0	\$0.00	0	\$0.00	0	\$0.00	710	\$1,420.00	142	\$532.50	0	\$0.00	\$0.00	\$0.00	1	\$790.00	\$2,742.50	
0710-182-0201-3 R1	HELD, JOSHUA J 4200 MONONA DR MADISON WI	4200 Monona Dr	108	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00	\$0.00	1	\$790.00	\$790.00	
0710-092-2407-4 C2	3826 JMI LLC 3927 CTY RD LU BLACK EARTH WI	3826 Atwood Ave	151.20 L.F.	90	\$18.00	90	\$157.50	0	\$0.00	0	\$0.00	45	\$168.75	0	\$0.00	\$0.00	\$0.00	1	\$790.00	\$344.25	
				6,639	\$1,327.80	2,290	\$4,007.50	3,625	\$2,643.75	4,705	\$9,410.00	3,381.7	\$12,681.38	390	\$4,875.00	\$1,200.00	19	1,536.0	\$40,277.20	\$76,422.63	
				TOTALS:																	