

**AFFIDAVIT OF MAILING**

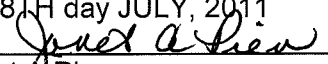
STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

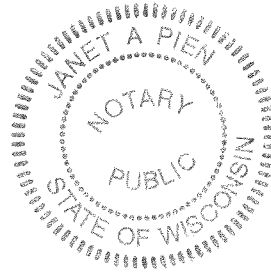
Kathleen Rideout, being first duly sworn on oath, deposes and says that:

1. She is a Administrative Clerk I with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 8th day of July, 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 FISH HATCHERY ROAD 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.

  
Kathleen Rideout

Subscribed and sworn to before me  
this 8TH day JULY, 2011  
  
Janet A Pien  
Notary Public, State of Wisconsin  
My Commission expires: February 28, 2014





Department of Public Works.  
**City Engineering Division**

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

**608 266 4751**

**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

Parcel Number: 0709-263-0602-2

July 8, 2011

**To: Property Owners along Fish Hatchery Road from Petra Place to Wingra Drive**

**Re: Public Hearing before Board of Public Works  
July 20, 2011 6:30 P.M.  
Conference Rm A & B, City of Madison Water Utility Building  
119 E. Olin Ave.  
Madison, WI**

The City of Madison, in cooperation with Dane County, is proposing to reconstruct Fish Hatchery Road from Petra Place to Wingra Drive. The project is scheduled to take place during the spring/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 as needed. 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, 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.

**Storm Sewer**

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

**Street Lighting and Traffic Signals**

Street lighting and traffic signals will be replaced throughout the project. This work is not assessed to property owners. Brian Smith is the lighting designer and you may contact him at 261-9625.

**Impact on Trees and Landscaping**

During construction, it may be necessary to trim tree limbs and/or roots to accommodate the construction. We are not aware of any required tree removals at this time. 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.

**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,

A handwritten signature in black ink, appearing to read "Robert Phillips". The signature is written in a cursive style with large, flowing letters.

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

cc: Ald. Tim Bruer  
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, JULY 20, 2011, AT 6:30 P.M., the Board of Public Works will hold a public hearing in, ROOM A/B OF THE CITY WATER UTILITY, 119 E. OLIN AVENUE 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**

**E. WASHINGTON AVENUE SIDEWALK ASSESSMENT DISTRICT – 2012**

**WEST MAIN STREET MID-BLOCK PEDESTRIAN CROSSING ASSESSMENT DISTRICT – 2011**

**FISH HATCHERY ROAD ASSESSMENT DISTRICT – 2012**

**UNIVERSITY AVENUE RECONSTRUCTION ASSESSMENT DISTRICT – 2012**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ JULY 8, 2011

# City of Madison Engineering Division - Schedule of Assessments

DATE: July 8, 2011

Project Name: Fish Hatchery Road Assessment District-2012  
 Project Limits: Emil Street to W. Wingra Drive  
 Project ID: 53W0899

Frontages listed are for: SITUS ADDRESS

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (LF)	Street Reconstruction Items										TOTAL ASSMNT
				Remove Existing Drive Apron @ \$0.20 per SF		Replace Drive Apron @ \$1.75 per SF		Concrete Sidewalk @ \$2.00 per SF		Remove and Replace Existing Curb and Gutter @ \$3.75 per LF		LF	Cost	
				SF	Cost	SF	Cost	SF	Cost	SF	Cost			
0709-353-0114-6 R4	TESNOW, WILLIAM & CHERYL ET AL 1130 ALRITA CT # 5 MADISON WI	1126 Alrita Ct	100.00	190	\$38.00	190	\$332.50	0.00	\$0.00	75.00	\$281.25			\$651.75
0709-341-0201-6 A	UW REGENTS ARBORETUM VAN HISE HALL #1860 1120 LINDEN DR MADISON WI	1558 Carver St	122.00	0	\$0.00	0	\$0.00	0	\$0.00	122.00	\$457.50			\$457.50
0709-352-0701-3 R4	TOP TIER INVESTMENT GROUP OF WI LLC R11027 RIVER RD RINGLE WI	2201 Catalpa Rd	61.93	0	\$0.00	0	\$0.00	0	\$0.00	49.43	\$185.36			\$185.36
0709-263-0901-8 R2	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	1702 Fish Hatchery Rd	113.25	0	\$0.00	0	\$0.00	0	\$0.00	50	\$187.50			\$187.50
0709-263-0801-0 C, M1	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	1703 Fish Hatchery Rd	94.88	0	\$0.00	0	\$0.00	0	\$0.00	94.88	\$355.80			\$355.80
0709-263-0602-2 R2	MADISON METRO SCHOOL DIS 545 W DAYTON ST MADISON WI	1717 Fish Hatchery Rd	528.49	600	\$120.00	600	\$1,050.00	2642.45	\$5,284.90	528.49	\$1,981.84			\$8,436.74
0709-263-0701-2 A	UW REGENTS ARBORETUM VAN HISE HALL #1860 1120 LINDEN DR MADISON WI	1752 Fish Hatchery Rd	1958.00	0	\$0.00	0	\$0.00	0	\$0.00	1958.00	\$7,342.50			\$7,342.50
0709-263-0603-0 C, M1	CITY OF MADISON PARKS BOWMAN FIELD 210 MLK JR BLVD RM 104 MADISON WI	1801 Fish Hatchery Rd	939.82	0	\$0.00	0	\$0.00	4699.1	\$9,398.20	939.82	\$3,524.33			\$12,922.53
0709-352-0098-4 C, M1	CITY OF MADISON PARKS BOWMAN FIELD 210 MLK JR BLVD RM 104 MADISON WI	1851 Fish Hatchery Rd	44.69	0	\$0.00	0	\$0.00	223.45	\$446.90	44.69	\$167.59			\$614.49

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				Remove Existing Drive Apron @ \$0.20 per SF		Replace Drive Apron @ \$1.75 per SF		Concrete Sidewalk @ \$2.00 per SF		Remove and Replace Existing Curb and Gutter @ \$3.75 per LF		
				SF	Cost	SF	Cost	SF	Cost	LF	Cost	
0709-352-0097-6 M1	MADISON NEWSPAPERS INC P O BOX 8056 MADISON WI	1901 Fish Hatchery Rd	437.62	550	\$110.00	550	\$962.50	0	\$0.00	437.62	\$1,641.08	\$2,713.58
0709-352-0096-8 M1	MADISON NEWSPAPERS, INC PO BOX 8056 MADISON WI	2001 Fish Hatchery Rd	252.00	0	\$0.00	0	\$0.00	0	\$0.00	252.00	\$945.00	\$945.00
0709-341-0086-2 M1	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	2160 Fish Hatchery Rd	32.00	0	\$0.00	0	\$0.00	0	\$0.00	32.00	\$120.00	\$120.00
0709-341-0085-4 M1	UNION PACIFIC RAILROAD CO TRANSPORTATION PROP TAXES 1400 DOUGLAS STOP 1640 OMAHA NE	2162 Fish Hatchery Rd	98.37	0	\$0.00	0	\$0.00	0	\$0.00	68.37	\$256.39	\$256.39
0709-341-0095-3 M1	PAPER PROCESSING INC % WASTE MANAGEMENT PO BOX 1450 CHICAGO IL	2200 Fish Hatchery Rd	104.00	175	\$35.00	175	\$306.25	0	\$0.00	104.00	\$390.00	\$731.25
0709-352-0101-5 R4	RIEMEN, BRETT A & BRIAN C SPANOS PO BOX 11 MCFARLAND WI	2201 Fish Hatchery Rd	112.45	100	\$20.00	100	\$175.00	0	\$0.00	99.95	\$374.81	\$569.81
0709-352-0102-3 R4	YANG, XAI WA & SEE LEE 3501 BURKE AVE MADISON WI	2209 Fish Hatchery Rd	75.00	50	\$10.00	50	\$87.50	0	\$0.00	75.00	\$281.25	\$378.75
0709-341-0094-5 C3	WRIGHT, STANLEY & CATHERINE WRIGHT 501 JEFFERSON ST OREGON WI	2210 Fish Hatchery Rd	257.65	175	\$35.00	175	\$306.25	0	\$0.00	257.65	\$966.19	\$1,307.44
0709-352-0103-1 R4	THAO, CHERTONG X & KAO XIONG THAO 211 CORY LN COTTAGE GROVE WI	2213 Fish Hatchery Rd	75.00	50	\$10.00	50	\$87.50	0	\$0.00	75.00	\$281.25	\$378.75

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				SF	Cost	SF	Cost	SF	Cost	LF	Cost	
0709-352-0104-9 R4	ARAUJO, GLORIA & MARCO T MARTINEZ 4505 BELMAR CIR MADISON WI	2217 Fish Hatchery Rd	75.00	50	\$10.00	50	\$87.50	0	\$0.00	75.00	\$281.25	\$378.75
0709-352-0105-7 R4	MULLINS JT REV TRUST J & C MULLINS, TRUSTEES 401 N CARROLL ST MADISON WI	2301 Fish Hatchery Rd	150.00	70	\$14.00	70	\$122.50	0	\$0.00	150.00	\$562.50	\$699.00
0709-341-0093-7 M1	DANE COUNTY HIGHWAY & TRANS - HIGHWAY GARAGE CITY COUNTY BLDG RM 114 MADISON WI	2302 Fish Hatchery Rd	800.00	175	\$35.00	175	\$306.25	0	\$0.00	800.00	\$3,000.00	\$3,341.25
0709-352-0106-5 R4	MCCARTHY, DONALD S & BONNIE J MCCARTHY 1717 THACKERAY RD MADISON WI	2309 Fish Hatchery Rd	75.00	70	\$14.00	70	\$122.50	0	\$0.00	75.00	\$281.25	\$417.75
0709-352-0107-3 R4	2313 FISH LLC C/O MY THI THAM LE 515 JUNCTION RD MADISON WI	2313 Fish Hatchery Rd	75.00	70	\$14.00	70	\$122.50	0	\$0.00	75.00	\$281.25	\$417.75
0709-352-0108-1 R4	JAI PROPERTY LLC 5714 LONGFORD TER FITCHBURG WI	2317 Fish Hatchery Rd	75.00	70	\$14.00	70	\$122.50	0	\$0.00	75.00	\$281.25	\$417.75
0709-352-0109-9 R4	YUNG, SHOUA TONG & MEE XIONG 2401 FISH HATCHERY RD MADISON WI	2401 Fish Hatchery Rd	75.00	70	\$14.00	70	\$122.50	0	\$0.00	75.00	\$281.25	\$417.75
0709-352-0110-6 R4	UONI REAL ESTATE LLC 5714 LONGFORD TER FITCHBURG WI	2405 Fish Hatchery Rd	75.00	70	\$14.00	70	\$122.50	0	\$0.00	75.00	\$281.25	\$417.75
0709-352-0111-4 R4	OU, SARITH & SATHIN OUK 909 DELAPLAINE CT MADISON WI	2409 Fish Hatchery Rd	76.00	70	\$14.00	70	\$122.50	0	\$0.00	76.00	\$285.00	\$421.50

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				SF	Cost	SF	Cost	SF	Cost	SF	Cost			
0709-352-0112-2 R4	STEINHAUER, DUANE 912 ERIN ST MADISON WI	2413 Fish Hatchery Rd	80.24	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	67.74	\$254.03	\$254.03
0709-353-0115-4 R4	DIETERLE, ROBIN 25122 BARCLAY LN LAGUNA MIGUEL CA	2501 Fish Hatchery Rd	81.80	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	69.30	\$259.88	\$259.88
0709-344-0114-5 M1	VP PROPERTIES I LLC PO BOX 259126 MADISON WI	2502 Fish Hatchery Rd	178.50	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	178.50	\$669.38	\$669.38
0709-344-0113-7 M1	VP PROPERTIES I LLC PO BOX 259126 MADISON WI	2514 Fish Hatchery Rd	63.95	140	\$28.00	140	\$245.00	0	\$0.00	0	\$0.00	63.95	\$239.81	\$512.81
0709-353-0108-9 R4	TESNOW, WILLIAM & CHERYL ET AL 1130 ALRITA CT # 5 MADISON WI	2517 Fish Hatchery Rd	138.15	50	\$10.00	50	\$87.50	0	\$0.00	0	\$0.00	113.15	\$424.31	\$621.81
0709-353-0107-1 R4	TESNOW, WILLIAM & CHERYL ET AL 1130 ALRITA CT # 5 MADISON WI	2521 Fish Hatchery Rd	119.91	50	\$10.00	50	\$87.50	0	\$0.00	0	\$0.00	94.91	\$355.91	\$453.41
0709-344-0112-9 M1	DAC PROPERTIES LLC 2522 FISH HATCHERY RD MADISON WI	2522 Fish Hatchery Rd	128.00	250	\$50.00	250	\$437.50	0	\$0.00	0	\$0.00	128.00	\$480.00	\$967.50
0709-344-0109-6 M1	PDQ FITCHBURG INC PO BOX 620997 MIDDLETON WI	2534 Fish Hatchery Rd	242.30	300	\$60.00	300	\$525.00	0	\$0.00	0	\$0.00	140	\$525.00	\$1,110.00
0709-353-0216-0 C2	SILVER MOON PROPERTIES LLC PO BOX 620796 MIDDLETON WI	2605 Fish Hatchery Rd	193.87	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	60	\$225.00	\$225.00
<b>TOTALS</b>							\$679.00	\$5,941.25	\$15,130.00	\$28,707.94	\$50,458.19			