

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

HEIDI FLEEGEL, being first duly sworn on oath, deposes and says that:

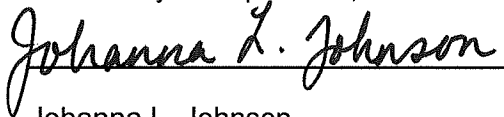
1. She is an Program Assistant with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 9th day of September, 2019 placed in envelopes addressed to each interested owner of respective dresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled **GAMMON ROAD RECONSTRUCTION ASSESSMENT DISTRICT - 2020** 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.



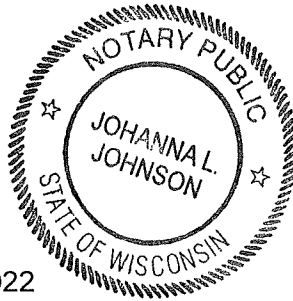
Heidi Fleegel

Subscribed and sworn to before me
this 9th day of September, 2019



Johanna L. Johnson

Johanna L. Johnson
Notary Public, State of Wisconsin
My Commission expires: January 8, 2022





City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Master

File Number: 57032

File ID: 57032

File Type: Resolution

Status: Passed

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

Lead Referral: BOARD OF PUBLIC
WORKS

Cost:

File Created Date : 08/09/2019

File Name: Approving Plans, Specifications, And Schedule Of
Assessments For Gammon Road Reconstruction
Assessment District - 2020.

Final Action: 09/03/2019

Title: Approving Plans, Specifications, And Schedule Of Assessments For Gammon
Road Reconstruction Assessment District - 2020. (9th & 19th ADs)

Notes: Glen Y.

Code Sections:

CC Agenda Date: 09/03/2019

Indexes:

Agenda Number: 22.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date: 09/06/2019

Attachments: BPW Hearing.pdf, BPW - Gammon Rd -
Geometrics.pdf, BPW Notes Gammon Road.pdf,
11168 Gammon.pdf, CC Gammon Rd.pdf

Enactment Number: RES-19-00591

Author: Rob Phillips, City Engineer

Hearing Date:

Entered by: mhacker@cityofmadison.com

Published Date:

Approval History

Version	Date	Approver	Action
1		Travis J. Martin	Approve

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	08/09/2019	Refer	BOARD OF PUBLIC WORKS	08/21/2019		
Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 8/21/2019							
Notes:							

1	BOARD OF PUBLIC WORKS	08/21/2019	RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24 & 2.25 - PUBLIC HEARING	Pass
---	-----------------------	------------	--	------

Action Text: Glen Yoerger, Engineering Division, presented details. The board approved with an eight (8) year pay back for the assessment. A motion was made by Ald. Evers, seconded by Branson, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24 & 2.25 - PUBLIC HEARING. The motion passed by voice vote/other.

Property owners in this assessment district will be mailed notification of the public hearing before the Common Council that stresses the eight year pay back for assessments. (Common Council Hearing mailing sent on Friday, August 23rd for September 3, 2019 meeting).

No members of public registered for this public hearing.

1	COMMON COUNCIL	09/03/2019	Adopt Under Suspension of Rules 2.04, 2.05, 2.24, and 2.25, and Close the Public Hearing	Pass
---	----------------	------------	--	------

Action Text: A motion was made by Bidar, seconded by Harrington-McKinney, to Adopt Under Suspension of Rules 2.04, 2.05, 2.24, and 2.25, and Close the Public Hearing. The motion passed by voice vote/other.

Notes:

Text of Legislative File 57032

Fiscal Note

The proposed resolution approves plan documents for the South Gammon Road and West Town Path-Phase 1 construction anticipated in 2020. Funding for the project is anticipated to be included in the 2020 capital budget for Engineering Major Streets.

State/Federal Cost:

Gammon Road: \$4,014,000
West Towne Path: \$1,573,440
Total Federal Funding: \$ 5,587,440

City of Madison Cost:

Gammon Road: \$3,359,869.19
West Towne Path: \$2,114,357.77
Total City Funding: \$5,474,226.96

Assessable Cost: \$ 48,663.60
Total City Cost: \$5,425,563.36

Total Project Cost: \$11,211,992.96
Total City Costs: \$5,425,563.36

Project Breakdown by Component:

Gammon Rd Street Acct: 11130-402-170 \$ 2,493,464.76
Gammon Rd Storm Acct: 11130-402-174 \$ 353,657.75

Gammon Rd Signals Acct: 11130-402-176	\$ 367,477.28
Gammon Rd Lighting Acct: 11130-402-177	\$ 136,269.40
Gammon Rd Sanitary Acct: 11130-83-173	\$ 2,200.00
Gammon Rd Water Acct: 11130-86-179	\$ 148,126.00
West Towne Path, Gammon Underpass Acct: 10168-403-171	\$793,823.00
West Towne Path, Path Acct: 10168-403-172	\$ 1,198,649.37
West Towne Path, Storm Acct: 10168-403-174	\$ 56,145.40
West Towne Path, Lighting Acct: 10168-403-177	\$ 65,740.00
Street Assessments -	\$ 41,913.60
Storm Sewer Assessments -	\$ 6,750

Title

Approving Plans, Specifications, And Schedule Of Assessments For Gammon Road Reconstruction Assessment District - 2020. (9th & 19th ADs)

Body

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of Gammon Road Reconstruction Assessment District - 2020 pursuant to a resolution of the Common Council, RES-19-00525, ID No. 56570, adopted 7/16/2019, which resolution was adopted thereto, and the provisions of the Madison General Ordinances and the Wisconsin Statutes in such case made and provided, and the Common Council being fully advised.

BE IT RESOLVED:

1. That the City at large is justly chargeable with and shall pay the sum of 5,425,563.36 of the entire cost of said improvement.
2. That for those eligible property owners requesting construction of a rain garden in the public right-of-way adjacent to their property shall execute the necessary waiver of special assessments on forms provided by the City Engineer;
3. That the sum assigned to each separate parcel, as indicated on the attached schedule of assessment, is hereby specially assessed upon each such parcel.
4. That the Common Council determines such special assessments to be reasonable.
5. That the work or improvement be carried out in accordance with the reports as finally approved.
6. That such work or improvement represents an exercise of the police power of the City of Madison.
7. That the plans & specifications and schedule of assessments in the Report of the Board of Public Works and the Report of the City Engineer for the above named improvement be and are hereby approved.
8. That the Board of Public Works be and is hereby authorized to advertise for and receive bids for the said improvements.
9. That the due date by which all such special assessments shall be paid in full is October 31st of the year in which it is billed, or,
10. That such special assessments shall be collected in eight (8) equal installments, with interest thereon at 4.0 percent per annum, except those special assessments paid in full on or before October 31st of that year.
11. That the Mayor and City Clerk are hereby authorized to accept dedication of lands and/or easements from the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.

12. That the Mayor and City Clerk are hereby authorized to execute agreements and amendments to the agreements with the Wisconsin Department of Transportation for the reconstruction of Gammon Road.

INSTALLMENT ASSESSMENT NOTICE

Notice is hereby given that a contract has been (or is about to be) let for Gammon Road Reconstruction Assessment District - 2020 and that the amount of the special assessment therefore has been determined as to each parcel of real estate affected thereby and a statement of the same is on file with the City Clerk; it is proposed to collect the same in eight (8) installments, as provided for by Section 66.0715 of the Wisconsin Statutes, with interest thereon at 4.0 percent per annum; that all assessments will be collected in installments as above provided except such assessments on property where the owner of the same has paid the assessment to the City Treasurer on or before the next succeeding November 1st.

NOTICE OF APPEAL RIGHTS

"Pursuant to Sec.4.09(14), Madison General Ordinances, as authorized by Sec. 66.0701(2), Wisconsin Statutes, any person against whose land a special assessment has been levied by this resolution has the right to appeal therefrom in the manner prescribed in Sec. 66.0703(12), Wisconsin Statutes, within forty (40) days of the day of the final determination of the Common Council, said date being the date of adoption of this resolution."

City of Madison Engineering Division - Schedule of Assessments

Project Name: Gammon Road Reconstruction Assessment District - 2020

Project Limits: US HWY 12/14 to Mineral Point Road

August 09, 2019

Parcel No./ Zoning	Owner's Name / Mailing Address	Situation Address	Frontage (LF)	Remove Drive Apron @				Replace Drive Apron @				Remove & Replace Sidewalk @				Remove & Replace Curb & Gutter @				Construct New Sidewalk @		Storm Sewer Items		TOTAL ASSMNT
				\$1.00 per SF		\$3.00 per SF		\$3.50 per SF		\$10.00 per LF		\$10.00 per LF		\$5.00 per SF		Each	Cost	Each	Cost					
				SF	Cost	SF	Cost	SF	Cost	LF	Cost	LF	Cost	sF	Cost	Reconnection	Cost							
0708-261-0094-8 CC	MADISON JOINT VENTURE LLC # 500 2030 HAMILTON PL BLVD CHATTANOOGA, TN	66 West Towne Mall Gammon Rd	0.00 L.F. 472.05 L.F.	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	472.05	\$4,720.50	0.00	\$0.00	2	\$1,500.00		\$6,220.50					
0708-261-0094-6 CC	SERITAGE SRC FINANCE LLC ATTN: SERITAGE GROWTH PROP 500 FIFTH AVE STE 1530 NEW YORK, NY	53 West Towne Mall Gammon Rd	0.00 L.F. 955.97 L.F.	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1061.00	\$10,610.00	925.00	\$4,625.00	2	\$1,500.00		\$18,735.00					
0708-252-0094-7 CC	TWENTY-SEVEN SAC SELF STORAGE LTD PARTNERSHIP 207 E CLARENDON PHOENIX, AZ	522 W Plate Dr Gammon Rd	380.70 L.F. 333.0 L.F.	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	1	\$750.00		\$750.00					
0708-261-0086-3 CC	MADISON JOINT VENTURE LLC # 500 2030 HAMILTON PL BLVD CHATTANOOGA, TN	7017 Mineral Point Rd Gammon Rd	526.80 L.F. 621 L.F.	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	495.00	\$4,950.00	0.00	\$0.00	1	\$750.00		\$5,700.00					
0708-252-0094-7 CN, WP-16	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON, WI	6715 Mineral Point Rd Gammon Rd	900.00 L.F. 198 L.F.	0	\$0.00	200	\$700.00	198.00	\$1,980.00	0	\$0.00	0.00	\$0.00	30.00	\$150.00	0	\$0.00		\$2,830.00					
0708-261-0082-1 CC	MADISON JOINT VENTURE LLC # 500 2030 HAMILTON PL BLVD CHATTANOOGA, TN	448 S Gammon Rd	295.98 L.F.	0	\$0.00	0	\$0.00	295.98	\$2,959.80	0	\$0.00	0.00	\$0.00	0.00	\$0.00	1	\$750.00		\$3,709.80					
0708-252-0101-8 CC	P&P VENTURES LLC 4865 CHAMPIONS RUN MIDDLETON, WI	453 S Gammon Rd	251.82 L.F.	480	\$480.00	480	\$1,440.00	251.98	\$2,519.80	250	\$875.00	0.00	\$0.00	0.00	\$0.00	0	\$0.00		\$5,314.80					
0708-252-0081-2 CC	505 GAMMON LLC 402 GAMMON PL STE 300 MADISON, WI	505 S Gammon Rd	216.35 L.F.	285	\$285.00	285	\$855.00	216.35	\$2,163.50	100	\$350.00	0.00	\$0.00	0.00	\$0.00	1	\$750.00		\$4,403.50					
0708-252-0094-5 CC	CH RETAIL FUND /MADISON GAMMON ROAD LLC 2211 YORK RD STE 222 OAK BROOK, IL	515 S Gammon Rd	229.51 L.F.	0	\$0.00	0	\$0.00	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	1	\$750.00		\$750.00					
0708-252-0702-4 CC	MADISON HOSPITALITY PTNR & RNAGALA LLC ET AL 314 N 14th Street Oakes ND 58474	6617 Odana Rd	152 L.F.	0	\$0.00	0	\$0.00	0.00	\$0.00	0	\$0.00	0.00	\$0.00	450.00	\$2,250.00	0	\$0.00		\$2,250.00					
TOTALS:				765	\$765.00	765	\$2,295.00	550	\$1,925.00	2990.36	\$29,903.60	1405.00	\$7,025.00	9	\$6,750.00		\$48,663.60							

