


**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN    )  
  ) ss.  
COUNTY OF DANE        )


MARSHA HACKER, being first duly sworn on oath, deposes and says that:

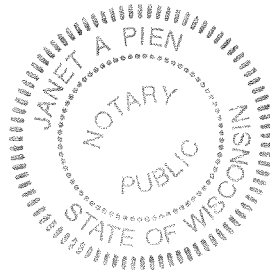
1. She is an PROGRAM ASSISTANT I with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 19TH<sup>nd</sup> day of APRIL, 2012, at approximately 2:30: PM, placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled MIDLAND STREET 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.

  
MARSHA HACKER

Subscribed and sworn to before me  
this 19TH day of APRIL 2012

  
\_\_\_\_\_  
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

**Hydrogeologist**  
Brynn Bemis

Parcel Number: 0709-262-1301-1  
Situs Address: 1001 Midland St  
KALRATH LE, R J & A A  
& JAMES R KALRATH  
1001 MIDLAND ST  
MADISON, WI 53715-1921

April 20, 2012

**To:** Property owners adjacent to Midland St.

**Re:** Public Hearing before Board of Public Works  
Wednesday, May 2, 2012 at 6:30 P.M.  
City County Building, Room 108  
210 Martin Luther King Jr Blvd.  
Madison, WI

The City of Madison is proposing to reconstruct a portion of Midland Street in 2012. This proposed project will include assessments to the adjacent property owners, and 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 on Midland Street from N. Wingra Drive to Fish Hatchery Rd. The proposed project is a complete street reconstruction including new curb and gutter, pavement, sanitary sewer, water main, storm sewer, drive aprons, and sidewalk as needed. The project is scheduled to start in the spring of 2012.

#### **Street Improvements**

The proposed street improvements include removing and replacing the existing concrete curb and gutter, asphalt pavement and base, replacement of driveway aprons, and sidewalks will also be replaced as needed to repair any unsafe or damaged sections. Terrace walks, walks between the main sidewalk and the curb, will be removed and replaced unless requested otherwise by the property owner.

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 Jim Wolfe, the Project Engineer, at 266-4099 or at [jwolfe@cityofmadison.com](mailto:jwolfe@cityofmadison.com), with any questions regarding the street reconstruction.

#### **Sanitary Sewer Main and Lateral Replacement**

The sanitary sewer main and laterals on Midland Street within the limits of this reconstruction project were constructed in 1948. 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 Elia Acosta, of my staff, at 266-4096 or at [eacosta@cityofmadison.com](mailto:eacosta@cityofmadison.com).

### Storm Sewer

The only exiting storm sewer within the project limits is at the intersection of Midland St. and Wingra Dr., and the storm sewer inlets and pipe will be replaced as necessary to repair damage or poorly operating sections. This work will not be assessed to the property owners. Elia Acosta is also the storm sewer designer for this project, and she can be contacted at the above information.

### 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 1929. 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 or at [awiederhoeft@cityofmadison.com](mailto:awiederhoeft@cityofmadison.com) with questions regarding water main.

### Impact on Trees and Landscaping

Tree pruning, 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 prior to construction. During construction, it may be necessary to trim additional 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.

There is one existing tree on Midland St. that will be removed prior to construction due to the declining health of the tree. This tree is located at 1117 Wingra Dr., nearest to the intersection of Midland St. and Wingra Dr. It has already been marked with a yellow dot by City Forestry, which indicates that it is scheduled to be removed.

When the project is complete, City Forestry Section will evaluate the terrace area for new street trees or replacements. Street trees are typically planted in the spring of the year following the completion of the construction project. Tree species selection is determined by the Forestry Section.

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 3% 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, Jim Wolfe at [jwolfe@cityofmadison.com](mailto:jwolfe@cityofmadison.com) or 266-4099. 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:jmw

Cc by email:

Ald. Sue Elingson  
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

Dan McCormick, Traffic Engineering  
Elia, City Engineering  
Marla Eddy, City Forestry  
Cindy Microw, Police Department  
Chris Kelley, Streets Division  
Jeff Fedler, Madison School District Transp.Coordinator  
Dane County 911

**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, MAY 2, 2012, 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, with the owner paying 1/8 of the principal each year plus three (3%) 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**

MADISON STREET RECONSTRUCTION ASSESSMENT DISTRICT – 2012

MIDLAND STREET ASSESSMENT DISTRICT – 2012

HUXLEY AVENUE SIDEWALK ASSESSMENT DISTRICT – 2012

BLOCK 101 ALLEY RECONSTRUCTION ASSESSMENT DISTRICT - 2012

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ APRIL 20, 2012

City of Madison Engineering Division - Schedule of Assessments

April 20, 2012

Proj. ID: 53W1049 Project Name: Midland Street Assessment District - 2012  
 Project Limits: N. Wingra Drive to Fish Hatchery Road

Parcel No./ Zoning	Owner's Name / Mailing Address	Parcel Location	Frontage L/F	Remove Sidewalk and Drive Apron @ \$1.50 per SF		Replace Drive Apron @ \$3.50 per SF		Replace Sidewalk @ \$3.00 per SF		Remove & Replace Curb and Gutter @ \$15.00 per LF		Sanitary Sewer Reconnect @ \$299.50 Each		Remove & Replace Sanitary Lateral @ \$21.11 per LF		TOTAL ASSMT
				SF	Cost	SF	Cost	SF	Cost	LF	Cost	Each	Cost	LF	Cost	
0709-262-1420-9 R4	THIEL, JEROME & BONNIE PO BOX 73 OREGON WI	1148 Fish Hatchery Rd	68.00	25.00	\$37.50	0.00	\$0.00	25.00	\$75.00	43.00	\$645.00	0	\$0.00	0.00	\$0.00	\$737.50
0709-262-1301-1 R2	KALRAITH LE, R J & A A & JAMES R KALRAITH 1001 MIDLAND ST MADISON WI	1001 Midland St	135.00	435.00	\$652.50	250.00	\$875.00	250.00	\$750.00	120.00	\$1,800.00	1	\$299.50	34.00	\$717.74	\$5,094.74
0709-262-1318-6 R2	CITY OF MADISON PARKS MIDLAND PARK 210 MLK JR BLVD RM 104 MADISON WI	1005 Midland St	6.00	25.00	\$37.50	0.00	\$0.00	25.00	\$75.00	6.00	\$90.00	0	\$0.00	0.00	\$0.00	\$202.50
0709-262-1419-2 R4	KEPLER PROPERTIES LLC 650 ACADIA WAY VERONA WI	1006 Midland St	68.00	360.00	\$540.00	165.00	\$577.50	150.00	\$450.00	68.00	\$1,020.00	1	\$299.50	34.00	\$717.74	\$3,604.74
0709-262-1302-9 R2	HOFMAN, DUWAYNE J & JUDITH A HOFFMAN 2202 HWY 69 VERONA WI	1009 Midland St	60.00	271.00	\$406.50	125.00	\$437.50	150.00	\$450.00	60.00	\$900.00	1	\$299.50	34.00	\$717.74	\$3,211.24
0709-262-1418-4 R2	YODER, JAMES J & DEBORAH YODER 1010 MIDLAND ST MADISON WI	1010 Midland St	55.00	302.00	\$453.00	80.00	\$280.00	225.00	\$675.00	55.00	\$825.00	1	\$299.50	34.00	\$717.74	\$3,250.24
0709-262-1303-7 R2	KINGDON, CLAYTON C & CYNTHIA J GIFFEN 1013 MIDLAND ST MADISON WI	1013 Midland St	60.00	280.00	\$420.00	120.00	\$420.00	175.00	\$525.00	60.00	\$900.00	1	\$299.50	34.00	\$717.74	\$3,282.24
0709-262-1417-6 R2	KETARKUS, JOSEPH & KARIN 1014 MIDLAND ST MADISON WI	1014 Midland St	55.00	210.00	\$315.00	95.00	\$332.50	100.00	\$300.00	55.00	\$825.00	1	\$299.50	34.00	\$717.74	\$2,789.74
0709-262-1304-5 R2	KAISER, ROBERT & DEE ANN 1017 MIDLAND ST. MADISON WI	1017 Midland St	60.00	348.00	\$522.00	125.00	\$437.50	200.00	\$600.00	60.00	\$900.00	1	\$299.50	34.00	\$717.74	\$3,476.74
0709-262-1416-8 R2	ARMBRECHT LIV TR, JF & JC 1018 MIDLAND ST MADISON WI	1018 Midland St	55.00	230.00	\$345.00	85.00	\$297.50	125.00	\$375.00	55.00	\$825.00	1	\$299.50	34.00	\$717.74	\$2,859.74
0709-262-1305-3 R2	WANISH, DANIEL J & SARAH E WANISH 1021 MIDLAND ST MADISON WI	1021 Midland St	73.00	393.00	\$589.50	125.00	\$437.50	225.00	\$675.00	73.00	\$1,095.00	1	\$299.50	34.00	\$717.74	\$3,814.24

City of Madison Engineering Division - Schedule of Assessments

April 20, 2012

Proj. ID: 53W1049 Project Name: Midland Street Assessment District - 2012  
 Project Limits: N. Wingra Drive to Fish Hatchery Road

Frontages Listed are for Midland Street Parcel No./ Zoning	Owner's Name / Mailing Address	Parcel Location	Frontage LF	Remove Sidewalk and Drive Apron @ \$1.50 per SF		Replace Drive Apron @ \$3.50 per SF		Replace Sidewalk @ \$3.00 per SF		Remove & Replace Curb and Gutter @ \$15.00 per LF		Sanitary Sewer Reconnect @ \$299.50 Each		Remove & Replace Sanitary Lateral @ \$21.11 per LF		TOTAL ASSMT
				SF	Cost	SF	Cost	SF	Cost	LF	Cost	Each	Cost	LF	Cost	
0709-262-1415-0 R2	MAZARA, ROSE MARIE 1022 MIDLAND ST MADISON WI	1022 Midland St	55.00	240.00	\$360.00	100.00	\$350.00	125.00	\$375.00	55.00	\$825.00	1	\$299.50	34.00	\$717.74	\$2,927.24
0709-262-1414-2 R2	COUTRE, SCOTT 544 W WILSON ST MADISON WI	1026 Midland St	56.70	309.00	\$463.50	105.00	\$367.50	200.00	\$600.00	56.70	\$850.50	1	\$299.50	34.00	\$717.74	\$3,298.74
0709-262-1413-4 R2	HOPINKAH, AURELIA L & THOMAS E HOPINKAH 1117 N WINGRA DR MADISON WI	1117 N Wingra Dr	120.00	240.00	\$360.00	170.00	\$595.00	75.00	\$225.00	90.00	\$1,350.00	0	\$0.00	0.00	\$0.00	\$2,530.00
0709-262-1306-1 R2	MCCARTHY, DANNY P & JUDY M MCCARTHY 1205 N WINGRA DR MADISON WI	1205 N Wingra Dr	120.07	225.00	\$337.50	0.00	\$0.00	225.00	\$675.00	90.07	\$1,351.05	0	\$0.00	0.00	\$0.00	\$2,363.55
TOTALS				3,893.00	\$5,839.50	1,545.00	\$5,407.50	2,275.00	\$6,825.00	946.77	\$14,201.55	11.00	\$3,294.50	374.00	\$7,895.14	\$43,463.19