

MAILING AFFIDAVIT

North Fair Oaks Avenue Reconstruction Assessment District - 2010

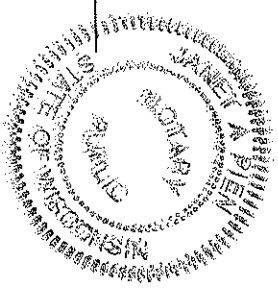
I, Marsha Hacker, being duly sworn on oath, acting on behalf of the City Clerk, deposes and says that she did on the 5th day of August, 2010 place in envelopes, addressed to each interested owner of respective addresses as indicated per attached, Assessment Notices approved by the Board of Public Works and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division for postage and depositing in the United States Mail.

Marsha Hacker  
SIGNATURE

Subscribed and sworn to me this 5TH day of August, 2010

Paula A. Dean  
Notary Public, State of Wisconsin

My Commission Expires: 2/28/14





Madison

Department of Public Works  
**City Engineering Division**

608 266 4751

Robert F. Phillips, P.E.  
City Engineer

Principal Engineers  
Michael R. Dailey, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
Gregory T. Fries, P.E.

Facilities & Sustainability  
Jeanne E. Hoffman, Manager  
James C. Whitney, A.I.A.

Operations Manager  
Kathleen M. Cryan

GIS Manager  
David A. Davis, R.L.S.

Financial Officer  
Steven B. Danner-Rivers  
Hydrogeologist  
Brynn Bemis

Parcel Number: 0710-051-1008-7  
Situs Address: 33 N Fair Oaks Ave  
ARMSTRONG, SHIRLEY ANN  
33 N FAIR OAKS AVE  
MADISON, WI 53714-0000

To: **Property owners and residents along N. Fair Oaks** August 5, 2010

To: **Property owners and residents of along N. Fair Oaks Avenue in the City of Madison**

Re: **Public Hearing before Board of Public Works**  
**August 18, 2010 6:30 P.M.**  
**Room 108 City County Building**  
**210 Martin Luther King Jr. Blvd.**  
**Madison, WI**

The City of Madison, in conjunction with the Town of Blooming Grove, is proposing to reconstruct N. Fair Oaks Avenue from Milwaukee Street through the railroad crossing. This project involves special assessments to owners of property on the project. You are being sent this letter to notify you of the public hearing before the Board of Public Works at the above referenced date, time & location. 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 on the project.

The proposed improvements include replacing the curb and gutter, drive aprons and portions of the sidewalk; and replacing the pavement. If the project were approved, construction would take place during 2011.

#### Street Improvements

The proposed street improvements include replacing the concrete curb and gutter, drive aprons and the asphalt pavement. Sidewalk that is cracked, settled, heaved, in disrepair will be replaced.

Terrace sidewalks, walks that lead from the edge of the street to the mainline sidewalk or property line; will be removed **and not** replaced unless requested 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 existing concrete drive aprons, sidewalk and curb and gutter. The property owner is responsible for 100% of the cost to install a concrete drive apron if the existing apron is not concrete. The City is responsible for the remaining street related items. The attached Schedule of Assessments shows a breakdown of costs for each of the assessable items and the total estimated cost to be assessed to each adjacent property owner. LeAnne Hannan is the street design engineer and you may contact her at 266-4057 or [lhannan@cityofmadison.com](mailto:lhannan@cityofmadison.com) if you have questions.

Project ID: 53W0729  
 Project Name: North Fair Oaks Avenue Reconstruction Assessment District-2010  
 Project Limits: Milwaukee Street to Railroad Corridor

Frontages listed are for: FRONTAGE IS FOR SITUS STREET

Parcel No./	Owner's Name /	Situs Address	Frontage	Assessable Frontage	Street Reconstruction Items						TOTAL ASSMNT				
					Rem. Sidewalk & Drive Apron @ \$1.50 per SF	Replace Sidewalk @ \$3.00 per SF	Replace Drive Apron @ \$3.50 per SF	New Drive Apron \$7.00 per SF	Rem. & Repl. Curb and Gutter @ \$15.00 per LF						
0710-051-1014-4 R4	PASS, PAMELA S 5 N FAIR OAKS AVE MADISON WI	5 N Fair Oaks Ave	54.00 L.F.	54.00	91.00	\$136.50	0.00	\$0.00	105.00	\$367.50	0.00	\$0.00	25.00	\$375.00	\$879.00
0710-051-1013-6 R4	CHAMBERLAIN, HARRY F 138 LEON ST MADISON WI	9 N Fair Oaks Ave	40.00 L.F.	40.00	84.00	\$126.00	0.00	\$0.00	106.00	\$371.00	0.00	\$0.00	40.00	\$600.00	\$1,097.00
0710-051-1012-8 R4	GEBOREK, MELVIN & DOROTHY E GEBOREK 3088 HAPPY VALLEY RD SON PRAIRIE WI	13 N Fair Oaks Ave	80.00 L.F.	80.00	70.00	\$105.00	0.00	\$0.00	0.00	\$0.00	232.00	\$1,624.00	80.00	\$1,200.00	\$2,928.00
0710-051-0913-9 R4	KNUDSON, JEREMY J 1206 COUNTY RD B CAMBRIDGE WI	18 N Fair Oaks Ave	71.75 L.F.	71.75	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	45.00	\$315.00	71.75	\$1,076.25	\$1,391.25
0710-051-1010-2 R4	JIL OF MADISON INC 5 VIENNA CIR MADISON WI	21 N Fair Oaks Ave	60.00 L.F.	60.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	92.00	\$644.00	60.00	\$900.00	\$1,544.00
0710-051-0914-7 R4	OLBRICH QUARTER LLC 5203 SCHLUTER RD MONONA WI	24 N Fair Oaks Ave	71.75 L.F.	46.75	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	22.00	\$154.00	46.75	\$701.25	\$855.25
0710-051-1009-5 R4	DARNALL, WILLIAM & KARLA & MATTHEW DARNALL 1370 SPEAR AVE ARCATA CA	29 N Fair Oaks Ave	60.00 L.F.	60.00	90.00	\$135.00	0.00	\$0.00	90.00	\$315.00	130.00	\$910.00	60.00	\$900.00	\$2,260.00
0710-051-1008-7 R4	ARMSTRONG, SHIRLEY ANN 33 N FAIR OAKS AVE MADISON WI	33 N Fair Oaks Ave	40.00 L.F.	40.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	75.00	\$525.00	40.00	\$600.00	\$1,125.00
0710-051-1007-9 R4	WHITE, SETH 101 N FAIR OAKS AVE MADISON WI	101 N Fair Oaks Ave	60.00 L.F.	60.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	76.00	\$532.00	60.00	\$900.00	\$1,432.00
0710-051-0817-3 R4	PENNINGS, KENNETH L & JOHN K LEONARD 317 BRAM ST MADISON WI	102 N Fair Oaks Ave	42.50 L.F.	17.50	50.00	\$75.00	50.00	\$150.00	0.00	\$0.00	0.00	\$0.00	17.50	\$262.50	\$487.50
0710-051-1006-1 R4	WALDSCHMIDT, DOUGLAS R 105 N FAIR OAKS AVE MADISON WI	105 N Fair Oaks Ave	60.00 L.F.	60.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	103.00	\$721.00	60.00	\$900.00	\$1,621.00
0710-051-0818-1 R4	STANKEVITZ, TIM L & KATHRYN M REEDY 108 N FAIR OAKS AVE MADISON WI	108 N Fair Oaks Ave	42.50 L.F.	42.50	50.00	\$75.00	0.00	\$0.00	55.00	\$192.50	0.00	\$0.00	42.50	\$637.50	\$905.00
0710-051-0819-9 R4	WALKER, RICHARD & CAROL 110 N FAIR OAKS AVE MADISON WI	110 N Fair Oaks Ave	58.50 L.F.	56.50	55.00	\$82.50	0.00	\$0.00	65.00	\$227.50	0.00	\$0.00	58.50	\$877.50	\$1,187.50

Project ID: 53W0739  
 Project Name: North Fair Oaks Avenue Reconstruction Assessment District-2010  
 Project Limits: Milwaukee Street to Railroad Corridor

Frontages listed are for: FRONTAGE IS FOR SITUS STREET

Parcel No./R4	Owner's Name /	Situs Address	Frontage	Assessable Frontage	Street Reconstruction Items						TOTAL ASSMNT		
					Rem. Sidewalk & Drive Apron @ \$1.50 per SF	Replace Sidewalk @ \$3.00 per SF	Replace Drive Apron @ \$3.50 per SF	New Drive Apron \$7.00 per SF	Rem. & Repl. Curb and Gutter @ \$15.00 per LF				
0710-051-1003-3 R4	DEHNKE, WAYLON M & BLAIR R DEHNKE 117 N FAIR OAKS AVE MADISON WI	117 N Fair Oaks Ave	80.00 L.F.	80.00	0.00	\$0.00	0.00	0.00	105.00	\$735.00	80.00	\$1,200.00	\$1,935.00
0710-051-0820-6 R4	SEARING, LAURIE K & RONALD T SCHLUETER 118 N FAIR OAKS AVE MADISON WI	118 N Fair Oaks Ave	74.40 L.F.	74.40	0.00	\$0.00	0.00	80.00	\$560.00	74.40	\$1,116.00	\$1,676.00	
0710-051-1004-5 R4	WASHINGTON, TAMMY 121 N FAIR OAKS AVE MADISON WI	121 N Fair Oaks Ave	40.00 L.F.	40.00	107.00	\$160.50	0.00	0.00	\$0.00	40.00	\$600.00	\$1,163.00	
0710-051-0821-4 R4	MORAN, DENNIS 6109 RAYMOND RD MADISON WI	122 N Fair Oaks Ave	69.10 L.F.	44.10	0.00	\$0.00	0.00	0.00	\$0.00	44.10	\$661.50	\$661.50	
0710-051-1003-7 R4	PETERSON, RAY A 619 MORNINGSIDE AVE MADISON WI	125 N Fair Oaks Ave	40.00 L.F.	40.00	0.00	\$0.00	0.00	105.00	\$735.00	40.00	\$600.00	\$1,335.00	
0710-051-1002-9 R4	DVORAK, CHARLES L W4128 FITZGERALD RD LYNDON STATION WI	131 N Fair Oaks Ave	50.00 L.F.	50.00	0.00	\$0.00	0.00	140.00	\$980.00	50.00	\$750.00	\$1,730.00	
0710-051-1001-1 R4	KRAMER, JEANIE M 133 N FAIR OAKS AVE MADISON WI	133 N Fair Oaks Ave	168.90 L.F.	168.90	50.00	\$75.00	0.00	155.00	\$1,085.00	168.90	\$2,533.50	\$3,693.50	
0710-051-0507-0 R4	TEMPLETON, WESLEY G & LINDA L TEMPLETON 202 N FAIR OAKS AVE MADISON WI	202 N Fair Oaks Ave	84.80 L.F.	59.80	100.00	\$150.00	0.00	95.00	\$665.00	59.80	\$897.00	\$2,012.00	
0710-051-0506-8 R4	NEWTON, JERRY 620 HILLCREST DR OREGON WI	210 N Fair Oaks Ave	42.40 L.F.	42.40	62.00	\$93.00	0.00	0.00	\$0.00	42.40	\$636.00	\$974.00	
0710-051-0509-6 R4	GONZALEZ, JOHN & LYNN 214 N FAIR OAKS AVE MADISON WI	214 N Fair Oaks Ave	41.00 L.F.	41.00	0.00	\$0.00	0.00	40.00	\$280.00	41.00	\$615.00	\$896.00	
0710-051-0510-3 R4	STONE, DAVID B 218 N FAIR OAKS AVE MADISON WI	218 N Fair Oaks Ave	40.00 L.F.	40.00	25.00	\$37.50	0.00	40.00	\$280.00	40.00	\$600.00	\$992.50	
0710-051-0511-1 R4	HAARJALU, MARY A 222 N FAIR OAKS AVE MADISON WI	222 N Fair Oaks Ave	40.00 L.F.	40.00	105.00	\$157.50	50.00	0.00	\$0.00	40.00	\$600.00	\$1,100.00	
0710-051-0512-9 R4	CHERNEY, JULIE M 226 N FAIR OAKS AVE MADISON WI	226 N Fair Oaks Ave	40.00 L.F.	40.00	25.00	\$37.50	25.00	45.00	\$315.00	40.00	\$600.00	\$1,027.50	

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0710-051-0513-7 R4	KING JR, HAROLD R & BARBARA E KING 230 N FAIR OAKS AVE MADISON WI	230 N Fair Oaks Ave	40.00 L.F.	40.00	0.00	\$0.00	0.00	\$0.00	45.00	\$315.00	40.00	\$600.00	\$915.00
0710-051-0514-5 R4	OSKOJIAN, NANCY J 236 N FAIR OAKS AVE APT 1 MADISON WI	236 N Fair Oaks Ave	144.40 L.F.	144.40	200.00	\$300.00	200.00	\$600.00	100.00	\$700.00	144.40	\$2,166.00	\$3,766.00
0710-051-0099-7 C2, C3	STATE OF WI WISDOT % WSOR 5300 NORTH 33RD ST MILWAUKEE WI	298 N Fair Oaks Ave	62.10 L.F.	62.10	0.00	\$0.00	0.00	\$0.00	62.10	\$434.70	62.10	\$931.50	\$1,366.20
0710-051-0912-1 C2	AUGUSTA REALTY INC % GREGG SHIMANSKI 1603 MONROE ST MADISON WI	3324 Milwaukee St	188.70 L.F.	188.70	140.00	\$210.00	0.00	\$0.00	0.00	\$0.00	188.70	\$2,830.50	\$3,040.50
TOTAL				1886.80		\$1,956.00		\$1,350.00	\$2,313.50	\$12,509.70	\$27,867.00	\$45,996.20	

Send copy to:  
 Wisconsin Dept. of Transportation  
 Bureau of Rails and Harbors  
 4802 Shelbygan Ave, Room 701  
 Madison, WI 53705

**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, AUGUST 18, 2010, 2010, 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 or fifteen (15) year period, with the owner paying 1/8 or 1/15 of the principal each year plus three and a half (3.5%) 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**

**NORTH FAIR OAKS AVENUE RECONSTRUCTION ASSESSMENT DISTRICT-2010**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ August 6, 2010