

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

JOHANNA JOHNSON, being first duly sworn on oath, deposes and says that:

1. She is a Program Assistant 3 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the day of **DECEMBER 23, 2021** 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 **OLD MIDDLETON ROAD AND CRAIG AVENUE RESURFACING ASSESSMENT DISTRICT – 2021** (Highlands Abbey file) 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.

Johanna L. Johnson

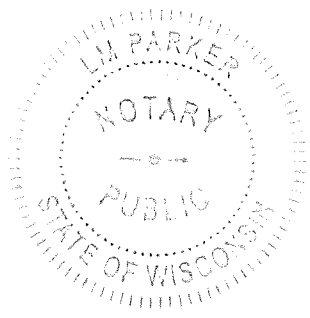
Johanna L. Johnson

Subscribed and sworn to before me
this 23 day of DECEMBER, 2021

L M Parker

L M Parker

Notary Public, State of Wisconsin
My Commission expires: October 28, 2024





Department of Public Works
Engineering Division
Robert F. Phillips, P.E., City Engineer
City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4751
Fax: (608) 264-9275
engineering@cityofmadison.com
www.cityofmadison.com/engineering

«ParcelNumber»
«SitusAddress»
«Name1st»
«Name2nd»
«Address»
«CityStateZip»

Deputy City Engineer
Gregory T. Fries, P.E.

Deputy Division Manager
Kathleen M. Cryan

Principal Engineer 2
Christopher J. Petykowski, P.E.
John S. Fahrney, P.E.
Janet Schmidt, P.E.

Principal Engineer 1
Christina M. Bachmann, P.E.
Mark D. Moder, P.E.
James M. Wolfe, P.E.

Facilities & Sustainability
Bryan Cooper, Principal Architect

Mapping Section Manager
Eric T. Pederson, P.S.

Financial Manager
Steven B. Danner-Rivers

December 23, 2021

TO: Property owners along Old Middleton Road

RE: Proposed Street Resurfacing Project & Public Hearing

The City of Madison is proposing the resurfacing of Old Middleton Road in 2022. Enclosed with this is a fact sheet with details on the proposed project along with a notification for the Public Hearing before the Board of Public Works. The date and time of the public hearing can be found on the notification.

This project will involve special assessments to the owners of property adjacent to the project. The property owners will be assessed for various items included with this proposed project. The costs of some items are shared between the property owner and the City, while other costs are assessed entirely to the property owner. A table detailing the City's standard assessment policy for these items is included in the fact sheet.

Also enclosed is a Schedule of Assessments, which shows the property owner's share of estimated costs for each property adjacent to the project. After the 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 15 years, with 2.0% interest charged on the unpaid balance. The standard payback period is 8 years as shown on the official hearing notice but the Board of Public Works will be asked to approve a 15 year payback period.

To request accommodations for special needs or disabilities, or if you have any other questions regarding this project, please contact Fadi El Musa, the Project Engineer at (608) 243-5214 or email at felmusagonzalez@cityofmadison.com. This includes requests relating to the Public Hearing and also request relating to the actual operations of construction. A list of contacts for this project can be found on the enclosed fact sheet. Hearing impaired person may contact the City's TDD number at 1-866-704-2315 to make arrangements for assistance during the meeting.

Sincerely,

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

RFP: fbeg
Cc by Email:

Ald. Keith Furman
Ald. Arvina Martin
Matt Allie, City Engineering
Kelly Miess, Water Utility
Jeremy Nash, City Traffic Engineering
Christy Bachmann, City Engineering
Dane County 911
Mark Moder, City Engineering
Gretchen Aviles Piñero, Traffic Engineering

Yang Tao, City Traffic Engineering
Marla Eddy, City Forestry
Chris Petykowski, City Engineering
Jim Wolfe, City Engineering
Carissa Wegner, City Engineering
Charles Romines, Streets Division
Janet Schmidt, City Engineering
Aaron Leair, Forestry Program Assistant

**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. and will so continue to be for ten (10) working days from the first published date of this notice, (please email Board of Public Works, boardofpublicworks@cityofmadison.com) and;

That on **WEDNESDAY, JANUARY 5, 2022 AT 5:30 P.M.**, the Board of Public Works will be held remotely and the public can attend using a laptop or call in by phone. If you would like instruction on how to participate, please email boardofpublicworks@cityofmadison.com. The Board 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 two (2%) 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.

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 or email us at engineering@cityofmadison.com. Please make contact at least 72 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

OLD MIDDLETON ROAD AND CRAIG AVENUE RESURFACING ASSESSMENT DISTRICT – 2021

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **DECEMBER 24, 2021**



Department of Public Works

Engineering Division

Fact and Details Sheet: PROPOSED OLD MIDDLETON ROAD RESURFACING

Project Details – Proposed Work

Sanitary Sewer: Replace the existing sanitary sewer mains with new PVC pipes and replace existing laterals from the new main to the property line. Sanitary sewer mains in backyards will be abandoned as new mains will be installed within the street limits.

Water Main: Will not be replaced with this reconstruction project except at locations as needed to accommodate new storm sewer.

Storm Sewer: Replace existing storm sewer pipes, inlets, and access structures in poor condition. Install new storm sewer pipes and inlets as needed to improve street drainage.

Street & Sidewalk: Replace all the existing pavement, and replace curb, gutter, driveway aprons, and sidewalks in poor condition or as needed to replace sanitary sewer laterals. Installation of new sidewalk along the north side of 5372 Old Middleton Rd and the south side of 5414 Gettle Ave. Installation of buffered bike lanes along Old Middleton Road within the project limits.

Parking: All parking will be permanently removed from Old Middleton Rd. in order to install buffered bike lanes.

Trees: Tree removals due to poor health condition are planned at the following addresses: 510 Merrill, 5315 Old Middleton, 5317 Old Middleton, 1509 Capital (3 trees).

Terrace Areas: Owners must remove any plantings, structures, or any special landscaping features from the terrace area and public Right of Way prior to the start of construction, including raised planting beds, stone landscaping, retaining walls, railings, pavers, planters, etc. If left in place, these items will be removed by the contractor. The contractor will not replace these items following completion of the project. Owners are invited to contact the project manager to evaluate the impacts of construction in the terrace area.

Bus Pad: Will be installed at current bus stop locations where there is no concrete pad.

Assessments: After construction is complete, the assessments are recalculated based on the bid prices and measured quantities. The final assessments will be mailed in 2023. Property owners can pay the assessments in a lump sum or over 15 years with 2% interest.

Project Website: www.cityofmadison.com/OldMiddletonCraig

Construction Schedule & Impacts

Tentative Schedule: This project is scheduled to be bid in January 2022. Construction is expected to begin in April 2022 and be finished in October 2022.

Traffic Impacts: Traffic impacts and lane closures are pending the finalized construction phasing plan. Thru access will be maintained to the extent possible but will be limited due to underground utility replacement. Note that access to individual properties within the project limits will be maintained throughout the project duration.

PROJECT CONTACTS

- » **Project Manager:** Fadi El Musa
(608) 243-5214, felmusagonzalez@cityofmadison.com
- » **Storm and Sanitary Sewer:** Matt Allie
(608) 266-4058, mallie@cityofmadison.com
- » **Water:** Kelly Miess
(608) 261-9640, kmiess@madisonwater.org
- » **Traffic:** Jeremy Nash
(608) 266-6585, jnash@cityofmadison.com
- » **Construction:** John Fahrney
(608) 266-9091, jfahrney@cityofmadison.com
- » **Contractor:** To be determined

Assessment Policy Breakdown Item	Property Owner Share	City Share
Curb & Gutter Replacement	50%	50%
Driveway Apron Replacement	50%	50%
Sidewalk Replacement	50%	50%
New Sidewalk installation	100%	0%
Sanitary Laterals to property line	25%	75%
Sanitary Sewer Main Replacement	0%	100%
Storm Sewer Main Replacement	0%	100%
Terrace Rain Gardens	\$200	Rest
Private Storm Sewer Lateral	100%	0%

Refuse Collection: It will be the contractor’s responsibility to allow for refuse collection to continue during construction. Please mark your address on your cart to make sure it is returned if moved. We ask that you place your carts at the street the evening prior to or at the very latest 6:00 a.m. the morning of your scheduled refuse/recycling day.

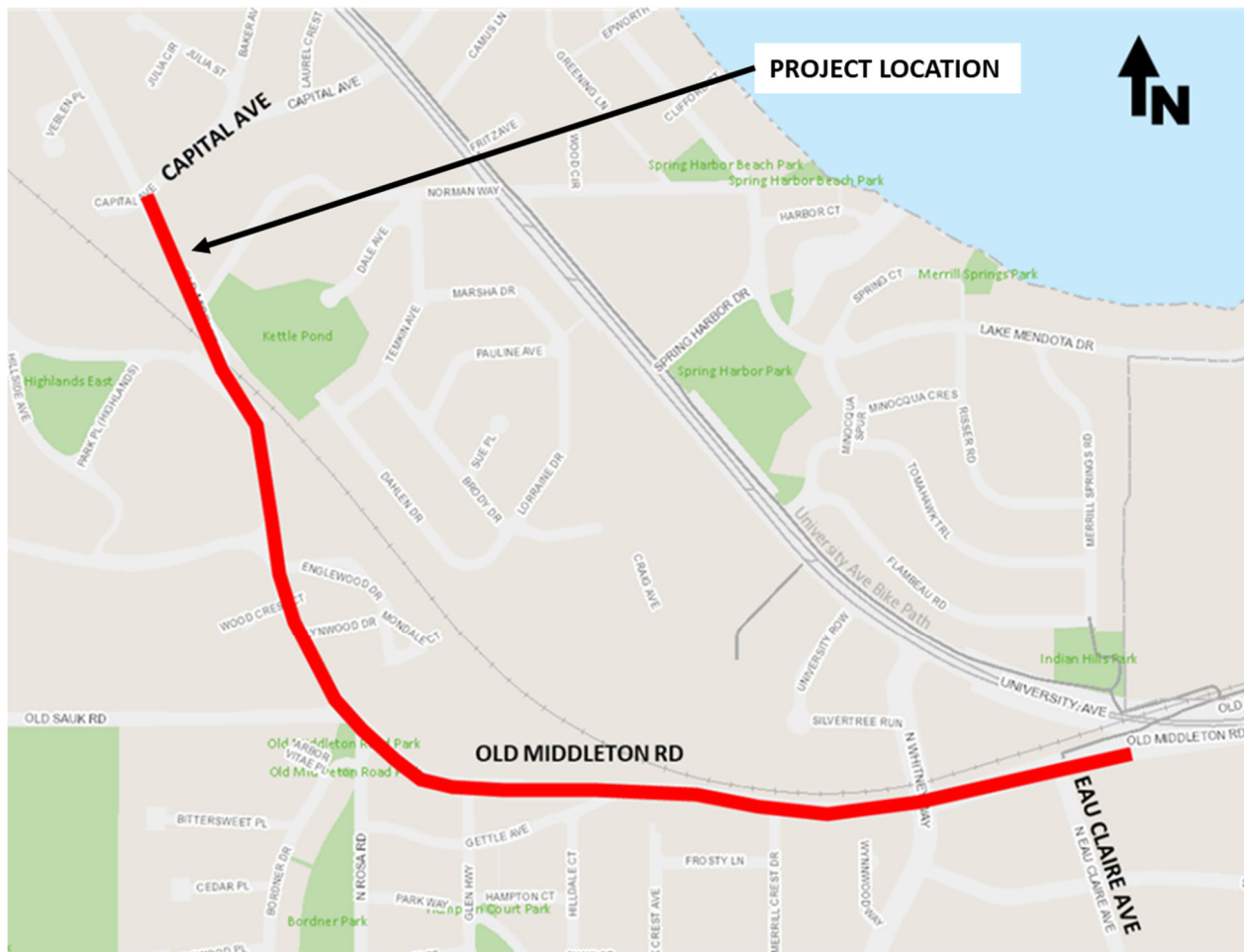
Rain Gardens: Property owners may be eligible for a terrace rain garden installation as part of this street project if the site meets certain criteria. The terrace must have a minimum area of 10’ X 15’ in a relatively flat, open space away from trees and utilities. Rain gardens are partially assessable up to \$200. Rain garden maintenance would be the homeowner’s responsibility if installed. If you are interested, please contact Carissa Wegner of City Engineering at 261-9822 or at cwegner@cityofmadison.com. More information on the terrace rain garden program is available at: www.cityofmadison.com/engineering/stormwater/raingardens/terraceraingardens.cfm

Supplemental Forestry Information

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. For certain species, especially oak and elm trees, the pruning must be completed by April 1 to reduce the chance of disease. If additional trees need to be removed, City Engineering will notify the adjacent property owner prior to removal. Street trees provide many benefits to our city and are considered an important part of the city’s infrastructure. Forestry Section staff will evaluate the terrace for new planting sites and potential replacement sites when the project is complete. There is no additional cost to the adjacent property owner for a tree planting. Street trees are typically planted in the spring of the year following the completion of the construction project. Per Madison General Ordinance 10.10, City Forestry determines tree species and planting locations. Residents cannot choose or plant their own tree in the terrace.

For any questions regarding street tree maintenance or planting, please contact the general forestry line at 266-4816.



CITY OF MADISON ENGINEERING DIVISION - SCHEDULE OF ASSESSMENTS

Project Name: Old Middleton Road and Craig Avenue Resurfacing Assessment District-2021

Project Number: 13175

Project Limits: Old Middleton Road (Capital Ave. to East of Eau Claire) and Craig Avenue (University Ave. to Railroad)

Date: 12/23/2021

Parcel Number	Owner's Name / Mailing Address	Situs Address	% or Fraction Interest	Street Reconstruction Items										Sanitary Sewer Items				Storm Sewer Items		Total Assessment		
				Remove Drive Apron @		Replace Drive Apron @		Remove Sidewalk @		Replace Sidewalk @		Remove and Replace Curb & Gutter@		(100%) Assessable Construct New Sidewalk @		Sanitary Sewer Reconnection @		Sanitary Sewer Sanitary Lateral @			Storm Sewer Lateral/Reconnect	
				\$ 2.50	per S.F.	\$ 6.00	per S.F.	\$ 2.50	per S.F.	\$ 6.00	per S.F.	\$ 13.00	per L.F.	\$ 40.00	per L.F.	\$ 1,350.00	Each	Cost	\$ 25.00		L.F.	Cost
0709-192-0098-4 PD	THE HIGHLANDS ABBEY CDM UNIT OWNERS ASSOC INC 5940 SEMINOL CTR CT # 230 MADISON WI	<i>Notation Parcel for all Condos: see below for Condo % or Fraction of Interest</i>		180.00	---	180.00	---	140.00	---	140.00	---	397.00	---	30.00	---	1.00	---	62.00	---	1.00	---	---
0709-192-2809-3	PREPOST REV TR, RICHARD H 5418 OLD MIDDLETON RD 206 MADISON, WI 53705-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
0709-192-2808-5	JOHNSON, PAUL T & DIANA L JOHNSON 5418 OLD MIDDLETON RD 205 MADISON, WI 53705-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
0709-192-2807-7	BRANDENBURG TRUST %JAMES &NANCY BRANDENBURG 2202 RIVA ROW # 4104 THE WOODLANDS, TX 77380-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
0709-192-2806-9	THOMPSON & MEYER RV TRUST 5418 OLD MIDDLETON RD MADISON, WI 53705-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
0709-192-2805-1	HUNTER, ROBERT M UNIT 202 5418 OLD MIDDLETON RD MADISON, WI 53705-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
0709-192-2804-3	PEI, JOHN # 201 5418 OLD MIDDLETON RD MADISON, WI 53705-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
0709-192-2803-5	NORDHEIM, ERIK & GAIL NORDHEIM 5418-103 OLD MIDDLETON RD MADISON, WI 53705-2604	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
0709-192-2802-7	DUEHRING, DAVID N & KAREN STODDARD DUEHRING W902 WOODLAND CIR GREEN LAKE, WI 54941-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
0709-192-2801-9	RIPPLE FAMILY LIMITED PARTNERSHIP 3801 REGENT ST MADISON, WI 53705-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
0709-192-2810-0	ZHANG, GUANG & GEREN L ZHANG 5418 OLD MIDDLETON RD 301 MADISON, WI 53705-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
0709-192-2811-8	SCHUSTER, SUSAN R # 302 5418 OLD MIDDLETON RD MADISON, WI 53705-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
0709-192-2812-6	MUSACCHIO, JOSEPH SANDRA ANN MUSACCHIO 5418 OLD MIDDLETON RD 303 MADISON, WI 53705-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07

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				\$ 2.50	per S.F.	\$ 6.00	per S.F.	\$ 2.50	per S.F.	\$ 6.00	per S.F.	\$ 13.00	per L.F.	\$ 40.00	per L.F.	\$ 1,350.00	Each	\$ 25.00	L.F.		\$ 3,500.00	Each
0709-192-2813-4	JEWELL REV LIV TRUST, A G UNIT 304 5418 OLD MIDDLETON RD MADISON, WI 53705-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
0709-192-2814-2	VRANAS, PETER B M LILLIAN VRANAS # 305 5418 OLD MIDDLETON RD MADISON, WI 53705-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
0709-192-2815-0	SARRIF, AWNI M DEBORAH C SARRIF # 306 5418 OLD MIDDLETON RD MADISON, WI 53705-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
TOTALS			1.00	180.00	\$ 450.00	180.00	\$ 1,080.00	140.00	\$ 350.00	140.00	\$ 840.00	397.00	\$ 5,161.00	30.00	\$ 1,200.00	1.00	\$ 1,350.00	62.00	\$ 1,550.00	1.00	\$ 3,500.00	\$ 15,481.00