


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 AUGUST 11, 2017 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 E. GILMAN STREET, N. PINCKNEY STREET, AND N. BUTLER STREET RESURFACING WITH UTILITIES ASSESSMENT DISTRICT - 2017 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.



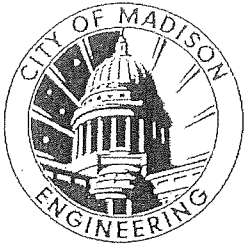
Johanna L. Johnson

Subscribed and sworn to before me
this 11 day of AUGUST, 2017



Notary Public, State of Wisconsin
My Commission expires:

JAMES VERBICK
NOTARY PUBLIC
STATE OF WISCONSIN



Department of Public Works
Engineering Division
Robert F. Phillips, P.E., City Engineer

Parcel Number: 0709-144-0406-0
Situs Address: 133 E Gilman St
STANGEL TRUST, PAUL & JUNE
133 E GILMAN ST UNIT 2
MADISON, WI 53703-0000

Assistant City Engineer
Gregory T. Fries, P.E.
Principal Engineer2
Christopher J. Petykowski, P.E.
Principal Engineer1
Christina M. Bachmann, P.E.
Eric L. Dundee, P.E.
John S. Fahrney, P.E.
Facilities & Sustainability
Jeanne E. Hoffman, Manager
Operations Manager
Kathleen M. Cryan
Mapping Section Manager
Eric T. Pederson P.S.
Financial Manager
Steven B. Danner-Rivers

August 11, 2017

To: Property Owners along E. Gilman Street, N. Pinckney Street and N. Butler Street

Re: Project 11649 Proposed Street Resurfacing and Utility Project & Public Hearing

The City of Madison is proposing reconstruct the above referenced streets in 2018. Enclosed with this letter is a fact sheet with some details on the proposed project along with a notification for the Public Hearing before the Board of Public Works. The date, time and location 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 8 years, with 3.0% interest charged on the unpaid balance.

To request accommodations for special needs or disabilities, or if you have any other questions regarding this project, please contact the Project Engineer. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction. A list of contacts for this project can be found on the enclosed fact sheet.

Sincerely,

Robert F. Phillips, P.E.
City Engineer

RFP:lrc

Cc by email:

Alder Ledell Zellers
Kyle Frank, City Engineering
Eric Dundee, City Engineering
Chris Kelley, Streets Division
Dane County 911
Tim Sobota, Madison Metro Transit
Marla Eddy, City Forestry
Ed Ruckriegel, Fire Department
Cindy Mierow, Police Department

Yang Tao, Traffic Engineering
Chris Petykowski, City Engineering
Peter Holmgren, Water Utility
Christy Bachmann, City Engineering

Mic hael LaCount, MMSSD mlacount@madison.k12.wi.us
Mic k Howan, Madison School District Transportation, mjhowan@madison.k12.wi.us
De' Kendrea Stamps, Madison School District Transportation, dbstamps@madison.k12.wi.us
Jeff Fedler, Madison School District Transportation Coordinator, jfedler@madison.k12.wi.us
Bob Byington, Madison School District Transportation, rlbyington@madison.k12.wi.us
Sandra Mell, Madison School District Transportation, smell@madison.k12.wi.us
Jaso n Fenske, Badger Bus Lines, jasonf@badgerbus.com

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 23, 2017 AT 5:30 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.

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 24 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

NORTH BLAIR STREET RECONSTRUCTION ASSESSMENT DISTRICT – 2017
N. HANCOCK STREET RECONSTRUCTION ASSESSMENT DISTRICT – 2018
E. GILMAN STREET, N. PINCKNEY STREET, AND N. BUTLER STREET RESURFACING WITH UTILITIES ASSESSMENT DISTRICT - 2017

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ AUGUST 11, 2017

Fact and Details Sheet

Proposed E. Gilman Street, N. Pinckney Street, and N. Butler Street Resurfacing with Utilities – Project 11649

Project Details – Proposed Work

Sanitary Sewer: The City will replace existing mains (installed in 1908-1965), and in most cases replace laterals from the main to the property line. In limited cases where the existing lateral is cast iron, appears to be in good condition upon inspection, and runs under a tree, the lateral will only be replaced to the back of curb. In those cases, the owner will not be assessed for the additional footage of replacement that is not completed. If you would like a full lateral replacement to the property line in cases such as this please contact the Sanitary Sewer Contact listed at right (*laterals assessable*).

Water Main: Replace the existing water mains (installed in 1882) on Gilman, and reconnect services to the new main. Reconnect services only on Butler (main installed in 1975). No water work expected on Pinckney Street.

Storm Sewer: Replace and extend storm sewer (installed in 1907-1987), connect to private storm (typically from sump pumps or downspouts). If you are aware of any existing private storm sewer or private connections (either to the curb or to a structure) from your property please contact the Storm Sewer contact listed at right (*private connections assessable*).

Street: Scope of work on E. Gilman St and on N. Butler Street - new pavement, limited curb replacement, limited drive apron replacement, spot repairs of sidewalk. Maintain existing widths of streets. Scope of work on N. Pinckney Street - replace the pavement, replace curb, replace driveway aprons, and spot repairs of the existing sidewalk. Street width on Pinckney will be narrowed slightly from the existing approximately 39.5' wide to 38' wide, which will allow the terraces to be widened slightly (*curb, drive aprons & sidewalk assessable*).

Street Lights: Remove any mid-block street lights and install new pedestrian lights (*assessable*). The style of the pedestrian lights will be similar to the existing pedestrian lights on E. Gilman west of Wisconsin Ave.

Terrace Areas: On Pinckney, all existing concrete terrace walkways and concrete stairs will be replaced with the project (*assessable*), unless the property owner requests that they are removed. On E. Gilman and N. Butler, only terrace walkways and stairs that are damaged or are in conflict with sanitary laterals will be replaced (unless the property owner requests that they are removed). The entire terrace area and public right-of-way will likely be disturbed during the project. Owners must remove any plantings, structures or 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.

Trees: The majority of the existing trees will remain, but tree removals are planned at the following addresses 11 E. Gilman, 15 E. Gilman, 116 E. Gilman, 130 E. Gilman, 150 E. Gilman; 410 N. Pinckney, 411 N. Pinckney. Tree removals are generally due to poor condition or are pre-emptive ash removals. If, during the course of construction, it is determined that any additional trees must be removed, adjacent property owners will be notified, prior to removal of the tree. The trees within the project limits that remain may be pruned, and/or the roots may be trimmed. Some of the trimming may occur in advance of the project, in Fall 2017. Terrace areas will be evaluated by Forestry for new trees or replacements following the project. For additional information from Forestry, see the back of this sheet.

Project Website: Updates will be posted here:
<http://www.cityofmadison.com/engineering/projects/>

Construction Schedule & Impacts

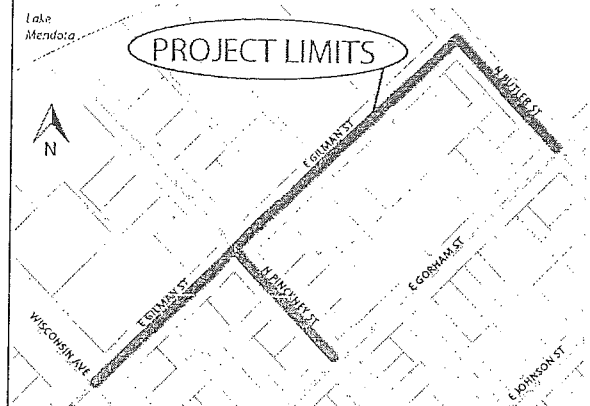
Tentative Schedule: April-July 2018

Traffic Impacts: The streets will be closed to through traffic within the project limits. The street will be open to local traffic (residents). Parking will be removed for the project duration. Residential driveways may be closed for up to 20 days. Access to commercial drives shall be maintained at all times. Pedestrian access will be maintained on at least one side of the street at all times. This project will also involve likely lane impacts to Gorham Street and Wisconsin Avenue but no closure on these streets is expected.

Water Shut-offs: An average of two water shut-offs are expected for each property within the project limits. A minimum of 48 hours of notice will be provided prior to the shut-offs. Each shut-off may last up to 8 hours, but typically last about 4 hours. At the start of construction, the existing main will remain in service until the new main is installed and connected to; emergency shut-offs may occur if the old, brittle main is damaged during construction.

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.

Project Location Map



Project Contacts

Project Manager: Lisa Coleman – 266-4093,
lcoleman@cityofmadison.com

Storm Sewer, Sanitary Sewer:
Kyle Frank–266-4098
kfrank@cityofmadison.com

Water: Peter Holmgren – 261-5530,
pholmgren@madisonwater.org

Street lighting: Gretchen Aviles Pineiro
266-4899
gavilespineiro@cityofmadison.com

Construction: John Fahrney – 266-9091,
jfahrney@cityofmadison.com

Forestry: Marla Eddy – 266-4450,
meddy@cityofmadison.com

Assessment Policy Breakdown

Item	City Share	Owner Share
Curb, sidewalk, drive aprons	50%	50%
Sanitary Laterals	75%	25%
Private Storm Connection	0%	100%
Asphalt Pavement	100%	0%
Sanitary & Storm Mains	100%	0%
Water Main	100%	0%
Sidewalk Ramps	100%	0%
Terrace Steps	0%	100%
Pedestrian Street Lighting	0%	100%

Assessments are payable as a lump sum or over 8 years with 3% interest.

Supplemental Forestry Info

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 1st to reduce the chance of disease. If additional trees need to be removed, City Forestry or City Engineering will notify the adjacent property owner prior to removal.

All ash street trees within the project limits have been or will be evaluated for potential chemical treatment for Emerald Ash Borer (EAB). Ash trees with trunks measuring less than 10" in diameter at 4.5 ft (DBH) from the ground, ash located under high voltage electric distribution lines, and ash that are structurally compromised or in poor condition will not be treated as outlined the City's EAB Plan. Ash trees that do not meet the treatment criteria will be removed prior to construction, and will be removed regardless of the construction project schedule. Including ash removals as part of the project will allow for a faster replacement timeframe. For more information about EAB and the City of Madison EAB response plan please see: <http://www.cityofmadison.com/parks/services/forestry/pests/EAB/index.cfm>.

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 Marla Eddy at 266-4450.

, 08 /11/2017

Project ID: 11649 Project Name: E. Gilman Street, N. Pinckney Street, and N. Butler Street Resurfacing With Utilities Assessment District - 2017
 Project Limits: E. Gilman Street from Wisconsin Ave to Butler St; N. Pinckney Street from Gilman St to Gorham St; N. Butler Street from Gilman St. to Gorham St

Note: A factor has been applied for sidewalk and curb and gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

** Assessment policy for terrace stairs: The cost of removing and replacing terrace stairs shall be assessed 100% to the adjacent property owner. If the property owner is agreeable to permanently removing the stairs, the City will share that cost 50/50

* Total street lighting assessment is based on both the lot frontage on E Gilman St/N Pinckney St/N Butler St and lot area.

Street Light assessment factor: 1.0 for single family residential; 1.5 for multi-family residential; and 2.0 for commercial.

Corner lot factors (75% frontage, 50% area) were used for the following parcels with only one frontage: 1 E Gilman St, 2 E Gilman St (50% first 62.5' frontage on Gilman), 28 E Gilman St, 104 E Gilman St (50% frontage), 110 E Gorham St, 152 E Gorham St and 406 N Pinckney St.

Corner lot factors (75% frontages, 75% area) were used for the following parcels with two frontages: 151 E Gilman St (50% Gilman frontage), 423 N Pinckney St and 424 N Pinckney St.

Parcel No./ Zoning	Owner's Name / Mailing Address	Situa Address	Frontage (LF) OR % Interest	Lot Size (Assessor's Ofc)	Street Construction Items												Sanitary Sewer Items				Storm Sewer Items		Street Lighting Item					Total ASSMT			
					Remove Drive Apron @ \$1.50 per SF		Replace Drive Apron @ \$4.00 per SF		Remove Sidewalk @ \$1.50 per Sq. ft (SF)		Replace Sidewalk @ \$3.00 per Sq. ft (SF)		Remove & Replace Curb & Gutter @ \$18.00 per Linear ft (LF)		Replace Terrace Stairs @ \$85 per SF**		Sanitary Sewer Reconnect @ \$650 Each	Remove & Replace Sanitary Lateral \$12.00 per LF	Private Storm Sewer Connection \$2,000 Each	Install Pedestrian Scale Lighting											
					SF	Cost	SF	Cost	Factor	SF	Cost	Factor	SF	Cost	Factor	LF	Cost	SF	Cost	Each	Cost	LF	Cost	Each	Cost	Factor	LF		Cost	SF	Cost
0709-144-0401-0 DRI, HIS-MH	SELK, GAIL B % OAKLAND PROP SRV LLC 122 E OLIN AVE # 195 MADISON WI	410 N Butler St	60.00 L.F.	4,356 S.F.	0.00	\$0.00	0.00	\$0.00	1.0	100.00	\$150.00	1.0	100.00	\$300.00	1.0	20.00	\$360.00	0.00	\$0.00	1	\$650.00	32	\$384.00	0	\$0.00	1.5	60.00	\$2,628.00	4,356	\$1,274.13	\$5,746.13
0709-144-0402-8 DRI, HIS-MH	LOFGREN PROPERTIES 4 LLC PO BOX 6473 MONONA WI	416 N Butler St	42.00 L.F.	3,696 S.F.	130.00	\$195.00	130.00	\$520.00	1.0	100.00	\$150.00	1.0	100.00	\$300.00	1.0	20.00	\$360.00	0.00	\$0.00	1	\$650.00	32	\$384.00	0	\$0.00	1.5	42.00	\$1,839.60	3,696	\$1,081.08	\$5,479.68
0709-144-0708-0 DRI, HIS-L	MILLER, KENNETH N 5510 GREENLEAF DR MADISON WI	1 E Gilman St	90.00 L.F.	5,940 S.F.	0.00	\$0.00	0.00	\$0.00	1.0	40.50	\$60.75	1.0	40.50	\$121.50	1.0	0.00	\$0.00	0.00	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1.5	67.50	\$2,956.50	2,970	\$868.73	\$4,007.48
0709-144-0910-1 DRI, HIS-MH	NATIONAL GRDN LIFE INS CO ATTN BRIAN HOGAN PO BOX 1191 MADISON WI	2 E Gilman St	250.82 L.F.	102,800 S.F.	10.00	\$15.00	10.00	\$40.00	1.0	100.00	\$150.00	1.0	100.00	\$300.00	1.0	46.00	\$828.00	0.00	\$0.00	2	\$1,300.00	56	\$672.00	0	\$0.00	2.0	218.75	\$12,775.00	37,406	\$14,588.34	\$30,668.34
0709-144-0707-2 DRI, HIS-MH	SEVEN ELEVEN EAST GILMAN LLC 120 W GORHAM ST MADISON WI	7 E Gilman St	54.00 L.F.	2,772 S.F.	117.00	\$175.50	102.50	\$410.00	1.0	100.00	\$150.00	1.0	100.00	\$300.00	1.0	41.00	\$738.00	0.00	\$0.00	1	\$650.00	36	\$432.00	0	\$0.00	1.5	54.00	\$2,365.20	2,772	\$810.81	\$6,031.51
0709-144-0706-4 DRI, HIS-MH	SEVEN ELEVEN EAST GILMAN LLC 120 W GORHAM ST MADISON WI	11 E Gilman St	54.00 L.F.	8,712 S.F.	117.00	\$175.50	102.50	\$410.00	1.0	100.00	\$150.00	1.0	100.00	\$300.00	1.0	54.00	\$972.00	0.00	\$0.00	1	\$650.00	36	\$432.00	0	\$0.00	1.5	54.00	\$2,365.20	8,712	\$2,548.26	\$8,002.96
0709-144-0705-6 DRI, HIS-MH	MILLER, KENNETH N 5510 GREENLEAF DR MADISON WI	15 E Gilman St	40.00 L.F.	4,928 S.F.	0.00	\$0.00	0.00	\$0.00	1.0	100.00	\$150.00	1.0	100.00	\$300.00	1.0	40.00	\$720.00	0.00	\$0.00	1	\$650.00	36	\$432.00	0	\$0.00	1.5	40.00	\$1,752.00	4,928	\$1,441.44	\$5,445.44
0709-144-0303-8 DRI, HIS-L	DEVITT, EUGENE S 28 E GILMAN ST MADISON WI	28 E Gilman St	80.00 L.F.	8,800 S.F.	165.00	\$247.50	213.00	\$852.00	1.0	100.00	\$150.00	1.0	100.00	\$300.00	1.0	20.00	\$360.00	0.00	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1.5	60.00	\$2,628.00	4,400	\$1,287.00	\$5,824.50
0709-144-0206-4 DRI, HIS-L	HARCROFT 104 LLC % CHT APARTMENT RENTALS PO BOX 512 MADISON WI	104 E Gilman St	65.00 L.F.	9,035 S.F.	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1.5	32.50	\$1,423.50	4,518	\$1,321.37	\$2,744.87
0709-144-0410-1 DRI, HIS-MH	FABICK, FRANCIS STEVEN 400 MORNINGSIDE AVE MADISON WI	111 E Gilman St	40.00 L.F.	4,960 S.F.	0.00	\$0.00	0.00	\$0.00	1.0	100.00	\$150.00	1.0	100.00	\$300.00	1.0	20.00	\$360.00	0.00	\$0.00	1	\$650.00	36	\$432.00	0	\$0.00	1.5	40.00	\$1,752.00	4,960	\$1,450.80	\$5,094.80
0709-144-0409-4 DRI, HIS-MH	GILMAN 115 EAST LLC 509 MILITARY DR VERONA WI	115 E Gilman St	66.00 L.F.	8,712 S.F.	0.00	\$0.00	165.52	\$662.08	1.0	100.00	\$150.00	1.0	100.00	\$300.00	1.0	20.00	\$360.00	0.00	\$0.00	1	\$650.00	36	\$432.00	0	\$0.00	1.5	66.00	\$2,890.80	8,712	\$2,548.26	\$7,993.14
0709-144-0205-6 DRI, HIS-MH	HAASE TOWERS JOINT VENT % STEVEN J CHEVALIER 710 N PLANKINTON AVE 1200 MILWAUKEE WI	116 E Gilman St	144.00 L.F.	24,448 S.F.	348.49	\$522.73	379.65	\$1,518.58	1.0	200.00	\$300.00	1.0	200.00	\$600.00	1.0	85.00	\$1,530.00	0.00	\$0.00	1	\$650.00	30	\$360.00	0	\$0.00	1.5	144.00	\$6,307.20	24,448	\$7,151.04	\$18,939.55
0709-144-0408-6 DRI, HIS-MH	APEX INVESTMENT GROUP VIII LLC 1741 COMMERCIAL AVE MADISON WI	121 E Gilman St	66.00 L.F.	8,712 S.F.	108.77	\$163.16	115.50	\$462.00	1.0	100.00	\$150.00	1.0	100.00	\$300.00	1.0	20.00	\$360.00	0.00	\$0.00	1	\$650.00	36	\$432.00	0	\$0.00	1.5	66.00	\$2,890.80	8,712	\$2,548.26	\$7,956.22
0709-144-0204-8 DRI, HIS-MH	122 EAST GILMAN LLP % MOHS & WIDDER 20 N CARROLL ST MADISON WI	122 E Gilman St	21.00 L.F.	41,319 S.F.	118.49	\$177.73	121.65	\$486.58	1.0	100.00	\$150.00	1.0	100.00	\$300.00	1.0	20.00	\$360.00	0.00	\$0.00	1	\$650.00	30	\$360.00	0	\$0.00	1.5	21.00	\$919.80	41,319	\$12,085.81	\$15,489.92

, 08 /11/2017

Project ID: 11649 Project Name: E. Gilman Street, N. Pinckney Street, and N. Butler Street Resurfacing With Utilities Assessment District - 2017
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* Total street lighting assessment is based on both the lot frontage on E Gilman St/N Pinckney St/N Butler St and lot area.

Street Light assessment factor: 1.0 for single family residential; 1.5 for multi-family residential; and 2.0 for commercial.

Corner lot factors (75% frontage, 50% area) were used for the following parcels with only one frontage: 1 E Gilman St (50% first 62.5' frontage on Gilman), 28 E Gilman St, 104 E Gilman St (50% frontage), 110 E Gorham St, 152 E Gorham St and 406 N Pinckney St.

Corner lot factors (75% frontages, 75% area) were used for the following parcels with two frontages: 151 E Gilman St (50% Gilman frontage), 423 N Pinckney St and 424 N Pinckney St.

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (LF) OR % Interest	Lot Size (Assessor's Ofc)	Street Construction Items												Sanitary Sewer Items				Storm Sewer Items		Street Lighting Item					Total ASSM'T			
					Remove Drive Apron @ \$1.50 per SF		Replace Drive Apron @ \$4.00 per SF		Remove Sidewalk @ \$1.50 per Sq. ft (SF)		Replace Sidewalk @ \$3.00 per Sq. ft (SF)		Remove & Replace Curb & Gutter @ \$18.00 per Linear ft (LF)		Replace Terrace Stairs @ \$85 per SF**		Sanitary Sewer Reconnect @ \$650 Each		Remove & Replace Sanitary Lateral \$12.00 per LF		Private Storm Sewer Connection \$2,000 Each		Install Pedestrian Scale Lighting								
					SF	Cost	SF	Cost	Factor	SF	Cost	Factor	SF	Cost	Factor	LF	Cost	SF	Cost	Each	Cost	LF	Cost	Each	Cost	Factor	LF		Cost	SF	Cost
0709-144-0407-8 DR1, HIS-MH	DENNY/STONEBARGER TRUST C STONEBARGER/J DENNY, TR 125 E GILMAN ST MADISON WI	125 E Gilman St	66.00 L.F.	8,712 S.F.	143.16	\$214.74	146.00	\$584.00	1.0	100.00	\$150.00	1.0	100.00	\$300.00	1.0	20.00	\$360.00	0.00	\$0.00	1	\$650.00	36	\$432.00	0	\$0.00	1.5	66.00	\$2,890.80	8,712	\$2,548.26	\$8,129.80
0709-144-0203-0 DR1, HIS-L	UNIV OF WIS REGENTS VAN HISE HALL # 1860 1220 LINDEN DR MADISON WI	130 E Gilman St	135.13 L.F.	29,144 S.F.	122.26	\$183.39	157.50	\$630.00	1.0	329.70	\$494.55	1.0	329.70	\$989.10	1.0	75.00	\$1,350.00	0.00	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	2.0	135.13	\$7,891.59	29,144	\$11,366.16	\$22,904.79
0709-144-0406-0 DR1, HIS-MH Notation Parcel	133 E GILMAN ST CDM ASSOC PAUL & JUN STANGEL TRUST 133 E GILMAN ST # 2 MADISON WI	133 E Gilman St	72.50 L.F.	9,570 S.F.	143.26	\$0.00	180.54	\$0.00	1.0	100.00	\$0.00	1.0	100.00	\$0.00	1.0	30.00	\$0.00	0.00	\$0.00	1	\$0.00	36	\$0.00	0	\$0.00	1.5	72.50	\$0.00	9,570	\$0.00	\$0.00
0709-144-3402-5 CONDO	STANGEL TRUST, PAUL & JUNE 133 E GILMAN ST UNIT 2 MADISON, WI 53703-0000	133 E Gilman St #2	50%		71.63	\$107.45	90.27	\$361.08	1.0	50.00	\$75.00	1.0	50.00	\$150.00	1.0	15.00	\$270.00	0.00	\$0.00	0.5	\$325.00	18	\$216.00	0	\$0.00	1.5	36.25	\$1,587.75	4785.00	\$1,399.61	\$4,491.89
0709-144-3401-7 CONDO	STANGEL TRUST, PAUL & JUNE 133 E GILMAN ST # 2 MADISON, WI 53703-0000	133 E Gilman St #1	50%		71.63	\$107.45	90.27	\$361.08	1.0	50.00	\$75.00	1.0	50.00	\$150.00	1.0	15.00	\$270.00	0.00	\$0.00	0.5	\$325.00	18	\$216.00	0	\$0.00	1.5	36.25	\$1,587.75	4785.00	\$1,399.61	\$4,491.89
0709-144-0405-2 DR1, HIS-MH	WEST WASHINGTON ASSOC LLC % THE FIORE COMPANIES 150 E GILMAN ST STE 1600 MADISON WI	139 E Gilman St	103.50 L.F.	13,662 S.F.	0.00	\$0.00	0.00	\$0.00	1.0	100.00	\$150.00	1.0	100.00	\$300.00	1.0	20.00	\$360.00	0.00	\$0.00	1	\$2,600.00 new connection	36	\$2,880.00 new lateral	0	\$0.00	2.0	103.50	\$6,044.40	13,662	\$5,328.18	\$17,662.58
0709-144-0212-1 DR1, HIS-L	UNIV OF WIS REGENTS VAN HISE HALL # 1860 1220 LINDEN DR MADISON WI	144 E Gilman St	30.00 L.F.	29,973 S.F.	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1.0	30.00	\$876.00	29,973	\$5,844.74	\$6,720.74
0709-144-0404-4 DR1, HIS-MH	424 WISCONSIN LLC PO BOX 6473 MADISON WI	149 E Gilman St	48.00 L.F.	4,320 S.F.	0.00	\$0.00	0.00	\$0.00	1.0	100.00	\$150.00	1.0	100.00	\$300.00	1.0	20.00	\$360.00	0.00	\$0.00	1	\$650.00	36	\$432.00	1	\$2,000.00	1.5	48.00	\$2,102.40	4,320	\$1,263.60	\$7,258.00
0709-144-0201-4 HIS-MH, UOR	WEST WASHINGTON ASSOC LLC % THE FIORE COMPANIES 150 E GILMAN ST STE 1600 MADISON WI	150 E Gilman St	198.00 L.F.	51,975 S.F.	0.00	\$0.00	0.00	\$0.00	1.0	250.00	\$375.00	1.0	250.00	\$750.00	1.0	50.00	\$900.00	0.00	\$0.00	1	\$650.00	32	\$384.00	0	\$0.00	2.0	198.00	\$11,563.20	51,975	\$20,270.25	\$34,892.45
0709-144-0403-6 DR1, HIS-MH	HANUSTRAS 151 E LLC % CHT APARTMENT RENTALS PO BOX 512 MADISON WI	151 E Gilman St	40.00 Gilman 90.00 Butler	3,600 S.F.	0.00	\$0.00	0.00	\$0.00	1.0	100.00	\$150.00	1.0	100.00	\$300.00	1.0	20.00	\$360.00	0.00	\$0.00	1	\$650.00	33	\$396.00	0	\$0.00	1.5	20.00 Gilman 67.50 Butler	\$3,832.50	2,700	\$789.75	\$6,478.25
0709-144-0414-3 DR1, HIS-MH	CITY OF MADISON PARKS PERIOD GARDENS 210 MLK JR BLVD RM 104 MADISON WI	110 E Gorham St	62.00 Pinckney 132.00 Gorham	10,774 S.F.	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	1.0	0.00	\$0.00	1.0	62.00	\$1,116.00	0.00	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1.0	46.50	\$1,357.80	2,945	\$574.28	\$3,048.08
0709-144-0421-8 DR1, HIS-MH	SELK, GAIL B % OAKLAND PROP SRV LLC 122 E OLIN AVE # 195 MADISON WI	152 E Gorham St	66.00 Gorham 66.00 Butler	4,356 S.F.	0.00	\$0.00	0.00	\$0.00	0.5	100.00	\$75.00	0.5	100.00	\$150.00	0.5	20.00	\$180.00	0.00	\$0.00	1	\$650.00	30	\$360.00	0	\$0.00	1.5	49.50	\$2,168.10	2,178	\$637.07	\$4,220.17

, 08 /11/2017

Project ID: Project Name: E. Gilman Street, N. Pinckney Street, and N. Butler Street Resurfacing With Utilities Assessment District - 2017
 11649 Project Limits: E. Gilman Street from Wisconsin Ave to Butler St; N. Pinckney Street from Gilman St to Gorham St; N. Butler Street from Gilman St. to Gorham St

Note: A factor has been applied for sidewalk and curb and gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

** Assessment policy for terrace stairs: The cost of removing and replacing terrace stairs shall be assessed 100% to the adjacent property owner. If the property owner is agreeable to permanently removing the stairs, the City will share that cost 50/50

* Total street lighting assessment is based on both the lot frontage on E Gilman St/N Pinckney St/N Butler St and lot area.

Street Light assessment factor: 1.0 for single family residential; 1.5 for multi-family residential; and 2.0 for commercial.

Corner lot factors (75% frontage, 50% area) were used for the following parcels with only one frontage: 1 E Gilman St, 2 E Gilman St (50% first 62.5' frontage on Gilman), 28 E Gilman St, 104 E Gilman St (50% frontage), 110 E Gorham St, 152 E Gorham St and 406 N Pinckney St.

Corner lot factors (75% frontages, 75% area) were used for the following parcels with two frontages: 151 E Gilman St (50% Gilman frontage), 423 N Pinckney St and 424 N Pinckney St.

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (LF) OR % Interest	Lot Size (Assessor's Ofc)	Street Construction Items												Sanitary Sewer Items				Storm Sewer Items		Street Lighting Item					Total ASSM'T			
					Remove Drive Apron @ \$1.50 per SF		Replace Drive Apron @ \$4.00 per SF		Remove Sidewalk @ \$1.50 per Sq. ft (SF)		Replace Sidewalk @ \$3.00 per Sq. ft (SF)		Remove & Replace Curb & Gutter @ \$18.00 per Linear ft (LF)		Replace Terrace Stairs @ \$85 per SF**		Sanitary Sewer Reconnect @ \$650 Each		Remove & Replace Sanitary Lateral \$12.00 per LF		Private Storm Sewer Connection \$2,000 Each		Install Pedestrian Scale Lighting								
					SF	Cost	SF	Cost	Factor	SF	Cost	Factor	SF	Cost	Factor	LF	Cost	SF	Cost	LF	Cost	Each	Cost	Each	Cost	Factor	LF		Cost	SF	Cost
0709-144-0101-6 HIS-L, PR	CITY OF MADISON PARKS JAMES MSN GATES OF HEAVEN 210 MLK JR BLVD RM 104 MADISON WI	300 E Gorham St	692.00 Gorham 368.00 Butler	159,200 S.F.	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1.0	368.00	\$10,745.60	59,334	\$11,570.13	\$22,315.73
0709-144-0701-4 DR1, HIS-MH	PINCKNEY ASSOCIATES LLC 406 N PINCKNEY ST MADISON WI	406 N Pinckney St	71.00 L.F.	4,686 S.F.	93.00	\$139.50	104.50	\$418.00	1.0	100.00	\$150.00	1.0	100.00	\$300.00	1.0	71.00	\$1,278.00	0.00	\$0.00	1	\$650.00	44	\$528.00	0	\$0.00	2.0	53.25	\$3,109.80	2,343	\$913.77	\$7,487.07
0709-144-0702-2 DR1, HIS-MH	HORNER TRUST, DAVID F & MARY KERR & M CHAPMAN 1508 CLEARWATER DR WHEELING IL	410 N Pinckney St	61.00 L.F.	4,026 S.F.	86.80	\$130.20	93.00	\$372.00	1.0	127.09	\$190.64	1.0	127.09	\$381.27	1.0	61.00	\$1,098.00	0.00	\$0.00	1	\$650.00	44	\$528.00	0	\$0.00	1.5	61.00	\$2,671.80	4,026	\$1,177.61	\$7,199.51
0709-144-0413-5 DR1, HIS-L	MADISON COMMUNITY CO-OP 1202 WILLIAMSON ST # 106 MADISON WI	411 N Pinckney St	70.00 L.F.	6,650 S.F.	0.00	\$0.00	0.00	\$0.00	1.0	100.00	\$150.00	1.0	100.00	\$300.00	1.0	70.00	\$1,260.00	25.00	\$2,125.00	1	\$650.00	22	\$264.00	0	\$0.00	1.5	70.00	\$3,066.00	6,650	\$1,945.13	\$9,760.13
0709-144-0703-0 DR1, HIS-MH	CORCORAN, PATRICK J & CAMILLA A CORCORAN 2417 UNIVERSITY AVE MADISON WI	414 N Pinckney St	44.00 L.F.	4,400 S.F.	0.00	\$0.00	0.00	\$0.00	1.0	128.00	\$192.00	1.0	128.00	\$384.00	1.0	44.00	\$792.00	0.00	\$0.00	1	\$650.00	44	\$528.00	0	\$0.00	1.5	44.00	\$1,927.20	4,400	\$1,287.00	\$5,760.20
0709-144-0412-7 DR1, HIS-MH	419 N PINCKNEY LLC 1202 REGENT ST MADISON WI	419 N Pinckney St	54.00 L.F.	5,288 S.F.	0.00	\$0.00	0.00	\$0.00	1.0	100.00	\$150.00	1.0	100.00	\$300.00	1.0	55.00	\$990.00	24.00	\$2,040.00	1	\$650.00	22	\$264.00	1	\$2,000.00	1.5	54.00	\$2,365.20	5,288	\$1,546.74	\$10,305.94
0709-144-0411-9 DR1, HIS-L	EDWARDS TR, JEAN & GEORGE & EUGENE S DEVITT 28 E GILMAN ST MADISON WI	423 N Pinckney St	78.00 Pinckney 92.00 Gilman	7,176 S.F.	0.00	\$0.00	0.00	\$0.00	1.0	100.00	\$150.00	1.0	100.00	\$300.00	1.0	78.00	\$1,404.00	29.00	\$2,465.00	1	\$650.00	35	\$420.00	0	\$0.00	1.5	58.50 Pinckney 69.00 Gilman	\$5,584.50	5,382	\$1,574.24	\$12,547.74
0709-144-0704-8 HIS-L, PD	TREK HOSPITALITY LLC 801 W MADISON ST WATERLOO WI	424 N Pinckney St	88.00 Pinckney 92.00 Gilman	8,096 S.F.	0.00	\$0.00	0.00	\$0.00	1.0	100.00	\$150.00	1.0	100.00	\$300.00	1.0	30.00	\$540.00	39.58	\$3,364.30	1	\$650.00	44	\$528.00	0	\$0.00	2.0	66.00 Pinckney 69.00 Gilman	\$7,884.00	6,072	\$2,368.08	\$15,784.38
Totals					1846.48	\$2,554.83	2202.39	\$8,087.40	3375.29	\$4,837.94	3375.29	\$9,675.87	1162.00	\$20,196.00	117.58	\$9,994.30	27.00	\$18,850.00	926	\$13,128.00	2	\$4,000.00	2787.63	\$124,749.99		\$124,809.51	\$340,883.83				