

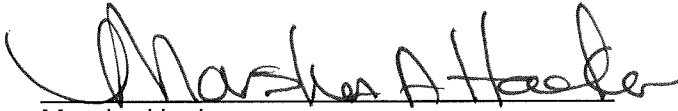
AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

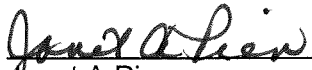
Marsha Hacker being first duly sworn on oath, deposes and says that:

1. She is a Program Assistant I with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 15th day of NOVEMBER 2012 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 NORTH FAIRCHILD STREET AND WEST MIFFLIN STREET ASSESSMENT DISTRICT, attached hereto.

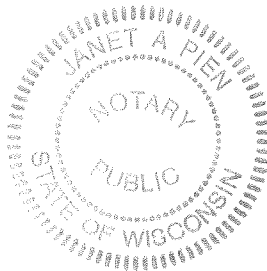
2. She did and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.


Marsha Hacker

Subscribed and sworn to before me
this 15th day of NOVEMBER, 2012



Janet A Pien
Notary Public, State of Wisconsin
My Commission expires: February 28, 2014



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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, NOVEMBER 28, 2012, AT 6:00 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

LANGDON STREETSCAPE UPDATES ASSESSMENT DISTRICT-2013

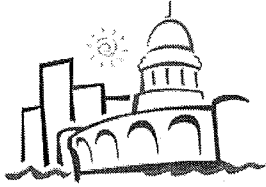
LIVINGSTON STREET RESURFACING WITH UTILITIES ASSESSMENT DISTRICT-2013

NORTH FAIRCHILD STREET AND WEST MIFFLIN STREET ASSESSMENT DISTRICT-2013

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ NOVEMBER 16, 2012





Madison

Department of Public Works
City Engineering Division

608 266 4751

Robert F. Phillips, P.E.
City Engineer

Parcel Number: 0709-231-0803-3
Situs Address: 201 W Mifflin St
CITY OF MADISON LIBRARY
CENTRAL LIBRARY
201 W MIFFLIN ST
MADISON, WI 53703-2511

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

November 16, 20

To: Property Owners along North Fairchild St and West Mifflin St

**Re: Public Hearing before Board of Public Works
November 28, 2012 6:00 P.M.
Parks Conference Room, Room 108, City County Building
210 Martin Luther King Jr. Blvd.
Madison, WI**

The City of Madison is proposing to reconstruct the utilities and pavement along the above referenced streets in 2013. 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 project limits are as follows:

- N. Fairchild St. from W. Washington to W. Mifflin St.
- W. Mifflin St. from N. Fairchild to N. Henry St.

The proposed work on N. Fairchild Street is a complete replacement of the street infrastructure including new curb and gutter, pavement, driveway aprons, and sidewalk as necessary. The sanitary sewer and storm sewer were replaced in 2012, but the water main on N. Fairchild St. will be replaced with this project. Street/pedestrian lighting and street trees will also be installed. W. Mifflin Street will have new curb and gutter and sidewalk installed adjacent to the Madison Public Library, and pedestrian lighting and street trees will also be installed on W. Mifflin St. The project is scheduled to take place during the spring and summer of 2013 with a tentative start date of the end of March.

Street Improvements

The proposed street improvements include removing and replacing asphalt pavement, drive aprons and curb and gutter. Sidewalk adjacent to the street will be removed and replaced on an as needed basis, to repair any unsafe or damaged sections. The concrete terrace will be replaced to match into the new curb and gutter, and tree grates will be installed in the concrete terrace for planting of new street trees.

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, sidewalk, and concrete terrace on previously improved streets. The City assumes the entire cost for the new asphalt pavement and tree grates. The City also assumes the cost for the curb and gutter and sidewalk ramps located at each street intersection. The property owner assumes 100% of the cost of pedestrian

street lighting. 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, with any questions regarding the street reconstruction.

Sanitary Sewer and Storm Sewer

The sanitary sewer main and laterals and the storm sewer within the limits of this project were constructed with the utility project on N. Fairchild Ft. in 2012. If you have any questions related to that work, please contact the project engineer.

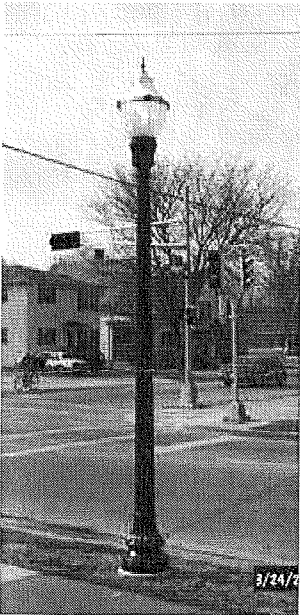
Water Main and Water Service Laterals

The water main will be replaced on N. Fairchild St. with the project. The existing water main on the street was installed in 1922. The City will abandon 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 Dennis Cawley of the Madison Water Utility at 261-9243 with questions regarding the water main replacement.

Street Landscaping and Lighting

The proposed streetscape includes the addition of pedestrian street lighting and trees. All work is proposed to be in the street terrace.

The plan proposes adding pedestrian scale lighting poles to be consistent with other streets in the downtown area. The cost of the materials and installation is assessed to property owners. Thereafter, energy and maintenance are done at City cost. All wiring for lighting is underground. Questions regarding the lighting design and lighting assessments can be directed to Dan Dettmann, 266-6536 or ddettmann@cityofmadison.com.



Two styles of pedestrian lights will be installed with this project. The style shown in the picture on the left is proposed for N. Fairchild St. and will be colored black. These will match the pedestrian lights installed on S. Fairchild St. in 2012 as well as on several other downtown streets. The picture on the right shows the style proposed for W. Mifflin St., which will match the pedestrian lights that were previously installed on W. Mifflin next to the Library.

Tree locations will be marked and installed throughout the project limits. It is anticipated that City Forestry will plant the planned trees in the fall of 2013. Any necessary removals of existing trees within the limits of this project have already taken place.

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 or 266-4099. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction.

Sincerely,

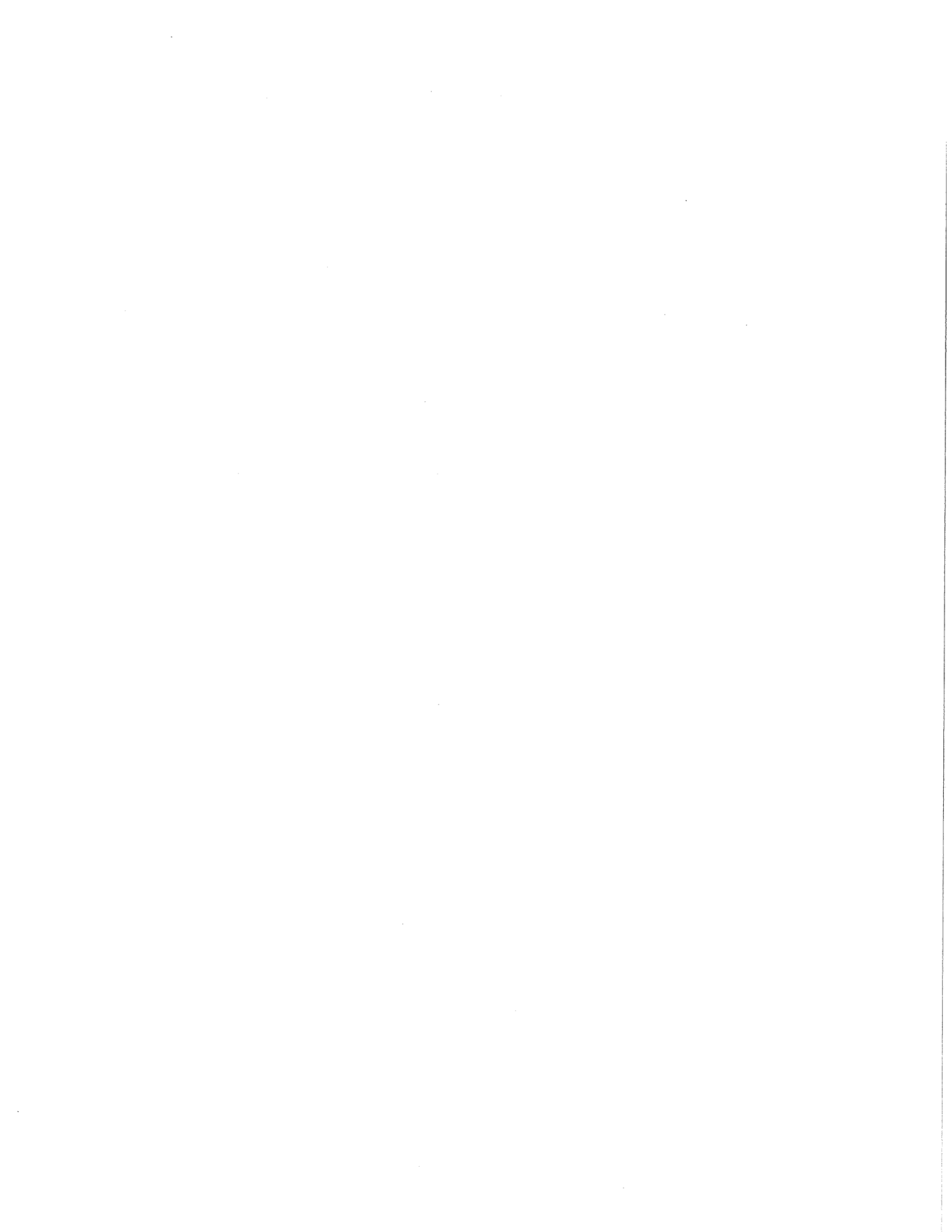


Robert F. Phillips, P.E.
City Engineer

RFP:eld

Cc by email:

Ald. Mike Verveer	Christy Bachmann, City Engineering
Tom Mohr, Traffic Engineering	Dane County 911
Chris Petykowski, City Engineering	West High School
Pete Holmgren, Water Utility	Tim Sobota, Madison Metro Transit
Marla Eddy, City Forestry	Matt Mikolajewski, City Planning
Ed Ruckriegel, Fire Department	Dane County 911
Cindy Mierow, Police Department	
Chris Kelley, Streets Division	
Mick Howan, School District Transportation, mjhowan@madison.k12.wi.us	
Jeff Fedler, Madison School District Transportation Coordinator, jfedler@madison.k12.wi.us	
Jason Fenske, Badger Bus Lines, jasonf@badgerbus.com	



Project ID: 53W1132 Project Name: North Fairchild Street and West Mifflin Street Assessment District - 2012
 Project Limits: West Washington Avenue to West Mifflin Street & North Fairchild Street to North Henry Street

Parcel No/ Zoning	Frontage Listed and/or Street Name Owner's Name/ Mailing Address	Parcel Location	Frontage		Remove Concrete Sidewalk & Driveway @ \$1.50 per SF		Replace Concrete Sidewalk @ \$3.00 per SF		Street Reconstruction Items		Lot Data for Ped Lights		Street Lighting		TOTAL ASSMT			
			LF	SF	SF	Cost	SF	Cost	LF	Cost	LF	SF	LF	SF		Cost		
0709-231-0907-3 C4	HOVDE BUILDING LLC 122 W WASHINGTON AVE #100 MADISON WI	15 N Fairchild St	99.00	560.00	\$840.00	560.00	\$1,680.00	0.00	\$0.00	80.00	\$320.00	99.00	16,038.00	\$2,876.94	\$4,651.02	\$7,527.96	\$11,852.96	
0709-231-0912-2 C4	HOVDE BUILDING LLC # 101 122 W WASHINGTON AVE MADISON WI	125 W Mifflin St Fairchild Premise	20.92	535.00	\$802.50	535.00	\$1,605.00	0.00	\$0.00	80.00	\$320.00	74.25	1,036.00	\$2,157.71	\$300.44	\$2,458.15	\$6,160.65	
0709-231-0803-3 C4	CITY OF MADISON LIBRARY CENTRAL LIBRARY 201 W MIFFLIN ST MADISON WI	201 W Mifflin St Fairchild Premise	365.84	0.00	\$0.00	4360.00	\$13,080.00	1395.00	\$9,765.00	0.00	\$0.00	99.00	8,778.00	\$2,876.94	\$2,345.62	\$21,422.56	\$30,267.56	
0709-231-0913-0 C4	HOVDE BUILDING LLC # 101 122 W WASHINGTON AVE MADISON WI	122 W Washington Ave	132.00	690.00	\$1,035.00	690.00	\$2,070.00	0.00	\$0.00	0.00	\$0.00	132.00	8,712.00	\$3,835.92	\$2,536.48	\$6,362.40	\$11,117.40	
0709-231-0801-7 C4, C4	FOUR COAL & OIL & 20TH CENT MCKTS& W WASH ASC LLC 150 E GILMAN ST # 1600 MADISON WI	222 W Washington Ave	198.00	910.00	\$1,365.00	910.00	\$2,730.00	0.00	\$0.00	110.00	\$440.00	198.00	26,136.00	\$5,753.88	\$7,579.44	\$13,333.32	\$17,868.32	
TOTALS					2,695.00	\$4,042.50	7,055.00	\$21,165.00	1,395.00	\$9,765.00	270.00	\$1,080.00	602.25	60,700.00	17,501.39	17,603.00	\$51,104.39	\$97,266.89

* Street lighting assessments for corner parcels 201 W Mifflin St and 122 W Washington Ave adjusted for potential lights on W. Mifflin St.
 **\$16,000 added to assessment for 201 W Mifflin to account for modifications to existing lights caused by the Library Reconstruction Project

