

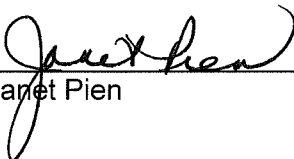
**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

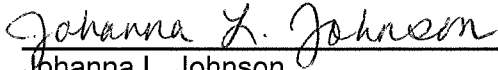
JANET PIEN, being first duly sworn on oath, deposes and says that:

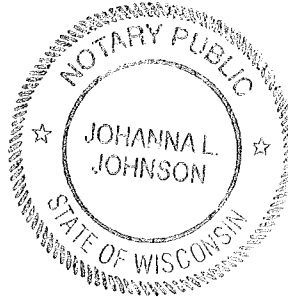
1. She is a SECRETARY II with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 20th day of FEBRUARY 2014 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled **LANGDON STREETSCAPE ASSESSMENT DISTRICT-2014** 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.

  
\_\_\_\_\_  
Janet Pien

Subscribed and sworn to before me  
this 20th day of FEBRUARY 2014

  
\_\_\_\_\_  
Johanna L. Johnson  
Notary Public, State of Wisconsin  
My Commission expires: 1/8/18





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

Parcel Number: 0709-144-4101-2  
 Situs Address: 201 W Lakelawn Pl  
 222 LANGDON LLC  
 145 E BADGER RD  
 MADISON, WI 53713-0000

**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  
**Operations Manager**  
 Kathleen M. Cryan  
**Mapping Section Manager**  
 Eric T. Pederson P.S.

**NOTICE OF PUBLIC HEARING BEFORE THE COMMON COUNCIL  
 FOR  
 PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS  
 FOR PUBLIC WORKS IMPROVEMENTS**

**MADISON, WISCONSIN**

**PART I**

Notice is hereby given that the reports of the Board of Public Works and the City Engineer of the City of Madison, Wisconsin, on the plans, specifications, and special assessment of benefits accruing to the various lots and parcels of land affected by the proposed improvements, as listed in Part II hereof, in the City of Madison, have been filed in the office of the City Clerk, in the City-County Building, Madison, Wisconsin, and that said reports will be presented to the Common Council (Room 201), City-County Building, at a regular meeting to be held, **MARCH 4, 2014 at 6:30 P.M.**, in the Council Chambers and that the Common Council will then and there consider said reports and will hold a public hearing to hear all persons interested, or their agents or attorneys, concerning matters contained in said reports, and will determine what portion, if any, of the cost of said improvement shall be paid by the City at large, and other action as the Common Council may deem proper. **(YOU MUST REGISTER WITH THE COUNCIL'S SECRETARY BEFORE YOUR ITEM IS CONSIDERED BY THE COUNCIL).**

Notice is hereby given that a contract has been (or is about to be) let for below listed project(s) and that the amount of the special assessment therefore has been determined as to each parcel of real estate affected thereby and a statement of the same is on file with the City Clerk; it is proposed to collect the same in eight (8) installments, as provided for by Section 66.0715 of the Wisconsin Statutes, with interest thereon at 3.5% percent per annum; that all assessments will be collected in installments as above provided except such assessments on property where the owner of the same has paid the assessment to the City Treasurer on or before the next succeeding November 1st.

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](mailto: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: NEAR WEST SANITARY SEWER RELOCATION ASSESSMENT DISTRICT – 2014**

**NORTH HAMILTON STREET STREETScape ASSESSMENT DISTRICT – 2014**

**NORTH STREET, HOARD STREET AND COMMERCIAL AVENUE RECONSTRUCTION ASSESSMENT DISTRICT – 2014**

**COMMONWEALTH AVENUE, FOX AVENUE, GREGORY STREET AND KEYES AVENUE RECONSTRUCTION ASSESSMENT DISTRICT – 2014**

**KENDALL AVENUE, N. PROSPECT AVENUE AND LATHROP STREET ASSESSMENT DISTRICT – 2014**

**LANGDON STREETScape ASSESSMENT DISTRICT – 2014**

**WEST JOHNSON STREET AND NORTH HENRY STREET STREETScape ASSESSMENT DISTRICT – 2014**

**ADAMS STREET RECONSTRUCTION ASSESSMENT DISTRICT - 2014**

BY: MariBeth Witzel-Behl  
 MariBeth Witzel-Behl, City Clerk  
 WSJ

Project ID: S3W1369  
 Project Name: Langdon Streetscape Assessment District - 2014  
 Project Limits: N. Frances St. to N. Henry St.

| Parcel No./ Zoning           | Owner's Name / Mailing Address  | Parcel Location   | Frontage or % Interest* LF | Terrace Reconstruction Items                              |                              |   | Street Lighting Items**                                   |  |   | TOTAL ASSESS'T |            |           |           |             |
|------------------------------|---|-------------------|----------------------------|---|------------------------------|---|---|--|---|----------------|------------|-----------|-----------|-------------|
|                              |   |                   |                            | Remove Pavers, Sidewalk and Drive Apron @ \$150 per SF SF | Terrace Reconstruction Items | Replace Concrete Sidewalk @ \$30.00 per SF SF | Replace Terrace w/ Exposed Agg. Conc. @ \$10.00 per SF SF | Install Pedestrian Lighting (Frontage) @ \$20.00 per LF LF | Install Pedestrian Lighting (Area) @ \$0.15 per SF SF |                |            |           |           |             |
| 0709-144-1007-5 DR2          | KAPPA KAPPA GAMMA % STEPHANIE STENDER 521 EUGENIA AVE MADISON WI            | 601 N Henry St    | 82.00                      | 420.00  | \$630.00                     | 50.00   | \$150.00  | 420.00   | \$4,200.00  | 61.50          | \$1,230.00 | 6,068.00  | \$910.20  | \$7,120.20  |
| 0709-144-1038-2 DDZ4, HHS-1  | ALUMINI ASSN OF KAPPA CHI % WILLIAM KIRCHEN 10521 CRESTVIEW DR CEDARBURG WI | 610 N Henry St    | 58.00                      | 430.00  | \$645.00                     | 50.00   | \$150.00  | 430.00   | \$4,300.00  | 43.50          | \$870.00   | 5,104.00  | \$765.60  | \$6,730.60  |
| 0709-144-1106-5 DR2          | MULLINS JT REV TRUST J & C MULLINS, TRUSTEES 401 N CARROLL ST MADISON WI    | 133 Langdon St    | 38.00                      | 0.00  | \$0.00                       | 50.00   | \$150.00  | 200.00   | \$2,000.00  | 38.00          | \$760.00   | 5,712.00  | \$856.80  | \$3,766.80  |
| 0709-144-1107-3 DR2          | FIGORE, WILLIAM & MARY 1528 MORRISON ST MADISON WI                          | 135 Langdon St    | 40.00                      | 280.00  | \$420.00                     | 50.00   | \$150.00  | 280.00   | \$2,800.00  | 40.00          | \$800.00   | 4,320.00  | \$648.00  | \$4,818.00  |
| 0709-144-1108-1 DR2          | CHANDLER 137-139 LLC % CHI APARTMENT RENTALS PO BOX 512 MADISON WI          | 137 Langdon St    | 34.00                      | 230.00  | \$345.00                     | 50.00   | \$150.00  | 230.00   | \$2,300.00  | 34.00          | \$680.00   | 3,400.00  | \$510.00  | \$3,985.00  |
| 0709-144-1109-9 DR2          | EVANS SCHOLAR FOUNDATION % WAYNE JANIL 1 BRIAR RD GOLF IL                   | 141 Langdon St    | 98.00                      | 825.00  | \$1237.50                    | 50.00   | \$150.00  | 825.00   | \$8,250.00  | 73.50          | \$1,470.00 | 5,137.50  | \$770.63  | \$11,878.13 |
| 0709-144-1009-1 PD           | NORMANDY PARTNERS LLC 6417 NORMANDY LN MADISON WI                           | 150 Langdon St    | 0*                         | 0.00  | \$0.00                       | 0.00  | \$0.00  | 0.00   | \$0.00  | 0.00           | \$0.00     | 4,017.00  | \$602.55  | \$602.55    |
| 0709-144-1008-3 DR2          | KAPPA CHI ALPHA CHI OMEGA % VERA RILEY 8260 STAGECOACH RD CROSS PLAINS WI   | 153 Langdon St    | 100.00                     | 545.00  | \$817.50                     | 50.00   | \$150.00  | 545.00   | \$5,450.00  | 100.00         | \$2,000.00 | 17,051.00 | \$2557.65 | \$10,975.15 |
| 0709-144-1934-0 DDZ4, PUDSIP | VESTA CONDO OWNERS ASSN JOSEPH ALEXANDER 145 E BADGER RD STE 200 MADISON WI | 201 W Lakelawn Pl | 56.33                      | 390.00  | \$0.00                       | 50.00   | \$0.00  | 390.00   | \$0.00  | 42.25          | \$0.00     | 6,888.00  | \$0.00    | \$0.00      |
| 0709-144-4101-2 DDZ4, PUDSIP | 222 LANGDON LLC 145 E BADGER RD MADISON WI                                  | 201 W Lakelawn Pl | 34.44%                     | 134.32  | \$201.47                     | 17.22   | \$51.66   | 134.32   | \$1,343.16  | 14.55          | \$291.02   | 2,372.22  | \$355.83  | \$2,243.15  |
| 0709-144-4103-0 DDZ4, PUDSIP | 229 W LAKELAWN PLACE LLC 122 W WASHINGTON AVE #101 MADISON WI               | 229 W Lakelawn Pl | 65.56%                     | 255.68  | \$383.53                     | 32.78   | \$98.34   | 255.68   | \$2,556.84  | 27.70          | \$553.98   | 4,515.80  | \$677.37  | \$4,270.05  |
| 0709-144-2001-6 DDZ4, R6     | MULLINS, JEROME & CAROL 401 N CARROLL ST MADISON WI                         | 201 Langdon St    | 88.00                      | 750.00  | \$1125.00                    | 50.00   | \$150.00  | 750.00   | \$7,500.00  | 66.00          | \$1,320.00 | 5,808.00  | \$871.20  | \$10,966.20 |

February 5, 2014

Project ID: S3W1360  
 Project Name: Langdon Streetscape Assessment District - 2014  
 Project Limits: N. Frances St. to N. Henry St.

| Parcel No./ Zoning              | Owner's Name / Mailing Address   | Parcel Location | Frontage or % Interest* LF | Terrace Reconstruction Items                                    |   |  | Street Lighting Items**   |  | TOTAL ASSWT |
|---------------------------------|--|-----------------|----------------------------|---|---|--|---|--|-------------|
|                                 |  |                 |                            | Remove Pavers, Sidewalk and Drive Apron @ \$1.50 per SF SF Cost | Replace Concrete Sidewalk @ \$3.00 per SF SF Cost | Replace Terrace w/ Exposed Agg. Conc. @ \$10.00 per SF SF Cost | Install Pedestrian Lighting (Frontage) @ \$20.00 per LF LF Cost | Install Pedestrian Lighting (Area) @ \$0.15 per SF SF Cost |             |
| 0709-144-1937-4<br>DDZ4, R6     | RAYTLE BLDG CORP<br>% MADISON PROPERTY MNGMT<br>1202 RECENT ST<br>MADISON WI               | 210 Langdon St  | 58.00                      | 385.00<br>\$577.50  | 50.00<br>\$150.00                                 | 385.00<br>\$3,850.00   | 58.00<br>\$1,160.00   | 7,134.0<br>\$1070.10                                       | \$6,307.60  |
| 0709-144-2002-4<br>DDZ4, R6     | MULLINS JT REV TRUST<br>J & C MULLINS, TRUSTEES<br>401 N CARROLL ST<br>MADISON WI          | 211 Langdon St  | 66.00                      | 420.00<br>\$630.00  | 50.00<br>\$150.00                                 | 420.00<br>\$4,200.00   | 66.00<br>\$1,320.00   | 8,712.0<br>\$1306.80                                       | \$7,606.80  |
| 0709-144-1935-8<br>DDZ4, R6     | LAMBDA CHAPTER BLDG CORP<br>PO BOX 45735<br>MADISON WI                                     | 216 Langdon St  | 82.90                      | 560.00<br>\$840.00  | 50.00<br>\$150.00                                 | 560.00<br>\$5,600.00   | 82.90<br>\$1,658.00   | 10,196.5<br>\$1529.48                                      | \$9,777.48  |
| 0709-144-2003-2<br>DDZ4, PUDSIP | ALPHA LAMBDA ALUM INV LLC<br>% FAIRCREST MANAGEMENT<br>1865 NORTHPORT DR # B<br>MADISON WI | 221 Langdon St  | 110.00                     | 625.00<br>\$937.50  | 50.00<br>\$150.00                                 | 625.00<br>\$6,250.00   | 110.00<br>\$2,200.00  | 14,520.0<br>\$2178.00                                      | \$11,715.50 |
| 0709-144-2004-0<br>DDZ4, R6     | LANGDON STREET LLC<br>2607 MONROE ST<br>MADISON WI   | 227 Langdon St  | 66.00                      | 260.00<br>\$390.00  | 50.00<br>\$150.00                                 | 260.00<br>\$2,600.00   | 66.00<br>\$1,320.00   | 8,712.0<br>\$1306.80                                       | \$5,766.80  |
| 0709-144-1920-9<br>DDZ4, R6     | HANUSTRRA 228-230 LLC<br>% CHT APARTMENT RENTALS<br>PO BOX 512<br>MADISON WI               | 228 Langdon St  | 56.33                      | 370.00<br>\$555.00  | 50.00<br>\$150.00                                 | 370.00<br>\$3,700.00   | 42.25<br>\$845.00   | 7,448.0<br>\$1117.20                                       | \$6,367.20  |
| 0709-144-2005-8<br>DDZ4, R6     | JEWISH EXPERIENCE OF<br>MADISON INC<br>3453 N 54TH ST<br>MILWAUKEE WI                      | 233 Langdon St  | 66.00                      | 270.00<br>\$405.00  | 50.00<br>\$150.00                                 | 270.00<br>\$2,700.00   | 66.00<br>\$1,320.00   | 8,712.0<br>\$1306.80                                       | \$5,381.80  |
| 0709-144-1919-2<br>DDZ4, R6     | HARCROFT 234 LLC<br>% CHT APARTMENT RENTALS<br>PO BOX 512<br>MADISON WI                    | 234 Langdon St  | 60.00                      | 330.00<br>\$495.00  | 50.00<br>\$150.00                                 | 465.00<br>\$4,650.00   | 60.00<br>\$1,200.00   | 6,630.0<br>\$994.50  | \$7,489.50  |
| 0709-144-2006-6<br>DDZ4, R6     | WISCONSIN BETA SIGMA PHI<br>EPSILON CORP<br>PO BOX 46362<br>MADISON WI                     | 237 Langdon St  | 58.00                      | 300.00<br>\$450.00  | 50.00<br>\$150.00                                 | 300.00<br>\$3,000.00   | 58.00<br>\$1,160.00   | 7,656.0<br>\$1148.40                                       | \$5,308.40  |
| 0709-144-1911-8<br>DDZ4, R6     | PALIT-DICKINSON<br>& FRANCES PARK LLC<br>933 UNIVERSITY BAY DR<br>MADISON WI               | 240 Langdon St  | 103.67                     | 660.00<br>\$990.00  | 50.00<br>\$150.00                                 | 660.00<br>\$6,600.00   | 103.67<br>\$2,073.40  | 9,150.0<br>\$1372.50                                       | \$11,185.90 |
| 0709-144-2007-4<br>DDZ4, R6     | OSBORN, DUANE<br>& R OSBORN ENT LLC ETAL<br>2835 COUNTY RD MM<br>MADISON WI                | 241 Langdon St  | 71.50                      | 0.00<br>\$0.00  | 50.00<br>\$150.00                                 | 265.00<br>\$2,650.00   | 71.50<br>\$1,430.00   | 18,400.0<br>\$2760.00                                      | \$6,990.00  |
| 0709-144-2008-2<br>DDZ4, R6     | OSBORN TR, EUGENE K<br>ETAL<br>2835 COUNTY RD MM<br>MADISON WI                             | 245 Langdon St  | 66.00                      | 0.00<br>\$0.00  | 50.00<br>\$150.00                                 | 440.00<br>\$4,400.00   | 66.00<br>\$1,320.00   | 8,712.0<br>\$1306.80                                       | \$7,176.80  |

February 5, 2014

Project ID: 53W1360  
 Project Name: Langdon Streetscape Assessment District - 2014  
 Project Limits: N. Frances St. to N. Henry St.

| Parcel No./ Zoning          | Owner's Name / Mailing Address   | Parcel Location | Frontage or % Interest* LF | Terrace Reconstruction Items                                 |  |  | Street Lighting Items**                                      |   |              | TOTAL ASSMT |             |            |             |              |
|-----------------------------|--|-----------------|----------------------------|--|--|--|--|---|--------------|-------------|-------------|------------|-------------|--------------|
|                             |  |                 |                            | Remove Pavers, Sidewalk and Drive Apron @ \$1.50 per SF Cost | Replace Concrete Sidewalk @ \$3.00 per SF Cost | Replace Terrace w/ Exposed Agg. Conc. @ \$10.00 per SF | Install Pedestrian Lighting (Frontage) @ \$20.00 per LF Cost | Install Pedestrian Lighting (Area) @ \$0.15 per SF Cost |              |             |             |            |             |              |
| 0709-144-1910-0<br>DDZ4, R6 | 248 LANGDON STREET LLC<br>PO BOX 620091<br>MIDDLETON WI                    | 248 Langdon St  | 45.00                      | 275.00   | 50.00  | 275.00   | 45.00  | \$900.00  | 3,105.0      | \$465.75    | \$4,678.25  |            |             |              |
| 0709-144-1905-3<br>DDZ4, R6 | 250 LANGDON PARTNERS LLC<br>210 N BASSETT ST # 100<br>MADISON WI           | 250 Langdon St  | 58.45                      | 465.00   | 50.00  | 465.00   | 58.45  | \$1,169.00  | 7,101.0      | \$1065.15   | \$7,731.65  |            |             |              |
| 0709-144-2009-0<br>DDZ4, R6 | LANGDON STREET LLC<br>2607 MONROE ST<br>MADISON WI                         | 251 Langdon St  | 66.00                      | 75.00  | 50.00  | 455.00   | 66.00  | \$1,320.00  | 8,712.0      | \$1306.80   | \$7,459.30  |            |             |              |
| 0709-144-1908-5<br>DDZ4, R6 | DELTA THETA SIGMA CORP<br>MICHAEL GRESCH<br>657 N SPRING ST<br>COLUMBUS WI | 252 Langdon St  | 41.55                      | 285.00   | 50.00  | 285.00   | 41.55  | \$831.00  | 6,233.0      | \$934.95    | \$5,193.45  |            |             |              |
| 0709-144-2010-7<br>DDZ4, R6 | HARCROFT 257 LLC<br>% CHT APARTMENT RENTALS<br>PO BOX 512<br>MADISON WI    | 257 Langdon St  | 66.00                      | 425.00   | 50.00  | 425.00   | 66.00  | \$1,320.00  | 8,712.0      | \$1306.80   | \$7,664.30  |            |             |              |
| 0709-144-1907-7<br>DDZ4, R6 | CHANDLER 260 LLC<br>% CHT APARTMENT RENTALS<br>PO BOX 512<br>MADISON WI    | 260 Langdon St  | 75.00                      | 515.00   | 50.00  | 515.00   | 75.00  | \$1,500.00  | 11,250.0     | \$1687.50   | \$9,260.00  |            |             |              |
| 0709-144-2011-5<br>DDZ3, R6 | 265 LANGDON FAV LTD<br>PARTNERSHIP<br>401 N CARROLL ST<br>MADISON WI       | 265 Langdon St  | 132.00                     | 925.00   | 50.00  | 925.00   | 99.00  | \$1,980.00  | 8,712.0      | \$1306.80   | \$14,074.30 |            |             |              |
| 0709-144-1906-9<br>DDZ3, R6 | GAMMA PHI BETA<br>% HOUSE DIRECTOR<br>270 LANGDON ST<br>MADISON WI         | 270 Langdon St  | 75.00                      | 565.00   | 50.00  | 565.00   | 56.25  | \$1,125.00  | 5,625.0      | \$843.75    | \$8,616.25  |            |             |              |
| TOTALS                      |  |                 |                            | 11,580.00  | \$17,370.00                                    | 1,450.00   | \$4,350.00   | 13,000.00   | \$130,000.00 | 1,856.52    | \$37,126.40 | 238,938.00 | \$35,840.70 | \$224,687.10 |

\*The "% Interest" is the percentage of interest in the common elements each condominium owner has as described in the condominium agreement. 150 Langdon St. does not have frontage on Langdon St. (fronts the private alley Langdon Ln.), but does take access off of Langdon St.

\*\*Total street lighting assessment is based on both the lot frontage on Langdon St. and the total lot area. Corner lot factors (75% frontage, 50% area) were used for the following parcels: 601 N Henry, 602 N Henry, 141 Langdon, 201 Langdon, 201 W Lakelawn, 228 Langdon, 270 Langdon, and 265 Langdon. Also, 50% of the lot area was used for 210 Langdon and 216 Langdon; these parcels also have frontage on Lakelawn Pl. and will have future lighting assessments when lighting is installed on Lakelawn Pl. 100% of the lot area and frontage was used to calculate the lighting assessments for all other parcels.