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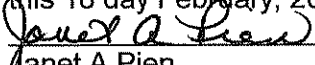
STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

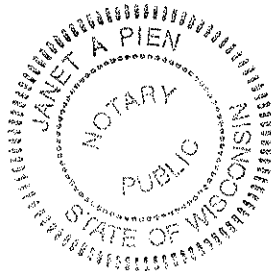
Kathleen Rideout, being first duly sworn on oath, deposes and says that:

1. She is a Administrative Clerk I with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 18th day of February, 2011 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 WOODLEY LANE ASSESSMENT DISTRICT - 2011as 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.


Kathleen Rideout

Subscribed and sworn to before me
this 18 day February, 2011

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





Department of Public Works
City Engineering Division

608 266 4751

Robert F. Phillips, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
1 866 704 2315 Textnet

February 18, 2011

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

To: Property owners along Woodley Lane

**Re: Public Hearing before Board of Public Works
March 2, 2011 6:30 P.M.
Room GR-22, Use 211 S. Carroll St. Entrance to City County Building
210 Martin Luther King Jr. Blvd.
Madison, WI**

The City of Madison is proposing to improve Woodley Lane in the Summer of 2011. The limits of the proposed project are on Woodley Lane from Waunona Way to the north end (Lake Monona). 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, and location. City Engineering will be making a 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 for the street reconstruction include installing concrete curb and gutter, installing asphalt pavement, installing concrete drive aprons, and constructing storm sewer. Sanitary sewer and water main work is not anticipated.

Street Improvements

Within these project limits, the existing street is only gravel and is prone to erosion. To address that, the City is proposing to improve the street with concrete curb and gutter. The improved street is proposed to be 24 ft. wide. The existing road will be excavated, and the new base course, asphalt pavement, and curb and gutter will be installed. Concrete driveway aprons will also be installed. Sidewalk is not proposed with this project.

The cost of the street improvements will be shared by the City and the property owners adjoining the reconstruction. Typically on an unimproved street, the entire cost of the concrete curb and gutter and 4 ft. of pavement will be assessed to the adjacent property owners; however, the City also benefits from the project because of the sanitary sewer lift station that is located within the Woodley Lane right-of-way. Therefore, the cost of the curb and gutter and 4 feet of the pavement will be split equally between the two property owners and the City. The entire cost of concrete driveway aprons will be assessed to the property owners. The City assumes the entire cost of the improvements to the storm sewer and the remaining pavement width. The attached Schedule of Assessments shows a breakdown of costs for each of the street reconstruction items and the total estimated cost to be assessed to each adjacent property owner. Jim Wolfe is the street designer for this project and you may contact him at 266-4099 or at jwolfe@cityofmadison.com.

Sanitary Sewer Main and Water Main

The gravity sanitary sewer main and laterals within the limits of this project were constructed in 1952, but the main was just lined in 2010. The force main was just replaced in 2009. The mains are expected to be in good condition. Therefore, work on the sanitary sewer is not anticipated with this project.

February 17, 2011

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There is not currently a water main on Woodley Lane. The properties are served off of Waunona Way, so a water main on Woodley Ln. is not necessary.

Storm Sewer

Storm sewer main, leads, and inlets will be installed as part of this project. The new curb and gutter will direct storm water to the new storm sewer system, which will facilitate the drainage within the project limits. A catchbasin is also proposed as part of this project to help remove suspended solids from the storm water. This work is not assessed to property owners. Sally Swenson is the storm sewer designer for this project, and you may contact her at 266-4862.

Impact on Trees and Landscaping

During construction, it will be necessary to trim tree limbs and/or roots to accommodate the construction. Some tree and brush removals will be necessary with this construction; however, every effort will be made to save as many existing trees as possible. Several tree removals are expected with this project. If you have concerns regarding the removals please contact City Engineering.

Please note that construction will also have an impact on existing flower gardens and other plantings adjacent to the road. 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.

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 based upon the City's assessment policy. When the project is bid, and work is complete, a final assessment will be calculated based on work actually performed. The final assessment is payable in one lump sum or over a period of 8 years, with 2.5% interest charged on the unpaid balance.

Accommodation Requests

To request accommodations for special needs or disabilities or 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:jmw

cc: Ald. Tim Bruer
Dan McCormick, Traffic Engineering
Christy Bachmann, City Engineering
Max Conway, City Engineering
Dennis Cawley, Water Utility
Dean Kahl, City Forestry
Ed Ruckriegel, Fire Department
Cindy Mierow, Police Department
Matt Mikolajewski, City Planning
Drew Beck, Metro Transit

Simon Gillham, Kobussen Buses
Jeff Fedler, MMSD Transp.
Al Schumacher, Streets Division
Renee Bremer, MMSD Transp.
Dane County 911

City of Madison Engineering Division - Schedule of Assessments

Woodley Lane Assessment District - 2011

Limits: Waunona Way to the north end (Lake Monona)

53W1180

February, 18 2011

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (LF)	STREET IMPROVEMENT		CONCRETE CURB AND GUTTER		NEW CONCRETE DRIVE APRON		TOTAL
				LF	\$55.00	LF	\$20.00	SF	\$6.00	
0710-302-0205-7 R1	HENDERSON, DOUGLASS 2708 WAUNONA WAY MADISON WI	2708 Waunona Way	215.5	105.00	\$5,775.00	105.00	\$2,100.00	140.00	\$840.00	\$8,715.00
0710-302-0204-9 R1	MEISE, JEFFREY S 2716 WAUNONA WAY MADISON WI	2716 Waunona Way	209.5	105.00	\$5,775.00	105.00	\$2,100.00	280.00	\$1,680.00	\$9,555.00
RIGHT-OF-WAY	CITY OF MADISON, ENGINEERING	LIFT STATION		105.00	\$5,775.00	105.00	\$2,100.00	0.00	\$0.00	\$7,875.00
Totals				315.00	\$17,325.00	315.00	\$6,300.00	420.00	\$2,520.00	\$26,145.00