


AFFIDAVIT OF MAILING


STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

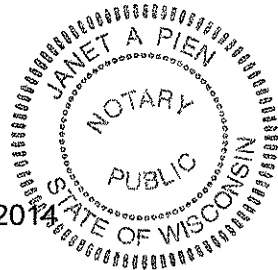
Kathleen Rideout, being first duly sworn on oath, deposes and says that:

1. She is a Administrative Clerk I with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 8th day of April, 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 PICKFORD STREET AND STANG STREET RECONSTRUCTION ASSESSMENT DISTRICT 2011 (Stang from Hoard) 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 8 day APRIL 2011

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



**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, APRIL 21, 2011, AT 6:30 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 or fifteen (15) year period, with the owner paying 1/8 or 1/15 of the principal each year plus two and a half (2.5%) 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

PICKFORD STREET AND STANG STREET RECONSTRUCTION ASSESSMENT DISTRICT - 2011

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ APRIL 8, 2011



Department of Public Works
City Engineering Division

Robert F. Phillips, P.E.
City Engineer

608 266 4751

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

April 8, 2011

The City of Madison is proposing to do street improvements on Stang Street from Hoard Street to the south end. This project involves special assessments for owners subject to the City of Madison Ordinance. Enclosed with this letter is a *Notice of Public Hearing* on the proposed street reconstruction and the *Schedule of Assessments* showing the estimated cost to the property owners abutting the reconstruction. The project includes improvements to the street, water main, storm sewer, and sanitary sewer main and sanitary sewer laterals.

Street Improvements

The proposed street improvements include removing and replacing the existing curb and gutter, asphalt pavement and driveway aprons. The City is proposing to reconstruct the street to its current width. The existing sidewalk shall remain in the same location. Sidewalk sections will be removed and replaced on an 'as needed' basis to repair any unsafe sections due to cracking, heaving from trees or poor drainage. Concrete terrace walks (walks connecting the mainline sidewalk to roadway curb) will be replaced as well. If you have any questions regarding the street improvements, please contact the project engineer, Janet Dailey, at 261-9688, or by e-mail at jdailey@cityofmadison.com.

Sanitary Sewer Main and Lateral Replacement

The existing sanitary sewer dates back to 1928 and will be replaced with this project. New PVC laterals will be installed to the property lines and connected to the existing laterals. In order to replace the laterals to the property line it will be necessary to remove and replace approximately four sections of sidewalk for each lateral. Please note that replacing the lateral from the property line to the home is not necessary as part of this project. If the property owner wishes to replace their sanitary sewer lateral from the property line to their home, it is solely their responsibility and will not be coordinated or funded by the City. The City has located sanitary sewer laterals at residences where property owners chose to participate in the lateral televising and locating program. Where lateral locations conflict with terrace trees, City personnel will work with property owners to reroute the lateral if possible. If your lateral is known to conflict with a terrace tree, you will be notified in the near future. If you have any questions or concerns regarding the sanitary sewer replacement, please contact Elia Acosta, of my staff, at 266-4096 or eacosta@cityofmadison.com.

Storm Sewer

Storm sewer main, leads, and inlets will be installed as part of this project. The existing inlets at the south end of Stang Street will be replaced with this project. The storm sewer work is not assessed to property owners. Greg Fries is the storm sewer designer for this project; you may contact him at 267-1199 or gfries@cityofmadison.com.

Water Main and Water Service Laterals

The existing water main was installed in 1929 and will be replaced within the project limits. The water main being replaced with this contract is not assessable to the property owners. If you have any questions or concerns with regards to the water main work, please contact Adam Wiederhoeft, of the Water Utility, at 266-9121 or awiederhoeft@cityofmadison.com.

Impact on Trees and Landscaping

During construction, it may be necessary to remove existing trees if they cannot be worked around or if the tree is in poor health. At this time there are no trees that have been identified for removal. Due to the nature of this construction tree roots will need to be trimmed to install new sanitary sewer laterals, sidewalk and the new roadway and drive aprons. Care will be taken to ensure that the root trimming will be done in a manner to protect the tree and special considerations shall be taken to lessen the impact of the construction around the existing trees. Every attempt will be made to save trees along this project but it will be necessary to remove those that cannot be worked around. If any trees will be removed a notice will be sent to the property owners notifying them of the situation.

Please note that construction will also have an impact on existing flower gardens, plantings or other improvements within the right of way. Property owners should anticipate that a majority 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 areas prior to the start of construction. Please make arrangements to remove these items prior to the start of construction. If you have questions on this issue please contact Janet Dailey at 261-9688.

Assessments - General

A special assessment is a special charge for work that the City of Madison 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.

The cost of the street improvements will be shared by the City and the property owners adjoining the reconstruction. The City assumes the entire cost of the improvements to the storm sewer, pavement and the replacement of the sidewalk ramps at each intersection. The City shares the cost on a 50-50 basis with the property owners for removing and replacing the curb and gutter, drive aprons and sidewalk. The *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 property owner.

The sanitary sewer mains being replaced with the project will not be assessed to the properties. Sanitary laterals are owned by the property owners. It is the City of Madison Engineering Division's policy to pay for 75% of the cost to replace sanitary laterals (the length of sewer lateral between the sanitary sewer main and the property line) within the public right of way, within the project limits. The estimated property owner's share is listed on the schedule of assessments.

Accommodation Requests

To request accommodations for special needs or disabilities or have any other questions regarding this project, please contact the Project Engineer, Janet Dailey at jdailey@cityofmadison.com or at 261-9688. 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:jd

Attachment

cc: Staya Rhodes-Conway, District 12
Christy Bachmann, City Engineering
Greg Fries, City Engineering
Elia Acosta, City Engineering
Adam Wiederhoeft, Water Utility
Marla Eddy, City Forestry
John Fahrney, City Engineering

City of Madison Engineering Division - Schedule of Assessments

Project Name: Pickford Street and Stang Street Reconstruction Assessment District - 2011

Project Limits: Stang Street from Hoard Street to the South End

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (LF)	Street Reconstruction Items				Sanitary Sewer Items				TOTAL ASSMNT				
				Remove Sidewalk & Drive Apron @ \$1.50 per SF		Replace Apron @ \$3.50 per SF		Replace Sidewalk @ \$3.00 per SF		Remove and Replace Curb and Gutter @ \$15.00 per LF			Sanitary Sewer Reconnection		Remove and Replace Sanitary Lateral @ \$21.11 per LF	
				SF	Cost	SF	Cost	SF	Cost	LF	Cost		Each	Cost	LF	Cost
0710-061-0509-5 R4	ARENTE ETAL, BONNIE J MADISON WI	2638 Hoard St	44.00 L.F.	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
0710-061-0510-2 R4	RHODES-CONWAY, SATYA V MADISON WI	2642 Hoard St	44.00 L.F.	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
0710-061-2807-1 R4	CERASANI, COLLEEN M MADISON WI	2649 Hoard St	142.2 L.F.	199	\$298.50	130	\$455.00	85	\$255.00	115.5	\$1,732.50	0	\$0.00	0	\$0.00	\$2,741.00
0710-061-0413-8 R4	MILKS, DOUGLAS J MADISON WI	2650 Hoard St	40.00 L.F.	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
0710-061-2854-2 R4	FORTUNA INC % RODNEY E PETERSON MADISON WI	328 Kedzie St 4902 COTTAGE GROVE RD	141.6 L.F.	109	\$163.50	68	\$238.00	25	\$75.00	141.6	\$2,124.00	0	\$0.00	0	\$0.00	\$2,600.50
0710-061-2858-4 R4	SCHMIDT, DAVID A & DEBORAH J SCHMIDT MADISON WI	330 Stang St 338 STANG ST	77.58 L.F.	155	\$232.50	158	\$553.00	100	\$300.00	73.8	\$1,107.00	1	\$299.50	36	\$759.96	\$3,251.96
0710-061-2811-2 R4	CRABB, DAVID & MICHELLE RAWLINGS MADISON WI	400 Stang St 400 STANG ST	79.00 L.F.	147	\$220.50	147	\$514.50	100	\$300.00	79	\$1,185.00	1	\$299.50	36	\$759.96	\$3,279.46
0710-061-2810-4 R4	COOPER, EARL & MARY MADISON WI	405 Stang St 405 STANG ST	77.80 L.F.	98	\$147.00	100	\$350.00	100	\$300.00	77.8	\$1,167.00	1	\$299.50	36	\$759.96	\$3,023.46
0710-061-2809-7 R4	KENNY, MATTHEW M & MELISSA A MILBRANDT MADISON WI	409 Stang St 409 STANG ST # 1	40.00 L.F.	53	\$79.50	47.5	\$166.25	100	\$300.00	40	\$600.00	1	\$299.50	36	\$759.96	\$2,205.21
0710-061-2812-0 R4	GETTRUST, ERIC M MADISON WI	410 Stang St 410 STANG ST	44.80 L.F.	179	\$268.50	54	\$189.00	142	\$426.00	44.8	\$672.00	1	\$299.50	36	\$759.96	\$2,614.96
0710-061-2808-9 R4	MALONE III, JAMES O & KRISTIN B MALONE MADISON WI	411 Stang St 411 STANG ST	40.00 L.F.	204	\$306.00	47.5	\$166.25	200	\$600.00	40	\$600.00	1	\$299.50	36	\$759.96	\$2,731.71
0710-061-2813-8 R4	FIELDS, PAULINE M MADISON WI	416 Stang St 416 STANG ST	40.00 L.F.	87	\$130.50	89	\$311.50	100	\$300.00	40	\$600.00	1	\$299.50	36	\$759.96	\$2,401.46

Frontages listed are for: SITUS ADDRESS
Project ID: 53W1046

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (L.F.)	Street Reconstruction Items				Sanitary Sewer Items				TOTAL ASSMNT				
				Remove Sidewalk & Drive Apron @ \$1.50 per SF		Replace Drive Apron @ \$3.50 per SF		Replace Sidewalk @ \$3.00 per SF		Remove and Replace Curb and Gutter @ \$15.00 per LF			Sanitary Sewer Reconnection \$299.50 each		Remove and Replace Sanitary Lateral @ \$21.11 per LF	
				SF	Cost	SF	Cost	SF	Cost	LF	Cost		Each	Cost	LF	Cost
0710-061-2814-6 R4	MINER, PAUL R 418 STANG ST MADISON WI	418 Stang St	40.00 L.F.	92	\$138.00	93	\$325.50	100	\$300.00	40	\$600.00	1	\$299.50	36	\$759.96	\$2,422.96
0710-061-2815-4 R4	ROWSAM, JANET E 422 STANG ST MADISON WI	422 Stang St	100.00 L.F.	149	\$223.50	108	\$378.00	51	\$153.00	68	\$1,020.00	0	\$0.00	0	\$0.00	\$1,774.50
0710-061-0412-0 R4	STEWART, MELISSA A 265 CABRINI BLVD # 5H NEW YORK NY	501 Stang St	80.00 L.F.	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
TOTALS				1,472	\$2,208.00	1,042	\$3,647.00	1,103	\$3,309.00	761	#####	8	\$2,396.00	288	\$6,079.68	\$29,047.18