

**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

JOHANNA JOHNSON, being first duly sworn on oath, deposes and says that:

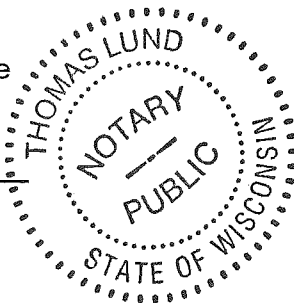
1. She is a Program Assistant 3 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the day of FEBRUARY 24, 2017 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled **S. STOUGHTON RD SERVICE RD., REMINGTON RD AND BLOSSOM LN 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*  
\_\_\_\_\_  
Johanna L. Johnson

Subscribed and sworn to before me  
this 24 day of FEBRUARY, 2017

*Thomas Lund*  
\_\_\_\_\_



Notary Public, State of Wisconsin  
My Commission expires: 5/24/19



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

Parcel Number: 0710-094-0091-3  
Situs Address: 4402 Remington Rd  
**TMBRZ PROPERTIES LLC**  
2214 ASPEN RD  
MADISON, WI 53711-0000

**Assistant City Engineer**  
Michael R. Dailey, P.E.  
**Principal Engineer2**  
Gregory T. Fries, P.E.  
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

February 23, 2017

**To: Property Owners along the S. Stoughton Rd Frontage Rd, Blossom Lane and Remington Rd**  
**Re: Project 11437 Proposed Street Reconstruction Project & Public Hearing**

The City of Madison is proposing to resurface the S. Stoughton Rd Frontage Rd and Blossom Lane and reconstruct Remington Rd in 2017. 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,

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Robert F. Phillips, P.E.  
City Engineer

RFP:LKH  
Cc by email:

Alder DeMarb	Sean Malloy, Traffic Engineering
Elia Acosta, City Engineering	Chris Petykowski, City Engineering
Kelly Miess, Water Utility	Christy Bachmann, City Engineering
Chris Kelley, Streets Division	Ed Ruckriegel, Fire Department
Marla Eddy, City Forestry	
Dane County 911	
Cindy Mierow, Police Department	
Michael LaCount, MMSD mlacount@madiosn.k12.wi.us	
Mick Howan, Madison School District Transportation, mjhowan@madison.k12.wi.us	
De'Kendra 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	
Jason 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, MARCH 8, 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](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**

**DOUGLAS TRAIL, LAMONT LANE, ACACIA LANE, LOUDEN LANE AND KVAMME LANE  
RECONSTRUCTION ASSESSMENT DISTRICT - 2017**

**S. STOUGHTON RD SERVICE RD., REMINGTON RD AND BLOSSOM LN ASSESSMENT DISTRICT -  
2017**

**NORTH BASSETT STREET, CONKLIN-UNIVERSITY ALLEY, AND HENRY-BROOM ALLEY  
ASSESSMENT DISTRICT - 2017**

**YUMA DRIVE RESURFACING ASSESSMENT DISTRICT -2017**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ **FEBRUARY 24, 2017**

# Fact and Details Sheet

## Proposed 2017 S. Stoughton Rd Frontage Rd, Blossom Ln & Remington Rd Construction

### Project Details – Proposed Work

**Project Limits:** S. Stoughton Rd Frontage Rd from Blossom Ln to the north end, Blossom Ln from E. Buckeye Rd to Remington Rd, Remington Rd from the S. Stoughton Rd Frontage Rd to the east end.

**Sanitary Sewer:** The existing sanitary sewer mains, on Blossom Ln and Remington Rd, will be lined.

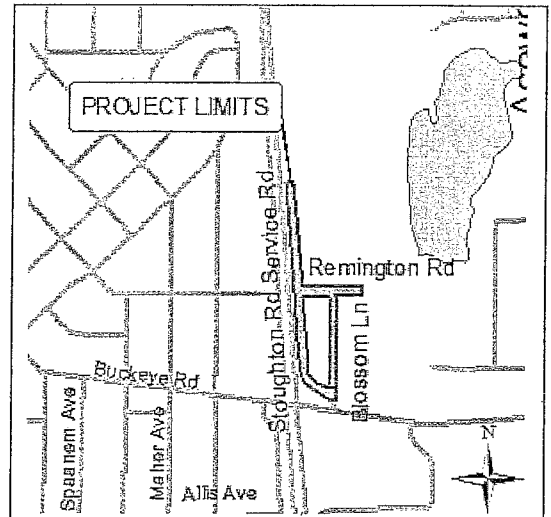
**Water Main:** Replace the existing water main (installed in 1965) and reconnect services to the new main.

**Street:** Replace the pavement and portions of the existing curb on the S. Stoughton Rd Frontage Rd and Blossom Ln. (*assessable*). Remington Rd will be upgraded to an urban roadway with the construction of concrete curb and gutter, concrete drive aprons and a new pavement. Drive aprons will be constructed in accordance with the approved parking lot plans on file. Remington Rd will be 32' wide,

**Trees:** The City Forester had determined that the following trees need to be removed, during construction to combat the Emerald Ash Borer. The trees within the project limits that will remain will be pruned by City Forestry prior to the start of construction.

1713 Blossom Ln	1715 Blossom Ln	1717 Blossom Ln
1719 Blossom Ln	1601 Blossom Ln	4306 Remington Rd
1602 Blossom Ln	1610 Blossom Ln	

### Project Location Map



### Project Contacts

Project Manager: LeAnne Hannan – 266-4057,  
[lhannan@cityofmadison.com](mailto:lhannan@cityofmadison.com)

Sanitary Sewer: Elia Acosta– 266-4096  
[eacosta@cityofmadison.com](mailto:eacosta@cityofmadison.com)

Storm Sewer: Elia Acosta– 266-4096  
[eacosta@cityofmadison.com](mailto:eacosta@cityofmadison.com)

Water: Kelly Miess- 291-9640.  
[kmiess@madisonwater.org](mailto:kmiess@madisonwater.org)

Construction: John Fahrney – 266-9091,  
[jfahrney@cityofmadison.com](mailto:jfahrney@cityofmadison.com)

Forestry: Dean Kahl – 266-4891,  
[dkahl@cityofmadison.com](mailto:dkahl@cityofmadison.com)

### Construction Schedule & Impacts

**Tentative Schedule:** mid-June to late August 2017

**Traffic Impacts:** The streets will be closed to through traffic but access will be maintained to properties within the project limits.

**Parking:** On-street parking is prohibited between 7am and 7 pm within the project limits.

**Water & Sewer Shut-offs:** Water service will be disrupted when the old lateral is taken out of service and the new lateral is connected. A minimum of 48 hours of notice will be provided prior to the shut-offs. Each shut-off should last a few hours.

The existing water main will remain in service until the new main is installed and connected to; emergency shut-offs may occur if the existing main is damaged during construction.

**Refuse Collection:** Residents should have their trash and recycling carts at the curb by 6 a.m. If necessary, the contractor will move the carts to the closest intersection to facilitate pick-up. It will be the residents' responsibility to return the carts to their property. It is recommended that you put your address on the cart.

\* Property owner pays for cost equivalent to 4' of roadway, including 100% of the cost of installing concrete curb and gutter, 4' of asphalt pavement, stone base and terrace restoration. City pays the remaining cost.

### Assessment Policy Breakdown

Item	City Share	Owner Share
Conc. curb, sidewalk, 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%
New urban roadway		*

Project ID: Project Name: S Stoughton Rd Svc Rd, Remington Rd & Blossom  
 11437 Project Limits: Remington to N End, S Stoughton Svc Rd to E End  
 Frontages listed are for: S Stoughton Rd, Remington Rd, Blossom Ln

Parcel Number	Owner's Name/Marketing Address	Site Address	Frontage	Rem & Replace Drive Apron @ \$5.50 per SF		Remove & Replace Curb & Gutter @ \$17.50 per Linear Foot (LF)		New Street \$56.20 Linear Foot (LF)		TOTAL ASSM'T	
				Cost	Factor	Cost	Factor	Cost	Factor		
0710-161-0101-7 SE	BARRY JR, THOMAS J 1601 BLOSSOM LN MADISON WI	1601 Blossom Ln	89.00 L.F. 171.30 L.F.	173.0	1.0	\$351.50	\$0.00	0.5	169.30	\$4,757.33	\$5,708.83
0710-161-0211-4 SE	SHEPHER FROM THE STORM ANIMAL RESCUE INC 1602 BLOSSOM LN MADISON WI	1602 Blossom Ln	114.00 L.F. 128.60 L.F.		1.0			1.0	128.60	\$7,227.32	\$7,227.32
0710-161-0102-5 SE	KOLB, PAMELA S 1609 BLOSSOM LN MADISON WI	1609 Blossom Ln	101.00 L.F.		1.0			1.0			\$0.00
0710-161-0210-6 SE	KESSLER, RICHARD J 1610 BLOSSOM LN MADISON WI	1610 Blossom Ln	100.00 L.F.		1.0			1.0			\$0.00
0710-161-0103-3 SE	FLORES, MARCO A 1613 BLOSSOM LN MADISON WI	1613 Blossom Ln	83.00 L.F.		1.0			1.0			\$0.00
0710-161-0209-9 SE	KRUEGER, CHARLES M 1614 BLOSSOM LA MADISON WI	1614 Blossom Ln	50.00 L.F.		1.0			1.0			\$0.00
0710-161-0207-3 SE	MACHOTKA, STEVE 4715 TONYAWATHA TRL MONONA WI	1622 Blossom Ln	50.00 L.F.		1.0			1.0			\$0.00
0710-161-0206-5 SE	LYNCH, TIMOTHY ELIZABETH LYNCH 10 VIENNA CIR MADISON WI	1624 Blossom Ln	50.00 L.F.		1.0			1.0			\$0.00
0710-161-0105-9 SE	BLOSSOM LAINE LLC PO BOX 276 OREGON WI	1705 Blossom Ln	92.97 L.F.		1.0	\$0.00	15.0	1.0		\$262.50	\$262.50
0710-161-0205-7 SE	LYNCH, TIMOTHY ELIZABETH LYNCH 10 VIENNA CIR MADISON WI	1708 Blossom Ln	50.00 L.F.		1.0			1.0			\$0.00
0710-161-0204-9 SE	PETERSON, RAY A 619 MORNINGSIDE AVE MADISON WI	1710 Blossom Ln	55.00 L.F.		1.0			1.0			\$0.00

Parcel Number	Owner's Name/Address	Status Address	Frontage	Rem & Replace Drive Apron @		Remove & Replace Curb & Gutter @		New Street		TOTAL ASSMT
				SF	Cost	LF	Cost	LF	Cost	
0710-161-0107-5 SE	BLOSSOM LANE LLC PO BOX 276 OREGON WI	1713 Blossom Ln	115.70 L.F.			1.0				\$0.00
0710-161-0108-3 SE	SIDETRACKERS LLC PO BOX 3175 MADISON WI	1721 Blossom Ln	124.87 L.F.			1.0	9.0' \$157.50			\$157.50
0710-161-0109-1 SE	5200 MANHATTAN CIR LLC PDQ FOOD STORES INC PO BOX 620997 MIDDLETON WI	4402 E Buckeye Rd	139.86 L.F.			1.0	6.0 \$105.00			\$105.00
0710-094-1601-9 IL	NYLAND, SCOTT 3128 VIEW RD MADISON WI	4306 Remington Rd	126.66 L.F. 87.03 L.F.	246.0	\$1,353.00	1.0		1.0	87.03 \$4,891.09	\$6,244.09
0710-094-1602-7 IL	NYLAND, SCOTT 3128 VIEW RD MADISON WI	4310 Remington Rd	62.00 L.F.	182.0	\$1,001.00	1.0		1.0	62.00 \$3,484.40	\$4,485.40
0710-094-0092-1 IL	NYLAND, SCOTT 3128 VIEW RD MADISON WI	4314 Remington Rd	62.00 L.F.	182.0	\$1,001.00	1.0		1.0	62.00 \$3,484.40	\$4,485.40
0710-094-0091-3 IL	TNRBZ PROPERTIES LLC 2214 ASPEN RD MADISON WI	4402 Remington Rd	194.00 L.F.	332.0	\$1,826.00	1.0		1.0	192.00 \$10,790.40	\$12,616.40
0710-094-0095-5 IL	LEVINE, DANIEL & PATRICIA 1501 S STOUGHTON RD MADISON WI	1501 S Stoughton Rd	602.20 L.F.			1.0		1.0		\$0.00
0710-161-0212-2 SE	LYNCH PROPERTIES OF WI LLC 10 VIENNA CIR MADISON WI	1605 S Stoughton Rd	215.66 L.F. 66.60 L.F.	290.0	\$1,430.00	1.0		1.0	66.60 \$3,742.92	\$5,172.92
0710-161-0208-1 SE	LYNCH PROPERTIES OF WI LLC 10 VIENNA CIR MADISON WI	1619 S Stoughton Rd	100.00 L.F.			1.0				\$0.00
0710-161-0201-5 SE	LYNCH PROPERTIES OF WI LLC 10 VIENNA CIR MADISON WI	1701 S Stoughton Rd	385.90 L.F. 52.81 L.F.			1.0				\$0.00
0710-161-0203-1 SE	LYNCH PROPERTIES OF WI LLC 10 VIENNA CIR MADISON WI	1713 S Stoughton Rd	45.00 L.F.			1.0				\$0.00

\$7,562.50

\$525.00

\$38,377.86 \$46,465.36