

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 4 day of DECEMBER, 2015 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 **2016 SOUTH PARK STREET SANITARY 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.

Johanna L. Johnson

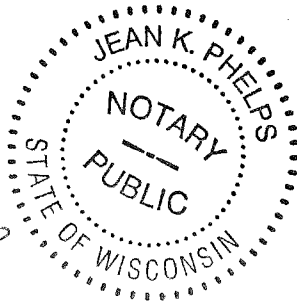
Johanna L. Johnson

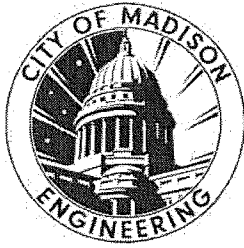
Subscribed and sworn to before me
this 4 day of DECEMBER, 2015

Jean K. Phelps

Jean K. Phelps

Notary Public, State of Wisconsin
My Commission expires: *6/02/2018*





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

Parcel Number: 0709-262-0126-4
Situs Address: 833 Erin St
MCCAUGHEY PROPERTIES LLC
TRAIN CAR D
646 W WASHINGTON AVE
MADISON, WI 53703-0000

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

December 3, 2015

To: Property Owners and Businesses within the 2016 S Park St sanitary sewer reconstruction project limits

Re: Proposed Street & Utility Construction Project & Public Hearing

The City of Madison is proposing to replace sanitary sewer and replace the roadway as needed on the above referenced street in 2016. 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, and the costs of some items are assessed entirely to the owner. A table detailing the City's standard assessment policy for these items is included on the fact sheet.

Also enclosed is a Schedule of Assessments, which shows the 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 eight 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,

Robert F. Phillips, P.E.
City Engineer

RFP:eld

Cc by email:

Ald. Sara Eskrich
Chris Kelley, Streets Division
Tom Mohr, Traffic Engineering
Steve Sonntag, City Engineering
Marla Eddy, City Forestry
Tim Sobota, Madison Metro Transit
Cindy Deering, Police Department
Jason Fenske, Badger Bus Lines, jasonf@badgerbus.com

Christy Bachmann, City Engineering
Ruth Rohlich, City Planning
Dane County 911
Dane Fire
Ed Ruckriegel, Fire Department
Mick Howan, School District Transportation, mjhowan@madison.k12.wi.us

**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, DECEMBER 16, 2015 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. Please make contact at least 24 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

RESURFACING 2016 – ASSESSMENT DISTRICT

HILLCREST DRIVE AND HILLCREST CIRCLE ASSESSMENT DISTRICT – 2016

COTTAGE GROVE ROAD AND DEMPSEY ROAD STREET ASSESSMENT DISTRICT – 2016

UTILITY REPLACEMENT WITH RESURFACING 2016 ASSESSMENT DISTRICT

2016 SOUTH PARK STREET SANITARY ASSESSMENT DISTRICT

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **DECEMBER 4, 2015**

Fact and Details Sheet

Proposed 2016 S. Park Street Sanitary Sewer Replacement Project

Project Details – Proposed Work

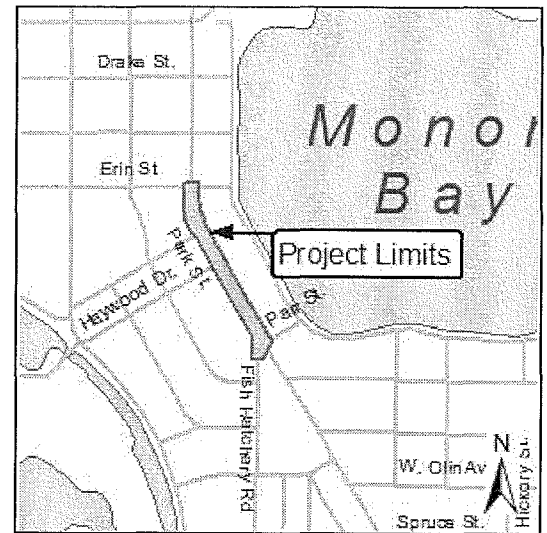
Sanitary Sewer: Replace existing main (installed in 1907), and replace laterals to the property line (*assessable*)

Water Main: No water main work is planned.

Storm Sewer: Storm sewer inlets and pipes will be removed and replaced (*non assessable*) as needed.

Street: Replace the pavement and replace the existing curb, driveway aprons, and sidewalk (*assessable*) as needed.

Project Location Map



Project Contacts

Project Manager: Eric Dundee – 266-4913, edundee@cityofmadison.com

Traffic: Tom Mohr – 267-8725, tmohr@cityofmadison.com

Sanitary Sewer: Mark Moder – 261-9250, mmoder@cityofmadison.com

Water: Dennis Cawley – 261-9243, dcawley@cityofmadison.com

Construction: John Fahrney – 266-9091, jfahrney@cityofmadison.com

Business Resources: Ruth Rohlich – 267-4933, rrohlich@cityofmadison.com

Forestry: Dean Kahl – 266-4891, dkahl@cityofmadison.com

Construction Schedule & Impacts

Tentative Schedule: May 2016 until August 2016

Street & Sidewalk Impacts: The far east northbound lane and sidewalk will be closed for underground utility work. Two lanes of traffic will be maintained northbound at all times. No work is planned within the southbound lanes.

Refuse Collection: It will be the contractor’s responsibility to allow for refuse collection during construction. Please mark your address on your cart to make sure it is returned if moved. Please contact private collection companies to inform them of the project.

Assessment Policy Breakdown

Item	City Share	Owner Share
Conc. curb, sidewalk, aprons	50%	50%
Sanitary Laterals	75%	25%
Pedestrian Lights	0%	100%
Private Storm Connection	0%	100%
Asphalt Pavement	100%	0%
Sanitary & Storm Mains	100%	0%
Water Main	100%	0%
Street Area Lights & Signals	100%	0%
Sidewalk Ramps	100%	0%

City of Madison Engineering Division - Schedule of Assessments

Project Name: 2016 South Park Street Sanitary Assessment District

Project Limits: S Park Street (Erin St - Parr St)

Frontages listed are for: S Park Street
Project ID: 10893

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (LF)	Street Reconstruction Items								Sanitary Sewer Items				TOTAL ASSMNT
				Remove and Replace Sidewalk @ \$5.00 per SF		Remove and Replace Drive Apron @ \$6.00 per SF		Remove and Replace Terrace Treatment @ \$25.00 per SF		Remove and Replace Curb and Gutter @ \$25.00 per LF		Sanitary Sewer Reconnection @ \$390.00 each		Remove and Replace Sanitary Lateral @ \$22.00 per LF		
				SF	Cost	SF	Cost			LF	Cost	Each	Cost	LF	Cost	
0709-262-0126-4 TSS	MCCAUGHEY PROPERTIES LLC TRAIN CAR D 646 W WASHINGTON AVE MADISON WI	833 Erin St	40.00	200	\$1,000.00	45	\$270.00	0	\$0.00	60	\$1,500.00	2	\$780.00	30.0	\$660.00	\$4,210.00
0709-262-0127-2 TSS	LOMBARDO, JOHN & YVETTE LOMBARDO 2102 WEST LAWN AVE MADISON WI	707 S Park St	75.00	200	\$1,000.00	0	\$0.00	0	\$0.00	40	\$1,000.00	2	\$780.00	34.0	\$748.00	\$3,528.00
0709-262-0129-8 PD	ERIN SQUARE LLC TRAIN CAR D 646 W WASHINGTON AVE MADISON WI	801 S Park St	189.80	200	\$1,000.00	0	\$0.00	300	\$7,500.00	40	\$1,000.00	2	\$780.00	16.0	\$352.00	\$10,632.00
0709-262-0131-3 TSS	PHAN, TRUY 918 DRAKE ST MADISON WI	819 S Park St	40.00	300	\$1,500.00	40	\$240.00	0	\$0.00	100	\$2,500.00	3	\$1,170.00	24.0	\$528.00	\$5,938.00
0709-262-0132-1 TSS	PARK STREET 823 LLC 1317 HOBBY HORSE RD OREGON WI	823 S Park St	40.00	100	\$500.00	20	\$120.00	0	\$0.00	20	\$500.00	1	\$390.00	8.0	\$176.00	\$1,686.00
0709-262-0133-9 TSS	PARK STREET 825 LLC 1317 HOBBY HORSE RD OREGON WI	825 S Park St	40.00	100	\$500.00	20	\$120.00	0	\$0.00	20	\$500.00	1	\$390.00	8.0	\$176.00	\$1,686.00
0709-262-0136-3 TSS	SPIRIT MASTER FUNDING X LLC 222 E FIFTH ST TUCSON AZ	907 S Park St	348.00	300	\$1,500.00	0	\$0.00	0	\$0.00	75	\$1,875.00	3	\$1,170.00	24.0	\$528.00	\$5,073.00
0709-262-0138-9 TSS	D RUSTICK LLC 1025 WHITNEY WAY MADISON WI	929 S Park St	80.00	100	\$500.00	0	\$0.00	0	\$0.00	20	\$500.00	1	\$390.00	8.0	\$176.00	\$1,566.00
0709-262-0139-7 TSS	KLINKE PARK STREET LLC 4518 MONONA DR MONONA WI	939 S Park St	190.00	300	\$1,500.00	0	\$0.00	0	\$0.00	60	\$1,500.00	3	\$1,170.00	24.0	\$528.00	\$4,698.00
TOTALS:				1800	\$9,000.00	125	\$750.00	300	\$7,500.00	435	\$10,875.00	18	\$7,020.00	176	\$3,872.00	\$39,017.00