



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

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Parcel Number: 0708-213-0401-4  
Situs Address: 9502 Brader Way  
**BLACKHAWK CHURCH TOWN**  
**CENTER ASSN**  
**9620 BRADER WAY**  
**MIDDELTON, WI 53562-0000**

**Assistant City Engineer**  
Michael R. Dailey, P.E.  
**Principal Engineer2**  
Gregory T. Fries, P.E.  
**Principal Engineer1**  
Christina M. Bachmann, P.E.  
Eric L. Dundee, P.E.  
John S. Fahrney, 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.  
**Financial Manager**  
Steven B. Danner-Rivers

March 25, 2015

**To: Property Owners in the Bear Claw Way, Cobalt Street and Wilrich Street Assessment District – 2015**  
**(City Project ID: 53W1683)**

Dear Property Owner,

The March 20, 2015 mailing of the Notice of Public Hearing Before the Common Council for the Bear Claw Way, Cobalt Street and Wilrich Street Assessment District – 2015 project inadvertently left out a breakdown of the utilities. Please see the attached complete schedule of assessments for this project.

The Public Hearing will still take place on March 31, 2015 at 6:30 p.m. in the Common Council Chambers (Room 201) of the City-County Building, as noticed in the March 20<sup>th</sup> mailing.

Thank you.

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Robert F. Phillips, P.E.  
City Engineer

RP:lc



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

Parcel Number: 0708-151-0101-2  
 Situs Address: 8308 Excelsior Dr

SAMPLE  
 SAMPLE  
 210 MLK JR BLVD RM 115  
 MADISON, WI 53703-3342

**Assistant City Engineer**  
 Michael R. Dailey, P.E.  
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 Gregory T. Fries, P.E.  
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**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 31, 2015 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 3.0% 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**

- BLOCK 1 WINGRA PARK ALLEY RECONSTRUCTION ASSESSMENT DISTRICT – 2015**
- BEAR CLAW WAY, COBALT STREET AND WILRICH STREET ASSESSMENT DISTRICT – 2015**
- CROSS STREET ASSESSMENT DISTRICT – 2015**
- HOEPKER ROAD ASSESSMENT DISTRICT – 2015**
- BURNING WOOD WAY, COMANCHE WAY, MENOMONIE COURT, BURNING WOOD COURT AND FOURTH STREET**
- UTILITY REPLACEMENT WITH RESURFACING 2015 ASSESSMENT DISTRICT**
- MADISON STREET RECONSTRUCTION AND OAKLAND AVENUE RESURFACING ASSESSMENT DISTRICT - 2015**

BY: MariBeth Witzel-Behl  
 Behl, City Clerk

MariBeth Witzel-

City of Madison Engineering Division - Schedule of Assessments

3/6/15

Project ID: 53W1683 Project Name: Bear Claw Way, Cobalt Street and Wilrich Street Assessment District - 2015  
 Project Limits: Brader Way to Elderberry Road, Bear Claw Way to Little Bear Drive, and Chaska Drive to Bear Claw Way  
 Frontages listed are for: Address street unless noted

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (Assessor's Ofc) (L.F.)	Lot Size (Assessor's Ofc) (S.F.)	Street Items						Street Lighting				Sanitary Sewer	Storm Sewer	Water	Total Assessmt
					Sidewalk		Curb and Gutter		New Pavement		Frontage	Zoning	Factored Frontage	Assessmt \$5.00 per LF				
					\$5.50 per SF S.F.	Cost	\$17.00 per LF L.F.	Cost	\$9.50 per SF S.F.	Cost								
0708-213-0403-0 PD	BCTC LOT 6 LLC 120 W GORHAM ST MADISON WI	128 Bear Claw Way	365.40 L.F.	75,244 S.F.	2924	\$16,082.00	367.00	\$6,239.00	6260	\$59,470.00	365.40	1.0	365.40	\$1,827.00	\$30,744.21	\$13,312.42	\$58,323.78	\$185,998.42
0708-213-0404-8 PD	BCTC LOT 7 LLC 120 W GORHAM ST MADISON WI	180 Bear Claw Way	266.76 Bear Claw 389.10 Wilrich	91,400 S.F.	5700	\$31,350.00	720.00	\$12,240.00	13041	\$123,889.50	133.38 389.10	1.0 1.0	133.38 389.10	\$666.90 \$1,945.50	\$32,075.82	\$16,170.80	\$79,040.60	\$297,379.11
0708-213-0701-8 SR-V2	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	235 Bear Claw Way	373.39 L.F.	46,775 S.F.	2960	\$16,280.00	364	\$6,188.00	6094	\$57,893.00	0.00	0.0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$80,361.00
0708-213-0702-6 SR-V2	ZIEGLER AT ELDERBERRY II LLC 660 W RIGEVUE DR APPLETON WI	303 Bear Claw Way	544.45 L.F.	194,273 S.F.	2136	\$11,748.00	682	\$11,594.00	13913	\$132,173.50	544.45	1.5	816.68	\$4,083.38	\$63,157.32	\$34,371.44	\$97,396.26	\$354,523.89 (1)
0708-213-0801-6 SR-V2, TR-U1	ZIEGLER AT ELDERBERRY LLC 660 W RIDGEVIEW DR APPLETON WI	304 Bear Claw Way	596.90 L.F.	570,830 S.F.	1842	\$10,131.00	658	\$11,186.00	13647	\$129,646.50	596.90	1.5	895.35	\$4,476.75	\$180,385.89	\$100,993.17	\$83,513.91	\$520,333.23 (1)
0708-213-0401-4 PD	BLACKHAWK CHURCH TOWN CENTER ASSN 9620 BRADER WAY MIDDELTON WI	9502 Brader Way	147.50 Bear Claw 119.55 Brader	20,052 S.F.	1143	\$6,286.50	142.00	\$2,414.00	2560	\$24,320.00	73.75	1.0	73.75	\$368.75	\$0.00	\$0.00	\$637.32	\$34,026.57
0708-214-1014-2 PD	WOODSTONE PARTNERS LLC 2923 MARKETPLACE DR #204 FITCHBURG WI	9437 Cobalt St	105.24 Bear Claw 77.78 Cobalt	9,155 S.F.	1475	\$8,112.50	218.00	\$3,706.00	3810	\$36,195.00	105.24	1.0	105.24	\$526.20	\$0.00	\$0.00	\$8,264.51	\$56,804.21
0708-214-0710-7 PD	WOODSTONE PARTNERS LLC 2923 MARKETPLACE DR #204 FITCHBURG WI	218 Little Bear Dr	85.39 Bear Claw 89.2 Cobalt 76.15 Little Bear	8,608 S.F.	1369	\$7,529.50	198.00	\$3,366.00	3550	\$33,535.00	85.39	1.0	85.39	\$426.95	\$0.00	\$0.00	\$1,470.00	\$46,327.45
0708-214-0709-0 PD	HEFFRON HOMES INC 2000 PRAIRIE ST # 220 PRAIRIE DU SAC WI	222 Little Bear Dr	10.74 Bear Claw 47.25 Little Bear	8,057 S.F.	88	\$484.00	11	\$187.00	187	\$1,776.50	0.00	0.0	0.00	0.00	\$0.00	\$0.00	\$0.00	\$2,447.50
0708-213-0601-0 SR-V2	ZIEGLER AT ELDERBERRY LLC 660 W RIGEVUE DR APPLETON WI	9603 Paragon St	716.33 Wilrich 720.59 Bear Claw 561.28 Paragon 490.62 Chaska	386,616 S.F.	12245	\$67,347.50	1575	\$26,775.00	28182	\$267,729.00	716.33 720.59	1.5 1.5	1074.50 1080.89	\$5,372.48 \$5,404.43	\$123,771.37	\$68,401.41	\$191,879.56	\$756,680.74 (1)
0708-213-0501-2 A	ZIEGLER AT ELDERBERRY II LLC 660 W RIGEVUE DR APPLETON WI	9703 Paragon St	511.41 Wilrich 466.61 Paragon 490.58 Chaska	262,790 S.F.	337	\$1,853.50	54	\$918.00	1497	\$14,221.50	0.00	0.0	0.00	0.00	\$0.00	\$0.00	\$1,599.96	\$18,592.96 (1)
0708-214-1013-4 PD	WOODSTONE PARTNERS LLC 2923 MARKETPLACE DR #204 FITCHBURG WI	9440 Wilrich St	127.71 Bear Claw 74.78 Wilrich	10,560 S.F.	2250	\$12,375.00	281	\$4,777.00	5839	\$55,470.50	127.71	1.0	127.71	\$638.55	\$0.00	\$0.00	\$12,450.40	\$85,711.45
0708-213-0405-6 PD	BLACKHAWK EVANGELICAL FREE CHURCH INC 9620 BRADER WAY VERONA WI	9601 Wilrich St	396.91 L.F.	80,919 S.F.	3308	\$18,194.00	397	\$6,749.00	6351	\$60,334.50	396.91	1.5	595.37	\$2,976.83	\$28,753.34	\$14,316.46	\$67,153.01	\$198,477.14
0708-213-0406-4 PD	BRADER WAY LLC 40 OAK CREEK TRL MADISON WI	9701 Wilrich St	459.01 L.F.	150,925 S.F.	0	\$0.00	0	\$0.00	0	\$0.00	0.00	0.0	0.00	\$0.00	\$51,100.80	\$26,702.16	\$0.00	\$77,802.96
Totals 2201.05					601635	37777	\$207,773.50	5667	\$96,339.00	104911	\$996,654.50	5742.74	\$28,713.70	\$509,988.75	\$274,267.86	\$601,729.31	\$2,715,466.62	

(1) To be paid in one lump sum following project (i.e., assessment not to be distributed over 8 years).

3/6/15

Project ID: Project Name: Bear Claw Way, Cobalt Street and Wilrich Street Assessment District - 2015  
 53W1683 Project Limits: Brader Way to Elderberry Road, Bear Claw Way to Little Bear Drive, and Chaska Drive to Bear Claw Way  
 Frontages listed are for: Address Street unless noted

Parcel No./ Zoning	Owner's Name / Mailing Address	Situation Address	Frontage (Assessor's Ofc) (L.F.)	Frontage Street	Lot Size (Assessor's Ofc) (S.F.)	See Footnote	Sanitary Sewer Assessments			Storm Sewer Assessments		Water Main Assessment				
							Sanitary Sewer Assess. Area \$310.60 per 1000 S.F.	Sanitary Sewer Lateral Assessment \$67.03 per LF Lat Length	Cost	Total Sanitary Assessment	Storm Sewer Assess. Area \$176.92 per 1000 S.F.	Total Storm Assessment	Total Water Assessable Frontage (LF)	Assessment for Frontage at Rate of (133.33/LF)	Water Service Cost (\$)	Total Water Assessment (\$)
0708-213-0403-0 PD	BCTC LOT 6 LLC 120 W GORHAM ST MADISON WI	128 Bear Claw Way	365.4		75,244	(1), (2), (3)	\$23,371.16	110.00	\$7,373.05	\$30,744.21	\$13,312.42	\$13,312.42	365.40	\$48,718.78	\$9,605.00	\$58,323.78
0708-213-0404-8 PD	BCTC LOT 7 LLC 120 W GORHAM ST MADISON WI	180 Bear Claw Way	266.76 389.10	Bear Claw Wilrich	91,400	(1), (2), (3)	\$28,389.29	55.00	\$3,686.53	\$32,075.82	\$16,170.80	\$16,170.80	520.78	\$69,435.60	\$9,605.00	\$79,040.60
0708-213-0701-8 SR-V2	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	235 Bear Claw Way	373.39 L.F.		46,775	(4)	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00
0708-213-0702-6 SR-V2	ZIEGLER AT ELDERBERRY II LLC 660 W RIGEVUE DR APPLETON WI	303 Bear Claw Way	544.45 L.F.		194,273	(1), (2), (3)	\$60,342.15	42	\$2,815.17	\$63,157.32	\$34,371.44	\$34,371.44	572.3	\$76,304.76	\$21,091.50	\$97,396.26
0708-213-0801-6 SR-V2, TR-U1	ZIEGLER AT ELDERBERRY LLC 660 W RIDGEVIEW DR APPLETON WI	304 Bear Claw Way	596.90 L.F.		570,830	(1), (2), (3)	\$177,302.62	46	\$3,083.28	\$180,385.89	\$100,993.17	\$100,993.17	626.37	\$83,513.91	\$0.00	\$83,513.91
0708-213-0401-4 PD	BLACKHAWK CHURCH TOWN CENTER ASSN 9620 BRADER WAY MIDDELTON WI	9502 Brader Way	147.5 119.55	Bear Claw Brader	20,052	(4)	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	4.78	\$637.32	\$0.00	\$637.32
0708-214-1014-2 PD	WOODSTONE PARTNERS LLC 2923 MARKETPLACE DR #204 FITCHBURG WI	9437 Cobalt St	183.02 105.24 77.78	Bear Claw Cobalt	9,155	(4)	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	47.81	\$6,374.51	\$1,890.00	\$8,264.51
0708-214-0710-7 PD	WOODSTONE PARTNERS LLC 2923 MARKETPLACE DR #204 FITCHBURG WI	218 Little Bear Dr	250.74 85.39 89.2 76.15	Bear Claw Cobalt Little Bear	8,608	(4)	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$1,470.00	\$1,470.00
0708-214-0709-0 PD	HEFFRON HOMES INC 2000 PRAIRIE ST # 220 PRAIRIE DU SAC WI	222 Little Bear Dr	10.74 47.25	Bear Claw Little Bear	8,057	(4)	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00
0708-213-0601-0 SR-V2	ZIEGLER AT ELDERBERRY LLC 660 W RIGEVUE DR APPLETON WI	9603 Paragon St	716.33 720.59 561.28 490.62	Wilrich Bear Claw Paragon Chaska	386,616	(1), (2), (3)	\$120,084.84	55.00	\$3,686.53	\$123,771.37	\$68,401.41	\$68,401.41	1320.49	\$176,060.93	\$15,818.63	\$191,879.56
0708-213-0501-2 A	ZIEGLER AT ELDERBERRY II LLC 660 W RIGEVUE DR APPLETON WI	9703 Paragon St	511.41 466.61 490.58	Wilrich Paragon Chaska	262,790	(4)	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	12	\$1,599.96	\$0.00	\$1,599.96
0708-214-1013-4 PD	WOODSTONE PARTNERS LLC 2923 MARKETPLACE DR #204 FITCHBURG WI	9440 Wilrich St	202.49 127.71 74.78	Bear Claw Wilrich	10,560	(4)	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	80.15	\$10,686.40	\$1,764.00	\$12,450.40
0708-213-0405-6 PD	BLACKHAWK EVANGELICAL FREE CHURCH INC 9620 BRADER WAY VERONA WI	9601 Wilrich St	396.91		80,919	(1), (2), (3)	\$25,133.84	54	\$3,619.50	\$28,753.34	\$14,316.46	\$14,316.46	396.91	\$52,920.01	\$14,233.00	\$67,153.01
0708-213-0406-4 PD	BRADER WAY LLC 40 OAK CREEK TRL MADISON WI	9701 Wilrich St	459.01		150,925	(1), (2), (3)	\$46,878.05	63	\$4,222.75	\$51,100.80	\$26,702.16	\$26,702.16	0	\$0.00	\$0.00	\$0.00
							\$481,501.95	\$28,486.80	\$509,988.75	\$274,267.86	\$274,267.86	\$526,252.18	\$75,477.13	\$601,729.31		

(1). Sanitary sewer connection charges levied by the Madison Metropolitan Sewerage District (MMSD) for these lands shall be deferred until such time as the lands are subdivided, developed and require sanitary sewer service. The base rate shall increase annually as determined by MMSD and the final connection cost will be determined by MMSD. Final billings will be generated by MMSD at the time of development or connection.  
 (2) Sanitary sewer and storm sewer improvements are assessed 100% by lot area. Area values of lots already served by sanitary sewer not included in assessment calculation  
 (3). Property will be subject to the Elberberry Neighborhood Sanitary Sewer Improvement Impact Fee which will be deferred until the property is developed and/or requires sanitary sewer. Impact Fee will be based upon final platted area or unplatted lot area at the time of connection. Impact Fee rate will be increased annually by the Construction Cost Index (CCI).  
 (4) Lot area values of lots already served by sanitary sewer not included in assessment calculation for sanitary sewer