

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

LESLEY PARKER, being first duly sworn on oath, deposes and says that:

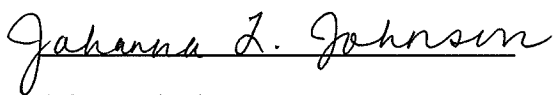
1. She is an Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 30th day of November, 2022 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for their property for the project titled **FELLAND ROAD RECONSTRUCTION ASSESSMENT DISTRICT - 2022** attached hereto.

2. She delivered the envelopes to the custody of 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.

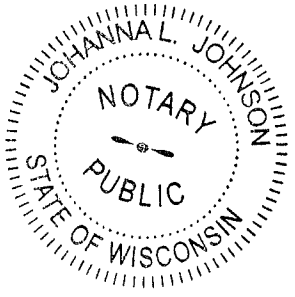


Lesley Parker

Subscribed and sworn to before me
this 30TH day of November, 2022



Johanna L. Johnson
Notary Public, State of Wisconsin
My Commission expires: January 8, 2026





Department of Public Works
Engineering Division
James M. Wolfe, P.E., City Engineer
City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4751
Fax: (608) 264-9275
engineering@cityofmadison.com
www.cityofmadison.com/engineering

Deputy City Engineer
Bryan Cooper, AIA
Gregory T. Fries, P.E.
Chris Petykowski, P.E.

Deputy Division Manager
Kathleen M. Cryan

Principal Engineer 2
John S. Fahrney, P.E.
Janet Schmidt, P.E.

Principal Engineer 1
Christina M. Bachmann, P.E.
Mark D. Moder, P.E.

Financial Manager
Steven B. Danner-Rivers

«OwnerLine1»
«OwnerLine2»
«OwnerLine3»
«OwnerLine4»

November 30, 2022

To: City of Madison Property Owners along Felland Road

Re: Proposed Street Reconstruction Project & Public Hearing


The City of Madison is proposing to reconstruct Felland Road from Sanctuary Drive to Autumn Lake Parkway in 2023 to create new street openings into the growing Village at Autumn Lake Subdivision. The proposed design on Felland Road will maintain two travel lanes with new roadway base, asphalt pavement, curb & gutter, and an off-street, shared-use path on the westerly-side of Felland Road. Enclosed with this letter is a fact sheet with details on the proposed project along with a notification for the Public Hearing before the Board of Public Works. The date and time 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 those items are assessed fully or partially to the owner. A table detailing the City's standard assessment policy for these items is included in the attached fact sheet.

Included is a preliminary Schedule of Assessments, which shows the estimated costs for your property adjacent to the project. The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/felland-road-reconstruction>; a hard copy can be mailed to you upon request. The frontages and lot areas of each property to be assessed are listed on the full schedule. After work is complete, a final assessment cost will be calculated based on bid prices and work actually performed. The final assessment cost, which will be billed after the completion of the project, is payable in one lump sum or over a period of 8 years, with the 4% 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, Aaron Canton at (608) 242-4763 or acanton@cityofmadison.com. This includes requests relating to the Public Hearing and requests relating to the actual operations of construction.

Sincerely,



James M. Wolfe, P.E.
City Engineer

SEE BACK

Project Name: Felland Road Reconstruction Assessment District – 2022

Project Limits: Felland Road Reconstruction 2023 (Sanctuary Dr to Autumn Lake Parkway)

Project ID: 14335

Owner:

«OwnerLine1»

«OwnerLine2»

Parcel(s) being assessed:

Parcel Number: «Parcel_No»

Parcel Location: «Parcel_Location»

Driveway Items		Subtotal
Replace Asphalt Driveway Apron	Replace Asphalt Pavement	
«Cost1»	«Cost2»	

Street Construction Items				Subtotal
Street Improvements	Sanctuary Drive Opening Improvements	OL 69 Opening Improvements	Autumn Lake Pkwy Opening Improvements	
«Cost3»	«Cost4»	«Cost5»	«Cost6»	

Miscellaneous Items			Subtotal
Multi-Use Path Improvements	Storm Sewer Installation	Street Lights Installation	
«Cost7»	«Cost8»	«Cost9»	

Driveway Subtotal	Street Subtotal	Miscellaneous Subtotal	Total
«SubT1»	«SubT2»	«SubT3»	«Total»

The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/felland-road-reconstruction>; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.

JMW:ajc
Cc by email:

District 17 Alder
Greg Fries, City Engineering
Mark Moder, City Engineering
Phil Gaebler, City Engineering
Tom Mohr, Traffic Engineering
Yang Tao, Traffic Engineering
Tim Sobota, Madison Metro Transit
Marla Eddy, City Forestry
Carl Strasburg, Police Department
Ed Ruckriegel, Fire Department
MMSD School District Transportation

Christy Bachmann, City Engineering
Chris Petykowski, City Engineering
Janet Schmidt, City Engineering
Kyle Frank, City Engineering
Alexandria Heinritz, Traffic Engineering
Charles Romines, Streets Division
Ed Ruckriegel, Fire Department
Aaron Leair, City Forestry
Cindy Deering, Police Department
Jason Fenske, Badger Bus Lines, jasonf@badgerbus.com
Dane County 911

**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. and will so continue to be for ten (10) working days from the first published date of this notice, (please email Board of Public Works, boardofpublicworks@cityofmadison.com) and;

That on **WEDNESDAY, DECEMBER 14, 2022 AT 5:30 P.M.**, the Board of Public Works will be held remotely and the public can attend using a laptop or call in by phone. If you would like instruction on how to participate, please email boardofpublicworks@cityofmadison.com. The Board 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 four (4%) 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 72 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

FELLAND ROAD RECONSTRUCTION ASSESSMENT DISTRICT - 2022

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **DECEMBER 2, 2022**



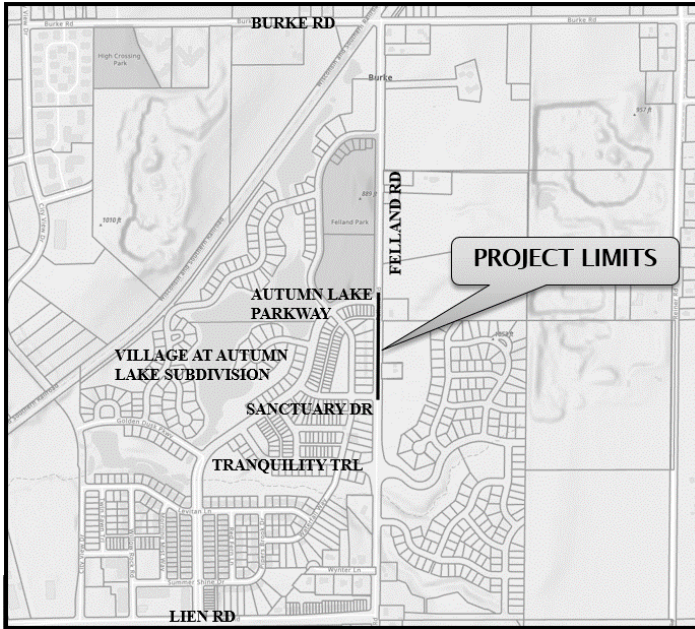
Department of Public Works
Engineering Division

**Fact and Details Sheet:
 PROPOSED FELLAND ROAD
 RECONSTRUCTION – 2023
 (SANCTUARY DR TO AUTUMN LAKE PKWY)**

Project Details – Proposed Work

PROJECT CONTACTS

- » **Project Manager:** Aaron Canton
 (608) 242-4763, acanton@cityofmadison.com
- » **Storm Sewer:** Matt Allie
 (608) 266-4058, mallie@cityofmadison.com
- » **Traffic:** Sean Malloy
 (608) 266-5987, smalloy@cityofmadison.com
- » **Construction:** John Fahrney
 (608) 266-9091, jfahrney@cityofmadison.com
- » **Contractor:** To be determined



Assessment Policy Breakdown Item	Property Owner Share	City Share
Replace 10' of Asphalt Pavement	100%	0%
Remainder of Pavement, if any	0%	100%
Gravel Base for pavement	0%	100%
Replace Driveway Apron & Terrace Walks	50%	50%
Install New Sidewalk*	100%	0%
Install Curb & Gutter*	100%	0%
Sanitary Laterals to property line	25%	75%
Sanitary Sewer Main	0%	100%
Storm Sewer Main	0%	100%
Water Main Lining	0%	100%
Terrace Rain Garden	\$100	Remainder
Private Storm Sewer Lateral	100%	0%

* The City's street improvement grant program will apply to this project, which will cover the entire property owner share of the new curb and sidewalk, so the cost of these items will be \$0 for adjacent property owners. Therefore, these items are not reflected on the cost breakdowns.

Sanitary Sewer: There will be no sanitary sewer work associated with this project. There is adjacent sanitary sewer work associated with the private Autumn Lake Subdivision phase that will be coordinated with this project.

Water Main: There will be no water main work associated with this project. There is adjacent water main work associated with the private Autumn Lake Subdivision phase that will be coordinated with this project.

Storm Sewer: Storm sewer will be added along Felland Road, including new pipes, inlets and access structures as a replacement to the existing side ditches in order to convey street runoff collected by the new curb & gutter.

If you have experienced drainage/stormwater issues in front of your property and would be interested in an optional private storm sewer connection to help move rainwater away from your home, please contact Matt Allie at mallie@cityofmadison.com for more information. If selected, the cost to install a private storm sewer connection is assessed 100% to the property owner and is estimated at \$3,500.

Street: Felland Road will be fully reconstructed along new portions of the adjacent Autumn Lake Subdivision to provide new street openings to Sanctuary Drive and Autumn Lake Parkway. The work on Felland Road includes new roadway base material, concrete curb & gutter, asphalt pavement, grass terraces, and a 10-to-12-ft asphalt, off-street, shared-use path on the westerly-side of Felland Road that will accommodate both northbound and southbound bicycle-pedestrian traffic. There will be no sidewalk or path on the easterly-side of Felland Road in order to preserve existing trees as much as possible. The ultimate street width of Felland Road will be 28-ft wide, which includes two 12-ft travel lanes and two 2-ft gutter pans.

The subdivision developer will be assessed for a significant portion of the work on Felland Road as pre-determined by agreements between the developer and the City. The developer will be assessed for the full cost to construct the new street openings at Sanctuary Drive, Autumn Lake Parkway and the OL 69 alley, as well as the installation of the off-street path. The developer will also be assessed for the cost to install curb & gutter, 4-ft of pavement, and grass terraces on Felland Road along frontage owned by the developer.

Street Lights: New street lighting will be installed along Felland Road, including path lighting along the proposed shared-use path. Street lighting will be assessed 100% to the subdivision developer while path lighting will be paid for by the City.

Trees: There will be clearing along Felland Road to reconstruct the street and install the off-street path. The proposed design is intended to minimize tree loss as much as possible while providing the multi-modal capacity necessary for the growing area. Tree removals necessary for the installation of the off-street path on the westerly-side of Felland Road will be completed by the subdivision developer this Fall 2022. Tree removals necessary to install the street on the easterly-side of Felland Road will occur in Spring 2023.

Terrace Areas: Owners must remove any plantings, structures, or any special landscaping features from the terrace area and public Right of Way prior to the start of construction, including raised planting beds, stone landscaping, retaining walls, railings, pavers, planters, etc. If left in place, these items will be removed by the contractor. The contractor will not replace these items following completion of the project. Owners are invited to contact the project manager to evaluate the impacts of construction in the terrace area.

Bus Pad: No Bus Pad associated with this project.

Assessments: After construction is complete, the assessments are recalculated based on the bid prices and measured quantities. The final assessments will be mailed in the summer of 2024. Property owners can pay the assessments in a lump sum or over 8 years with a 4% interest rate. Assessments to Town of Burke properties will be deferred until the Town is annexed into the City of Madison, which is scheduled for 2036. Prior to annexation, interest will not accrue on these assessments, however, final assessments will be recalculated at the time of annexation based on material and labor cost changes per a standard Engineering Construction Index.

Project Website: <https://www.cityofmadison.com/engineering/projects/felland-road-reconstruction>

Construction Schedule & Impacts

Tentative Schedule: This project is scheduled to be bid in January 2023. Construction is expected to begin in Spring 2023 and be finished Summer 2023. Construction is expected to take around 2-3 months to complete.

Traffic Impacts: Felland Road will be closed to thru traffic between Tranquility Trail and Burke Road for the duration of the project. Local access to driveways off of Felland Road will be maintained.

Water Impacts: There are no water impacts anticipated with the project. There is the potential for unplanned water service outages, in which case the Contractor will notify residents and repair damages ASAP. Construction may cause temporary discolored water events, please see link for more information: <https://www.cityofmadison.com/water/water-quality/discolored-water>

Refuse Collection: It will be the contractor's responsibility to allow for refuse collection to continue during construction. Please mark your address on your cart to make sure it is returned if moved. We ask that you place your carts at the street the evening prior to or at the very latest 6:00 a.m. the morning of your scheduled refuse/recycling day.

Supplemental Forestry Information

Tree pruning in advance of the project is required to reduce the risk of damage to the trees during construction.

The City of Madison Forestry Section will perform the necessary work. For certain species, especially oak and elm trees, the pruning must be completed by April 1 to reduce the chance of disease. If additional trees need to be removed, City Engineering will notify the adjacent property owner prior to removal. Street trees provide many benefits to our city and are considered an important part of the city's infrastructure. Forestry Section staff will evaluate the terrace for new planting sites and potential replacement sites when the project is complete. There is no additional cost to the adjacent property owner for a tree planting. Street trees are typically planted in the spring of the year following the completion of the construction project. Per Madison General Ordinance 10.10, City Forestry determines tree species and planting locations. Residents cannot choose or plant their own tree in the terrace.

For any questions regarding street tree maintenance or planting, please contact the general forestry line at 266-4816.

City of Madison Engineering Division - Schedule of Assessments

Date: 11/28/2022
 Project ID: 14335
 Project Name: Felland Road Reconstruction Assessment District - 2022
 Project Description: Felland Road Reconstruction 2022 (Sanctuary Dr to Autumn Lake Parkway)
 *NOTE 1: In accordance with the Final Town of Burke, Village of DeForest, City of Sun Prairie and City of Madison Cooperative Plan dated January 5, 2007, special assessments to Town of Burke residents shall be deferred until the property is attached to the City of Madison and the special assessments shall be adjusted during the deferral period in accordance with the Engineering News Record Construction Cost Index or such equivalent index as may be available at the time. Upon attachment, the assessments shall be paid in eight annual installments with interest at a rate of 4%.

Parcel No./Zoning	Owner Name Address	Parcel Location/Code	Frontage			Street Construction Items												Storm Sewer Items				Lighting Items		Total Assessment			
			LF	Frontage %	Multiple Front	Replace Asphalt Driveway Apron @		Replace Asphalt Pavement @		Felland Road Street Improvements (Curb & Gutter, 4' Pavement, Terrace) @		Sanctuary Drive Opening Improvements @		OH 69 Opening Improvements @		Autumn Lake Pkwy Opening Improvements @		Multi-Use Path Improvements @		Storm Sewer Installation @		Street Lights Installation @					
			\$1.72 per SF			\$40.95 per SF	\$4.73 per LF	\$60.00 per LF	1	*Lump Sum	1	*Lump Sum	1	*Lump Sum	1	*Lump Sum	1	*Lump Sum	1	*Lump Sum	1	*Lump Sum	1		*Lump Sum		
081026486709 SFR-08	JO ANN E KLANG 5128 FELLAND RD MADISON, WI 53718	5128 FELLAND RD TOWN OF BURKE PARCEL SEE NOTE 1	140	Felland Rd	No	200	\$344.00	140	\$5,733.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$6,077.00
081026192400 SFR-1	BENITO MONFIL CARBALLO & MIGUEL MONFIL FLORES 5152 FELLAND RD MADISON, WI 53718	5152 FELLAND RD TOWN OF BURKE PARCEL SEE NOTE 1	1137	Felland Rd	No	300	\$516.00	275	\$11,261.25		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$11,777.25
Veridian Homes # of Parcel Assessed	12	SEE BELOW FOR ASSESSED PARCEL LIST					\$0.00		\$0.00	1471	\$88,260.00	\$ 18,000.00	\$18,000.00	\$ 4,000.00	\$4,000.00	\$ 31,000.00	\$31,000.00	\$38,000.00	\$38,000.00	\$155,241.45	\$155,241.45	\$75,000.00	\$75,000.00			\$409,501.45	
TOTALS						\$860.00		\$16,994.25		\$88,260.00		\$18,000.00		\$4,000.00		\$31,000.00		\$38,000.00		\$155,241.45		\$75,000.00				\$427,355.70	
081026369117 TR-P	VAL LLC 6801 SOUTH TOWNE DR MADISON, WI 53713	2033 Waterfall Way SEE NOTE 1	61	Waterfall Way	Yes		\$0.00		\$0.00		\$7,355.00		\$1,500.00		\$333.33		\$2,583.33		\$3,166.67		\$12,936.79		\$6,250.00		\$34,125.12		
081026370164 TR-P	D&R INVESTMENTS III LLC 7813 COBBLESTONE CIR MIDDLETON, WI 53562	2153 Waterfall Way D&R INVESTMENTS III LLC	55	Waterfall Way	No		\$0.00		\$0.00		\$7,355.00		\$1,500.00		\$333.33		\$2,583.33		\$3,166.67		\$12,936.79		\$6,250.00		\$34,125.12		
081026370172 TR-P	D&R INVESTMENTS III LLC 7813 COBBLESTONE CIR MIDDLETON, WI 53562	2149 Waterfall Way D&R INVESTMENTS III LLC	54	Waterfall Way	No		\$0.00		\$0.00		\$7,355.00		\$1,500.00		\$333.33		\$2,583.33		\$3,166.67		\$12,936.79		\$6,250.00		\$34,125.12		
081026370180 TR-P	D&R INVESTMENTS III LLC 7813 COBBLESTONE CIR MIDDLETON, WI 53562	2145 Waterfall Way D&R INVESTMENTS III LLC	59	Waterfall Way	No		\$0.00		\$0.00		\$7,355.00		\$1,500.00		\$333.33		\$2,583.33		\$3,166.67		\$12,936.79		\$6,250.00		\$34,125.12		
081026370198 TR-P	D&R INVESTMENTS III LLC 7813 COBBLESTONE CIR MIDDLETON, WI 53562	2141 Waterfall Way D&R INVESTMENTS III LLC	65	Waterfall Way	No		\$0.00		\$0.00		\$7,355.00		\$1,500.00		\$333.33		\$2,583.33		\$3,166.67		\$12,936.79		\$6,250.00		\$34,125.12		
081026370205 TR-P	D&R INVESTMENTS III LLC 7813 COBBLESTONE CIR MIDDLETON, WI 53562	2137 Waterfall Way D&R INVESTMENTS III LLC	65	Waterfall Way	No		\$0.00		\$0.00		\$7,355.00		\$1,500.00		\$333.33		\$2,583.33		\$3,166.67		\$12,936.79		\$6,250.00		\$34,125.12		
081026370213 TR-P	VAL LLC 6801 SOUTH TOWNE DR MADISON, WI 53713	2133 Waterfall Way D&R INVESTMENTS III LLC	65	Waterfall Way	No		\$0.00		\$0.00		\$7,355.00		\$1,500.00		\$333.33		\$2,583.33		\$3,166.67		\$12,936.79		\$6,250.00		\$34,125.12		
081026370221 TR-P	VAL LLC 6801 SOUTH TOWNE DR MADISON, WI 53713	2129 Waterfall Way D&R INVESTMENTS III LLC	65	Waterfall Way	No		\$0.00		\$0.00		\$7,355.00		\$1,500.00		\$333.33		\$2,583.33		\$3,166.67		\$12,936.79		\$6,250.00		\$34,125.12		
081026370239 TR-P	VAL LLC 6801 SOUTH TOWNE DR MADISON, WI 53713	2125 Waterfall Way D&R INVESTMENTS III LLC	65	Waterfall Way	No		\$0.00		\$0.00		\$7,355.00		\$1,500.00		\$333.33		\$2,583.33		\$3,166.67		\$12,936.79		\$6,250.00		\$34,125.12		
081026370247 TR-P	VAL LLC 6801 SOUTH TOWNE DR MADISON, WI 53713	2121 Waterfall Way D&R INVESTMENTS III LLC	67	Waterfall Way	Yes		\$0.00		\$0.00		\$7,355.00		\$1,500.00		\$333.33		\$2,583.33		\$3,166.67		\$12,936.79		\$6,250.00		\$34,125.12		
081026371097 TR-P	D&R INVESTMENTS III LLC 7813 COBBLESTONE CIR MIDDLETON, WI 53562	2345 Autumn Lake Pkwy D&R INVESTMENTS III LLC	0	Autumn Lake Pkwy	No		\$0.00		\$0.00		\$7,355.00		\$1,500.00		\$333.33		\$2,583.33		\$3,166.67		\$12,936.79		\$6,250.00		\$34,125.12		
081026415093 TR-C3	D&R INVESTMENTS III LLC 7813 COBBLESTONE CIR MIDDLETON, WI 53562	2020 Wood Sorrel St D&R INVESTMENTS III LLC	39	Wood Sorrel St	No		\$0.00		\$0.00		\$7,355.00		\$1,500.00		\$333.33		\$2,583.33		\$3,166.67		\$12,936.79		\$6,250.00		\$34,125.12		