

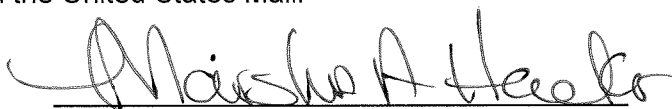
**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN    )  
                                  ) ss.  
COUNTY OF DANE        )


Marsha Hacker being first duly sworn on oath, deposes and says that:

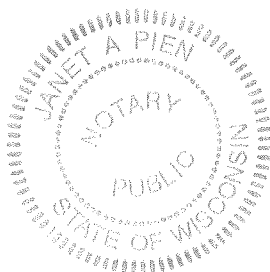
1. She is a Program Assistant I with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 30th day of NOVEMBER 2012 place in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled HIGHLAND AVENUE AND WALNUT STREET ASSESSMENT DISTRICT-2013 attached hereto.

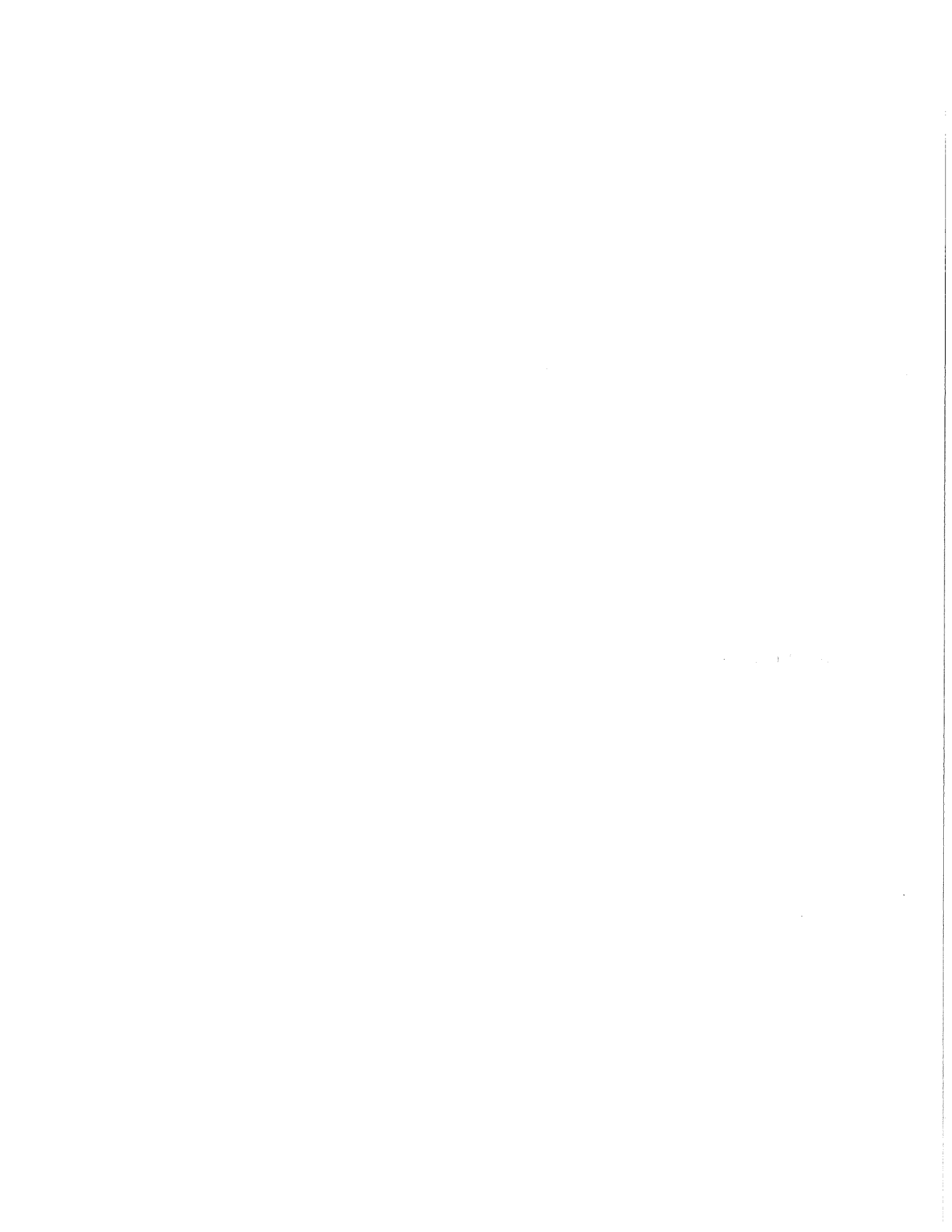
2. She did and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.

  
\_\_\_\_\_  
Marsha Hacker

Subscribed and sworn to before me  
this 30<sup>th</sup> day of NOVEMBER, 2012

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







Department of Public Works  
**City Engineering Division**

Robert F. Phillips, P.E.  
City Engineer

608 266 4751

Parcel Number: 0709-211-0101-3  
Situs Address: 2424 University Ave  
FRANCORP, INC  
% FIORE COMPANIES  
150 E GILMAN ST STE 1600  
MADISON, WI 53703-1496

**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. Peŷykowski, 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

November 30, 2012

**To: Property Owners and Residents along Highland Avenue and Walnut Street**

**Re: Public Hearing before Board of Public Works  
December 12, 2012 @ 6:30 P.M.  
Council Chambers, Room 201, City County Building  
210 Martin Luther King Jr. Blvd.**

The City of Madison is proposing to reconstruct Highland Avenue and resurface Walnut Street in conjunction with a storm sewer improvement project in 2013. You are being sent this letter to notify you of a public hearing before the Board of Public Works regarding the reconstruction and resurfacing projects, at the above referenced date, time & location. City Engineering will make a short presentation at the meeting, followed by the public hearing. The project will involve special assessments to owners of property adjacent to the project. Attached to this letter is a Schedule of Assessments, which shows estimated costs for each property adjacent to the project.

The proposed project limits are:

- Reconstruction of Highland Avenue from University Avenue to Campus Drive.
- Resurfacing of Walnut Street from University Avenue to Campus Drive.

The proposed work on Highland Avenue will be a reconstruction project with complete street replacement including spot replacement of curb and gutter, storm sewer, drive aprons and sidewalk as needed. Walnut Street will be a resurfacing project with spot replacement of curb and gutter, storm sewer, drive aprons and sidewalk as needed. The project is scheduled to take place during spring and summer 2013 with a tentative start date of April 14<sup>th</sup>.

#### Street Improvements

The proposed street improvements include removing the pavement and replacing it with new asphalt pavement. Spot replacing the curb and gutter, drive aprons and sidewalk as needed. The City and the property owners adjoining the projects will share the cost of the street improvements. 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 City assumes the entire cost for the new pavement and storm sewer improvements. The City also assumes the cost for curb and gutter and sidewalk ramps located at each street intersection. The attached Schedule of Assessments shows a breakdown of costs for each street reconstruction item and the total estimated cost to be assessed to each adjacent property owner. Please contact Steve Sonntag, the Project Engineer, at 267-1997, with any questions regarding the street reconstruction.

#### Traffic Impacts, Storm Sewer Construction

The street replacement and resurfacing projects will be occurring in conjunction with a larger storm installation. Between April 14<sup>th</sup> and August 14<sup>th</sup>, a 96-inch diameter storm sewer pipe will be installed between Highland Avenue and 2202 University Avenue for the purpose of reducing local and regional flooding. The pipe installation will occur via microtunneling, which means excavation will be limited to Highland Avenue, Walnut Street, and one eastbound lane of Campus Drive. Large pits will be dug in these locations to accommodate microtunneling equipment and pipe installation.

*This project will cause significant impacts to traffic in the area. Walnut Street will be closed to vehicle traffic between April 14<sup>th</sup> and August 14<sup>th</sup> (approximately). Two lanes of Highland Avenue will be closed from May 19<sup>th</sup> through August*

14<sup>th</sup> (approximately). Traffic on Highland Avenue will be reduced to one lane in each direction. Additionally, one eastbound lane of Campus Drive will be closed from April 14<sup>th</sup> through June 29<sup>th</sup> (approximately).

City Staff is holding a meeting to discuss the project and associated disruptions with businesses in the area. The project will be explained in detail and staff will be available to answer questions. The meeting will be held at the Inn Towner (2424 University Avenue) at 5:30pm on December 13<sup>th</sup>.

Please contact Sally Swenson at (608) 266-4862 or [sswenson@cityofmadison.com](mailto:sswenson@cityofmadison.com) with any questions about the storm sewer installation.

### Street Landscaping

During construction, it may be necessary to trim existing tree limbs and/or roots to accommodate the construction. Tree conflicts are often encountered with sanitary sewer lateral replacements. Tree roots that have caused sidewalk to heave will be cut back to allow construction of a level sidewalk. If, during the course of construction, it is determined that a tree must be removed, City Engineering will notify property owners adjacent to the tree to be removed, prior to removal.

With the nature of this work, property owners should anticipate that most 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 area prior to the start of construction.

### Street Lighting

The plan proposes installing two pedestrian scale lighting poles in the east terrace on Highland Ave. The cost of the materials and installation is assessed to the property owner. Thereafter, energy and maintenance are done at City cost. All wiring for lighting is underground. Questions regarding the lighting design and lighting assessments can be directed to Dan Dettmann, 266-6536 or [ddettmann@cityofmadison.com](mailto:ddettmann@cityofmadison.com).

### Special Assessments - General

A special assessment is a special charge for work that the City is planning to complete. The attached Schedule of Assessments shows an *estimate* of the property owners' share of the project costs based upon the City's assessment policy. After the project is bid, and 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% interest charged on the unpaid balance.

### Accommodation Requests

To request accommodations for special needs or disabilities or if you have any other questions regarding this project, please contact the Project Engineer, Steve Sonntag at [ssonntag@cityofmadison.com](mailto:ssonntag@cityofmadison.com) or 267-1997. 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:sms

Cc by email:

Ald. Shiva Bidar-Sielaff  
Chris Kelley, Streets Division  
Sally Swenson, City Engineering  
Ed Ruckriegel, Fire Department  
Transportation, [rbremer@madison.k12.wi.us](mailto:rbremer@madison.k12.wi.us)  
Coordinator, [jfedler@madison.k12.wi.us](mailto:jfedler@madison.k12.wi.us)

Cindy Mierow, Police Department  
Christy Bachmann, City Engineering  
Marla Eddy, City Forestry  
Dane County 911

Scott Langer, Traffic Engineering  
Dan Dettmann, Traffic Engineering  
Drew Beck, Madison Metro Transit  
Renee Bremer, School District  
Jeff Fedler, Madison School District Transportation  
Jason Fenske, Badger Bus Lines, [jasonf@badgerbus.com](mailto: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, DECEMBER 12, 2012, AT 6:30 P.M.**, the Board of Public Works will hold a public hearing in **ROOM 201 (COMMON COUNCIL CHAMBERS) 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.

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**

**HIGHLAND AVENUE AND WALNUT STREET ASSESSMENT DISTRICT-2013**

**MOUND STREET RECONSTRUCTION ASSESSMENT DISTRICT-2013**

**RESURFACING 2013 – CURB & GUTTER ASSESSMENT DISTRICT**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ NOVEMBER 30, 2012

# City of Madison Engineering Division - Schedule of Assessments

Project Name: University Relief Storm Phase 4

Project Limits: HIGHLAND AVENUE FROM UNIVERSITY AVENUE TO CAMPUS DRIVE &  
WALNUT STREET FROM UNIVERSITY AVENUE TO CAMPUS DRIVE

Frontages listed are for: SITUS ADDRESS  
Project ID: 53W1399

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (LF)	Street Resurfacing Items				Lighting Assessment	TOTAL ASSMNT		
				Remove and Replace Drive Apron @ \$6.00 per SF	Remove and Replace Sidewalk @ \$5.00 per SF	Remove and Replace Curb and Gutter @ \$25.00 per LF	Lighting Assessment				
				SF	Cost	SF	Cost	LF	Cost	LS	
0709-222-0501-2 C2	UNIVERSITY E & K LLC 10506 CORPORATE DR # 101 PLEASANT PRAIRIE WI	2216 University Ave Walnut St	115.20 229.30	192	\$1,152.00	0	\$0.00	190.00	\$4,750.00		\$5,902.00
0709-211-0104-7 C2	CASA BLANCA LLC % FLORE COMPANY 2379 UNIVERSITY AVE MADISON WI	2302 University Ave Walnut St	280.58 223.86	0	\$0.00	0	\$0.00	95	\$2,375.00		\$2,375.00
0709-211-0101-3 C2	FRANCORP, INC % FIORE COMPANIES 150 E GILMAN ST STE 1600 MADISON WI	2424 University Ave Highland Ave	446.00 224.00	0	\$0.00	0	\$0.00	65.00	\$1,625.00	\$12,500.00	\$14,125.00
0709-211-0206-1 C3, WP-24	CASTRO COOKS LLC 2500 UNIVERSITY AVE MADISON WI	2500 University Ave Highland Ave	89.39 94.00	0	\$0.00	0	\$0.00	0	\$0.00		\$0.00
0709-211-0210-2 PUDSIP	HUM-WEST WILSON LIMITED PARTNERSHIP 401 N CARROLL ST MADISON WI	2550 University Ave Highland Ave	312.75 123.30	0	\$0.00	0	\$0.00	0	\$0.00		\$0.00
<b>TOTALS:</b>				192	1152	0	0	350	8750	\$12,500.00	\$22,944.00