

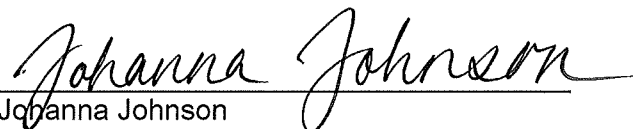
AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

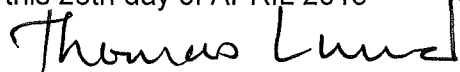
JOHANNA JOHNSON, being first duly sworn on oath, deposes and says that:

1. She is an ADMINISTRATIVE CLERK II with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 26th day of APRIL 2013 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 **PROPERTY OWNERS ALONG EVAN ACRES ROAD** attached hereto.

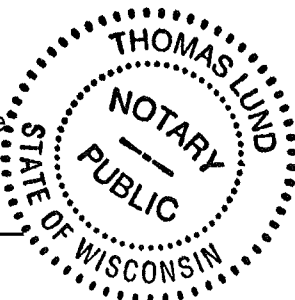
2. She did and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.


Johanna Johnson

Subscribed and sworn to before me
this 26th day of APRIL 2013



EXP: 05/25/2015



**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, MAY 8, 2013, AT 6:00 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.

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

EVAN ACRES ROAD ASSESSMENT DISTRICT-2013

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ 4/26/2013

City of Madison Engineering Division - Schedule of Assessments

Project Name: Evan Acres Assessment District - 2013
Project Number 53W1560

Project Limits: 3902 Savannah Road to 6303 Mill Pond Road

Frontages listed are for: SITUS ADDRESS
Project ID: 53W1560

Frontages listed are for: SITUS ADDRESS Project ID: 53W1560												
Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (LF)	Street Reconstruction Items					Street Lighting Items		TOTAL ASSMNT	
				New Curb and Gutter and 4ft of Pavement \$55.00 per LF		New Concrete Drive Apron @ \$6.50 per SF		New Sidewalk @ \$4.50 per SF		Install Street Lighting @ \$13.20 per LF		
				LF	Cost	SF	Cost	SF	Cost	LF		Cost
251/0710-261-0310-2 ZONED CC	HO-CHUNK NATION LAND RECORDS OFFICE PO BOX 310 BLACK RIVER FALLS, WI 54615	3902 EVAN ACRES RD	617	546	\$30,030.00	720 (1)	\$4,680.00	2790	\$12,555.00 (2)	617.00	\$8,144.40	\$55,409.40
251/0710-261-0304-5 ZONED CC	DJ HOSTS, INC. % HO-CHUNK PO BOX 310 BLACK RIVER FALLS, WI 54615	3802 EVAN ACRES RD	126	126	\$6,930.00	240	\$1,560.00	630	\$2,835.00	126.00	\$1,663.20	\$12,988.20
251/0710-261-0202-1 ZONED A	WISCONSIN WINNEBAGO TRIBE HO-CHUNK NATION PO BOX 310 BLACK RIVER FALLS, WI 54615	6303 MILL POND RD	1096	142	\$7,810.00	0	\$0.00	0	\$0.00	142.00	\$1,874.40	\$9,684.40
008/0710-261-0633-5 ZONED C-1 (TOWN)	RICHARD BRADETICH D/B/A RCB PROPERTIES, LLC 14915 W DAKOTA STREET NEW BERLIN, WI 53151	3522 EVAN ACRES RD	225.2	225.2	\$12,386.00	494	\$3,211.00	0	\$0.00	225.20	\$2,972.64	\$18,569.64 (3)
251/0710-261-0201-3 ZONED CC	WISCONSIN WINNEBAGO TRIBE PO BOX 310 BLACK RIVER FALLS, WI 54615	3902 SAVANNAH RD	729	292	\$16,060.00	0	\$0.00	0	\$0.00	325.00	\$4,290.00	\$20,350.00
	TOTALS:			1331.2	\$73,216.00	1454	\$9,451.00	3420	\$15,390.00		\$18,944.64	\$117,001.64

NOTES:

- (1) Owner to install temporary asphalt drive aprons with the parking lot construction and City to install permanent drive aprons.
 - (2) Property owner to install sidewalk and to match the City's sidewalk grades. If Owner installs sidewalk the final assessments shall exclude the sidewalk component.
 - (3) In accordance with the Intergovernmental Agreement between the Town of Blooming Grove and City of Madison Paragraph 5, "The City may levy special assessment against any parcel of the property in the Town for public improvements that specially benefit the parcel. The Town hereby approves such future levies, under Sec. 66.0707, Wis. Stats."
- Parcel 008/0710-261-0633-5 shall be deferred and interest shall not accrue thereon until the parcel is annexed to the City. The amount of the special assessment shall be adjusted from the date of the levy to the date of annexation based on the Engineering News Record Construction Cost Index, or such equivalent index as may be available at the time of annexation.



Department of Public Works
City Engineering Division

Robert F. Phillips, P.E.
City Engineer

608 266 4751

Parcel Number: 0809-252-0216-3
Situs Address: 4914 Delaware Blvd
**ABITZ, JASON D
& JANET M ABITZ
4914 DELAWARE BLVD
MADISON, WI 53704-1421**

OK
Juni
4/26/13

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. Petykowski, 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

To: Property owners along Evan Acres Road

April 26, 2013

**Re: Public Hearing before Board of Public Works
May 8, 2013 at 6:00 P.M.
Room 108, Parks Conference Room, City County Building
210 Martin Luther King Jr. Blvd.
Madison, WI**

The City of Madison is proposing a street improvement project on Evan Acres Road in 2013. You are being sent this letter to notify you of a public hearing before the Board of Public Works regarding the project, 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 limits of the proposed project are:

- Evan Acres Road from the south property line of 3902 Evan Acres Road to Mill Pond Road

The project will include installation of curb and gutter, pavement and new drive aprons, sidewalk along the west side of Evan Acres Road, storm sewer, and minor utility adjustments. New street lighting will also be installed along the west side of Evan Acres Road. The City's project is scheduled to begin in August of 2013 and will take approximately two months to complete.

Street Improvements

The proposed street improvements will include installation of curb and gutter, sidewalk and drive aprons. The streets will be surfaced with new asphalt pavement. The street will be widened to 40ft wide, matching the same width of the improved street south of the project. The property owner of 3902 Evan Acres Road will be performing the sidewalk installation adjacent to their property in conjunction with the proposed parking lot improvements scheduled for the spring/summer of 2013. The City's project will install sidewalk on the west side of Evan Acres Road for the remaining portion of the project.

The City and the property owners adjoining the reconstruction will share the cost of the street improvements. Since Evan Acres Road is currently an unimproved street (no curb and gutter), the entire cost of the curb and gutter and 4 ft. of the roadway will be assessed to the adjacent property owners. The entire cost to install a new concrete apron where the existing driveway is asphalt or gravel is assessed to the property owner. The attached Schedule of Assessments shows a breakdown of costs for each street reconstruction items and the total estimated cost to be assessed to each adjacent property owner. Please contact Janet Dailey, the Project Engineer, at idailey@cityofmadison.com or 261-9688 with any questions regarding the street reconstruction.

Street Lighting

New street lighting is proposed for the west side of Evan Acres Road. Where new street lighting is proposed, property owners will be assessed 100% of the cost. The proposed lighting will match the same style that is already in place south of the project on Savannah Road. If you have any questions or concerns regarding street lighting,

please contact Dan Dettmann, of the City Traffic Engineering Division, at ddettmann@cityofmadison.com or call 266-6536.

Storm Sewer

Additional storm sewer will be constructed as part of this project to provide drainage to the street. This work is not assessed to property owners. Kyle Frank is the storm sewer engineer for this project; you may contact him at 266-4098 with questions.

Impact on Trees and Landscaping

There will be some tree removal along the frontage of 3902 Evan Acres Road as part of the parking lot and sidewalk improvement project, which will be completed by separate contract. In addition, there is a need to prune or remove some smaller volunteer trees and brush along the east right of way to allow for the curb and gutter installation and the grading for the proposed road, which will be done by the City's contract. Tree pruning in advance of the project is also required to reduce the risk of damage to the trees during construction. If any trees need to be removed, City Forestry or City Engineering will notify the adjacent property owner prior to removal. During construction, it may be necessary to trim tree limbs and/or roots to accommodate the construction.

City Forestry will evaluate the terrace area for new street trees or replacements when the project is complete. Street trees are typically planted in the spring of the year following the completion of the construction project. Tree species selection is determined by the Forestry Section. For any questions regarding street tree maintenance or planting, please contact City Forestry at 266-4816.

Please note that construction may also have an impact on existing flower gardens and other plantings within the terrace. With the nature of this work, property owners should anticipate that much of the terrace and at least 5-10ft behind the proposed curb 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.

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 3.0% 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, Janet Dailey at jdailey@cityofmadison.com or 261-9688. 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:jd

cc by email:

Ald. Denise DeMarb
Ed Ruckriegel, Fire Department
Dan Dettmann, Traffic Engineering
Cindy Mierow, Police Department
Christy Bachmann, Kyle Frank, City Engineering
Matt Mikolajewski, City Planning
Chris Kelly, Streets Division

Dane County 911
Mick Howan, Madison School Dist Trans Coordinator
Scott Langer, Traffic Engineering
Marla Eddy, City Forestry
Simon Gillham, Kobussen Buses
Jason Fenske, Badger Bus Lines
Drew Beck, Tim Sobota, Madison Metro Transit