

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 28 day of MARCH, 2014 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 ALLEY RECONSTRUCTION, BLOCK 2 WINGRA PARK, ASSESSMENT DISTRICT - 2014 attached hereto.

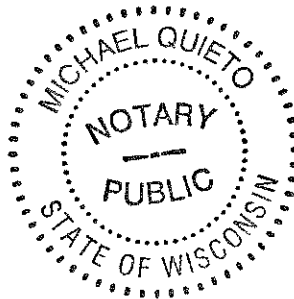
2. She did and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.

*Johanna J. Johnson*  
\_\_\_\_\_  
Johanna Johnson

Subscribed and sworn to before me  
this 28 day of MARCH 2014

*Michael Quieto*  
\_\_\_\_\_

Notary Public, State of Wisconsin  
My Commission expires: 3/13/16







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

March 28, 2014

**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  
**Operations Supervisor**  
Kathleen M. Cryan  
**Mapping Section Manager**  
Eric T. Pederson  
**Financial Officer**  
Steven B. Danner-Rivers  
**Hydrogeologist**  
Brynn Bemis

**To: Property Owners along Alley, Block 2 Wingra Park**  
**Re: Proposed Alley Reconstruction Project & Public Hearing**

The City of Madison is proposing to reconstruct the alley in Block 2 Wingra Park, bounded by the 1800 blocks of Monroe Street and Madison Street, in 2014. 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 of those items are assessed entirely to the owner. A table detailing the City's standard assessment policy for the street reconstruction 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 3.5% 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:lkh  
Cc by email:

Greg Fries, City Engineering  
Mark Winter, Traffic Engineering  
Dane County 911  
Cindy Mierow, Police Department  
Mick Howan, School District Transportation, [mjhowan@madison.k12.wi.us](mailto:mjhowan@madison.k12.wi.us)  
Jeff Fedler, Madison School District Transportation Coordinator, [jfedler@madison.k12.wi.us](mailto:jfedler@madison.k12.wi.us)  
Jason Fenske, Badger Bus Lines, [jasonf@badgerbus.com](mailto:jasonf@badgerbus.com)  
Chris Kelley, Streets Division  
Christy Bachmann, City Engineering  
Ed Ruckriegel, Fire Department

**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, APRIL 9, 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 and one half (3.5%) 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](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**

**SOUTH POINT ROAD ASSESSMENT DISTRICT – 2014**

**ALLEY RECONSTRUCTION, BLOCK 2 WINGRA PARK, ASSESSMENT DISTRICT - 2014**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ **MARCH 28, 2014**

# Fact and Details Sheet

## Proposed 2014 Alley, Block 2 Wingra Park, Reconstruction Project

### Project Details – Proposed Work

**Alley:** Replace the pavement and install curb along the southerly side (*assessable*).

The pavement width will be 9.5' plus the curb.

**Trees:** It is not anticipated that any trees will need to be removed.

**Storm Sewer:** The existing storm sewer catchbasin, near Grant Street, will be retained.

### Project Location Map



### Construction Schedule & Impacts

**Tentative Schedule:** July 14, 2014 until mid August, 2014.

**Traffic Impacts:** The alley will be closed to all traffic for the duration of the construction. Access to the abutting properties will not be available from the alley.

**Refuse Collection:** Properties that have their refuse collected by the City of Madison will be required to place their refuse and recycling carts at the curb in front of their property. Properties that are served by private refuse collection companies will need to contact their provider to make arrangements for their refuse collection.

### Project Contacts

Project Manager: LeAnne Hannan – 266-4057, [lhannan@cityofmadison.com](mailto:lhannan@cityofmadison.com)

Storm Sewer: Greg Fries- 267-1199, [gfries@cityofmadison.com](mailto:gfries@cityofmadison.com)

Construction: John Fahrney – 266-9091, [jfahrney@cityofmadison.com](mailto:jfahrney@cityofmadison.com)

### Assessment Policy Breakdown

Item	City Share	Owner Share
Alley Reconstruction	50%	50%
Storm Sewer related to Alley	50%	50%
Private Storm Connection	0%	100%



City of Madison Engineering Division - Schedule of Assessments

3/28/2014

Project ID: Project Name: Alley Block 2 Wingra Park  
 53w1705 Project Limits: Harrison St to Grant St  
 Frontages listed are for: Alley

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Alley Frontage	Alley Construction	
				\$45.00 /LF	
0709-223-2309-6 TR-C4	ACCENT APARTMENTS LLC 3323 N STONE CREEK CIR MADISON WI	✓ 809 Harrison St	60.00	60.00	\$2,700.00
0709-223-2315-3 TR-C4	TURNQUIST, THOMAS N & ANNIE T WALLJASPER 2002 MADISON ST MADISON WI	✓ 1804 Madison St	60.00	60.00	\$2,700.00
0709-223-2314-5 TR-C4	BRADLEY, MARK P & ANNE R HANSEN 1808 MADISON ST MADISON WI	✓ 1808 Madison St	60.00	60.00	\$2,700.00
0709-223-2313-7 TR-C4	DENIRO, MARY & ANDREW BERNS 1211 DAHLIA LN GRAFTON WI	✓ 1812 Madison St	60.00	60.00	\$2,700.00
0709-223-2312-9 TR-C4	BERNS, ANDREW R 1211 DAHLIA LN GRAFTON WI	✓ 1814 Madison St	60.00	60.00	\$2,700.00
0709-223-2311-1 TR-C4	EMERALD CITY PROPERTIES LLC % MADISON PROP MGMT 1202 REGENT ST MADISON WI	✓ 1818 Madison St	60.00	60.00	\$2,700.00
0709-223-2301-2 TSS	CANDINAS, JOSEPH S 2435 OLD PB VERONA WI	✓ 1801 Monroe St	60.00	60.00	\$2,700.00
0709-223-2302-0 PD	MONROE STREET INVESTMENTS LLC 9002 SETTLERS RD MADISON WI	✓ 1809 Monroe St	60.00	60.00	\$2,700.00
0709-223-2303-8 PD	MONROE STREET INVESTMENTS LLC 9002 SETTLERS RD MADISON WI	✓ 1825 Monroe St	30.00	30.00	\$1,350.00

City of Madison Engineering Division - Schedule of Assessments

3/28/2014

**Project ID:** 53w1705  
**Project Name:** Alley Block 2 Wingra Park  
**Project Limits:** Harrison St to Grant St  
 Frontages listed are for: Alley

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Alley Frontage	Alley Construction	
				\$45.00 /LF	
0709-223-2317-9 TSS	MONROE STREET INVESTMENTS LLC 9002 SETTLERS RD MADISON WI	✓ 1831 Monroe St	24.80	24.80	\$1,116.00
0709-223-2316-1 TSS	KERWIN, CHRIS N & DANIEL W KERWIN 3219 BAY VIEW LN MCHENRY IL	✓ 1835 Monroe St	18.05	18.05	\$812.25
0709-223-2304-6 TSS	CHRIS N KERWIN & DANIEL W KERWIN LLC 3219 BAY VIEW LN MCHENRY IL	✓ 1843 Monroe St	47.15	47.15	\$2,121.75
0709-223-2305-4 TSS	MOOKHERJEE, RANA & BONNIE 4244 22ND ST SAN FRANCISCO CA	✓ 1851 Monroe St	30.00	30.00	\$1,350.00
0709-223-2306-2 TSS	MONROE ST VENTURES LLC 120 W GORHAM ST MADISON WI	✓ 1859 Monroe St	30.00	30.00	\$1,350.00
0709-223-2307-0 TSS	JORDAN, JEROME A 1505 WINSLOW LANE MADISON WI	✓ 1865 Monroe St	30.00	30.00	\$1,350.00
0709-223-2308-8 TSS	RX TWO LLC 1875 MONROE ST MADISON WI	✓ 1875 Monroe St	30.00	30.00	\$1,350.00
				\$720.00	\$32,400.00