

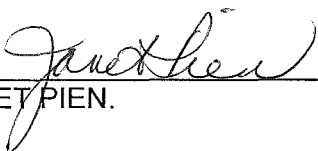
AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

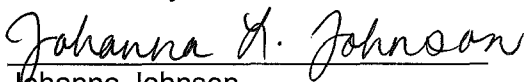
JANET PIEN, being first duly sworn on oath, deposes and says that:

1. She is a SECRETARY 2 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 23rd day of JANUARY 2015, 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 NORTH PINCKNEY STREET ASSESSMENT DISTRICT-2015., attached hereto.

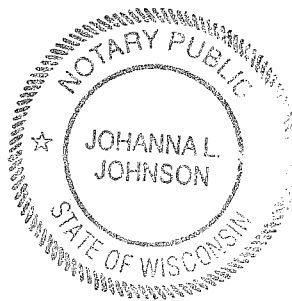
2. She did and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.



JANET PIEN.

Subscribed and sworn to before me
this 23rd day of JANUARY., 2015


Johanna Johnson
Notary Public, State of Wisconsin
My Commission expires: 1/8/2018





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

Parcel Number: 0709-144-0611-5
Situs Address: 319 N Pinckney St
**MANSION HILL PROPERTIES
LLC ETAL
101 N MILLS ST
MADISON, WI 53715-0000**

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 Manager
Kathleen M. Cryan
Mapping Section Manager
Eric T. Pederson P.S.
Financial Manager
Steven B. Danner-Rivers
Hydrogeologist
Brynn Bemis

January 23, 2015

To: Property Owners along N Pinckney Street
Re: Proposed Street Reconstruction Project & Public Hearing

The City of Madison is proposing to reconstruct and improve a portion of N. Pinckney Street in 2015. Enclosed with this letter is a fact sheet with some details on the proposed project, which includes a map of the proposed project limits, and an information sheet on the street trees. Also enclosed is 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 8 years, with 3% 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:jmw
Cc by email :

Ald. Zellers
Christy Bachmann, City Engineering
Tom Mohr, Traffic Engineering
Pete Holmgren, Water Utility
Marla Eddy, City Forestry
Ed Ruckriegel, Fire Department
Cindy Mierow, Police Department
Mick Howan, School District Transportation, mjhowan@madison.k12.wi.us
Jeff Fedler, Madison School District Transportation Coordinator, jfedler@madison.k12.wi.us

Chris Kelley, Streets Division
Eric Dundee, City Engineering
Dane County 911
Tim Sobota, Madison Metro Transit
Jason Fenske, Badger Bus Lines, jasonf@badgerbus.com
Dane County 911
Mark Moder, City Engineering

**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, FEBRUARY 4, 2015 AT 5:30 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.

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 24 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

NORTH PINCKNEY STREET ASSESSMENT DISTRICT – 2015

ADAMS STREET, RANDALL AVENUE AND MOUND STREET RESURFACING ASSESSMENT DISTRICT – 2015

6701 MAPLE GROVE ROAD STREETLIGHT ASSESSMENT DISTRICT

MELODY LANE STREETLIGHT ASSESSMENT DISTRICT

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ JANUARY 23, 2015

Fact and Details Sheet

Proposed 2015 N. Pinckney St. Reconstruction Project

Project Details – Proposed Work

Sanitary Sewer: Replace existing main (installed in 1923 & 1956) on N Pinckney St., and replace laterals to the property line (*assessable*)

Water Main: Replace the existing water main (installed in 1929-1931) on N Pinckney St. and reconnect services to the new main

Storm Sewer: Replace most of the existing storm sewer (installed in 1908), reconnect private storm sewer connections per City standards (*assessable*)

Street Lights: Remove any mid-block street lights and install new pedestrian lights on Pinckney (*assessable*). The style of the pedestrian lights will be similar to the lights on Dayton St., but the poles will be dark green instead of black.

Street: Replace the asphalt pavement (*not assessable*) along with the existing curb, driveway aprons, and sidewalk as needed (*concrete items assessable*).

The existing street width is about 39.5 ft., and N. Pinckney St. is proposed to be narrowed to 38 ft. with this project. This won't affect any of the street use, but will add a little bit of additional space to the terraces.

Trees: There are 7 planned tree removals on N. Pinckney St. The planned removals are due to either poor condition, conflict with proposed utility work or are preemptive ash tree removals. The trees within the project limits that will remain will be pruned by City Forestry prior to the start of construction. City Forestry will review the project after construction for new tree plantings or replacements. See the enclosed Tree Info Sheet for info on the street trees.

Undergrounding: There is also some planned undergrounding of the overhead utilities with this project. At a minimum, the 300 block of N. Pinckney St. will be undergrounded because this block is located within a TIF District, which will fund some of this work. Where an undergrounding district is established, property owners with overhead services will be required to convert their properties to underground services. Mailings will be sent in the future to properties that fall within the undergrounding district.

Construction Schedule & Impacts

Tentative Schedule: May 18, 2015 until early August 2015

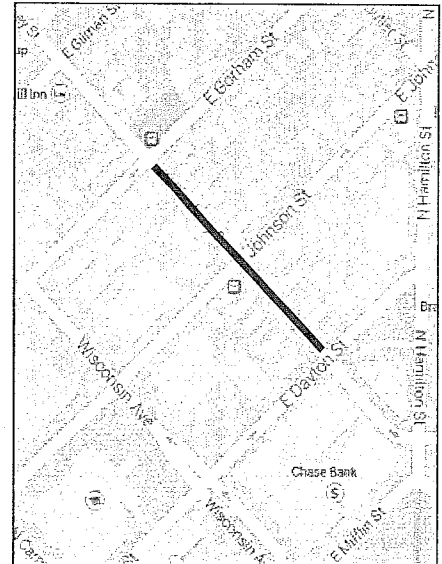
Traffic Impacts: N Pinckney St. will be closed to thru traffic during construction, but will remain open to local and emergency vehicle access. Residential driveways will remain open for most of the project, but will be closed for about 2 weeks. Commercial driveways will remain open except for brief closures. Pedestrian access will be maintained on at least one side of each of the streets at all times. This project will also involve likely lane impacts to Dayton St., Johnson St. and Gorham St., but no closures on those streets are expected.

Water Shut-offs: An average of two water shut-offs are expected for each property within the project limits, and the timing of these shut-offs will be coordinated as much as possible. A minimum of 48 hours of notice will be provided prior to the shut-offs. Each shut-off may last up to 8 hours, but typically last about 4 hours.

At the start of construction, the existing main will remain in service until the new main is installed and connected to; emergency shut-offs may occur if the old, brittle main is damaged during construction.

Refuse Collection: It will be the contractor's responsibility to allow for refuse collection during construction. Please mark your address on your cart to make sure it is returned if moved. Please contact private collection companies to inform them of the project.

Project Location Map



Project Contacts

Project Manager: Jim Wolfe – 266-4099,
jwolfe@cityofmadison.com

Traffic: Tom Mohr – 267-8725,
tmohr@cityofmadison.com

Storm Sewer: Eric Dundee – 266-4913,
edundee@cityofmadison.com

Sanitary Sewer: Mark Moder – 261-9250,
mmoder@cityofmadison.com

Water: Pete Holmgren – 261-5530,
pholmgren@cityofmadison.com

Lights & Signals: Dan Dettmann – 266-6536,
ddettmann@cityofmadison.com

Construction: John Fahrney – 266-9091,
jfahrney@cityofmadison.com

Forestry: Dean Kahl – 266-4891,
dkahl@cityofmadison.com

Assessment Policy Breakdown

Item	City Share	Owner Share
Conc. curb, sidewalk, aprons	50%	50%
Sanitary Laterals	75%	25%
Pedestrian Lights	0%	100%
Private Storm Connection	0%	100%
Asphalt Pavement	100%	0%
Sanitary & Storm Mains	100%	0%
Water Main	100%	0%
Sidewalk Ramps	100%	0%

Forestry Info for 2015 N Pinckney St.

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 1st to reduce the chance of disease. If trees need to be removed, City Forestry or City Engineering will notify the adjacent property owner prior to removal.

All ash street trees within the project limits have been or will be evaluated for potential chemical treatment for Emerald Ash Borer (EAB). Ash trees with trunks measuring less than 10" in diameter at 4.5 ft (DBH) from the ground, ash located under high voltage electric distribution lines, and ash that are structurally compromised or in poor condition will not be treated as outlined the City's EAB Plan. Ash trees that do not meet the treatment criteria will be removed prior to construction, and will be removed regardless of the construction project schedule. Including ash removals as part of the project will allow for a faster replacement timeframe. For more information about EAB and the City of Madison EAB response plan please see: <http://www.cityofmadison.com/parks/services/forestry/pests/EAB/index.cfm>.

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 Dean Kahl at 266-4891.

Locations of planned tree removals on N. Pinckney St.:

- 31 E. Gorham St.
- 315 Wisconsin Ave.
- 221 N. Pinckney St.
- 302 N. Pinckney St.
- 305 N. Pinckney St.
- 310 N. Pinckney St.
- 315 N. Pinckney St.

City of Madison Engineering Division - Schedule of Assessments

January 23, 2015

Proj. ID: 53W1846 Project Name: North Pinckney Street Assessment District - 2015
 Project Limits: W. Gorham St. to W. Dayton St.

Property Information					Street Reconstruction Items								Sanitary Sewer Reconstruction Items				Storm Sewer Item		Pedestrian Street Lighting Item				TOTAL ASSM'T				
Parcel No.	Owner's Name / Mailing Address	Parcel Location	Frontage LF	Lot Area SF	Remove Existing Conc or Drive Apron @ \$1.50 per SF		Replace Drive Apron @ \$4.00 per SF		Remove & Replace Concrete Sidewalk @ \$4.50 per Square Foot (SF)		Remove & Replace Curb and Gutter @ \$15.00 per Linear Foot (LF)		Sanitary Sewer Reconnect @ \$386.15 Each		Remove & Replace Sanitary Lateral @ \$21.11 per LF		Private Storm Sewer Connection @ \$1,500.00 Each		Street Light Factor **	Cost Per Factored Lot Linear Foot		Cost Per Factored Square Foot		Total Street Light Cost ****			
					SF	Cost	SF	Cost	Factor*	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost		Each	Cost	Each			Cost	Each	Cost
0709-144-1415-8 CORNER LOT	PINCKNEY-DAYTON APTS LLC 211 W GILMAN ST MADISON WI	201 N Pinckney St E Davton Frontage	33.00 66.00	2,178	0.00	\$0.00	0.00	\$0.00	1.0	50.00	\$225.00	1.0	10.00	\$150.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	1.5	37.13	\$1,021.68	1089.00	\$468.27	\$1,489.95	\$1,864.95
0709-144-1609-9 CORNER LOT	LEWIS PROPERTIES LLC 121 S PINCKNEY ST STE 200 MADISON WI	202 N Pinckney St E Davton Frontage	48.00 82.50	3,960	0.00	\$0.00	0.00	\$0.00	1.0	125.00	\$562.50	1.0	15.00	\$225.00	1	\$386.15	25.00	\$527.75	0.00	\$0.00	1.5	54.00	\$1,486.08	1980.00	\$851.40	\$2,337.48	\$4,038.88
0709-144-1610-6	LEWIS PROPERTIES LLC 121 S PINCKNEY ST STE 200 MADISON WI	204 N Pinckney St	54.00	4,455	0.00	\$0.00	0.00	\$0.00	1.0	440.00	\$1980.00	1.0	54.00	\$810.00	1	\$386.15	25.00	\$527.75	1.00	\$1,500.00	1.5	81.00	\$2,229.12	6682.50	\$2,873.48	\$5,102.60	\$10,306.50
0709-144-1415-0	PINCKNEY-DAYTON APTS LLC 211 W GILMAN ST MADISON WI	205 N Pinckney St	33.00	2,178	25.00	\$37.50	0.00	\$0.00	1.0	180.00	\$810.00	1.0	33.00	\$495.00	1	\$386.15	47.00	\$992.17	0.00	\$0.00	1.5	49.50	\$1,362.24	3267.00	\$1,404.81	\$2,767.05	\$5,487.87
0709-144-1612-2	LEWIS PROPERTIES LLC 121 S PINCKNEY ST STE 200 MADISON WI	206 N Pinckney St	76.50	6,317	0.00	\$0.00	0.00	\$0.00	1.0	330.00	\$1485.00	1.0	76.50	\$1,147.50	2	\$772.30	50.00	\$1,055.50	0.00	\$0.00	1.5	114.75	\$3,157.92	9475.50	\$4,074.47	\$7,232.39	\$11,692.69
0709-144-1414-2	PINCKNEY-DAYTON APTS LLC 211 W GILMAN ST MADISON WI	207 N Pinckney St	32.33	2,134	55.00	\$82.50	0.00	\$0.00	1.0	145.00	\$652.50	1.0	32.33	\$484.95	1	\$386.15	45.00	\$949.95	0.00	\$0.00	1.5	48.50	\$1,334.58	3201.00	\$1,376.43	\$2,711.01	\$5,267.06
0709-144-1413-4	PINCKNEY-DAYTON APTS LLC 211 W GILMAN ST MADISON WI	209 N Pinckney St	33.67	2,231	40.00	\$60.00	0.00	\$0.00	1.0	170.00	\$765.00	1.0	33.67	\$505.05	1	\$386.15	45.00	\$949.95	0.00	\$0.00	1.5	50.51	\$1,389.90	3346.50	\$1,439.00	\$2,828.89	\$5,495.04
0709-144-1412-6	215 N PINCKNEY LLC 211 W GILMAN ST MADISON WI	215 N Pinckney St	52.00	3,432	120.00	\$180.00	120.00	\$480.00	1.0	265.00	\$1192.50	1.0	52.00	\$780.00	1	\$386.15	45.00	\$949.95	0.00	\$0.00	1.5	78.00	\$2,146.56	5148.00	\$2,213.64	\$4,360.20	\$8,328.80
0709-144-1411-8	BNBC PROPERTIES ISTHMUS APARTMENTS 211 W GILMAN ST MADISON WI	217 N Pinckney St	37.00	2,442	0.00	\$0.00	0.00	\$0.00	1.0	155.00	\$697.50	1.0	37.00	\$555.00	1	\$386.15	45.00	\$949.95	0.00	\$0.00	1.5	55.50	\$1,527.36	3663.00	\$1,575.09	\$3,102.45	\$5,691.05
0709-144-1613-0	MULROY, MAUREEN B 218 N PINCKNEY ST MADISON WI	218 N Pinckney St	40.50	3,200	120.00	\$180.00	125.00	\$500.00	1.0	200.00	\$900.00	1.0	40.50	\$607.50	1	\$386.15	25.00	\$527.75	0.00	\$0.00	1	40.50	\$1,114.56	3200.00	\$1,376.00	\$2,490.56	\$5,591.96
0709-144-1410-0 CORNER LOT	EDWARDS TR. JEAN & GEORGE & EUGENE S DEVIIT 28 E GILMAN ST MADISON WI	221 N Pinckney St E Johnson Frontage	43.00 66.00	2,838	0.00	\$0.00	0.00	\$0.00	1.0	190.00	\$855.00	1.0	43.00	\$645.00	1	\$386.15	45.00	\$949.95	0.00	\$0.00	1.5	48.38	\$1,331.28	2128.50	\$915.26	\$2,246.54	\$5,082.64

City of Madison Engineering Division - Schedule of Assessments

January 23, 2015

Proj. ID: 53W1846 Project Name: North Pinckney Street Assessment District - 2015
 Project Limits: W. Gorham St. to W. Dayton St.

Property Information					Street Reconstruction Items									Sanitary Sewer Reconstruction Items				Storm Sewer Item		Pedestrian Street Lighting Item					TOTAL ASSMT		
Parcel No.	Owner's Name / Mailing Address	Parcel Location	Frontage LF	Lot Area SF	Remove Existing Conc or Drive Apron @ \$1.50 per SF		Replace Drive Apron @ \$4.00 per SF		Remove & Replace Concrete Sidewalk @ \$4.50 per Square Foot (SF)			Remove & Replace Curb and Gutter @ \$15.00 per Linear Foot (LF)			Sanitary Sewer Reconnect @ \$386.15 Each		Remove & Replace Sanitary Lateral @ \$21.11 per LF		Private Storm Sewer Connection @ \$1,500.00 Each		Stret Light Factor	Cost Per Factored Lot Linear Foot		Cost Per Factored Square Foot		Total Street Light Cost	
					SF	Cost	SF	Cost	Factor*	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each	Cost	**	Factored LF	Cost***	Factored SF	Cost***	****	
0709-144-1614-8 CORNER LOT	LEWIS PROPERTIES LLC 121 S PINCKNEY ST STE 200 MADISON WI	222 N Pincknev St E Johnson Frontage	45.16 79.00	3,568	0.00	\$0.00	0.00	\$0.00	1.0	200.00	\$900.00	1.0	45.16	\$677.40	1	\$386.15	25.00	\$527.75	0.00	\$0.00	1.5	50.81	\$1,398.15	2676.00	\$1,150.68	\$2,548.83	\$5,040.13
0709-144-3507-3 CORNER LOT	KEYES ROTHE LIVING TRUST 300 N PINCKNEY ST MADISON WI	300 N Pincknev St E Johnson Frontage	22.13 61.50	1,574	0.00	\$0.00	0.00	\$0.00	0.5	100.00	\$225.00	0.5	22.13	\$165.98	1	\$386.15	25.00	\$527.75	0.00	\$0.00	1	16.60	\$327.47	787.00	\$188.88	\$516.35	\$1,821.22
0709-144-0616-5 CORNER LOT	ENGLUND, ERIC & JANE E ENGLUND 4813 COUNTY RD M MIDDLETON WI	301 N Pincknev St E Johnson Frontage	38.50 66.00	2,541	0.00	\$0.00	0.00	\$0.00	1.0	125.00	\$562.50	1.0	38.50	\$577.50	1	\$386.15	45.00	\$949.95	0.00	\$0.00	1.5	43.31	\$854.56	1905.75	\$457.38	\$1,311.94	\$3,788.04
0709-144-3506-5	HEINRICH, JON F 302 N PINCKNEY ST MADISON WI	302 N Pincknev St	16.67	873	0.00	\$0.00	0.00	\$0.00	1.0	83.35	\$375.08	1.0	16.67	\$250.05	1	\$386.15	25.00	\$527.75	0.00	\$0.00	1	16.67	\$328.90	873.00	\$209.52	\$538.42	\$2,077.44
0709-144-3505-7	PLOTKIN, ADAM & JAIME HEALY-PLOTKIN 304 N PINCKNEY ST MADISON WI	304 N Pincknev St	17.00	691	0.00	\$0.00	0.00	\$0.00	1.0	85.00	\$382.50	1.0	17.00	\$255.00	1	\$386.15	25.00	\$527.75	0.00	\$0.00	1	17.00	\$335.41	691.00	\$165.84	\$501.25	\$2,052.65
0709-144-0615-7	ACCENT APARTMENTS LLC 3323 N STONE CREEK CIR MADISON WI	305 N Pincknev St	39.50	2,574	65.00	\$97.50	85.00	\$340.00	1.0	150.00	\$675.00	1.0	39.50	\$592.50	1	\$386.15	45.00	\$949.95	0.00	\$0.00	1.5	59.25	\$1,169.00	3861.00	\$926.64	\$2,095.64	\$5,136.74
0709-144-3504-9	SWEENEY THOMAS P & ANN E SWEENEY 306 N PINCKNEY ST MADISON WI	306 N Pincknev St	16.67	700	0.00	\$0.00	0.00	\$0.00	1.0	83.35	\$375.08	1.0	16.67	\$250.05	1	\$386.15	25.00	\$527.75	0.00	\$0.00	1	16.67	\$328.90	700.00	\$168.00	\$496.90	\$2,035.92
0709-144-3503-1	BROWN, ALASTAIR M KATHERINE T BROWN 308 N PINCKNEY ST MADISON WI	308 N Pincknev St	16.67	700	0.00	\$0.00	0.00	\$0.00	1.0	83.35	\$375.08	1.0	16.67	\$250.05	1	\$386.15	25.00	\$527.75	0.00	\$0.00	1	16.67	\$328.90	700.00	\$168.00	\$496.90	\$2,035.92
0709-144-0614-9	STEINDL LIV TR. JAMES M 981 COLLINS RD STOUGHTON WI	309 N Pincknev St	54.00	3,564	65.00	\$97.50	85.00	\$340.00	1.0	250.00	\$1125.00	1.0	54.00	\$810.00	1	\$386.15	45.00	\$949.95	0.00	\$0.00	1.5	81.00	\$1,598.13	5346.00	\$1,283.04	\$2,881.17	\$6,589.77
0709-144-3501-5	RESNICK, DANIEL K 310 N PINCKNEY ST MADISON WI	310 N Pincknev St	46.77	1,933	0.00	\$0.00	0.00	\$0.00	1.0	100.00	\$450.00	1.0	46.77	\$701.55	1	\$386.15	25.00	\$527.75	0.00	\$0.00	1	46.77	\$922.77	1933.00	\$463.92	\$1,386.69	\$3,452.14
0709-144-0613-1	MANSION HILL PROPERTIES LLC ETAL 101 N MILLS ST MADISON WI	315 N Pincknev St	45.00	4,935	0.00	\$0.00	0.00	\$0.00	1.0	165.00	\$742.50	1.0	45.00	\$675.00	1	\$386.15	45.00	\$949.95	0.00	\$0.00	1.5	67.50	\$1,331.78	7402.50	\$1,776.60	\$3,108.38	\$5,861.98
0709-144-0612-3	KAROFSKY, JUDITH F 317 N PINCKNEY ST MADISON WI	317 N Pincknev St	40.00	3,320	0.00	\$0.00	85.00	\$340.00	1.0	150.00	\$675.00	1.0	40.00	\$600.00	1	\$386.15	45.00	\$949.95	0.00	\$0.00	1	40.00	\$789.20	3320.00	\$796.80	\$1,586.00	\$4,537.10

City of Madison Engineering Division - Schedule of Assessments

January 23, 2015

Proj. ID: 53W1846 Project Name: North Pinckney Street Assessment District - 2015
 Project Limits: W. Gorham St. to W. Dayton St.

Property Information					Street Reconstruction Items								Sanitary Sewer Reconstruction Items		Storm Sewer Item		Pedestrian Street Lighting Item					TOTAL ASSMT					
Parcel No.	Owner's Name / Mailing Address	Parcel Location	Frontage LF	Lot Area SF	Remove Existing Conc or Drive Apron @ \$1.50 per SF		Replace Drive Apron @ \$4.00 per SF		Remove & Replace Concrete Sidewalk @ \$4.50 per Square Foot (SF)		Remove & Replace Curb and Gutter @ \$15.00 per Linear Foot (LF)		Sanitary Sewer Reconnect @ \$386.15 Each	Remove & Replace Sanitary Lateral @ \$21.11 per LF	Private Storm Sewer Connection @ \$1,500.00 Each		Stret Light Factor	Cost Per Factored Lot Linear Foot		Cost Per Factored Square Foot			Total Street Light Cost				
					SF	Cost	SF	Cost	Factor*	SF	Cost	Factor*	LF	Cost	Each	Cost	Each	Cost	**	Factored LF	Cost***		Factored SF	Cost***	****		
0709-144-0611-5 CORNER LOT	MANSION HILL PROPERTIES LLC ETAL 101 N MILLS ST MADISON WI	319 N Pinckney St E Gorham Frontage	47.00 83.00	3.901	0.00	\$0.00	0.00	\$0.00	0.5	150.00	\$337.50	0.5	47.00	\$352.50	1	\$386.15	45.00	\$949.95	0.00	\$0.00	1.5	52.88	\$1,043.22	2925.75	\$702.18	\$1,745.40	\$3,771.50
0709-144-1308-7	THG ASSOCIATES LTD PRTSHP 315 WISCONSIN AVE MADISON WI	315 Wisconsin Ave	46.12	20,972	190.00	\$285.00	205.00	\$820.00	1.0	230.60	\$1037.70	1.0	46.12	\$691.80	2	\$772.30	50.00	\$1,055.50	0.00	\$0.00	2	92.24	\$1,819.90	20972.00	\$5,033.28	\$6,853.18	\$11,515.48
0709-144-1301-1 CORNER LOT	FONG, TOM K & AMANDA Z 4427 W ROTAMER RD JANESVILLE WI	31 E Gorham St E Gorham Frontage	82.00 33.00	2.706	95.00	\$142.50	105.00	\$420.00	0.5	150.00	\$337.50	0.5	82.00	\$615.00	1	\$386.15	27.00	\$569.97	0.00	\$0.00	1.5	92.25	\$1,820.09	2029.50	\$487.08	\$2,307.17	\$4,778.29
TOTALS					775.00	\$1,162.50	810.00	\$3,240.00	--	4355.65	\$18,700.43	--	1000.19	\$13,869.38	27.00	\$10,426.05	919.00	\$19,400.09	1.00	\$1,500.00	--	1367.36	\$32,497.66	99,303.50	\$32,545.67	\$65,043.33	\$133,341.77

NOTES:

* A factor has been applied for sidewalk and curb and gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

** A factor is applied to the street lighting assessments based on dwelling unit type. The factors are as follows:
 Single Family Residential = 1.0; Multi Family Residential = 1.5; Commercial = 2.0

*** Due to a difference in lighting designs between the 200 block and 300 block of N. Pinckney St., there are different unit costs for the lighting on each block.
 Lighting Cost per Factored Linear Foot: 200 block = \$27.52/LF 300 block = \$19.73/SF; Lighting Cost per Factored Square Foot: 200 block = \$0.43/SF 300 block = \$0.24/SF

**** Total Street Lighting Assessment is based on both frontage (F) and lot area (A) and is the combined cost of the factored linear foot cost and the factored square foot cost.
 Lighting assessments for corner parcels are adjusted to account for lighting assessments on both streets and are adjusted based on the following formulas:
 3/4*F + 1/2*A for: 31 E Gorham, 221 N Pinckney, 222 N Pinckney, 300 N Pinckney, 301 N Pinckney, 319 N Pinckney
 3/4*F + 1/3*A for: 201 N Pinckney, 202 N Pinckney
 1*F + 1/2*A for: 315 Wisconsin