

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 10 day of February, 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.

Johanna L. Johnson  
Johanna L. Johnson

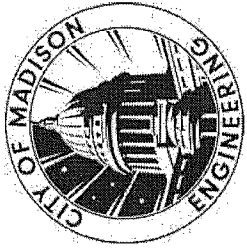
Subscribed and sworn to before me  
this 10 day of FEBRUARY, 2015

Janet A. Pien

JANET A. PIEN  
Notary Public, State of Wisconsin  
My Commission expires:







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

**Assistant City Engineer**  
Michael R. Dalley, P.E.  
**Principal Engineer2**  
Gregory T. Fries, P.E.  
**Principal Engineer1**  
Christina M. Bachmann, P.E.  
Eric L. Dundee, P.E.  
John S. Fahney, 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

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

February 13, 2015

**NOTICE OF PUBLIC HEARING BEFORE THE COMMON COUNCIL  
FOR  
PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS  
FOR PUBLIC WORKS IMPROVEMENTS**

**MADISON, WISCONSIN**

**PART I**

Notice is hereby given that the reports of the Board of Public Works and the City Engineer of the City of Madison, Wisconsin, on the plans, specifications, and special assessment of benefits accruing to the various lots and parcels of land affected by the proposed improvements, as listed in Part II hereof, in the City of Madison, have been filed in the office of the City Clerk, in the City-County Building, Madison, Wisconsin, and that said reports will be presented to the Common Council (Room 201), City-County Building, at a regular meeting to be held, **FEBRUARY 24, 2015 at 6:30 P.M.**, in the Council Chambers and that the Common Council will then and there consider said reports and will hold a public hearing to hear all persons interested, or their agents or attorneys, concerning matters contained in said reports, and will determine what portion, if any, of the cost of said improvement shall be paid by the City at large, and other action as the Common Council may deem proper. **(YOU MUST REGISTER WITH THE COUNCIL'S SECRETARY BEFORE YOUR ITEM IS CONSIDERED BY THE COUNCIL).**

Notice is hereby given that a contract has been (or is about to be) let for below listed project(s) and that the amount of the special assessment therefore has been determined as to each parcel of real estate affected thereby and a statement of the same is on file with the City Clerk; it is proposed to collect the same in eight (8) installments, as provided for by Section 66.0715 of the Wisconsin Statutes, with interest thereon at 3.0% percent per annum; that all assessments will be collected in installments as above provided except such assessments on property where the owner of the same has paid the assessment to the City Treasurer on or before the next succeeding November 1<sup>st</sup>.

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.

(over)

PART II

6701 MAPLE GROVE ROAD STRETLIGHT ASSESSMENT DISTRICT  
ADAMS STREET, RANDALL AVENUE AND MOUND STREET RESURFACING ASSESSMENT  
DISTRICT - 2015  
MELODY LANE STRETLIGHT ASSESSMENT DISTRICT  
NORTH PINCKNEY STREET ASSESSMENT DISTRICT - 2015

BY: *Maribeth Witzel-Behl*

Maribeth Witzel-Behl, City Clerk

PUB: WSJ FEBRUARY 13, 2015

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***
0709-144-1416-8 <i>CORNER LOT</i>	PINCKNEY-DAYTON APTS LLC 211 W GILMAN ST MADISON WI	201 N Pincknev 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 <i>CORNER LOT</i>	LEWIS PROPERTIES LLC 121 S PINCKNEY ST STE 200 MADISON WI	202 N Pincknev 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 Pincknev 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 Pincknev 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 Pincknev 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 Pincknev 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 Pincknev 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 Pincknev 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 Pincknev 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 Pincknev 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 <i>CORNER LOT</i>	EDWARDS TR, JEAN & GEORGE & EUGENE S DEVITT 28 E GILMAN ST MADISON WI	221 N Pincknev 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	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 Pinckney 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	\$1,598.15	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 Pinckney 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 Pinckney 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 Pinckney 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 Pinckney 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 Pinckney 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 Pinckney 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 Pinckney 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 Pinckney 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 Pinckney 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 Pinckney 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	KAROFKY, JUDITH F 317 N PINCKNEY ST MADISON WI	317 N Pinckney 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 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	Cost****	Cost****			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

