

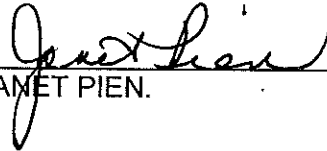
AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

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

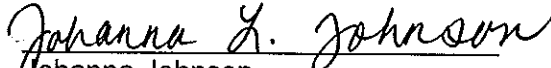
1. She is a SECRETARY 2 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the **5TH** day of **FEBRUARY, 2015**, placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled **NORTH CHARTER STREET AND SPRING STREET RECONSTRUCTION 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.

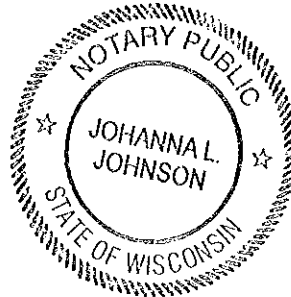
Subscribed and sworn to before me
this 5TH day of FEBRUARY., 2015



Johanna Johnson

Notary Public, State of Wisconsin

My Commission expires: 1/8/2018



**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 18, 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 CHARTER STREET AND SPRING STREET RECONSTRUCTION ASSESSMENT DISTRICT – 2015

JENIFER STREET, S. PATERSON STREET, S. BREARLY STREET, AND S. FEW STREET RECONSTRUCTION ASSESSMENT DISTRICT – 2015

UTILITY REPLACEMENT WITH RESURFACING 2015 ASSESSMENT DISTRICT

LARKIN STREET, GLENWAY ST., HILLCREST DR., ZWERG DR. AND ROSS ST. UTILITIES WITH RESURFACING ASSESSMENT DISTRICT – 2015

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ February 6, 2015

Fact and Details Sheet

Proposed North Charter Street and Spring Street Reconstruction Project - 2015

Project Details – Proposed Work

Sanitary Sewer: Replace existing sanitary main (installed in 1920's) and replace laterals to the property line (*assessable*).

Water Main: Replace the existing water main (installed in 1880's & 1920's) and reconnect services to the new main.

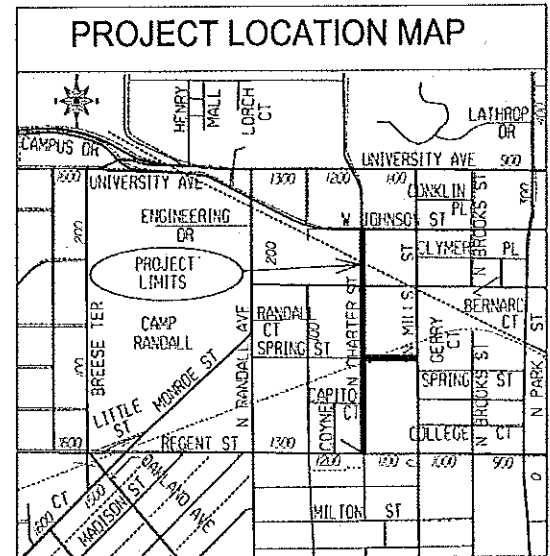
Storm Sewer: Replace as necessary, reconnect private storm sewer connections per City standards (*assessable*).

Street Reconstruction: The asphalt pavement, curb and gutter and driveway aprons will be replaced within the project limits. Sidewalk will be replaced on an as needed basis. New concrete sidewalk will be constructed along the north side of Spring Street where there currently is none. The street widths are proposed to remain the same as existing. The southwest bike path will be re-aligned to cross diagonally through the N Charter/Spring Street intersection. The railroad crossing of N Charter Street will also be replaced in conjunction with the project.

Trees: City Forestry staff has reviewed the street trees within the project limits and has identified the following trees that are either damaged or in declining condition to be removed:

- 18" Norway Maple at 1202 Spring Street
- 6" White Ash at 222 N Charter Street
- 16" Green Ash at 222 N Charter Street
- 3" Japanese Tree Lilac at 117 N Charter Street (2nd tree south of Dayton St)
- 3" Japanese Tree Lilac at 117 N Charter Street (4th tree south of Dayton St)
- 18" Green Ash at 27 N Charter Street
- 33" European Ash at 1102 Spring Street (east of driveway)
- 8" American Elm at 1102 Spring Street (west of driveway)

Replanting of trees typically takes place in the spring following completion of the project. All of the trees within the project limits will be pruned by City Forestry prior to the start of construction. For more information regarding the City's policies for street tree pruning, tree removals and the Emerald Ash Borer response plan see the back of this page.



Project Contacts

Project Manager: Glen Yoerger – 261-9177,
gyoerger@cityofmadison.com

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

Storm Sewer: Kyle Frank – 266-4098,
kfrank@cityofmadison.com

Sanitary Sewer: Kyle Frank – 266-4098,
kfrank@cityofmadison.com

Water: Kelly Miess – 261-9640,
kmiess@madisonwater.org

Lights & Signals: Brian Smith – 261-9625,
bsmith@cityofmadison.com

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

Business Resources: Peggy Yessa –
267-8721, pyessa@cityofmadison.com

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

Construction Schedule & Impacts

Tentative Schedule: Mid-May, 2015 through the end of August, 2015.

Traffic Impacts: North Charter Street and Spring Street will be closed to through traffic during the Construction. Access will be maintained for emergency and local traffic. Pedestrian access will be maintained on at least one side of each of the streets at all times, and access to businesses will be maintained as necessary.

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 eight hours, but typically last about four 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.

Assessment Policy Breakdown

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

Assessments are payable as a lump sum or over eight years with 3.0% interest.

City Forestry Street Tree Policy Information for Engineering Project - 2015

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.

Frontages listed are for: SITUS ADDRESS

Project ID: 53W1047

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (LF)	Remove Drive Apron @ \$1.50 per SF				Replace Drive Apron @ \$3.50 per SF				Remove & Replace Sidewalk @ \$4.50 per SF				Remove and Replace Curb and Gutter @ \$15.00 per LF				Storm Sewer Items				Sanitary Sewer Items				TOTAL ASSMNT
				SF	Cost	SF	Cost	Factor	SF	Cost	Factor	LF	Cost	Each	Cost	Each	Cost	Each	Cost	Each	Cost	Each	Cost	Each	Cost			
0709-221-0717-7 CI CORNER LOT	UNIV OF WIS REGENTS VAN HISE HALL # 1860 1230 LINDEN DR MADISON WI	228 N Charter St	60.00 L.F.	150	\$225.00	150	\$525.00	1.0	100	\$450.00	1.0	60.00	\$900.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$2,100.00		
0709-221-1601-1 CI, WP-27	UNIV OF WIS REGENTS VAN HISE HALL # 1860 1220 LINDEN DR MADISON WI	29 Coyne Ct	30.20 L.F.	0	\$0.00	0	\$0.00	1.0	400	\$1,800.00	1.0	80.20	\$1,203.00	1	\$1,800.00	2	\$772.30	80.0	\$1,688.80	0	\$0.00	0	\$0.00	0	\$0.00	\$7,284.10		
0709-221-0801-8 CI CORNER LOT	UNIV OF WIS REGENTS VAN HISE HALL # 1860 1220 LINDEN DR MADISON WI	1105 W Johnson St Charter St 184 L.F.	370.30 L.F.	0	\$0.00	0	\$0.00	1.0	250	\$1,125.00	1.0	150.00	\$2,250.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$9,375.00		
0709-221-1601-5 CI, WP-27	UNIV OF WIS REGENTS VAN HISE HALL # 1860 1220 LINDEN DR MADISON WI	25 N Orchard St Charter St 124.00 L.F.	33.00 L.F.	360	\$540.00	360	\$1,260.00	1.0	450	\$2,025.00	1.0	124.00	\$1,860.00	1	\$1,800.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$7,485.00		
0709-221-1402-3 CI, WP-27 CORNER LOT	WI DEPT OF TRANSPORTATION % CITY OF MADISON ENGR ST 210 MLK JR BLVD RM 115 MADISON WI	35 N Orchard St Charter St Spring St 36.00 L.F.	54.00 L.F.	0	\$0.00	0	\$0.00	1.0	260	\$1,170.00	1.0	52.00	\$780.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$1,950.00		
0709-221-1706-9 TR-02, WP-27 CORNER LOT	CHARLY, ROGER 8 N CHARTER ST MADISON WI	1134 Regent St Charter St 149.00 L.F.	185.53 L.F.	140	\$210.00	150	\$525.00	1.0	460	\$2,070.00	1.0	149.00	\$2,235.00	1	\$1,800.00	2	\$772.30	70.0	\$1,477.70	0	\$0.00	0	\$0.00	0	\$0.00	\$9,090.00		
0709-221-0922-4 CI, WP-27	WI DEPT OF TRANSPORTATION % CITY OF MADISON ENGR ST 210 MLK JR BLVD RM 115 MADISON WI	1100 Spring St	45.35 L.F.	0	\$0.00	0	\$0.00	1.0	955	\$4,297.50	1.0	45.35	\$680.25	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$4,977.75		
0709-221-1719-2 TR-02 CORNER LOT	BADGER CAMPUS CREDIT UNION % CITY OF MADISON ENGR ST 1101 SPRING ST MADISON WI	1101 Spring St	105.80 L.F.	300	\$450.00	300	\$1,050.00	1.0	260	\$1,170.00	1.0	105.80	\$1,587.00	0	\$0.00	1	\$386.15	15.0	\$316.65	0	\$0.00	0	\$0.00	0	\$0.00	\$4,959.80		
0709-221-0923-2 TR-02 CORNER LOT	PORCHLIGHT INC % STEVE SCHOOLER 366 N BROOKS ST MADISON WI	1102 Spring St	217.29 L.F.	450	\$675.00	410	\$1,435.00	1.0	1140	\$5,154.00	1.0	217.29	\$3,259.35	0	\$0.00	1	\$386.15	50.0	\$1,055.50	0	\$0.00	0	\$0.00	0	\$0.00	\$13,765.00		
0709-221-1701-9 CI	GRIBBLE, FRANK M 218 VAN DEUSEN ST MADISON WI	1111 Spring St	52.90 L.F.	120	\$180.00	120	\$420.00	1.0	120	\$540.00	1.0	52.90	\$793.50	0	\$0.00	1	\$386.15	15.0	\$316.65	0	\$0.00	0	\$0.00	0	\$0.00	\$2,636.30		
0709-221-1702-7 CI, WP-27	GERHARDT PROPERTIES II LLC 1120 SPRING ST MADISON WI	1115 Spring St	52.90 L.F.	170	\$255.00	90	\$315.00	1.0	120	\$540.00	1.0	52.90	\$793.50	0	\$0.00	1	\$386.15	15.0	\$316.65	0	\$0.00	0	\$0.00	0	\$0.00	\$2,606.30		
0709-221-1703-5 CI, WP-27 CORNER LOT	UNIV OF WIS REGENTS VAN HISE HALL # 1860 1220 LINDEN DR MADISON WI	1133 Spring St Charter St 149.00 L.F.	158.70 L.F.	600	\$900.00	600	\$2,100.00	1.0	850	\$3,825.00	1.0	307.70	\$4,615.50	1	\$1,800.00	1	\$386.15	25.0	\$27.75	0	\$0.00	0	\$0.00	0	\$0.00	\$14,154.40		
0709-221-1009-7 TR-02, WP-27	FISHER GROUP LLC 6510 GRAND TETON PLZ #420 MADISON WI	1202 Spring St Charter St 72.00 L.F.	70.80 L.F.	250	\$375.00	250	\$875.00	0.5	330	\$742.50	0.5	125.00	\$637.50	0	\$0.00	1	\$386.15	55.0	\$1,161.05	0	\$0.00	0	\$0.00	0	\$0.00	\$4,477.20		
TOTALS:				5510	\$8,415.00	5500	\$19,250.00		11255	\$56,859.00		3609.60	\$53,191.50	13	\$23,400.00	26	\$10,039.90	875.0	\$18,471.25								\$189,626.65	

*Notes: 1) 100% of costs for new sidewalk construction are assessed to adjacent property owner per City of Madison Assessment Policy. Estimated costs for new sidewalk are \$38 per lineal foot of street frontage.

2) 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.

City of Madison Engineering Division - Schedule of Assessments

Project Name: North Charter Street and Spring Street Reconstruction Assessment District - 2015

Project Limits: N Charter St from Regent St to W Johnson St

Spring St from N Mills St to N Charter St

Frontages listed are for SITUS ADDRESS

Project ID: 53W1047

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (LF)	Street Reconstruction Items										Storm Sewer Items		Sanitary Sewer Items		TOTAL ASSMNT		
				Remove Drive Apron @ \$1.50 per SF	Replace Drive Apron @ \$3.50 per SF	Remove & Replace Sidewalk @ \$4.50 per SF	Remove and Replace Curb and Gutter @ \$15.00 per LF	Storm Sewer Reconnection @ \$1,800.00	Sanitary Sewer Reconnection @ \$386.15 each	Remove and Replace Drive Apron @ \$1.50 per SF	Replace Drive Apron @ \$3.50 per SF	Remove & Replace Sidewalk @ \$4.50 per SF	Remove and Replace Curb and Gutter @ \$15.00 per LF	Storm Sewer Reconnection @ \$1,800.00	Sanitary Sewer Reconnection @ \$386.15 each	Remove and Replace Sanitary Lateral @ \$21.11 per LF				
0709-221-1603-7 TSS, WP-27 CORNER LOT	1202 REGENT ST MADISON WI	10 N Charter St	231.20 L.F.	675	\$1,012.50	675	\$2,362.50	1.0	1150	\$5,175.00	1.0	231.20	\$3,468.00	2	\$3,600.00	5	\$1,930.75	175.0	\$3,694.25	\$21,243.00
0709-221-1406-5 CI, WP-27 CORNER LOT	UNIV OF WISCONSIN SYSTEM BOARD OF REGENTS 610 WALNUT ST MADISON WI	26 N Charter St	45.10 L.F.	0	\$0.00	0	\$0.00	1.0	240	\$1,090.00	1.0	45.10	\$676.50	1	\$1,800.00	1	\$386.15	35.0	\$738.65	\$4,691.50
0709-221-1104-3 CI, WP-27	UNIV OF WIS REGENTS VAN HISE HALL #1860 1220 LINDEN DR MADISON WI	27 N Charter St	345.70 L.F.	275	\$412.50	275	\$962.50	1.0	1900	\$8,550.00	1.0	345.70	\$5,185.50	4	\$7,200.00	3	\$1,158.45	105.0	\$2,216.55	\$25,695.50
0709-221-1407-3 CI, WP-27	UNIV OF WIS REGENTS VAN HISE HALL #1860 1220 LINDEN DR MADISON WI	28 N Charter St	90.10 L.F.	0	\$0.00	0	\$0.00	1.0	250	\$1,125.00	1.0	90.10	\$1,351.50	0	\$0.00	1	\$386.15	35.0	\$738.65	\$3,601.50
0709-221-1010-4 CI, WP-27	UNIV OF WIS REGENTS VAN HISE HALL #1860 1220 LINDEN DR MADISON WI	112 N Charter St	76.77 L.F.	325	\$487.50	325	\$1,137.50	1.0	260	\$1,170.00	1.0	76.77	\$1,151.55	0	\$0.00	1	\$386.15	40.0	\$844.40	\$5,177.10
0709-221-1012-0 CORNER LOT	UNIV OF WIS REGENTS VAN HISE HALL #1860 1220 LINDEN DR MADISON WI	116 N Charter St	305.00 L.F.	325	\$487.50	325	\$1,137.50	1.0	200	\$900.00	1.0	305.00	\$4,575.00	0	\$0.00	1	\$386.15	40.0	\$844.40	\$8,530.55
0709-221-0905-8 CI, PD CORNER LOT	UNIVERSITY OF WIS REGENTS & WIDOT HALLS & HARBORS 1220 LINDEN DR MADISON WI	117 N Charter St Spring St	454.86 L.F. 107.66 L.F.	810	\$1,215.00	810	\$2,835.00	1.0	1200	\$5,400.00	1.0	562.62	\$8,457.80	2	\$3,600.00	2	\$772.30	40.0	\$844.40	\$23,104.50
0709-221-0715-1 PD CORNER LOT	DAYTON CHARTER LLC 448 W WASHINGTON AVE #200 MADISON WI	202 N Charter St	120.00 L.F.	310	\$465.00	310	\$1,085.00	1.0	425	\$1,912.50	1.0	100.00	\$1,500.00	0	\$0.00	1	\$386.15	40.0	\$844.40	\$6,193.05
0709-221-0807-6 CI CORNER LOT	UNIV OF WIS REGENTS VAN HISE HALL #1860 1220 LINDEN DR MADISON WI	203 N Charter St	38.69 L.F.	200	\$300.00	200	\$700.00	1.0	325	\$1,462.50	1.0	98.69	\$1,330.35	0	\$0.00	1	\$386.15	40.0	\$844.40	\$5,023.40
0709-221-0806-8 CI MADISON WI	STATE OF WI WIS DOT % WSOR 5300 N 33RD ST MADISON WI	205 N Charter St	71.52 L.F.	0	\$0.00	0	\$0.00	1.0	300	\$1,350.00	1.0	71.52	\$1,072.80	0	\$0.00	0	\$0.00	0.0	\$0.00	\$2,422.80
0709-221-0718-5 CI MADISON WI	STATE OF WI WIS DOT % WSOR 5300 N 33RD ST MADISON WI	212 N Charter St	72.86 L.F.	0	\$0.00	0	\$0.00	1.0	300	\$1,350.00	1.0	72.86	\$1,092.90	0	\$0.00	0	\$0.00	0.0	\$0.00	\$2,442.90
0709-221-0716-9 TR-02 MADISON WI	STOPPLE REVOCABLE TRUST 1202 REGENT ST MADISON WI	222 N Charter St	97.00 L.F.	150	\$225.00	150	\$525.00	1.0	150	\$675.00	1.0	97.00	\$1,455.00	0	\$0.00	0	\$0.00	0.0	\$0.00	\$2,680.00