

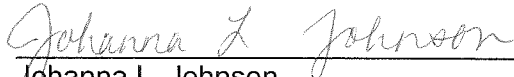
**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN     )  
                                      ) ss.  
COUNTY OF DANE         )

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

1. She is a Program Assistant 3 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the day of FEBRUARY 24, 2017 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 BASSETT STREET, CONKLIN-UNIVERSITY ALLEY, AND HENRY-BROOM ALLEY ASSESSMENT DISTRICT - 2017** attached hereto.

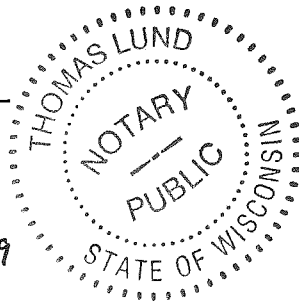
2. She did and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.

  
\_\_\_\_\_  
Johanna L. Johnson

Subscribed and sworn to before me  
this 24 day of FEBRUARY, 2017

  
\_\_\_\_\_

Notary Public, State of Wisconsin  
My Commission expires: 05/24/19





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

Parcel Number: 0709-232-1105-0  
Situs Address: 515 University Ave  
**LACIEL LLC**  
**ATTN FORWARD MANAGEMENT**  
**818 NORTH STAR DR**  
**MADISON, WI 53718-0000**

February 24, 2017

**Assistant City Engineer**  
Michael R. Dailey, P.E.  
**Principal Engineer2**  
Gregory T. Fries, P.E.  
Christopher J. Petykowski, P.E.  
**Principal Engineer1**  
Christina M. Bachmann, P.E.  
Eric L. Dundee, P.E.  
John S. Fahrney, 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

**To: Property Owners along the Conklin-University Alley**  
**Re: Proposed Alley Pavement Replacement Project & Public Hearing**

The City of Madison is proposing to replace the pavement on the Conklin-University Alley in 2017. Enclosed with this letter is a fact sheet with some details on the proposed project, which includes a map of the proposed project limits. 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. For work performed on alleys, the City and the adjacent property owners share the total costs of the alley repair work on a 50/50 basis. The owners' share of the costs will be assessed to adjacent properties based on the linear feet of frontage along the alley. The frontage length, as well as the estimated costs for each property is included on the enclosed Schedule of Assessments.

After the work is complete, a final assessment will be calculated based on bid prices and work actually performed, and the final assessment will be billed during the following summer. The final assessment 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. Verveer  
Chris Kelley, Streets Division  
Tom Mohr, Traffic Engineering  
Dean Kahl, City Forestry  
Ed Ruckriegel, Fire Department  
Cindy Mierow, Police Department

Christy Bachmann, City Engineering  
Jason Fenske, Badger Bus Lines, [jasonf@badgerbus.com](mailto:jasonf@badgerbus.com)  
Dane County 911

**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, MARCH 8, 2017 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](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**

**DOUGLAS TRAIL, LAMONT LANE, ACACIA LANE, LOUDEN LANE AND KVAMME LANE  
RECONSTRUCTION ASSESSMENT DISTRICT – 2017**

**S. STOUGHTON RD SERVICE RD., REMINGTON RD AND BLOSSOM LN ASSESSMENT DISTRICT -  
2017**

**NORTH BASSETT STREET, CONKLIN-UNIVERSITY ALLEY, AND HENRY-BROOM ALLEY  
ASSESSMENT DISTRICT – 2017**

**YUMA DRIVE RESURFACING ASSESSMENT DISTRICT -2017**

By Order of the Board of Public Works  
Madison, Wisconsin

# Fact and Details Sheet

## Proposed 2017 Conklin-University Alley Pavement Repairs Project

### Project Contact

Project Manager: Jim Wolfe – 266-4099, [jwolfe@cityofmadison.com](mailto:jwolfe@cityofmadison.com)

Lighting: Gretchen Aviles-Pineiro – 266-4899,  
[gavilespineiro@cityofmadison.com](mailto:gavilespineiro@cityofmadison.com)

### Assessment Policy

Per the City's standard assessment policy, a portion of the costs to repair alleys is assessed to the adjacent property owners. The City pays 50% of the total costs of the repair work, and the adjacent owners pay the remaining 50% of the costs, and those costs are assessed to each owner based on the linear feet of frontage along the alley. The costs to replace sewer laterals are assessed 25% to the property owner, and the City pays the remaining 75%.

Properties on the eastern half of Conklin Pl will also be assessed a portion of the costs for the new pedestrian lights being installed as part of the Bassett St. reconstruction. Properties on the west half of Conklin Pl were either assessed for pedestrian lights with previous projects or were benefited when lights were installed with development projects. The costs to install pedestrian lighting are assessed 100% to the benefited properties.

### Project Location Map



### Project Details – Proposed Work

**Alley Pavement Repairs** - The existing pavement on the Conklin-University alley is in very poor condition, so the existing pavement will be removed and replaced with new gravel base and new concrete pavement. The new alley pavement will be installed so that water can drain away from the buildings and down the center of the alley, which will then drain out on Conklin Pl.

**Sanitary Sewer** - There is an existing sanitary sewer main under this alley. That main will be replaced as part of this project, but, instead of replacing by open trench, the new main will be installed by pipe bursting. This method involves pushing a larger pipe through the existing brittle pipe and then connecting into the manholes at either end of the alley. This method is selected due to the work space and time constraints. Sewer laterals connected to this main will also be replaced.

**Coordination with Bassett Reconstruction:** N. Bassett St. between Gorham and Dayton (limits shown on map) is also being reconstructed during the same time. The alley work is being bid as part of a contract with the Bassett St. reconstruction. The Bassett St project will involve utility replacement (sanitary sewer, storm sewer, water main) as well as replacement of the curb and pavement and installation of pedestrian scale lighting, and the new pedestrian lighting will benefit properties along Conklin Pl as that is one of the main pedestrian access points for Conklin Pl.

Off street bike lanes, adjacent to the sidewalk, are also being proposed as part of that reconstruction project. These bike lanes would provide for bike access in both directions on these blocks of Bassett St. Work on Bassett St. is expected to take place from the end of May through mid-August 2017. For more information on the Bassett St. reconstruction project please see the City Engineering webpage for the project: <http://www.cityofmadison.com/engineering/projects/bassett-street>

### Construction Schedule & Impacts

**Tentative Schedule:** Work will be completed sometime between late June and the end of July, and the total construction duration will be approximately 3 weeks. The Contractor will provide advanced notice to all properties & businesses prior to starting work.

**Traffic/Access Impacts:** The alley will be closed to traffic while the sanitary sewer work is being performed, which will take approximately 1 week. The pavement replacement work will be done one half at a time (split north & south), so that there will be access to a portion of the parking and to any dumpsters from at least one end of the alley while that work is taking place. Please note that dumpsters may need to be relocated as necessary depending on which end of the alley is accessible.

City of Madison Engineering Division - Schedule of Assessments

Proj. ID: 11430 Project Name: North Bassett Street, Conklin-Alley Assessment District - 2017  
Project Limits: W. Gorham St. to W. Dayton St., Conklin Pl. to University Ave., and W. Johnson St. to west end

Property Information				Street Construction Items										Sanitary Sewer Reconstruction Items				Storm Sewer Item				Street Lighting Item				TOTAL ASSESSMENT
Parcel No.	Owner's Name / Mailing Address	Parcel Location	Frontage LF	Remove & Replace Concrete Sidewalk @ \$5.00 per Square Foot (SF)		Remove & Replace Curb and Gutter @ \$18.00 per Linear Foot (LF)		Curbside Alley Pavement Replacement @ \$100.00 per LF		Heavy Alloy Pavement Repairs & Resurfacing @ \$50.00 per LF		Sanitary Sewer Reconstruction @ \$950.00 Each		Sanitary Sewer Lateral @ \$80.00 per LF		Storm Sewer Private Storm Sewer Connection @ \$1,800.00 Each		Initial Pedestrian Scale Lighting**		Initial Pedestrian Scale Lighting**						
				Factor*	SF	Cost	Factor**	LF	Cost	Factor	LF	Cost	Factor	LF	Cost	Factor	LF	Cost	Factor	LF	Cost	Factor	LF	Cost		
0709-231-152-4 PD	N BASSETT STREET PROPERTIES LLC PARK PLACE PROPERTIES LLC ATTN: BOARDWALK INV LLC 210 N BASSETT ST STE 100 MADISON WI	210 N Bassett St	173.56	1.0	100.00	\$500.00	1.0	15.00	\$270.00	0.00	\$0.00	0.00	\$0.00	1	\$950.00	36.00	\$2,880.00	2.00	\$3,600.00	-	0.00	\$0.00	0	\$0.00	\$3,200.00	
0709-231-1420-4 UMX	215 N BASSETT LLC 5949 HWY K WAUNAKEE WI	215 N Bassett St	33.00	1.0	100.00	\$500.00	1.0	33.00	\$594.00	0.00	\$0.00	0.00	\$0.00	1	\$950.00	36.00	\$2,880.00	0.00	\$0.00	1.0	33.00	\$858.00	2.178	\$500.94	\$6,282.94	
0709-231-1419-7 UMX	MANALO, FELPE & MARIA 5645 LAKE MENDOTA DR MADISON WI	217 N Bassett St	33.00	1.0	125.00	\$625.00	1.0	33.00	\$594.00	0.00	\$0.00	0.00	\$0.00	1	\$950.00	38.00	\$3,040.00	0.00	\$0.00	1.0	33.00	\$858.00	2.178	\$500.94	\$6,567.94	
0709-231-1418-9 UMX	BASSETT STREET LLC C/O STEVEN J HELLENBRAND 5949 COUNTY HWY K WAUNAKEE WI	219 N Bassett St	33.00	1.0	150.00	\$750.00	1.0	33.00	\$594.00	0.00	\$0.00	0.00	\$0.00	1	\$950.00	36.00	\$2,880.00	0.00	\$0.00	1.5	33.00	\$1287.00	2.178	\$751.41	\$7,212.41	
0709-231-1502-0 UMX	KLAR PROPERTIES LLP 3959 SCHNEIDER DR STOUGHTON WI	220 N Bassett St	58.55	1.0	175.00	\$875.00	1.0	40.00	\$720.00	0.00	\$0.00	0.00	\$0.00	2	\$1,900.00	66.00	\$5,280.00	1.00	\$1,800.00	2.0	58.55	\$3044.60	3.884	\$1,786.64	\$15,406.24	
0709-231-1417-1 UMX	LOFGREN PROPERTIES 6 LLC 5223 TONYAWATHA TRL MONONA WI	221 N Bassett St	33.00	0.5	25.00	\$62.50	0.5	10.00	\$90.00	0.00	\$0.00	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	1.5	24.75	\$965.25	1.089	\$375.71	\$1,493.46	
0709-231-1503-8 UMX	FAUST, SCOTT ATTN: BOARDWALK INV LLC 210 N BASSETT ST MADISON WI	222 N Bassett St	33.00	1.0	25.00	\$125.00	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	1.5	24.75	\$965.25	1.093	\$376.91	\$1,467.16	
0709-232-1131-5 UMX	LOUETTE TRUST, CHARLES W ATTN: FABRICREST MGMT 1741 COMMERCIAL AVE MADISON WI	308 N Bassett St	34.00	1.0	150.00	\$750.00	1.0	34.00	\$612.00	0.00	\$0.00	0.00	\$0.00	1	\$950.00	38.00	\$3,040.00	0.00	\$0.00	1.5	34.00	\$1326.00	2.483	\$556.64	\$7,534.64	
0709-232-1132-3 UMX	NORTH BASSETT LLC 505 UNIVERSITY AVE MADISON WI	312 N Bassett St	41.00	1.0	125.00	\$625.00	1.0	18.00	\$324.00	0.00	\$0.00	0.00	\$0.00	1	\$950.00	38.00	\$3,040.00	0.00	\$0.00	1.5	41.00	\$1599.00	1.859	\$641.36	\$7,179.36	
0709-232-1101-8 UMX	GRUBBLE, FRANK M 218 VAN DERUSEN ST MADISON WI	314 N Bassett St	33.00	1.0	100.00	\$500.00	1.0	33.00	\$594.00	0.00	\$0.00	0.00	\$0.00	1	\$950.00	40.00	\$3,200.00	0.00	\$0.00	1.5	33.00	\$1287.00	3.201	\$1,104.35	\$7,653.35	
0709-231-1421-2 DR2	LEXINGTON ARTS ATTN: H & B MANAGEMENT 7238 LELY LN MIDDLETON WI	454 W Dayton St	132.00	1.0	175.00	\$875.00	1.0	20.00	\$360.00	0.00	\$0.00	0.00	\$0.00	1	\$950.00	36.00	\$2,880.00	2.00	\$3,600.00	1.5	99.00	\$3861.00	8.712	\$3,005.64	\$15,531.64	
0709-231-0516-2 PD	ABERDEEN LLC 437 W GORHAM ST MADISON WI	437 W Gorham St	71.50	1.0	0.00	\$0.00	1.0	11.00	\$198.00	0.00	\$0.00	0.00	\$0.00	0	\$0.00	0.00	\$0.00	1.00	\$1,800.00	-	0.00	\$0.00	0	\$0.00	\$1,998.00	
0709-231-0530-2 PD	BASSETT JOHNSON LLC 8333 GREENWAY BLVD # 200 MIDDLETON WI	440 W Johnson St	237.30	1.0	0.00	\$0.00	1.0	13.00	\$234.00	0.00	\$0.00	0.00	\$0.00	0	\$0.00	0.00	\$0.00	4.00	\$7,200.00	2.0	177.98	\$9254.70	18.975	\$8,728.50	\$25,417.20	
0709-232-1128-2 UMX	BURMEISTER JT REV TRUST % MADISON PROPERTY MGMT 1202 REGENT ST MADISON WI	504 W Johnson St	50.93	0.5	25.00	\$62.50	0.5	6.00	\$54.00	0.00	\$0.00	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	1.5	38.20	\$1469.70	2.238	\$806.61	\$2,412.81	
0709-232-1104-2 PD	EMBASSY LLC, THE 505 UNIVERSITY AVE MADISON WI	505 University Ave Bassett St	117.00 133.00	1.0	150.00	\$750.00	1.0	30.00	\$540.00	0.00	\$0.00	0.00	\$0.00	1	\$950.00	33.00	\$2,640.00	1.00	\$1,800.00	1.5	87.75	\$3422.25	8.668	\$2,990.46	\$13,092.71	
CONKLIN ALLEY PROPERTIES																										
0709-232-1133-1 UMX	ZEHR BUILDING COMPANY 305 N FRANCES ST MADISON WI	305 N Frances St	181.33	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	1.5	0.00	\$0.00	6.889	\$2,376.71	\$2,376.71	
0709-232-1134-9 PD	CITY VIEW PLACE LLC ATTN: BOARDWALK INV LLC 210 N BASSETT ST MADISON WI	311 N Frances St	50.69	1.0	0.00	\$0.00	1.0	0.00	\$0.00	\$0.69	\$5069.00	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	-	0.00	\$0.00	0	\$0.00	\$5,069.00	

\*NOTE: 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 Bassett Street, Conklin-University Alley, and Henry-Broom Alley Assessment District - 2017  
Project Limits: W. Graham St. to W. Dayton St., Conklin Pl. to University Ave., and W. Johnson St. to west end

Parcel No.	Owner's Name / Mailing Address	Parcel Location	Remove & Replace			Remove & Replace			Conklin Alley Pavement			Henry Alley Pavement			Sanitary Sewer Reconstruction Items			Storm Sewer Item			Street Lighting Item			TOTAL			
			Frontage LF	Concrete Sidewalk @ \$5.00 per Square Foot (SF)	Cost	Factor**	Curb and Gutter @ 18.00 per Linear Foot (LF)	Cost	Factor**	Reinforcement @ \$100.00 per LF	Cost	Factor**	Repair & Resurfacing @ \$50.00 per LF	Cost	Factor**	Reinforce @ \$950.00 per LF	Cost	Factor**	Remove & Replace Sanitary Lateral @ \$80.00 per LF	Cost	Factor**	Reinforce @ \$1,800.00 per LF	Cost		Factor**	By Arm @ \$7.23 per SF	ASSMT
0709-232-110-9 UMX	RAYMOND E. DONADOES LLC 1111 OAK WAY MADISON WI	319 N Frances St	50.00	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	0	0.00	\$0.00	0.00	0.00	0	0.00	0.00	\$0.00	0.00	0.00	0.00	0.00	5	\$0.00	\$5,000.00
0709-232-117-5 UMX	505 CONKLIN LLC 505 UNIVERSITY AVE MADISON WI	505 Conklin Pl	94.22	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	0	0.00	\$0.00	0.00	\$0.00	0	0.00	0.00	\$0.00	0.00	0.00	0.00	1.5	7.773	\$2,681.69	\$2,681.69
0709-232-118-3 UMX	LUTHEGE REV TR. ARTHUR F ATTN FARGOEST MARGMT 1741 COMMERCIAL AVE MADISON WI	525 Conklin Pl	29.00	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	0	0.00	\$0.00	0.00	\$0.00	0	0.00	0.00	\$0.00	0.00	0.00	0.00	1.5	2.378	\$820.24	\$820.24
0709-232-109-0 PD	LACHEL, LLC ATTN FORWARD MANAGEMENT 818 NORTH STAR DR MADISON WI	515 University Ave	166.70	1.0	0.00	\$0.00	1.0	0.00	\$0.00	166.70	\$16670.00	0	0.00	\$0.00	0.00	\$0.00	0	0.00	0.00	\$0.00	0.00	0.00	0.00	1.5	7.590	\$2,618.55	\$19,288.55
0709-232-109-2 UMX	GOVERN COMMERCIAL BUILDING LLC 5463 SCHUMANN RD CROSS PLAINS WI	529 University Ave	65.00	1.0	0.00	\$0.00	1.0	0.00	\$0.00	65.00	\$6500.00	0	0.00	\$0.00	0.00	\$0.00	1	\$950.00	4.00	\$320.00	0.00	\$0.00	0.00	-	0.00	\$0.00	\$7,770.00
HENRY-BROOM ALLEY PROPERTIES																											
0709-231-030-3 UMX	317 WEST GORDHAM ST LLC 10 E DODDY ST # 300 MADISON WI	315 W Graham St	41.65	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	0	0.00	\$0.00	0.00	\$0.00	0	0.00	0.00	\$0.00	0.00	0.00	0.00	-	0.00	\$0.00	\$2,082.50
0709-231-031-0 UMX	322 WEST JOHNSON ST L.P. 2 E WHEELIN ST STE 901 MADISON WI	322 W Johnson St	232.20	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	0	0.00	\$0.00	0.00	\$0.00	0	0.00	0.00	\$0.00	0.00	0.00	0.00	-	0.00	\$0.00	\$11,610.00
0709-231-030-3 DC	MATTHEW POLS PAM REY TRUST 1111 E DODDY ST MADISON WI	311 State St	69.30	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	0	0.00	\$0.00	0.00	\$0.00	0	0.00	0.00	\$0.00	0.00	0.00	0.00	-	0.00	\$0.00	\$3,465.00
0709-231-030-1 DC	MACKESEY TRUST, MARK 4912 WINNEQUAH RD MONONA WI	317 State St	8.90	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	0	0.00	\$0.00	0.00	\$0.00	0	0.00	0.00	\$0.00	0.00	0.00	0.00	-	0.00	\$0.00	\$445.00
0709-231-030-9 DC	BAUER, CHARLES T CHARLES E BECKWITH 1833 VAN HISE AVE MADISON WI	319 State St	34.30	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	0	0.00	\$0.00	0.00	\$0.00	0	0.00	0.00	\$0.00	0.00	0.00	0.00	-	0.00	\$0.00	\$1,715.00
0709-231-030-7 DC	GSV PROPERTIES LLC 802 OGDENSSAGON WAY MADISON WI	327 State St	56.54	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	0	0.00	\$0.00	0.00	\$0.00	0	0.00	0.00	\$0.00	0.00	0.00	0.00	-	0.00	\$0.00	\$2,827.00
0709-231-030-5 DC	MCCAGHEY DEVELOPMENT ASSOCIATES 10 E DODDY ST # 300 MADISON WI	341 State St	99.31	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	0	0.00	\$0.00	0.00	\$0.00	0	0.00	0.00	\$0.00	0.00	0.00	0.00	-	0.00	\$0.00	\$4,965.50
0709-231-032-4 DC	EMPE HOUSE JONT VENTURE 2 E WHEELIN ST STE 901 MADISON WI	301 N Brown St	66.00	1.0	0.00	\$1600.00	1.0	0.00	\$0.00	0.00	\$0.00	0	0.00	\$0.00	0.00	\$0.00	0	0.00	0.00	\$0.00	0.00	0.00	0.00	-	0.00	\$0.00	\$4,900.00
TOTALS			-	-	1745.00	\$8,600.00	-	329.90	\$5,778.00	332.59	\$33,239.00	608.20	\$30,410.00	12.00	\$11,400.00	401.00	\$32,080.00	11.00	\$19,800.00	-	717.97	\$30,217.75	83,465.00	\$30,923.27	\$202,448.02		

\*NOTE: A factor has been omitted 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.



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

Parcel Number: 0709-231-0303-3  
Situs Address: 311 State St  
**MITROPOULOS FAM REV TRUST**  
3109 LEYTON LN  
MADISON, WI 53713-3402

**Assistant City Engineer**  
Michael R. Dailey, P.E.  
**Principal Engineer2**  
Gregory T. Fries, P.E.  
Christopher J. Petykowski, P.E.  
**Principal Engineer1**  
Christina M. Bachmann, P.E.  
Eric L. Dundee, P.E.  
John S. Fahrney, 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

February 24, 2017

**To: Property Owners along the Henry-Broom Alley**  
**Re: Proposed Alley Pavement Repair Project & Public Hearing**

The City of Madison is proposing to make repairs to the pavement on the Henry-Broom Alley in 2017. Enclosed with this letter is a fact sheet with some details on the proposed project, which includes a map of the proposed project limits. 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. For work performed on alleys, the City and the adjacent property owners share the total costs of the alley repair work on a 50/50 basis. The owners' share of the costs will be assessed to adjacent properties based on the linear feet of frontage along the alley. The frontage length, as well as the estimated costs for each property is included on the enclosed Schedule of Assessments.

After the work is complete, a final assessment will be calculated based on bid prices and work actually performed, and the final assessment will be billed during the following summer. The final assessment 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. Verveer  
Chris Kelley, Streets Division  
Tom Mohr, Traffic Engineering  
Dean Kahl, City Forestry  
Ed Ruckriegel, Fire Department  
Cindy Mierow, Police Department

Christy Bachmann, City Engineering  
Jason Fenske, Badger Bus Lines, [jasonf@badgerbus.com](mailto:jasonf@badgerbus.com)  
Dane County 911

# Fact and Details Sheet

## Proposed 2017 Henry-Broom Alley Pavement Repairs Project

### Project Details – Proposed Work

**Alley Pavement Repairs** - The existing alley is constructed of both concrete and asphalt pavements. The portion nearest Johnson St. is concrete pavement, with some asphalt patches, and the rear portion of the alley, near the dumpsters, is an asphalt pavement.

The patched and significantly damaged portions of the concrete pavement will be removed and replaced with new concrete pavement. In locations where cracks may have formed but are not offset or too wide, the cracks will be sealed to prevent water penetration into the pavement. If the pavement is in otherwise sound condition, the crack sealing will be a more cost effective repair to help extend the life of the pavement.

In the asphalt pavement portion of the alley, the existing pavement will be pulverized down to essentially a gravel material, and this will then be re-graded, compacted, and a new asphalt pavement will be installed over the top. The new surface will match the existing surface elevation.

Please note that this project only includes pavement repair work on the city-owned portion of the alley. Once a contractor is selected, the City can provide their contact information to any property owners that would like to contact them about possible additional work on private property. However, the City will not include that work as part of the contract and cannot guarantee that the selected contractor will be interested in taking on any additional work.

### Project Location Map



### Project Contact

Project Manager: Jim Wolfe – 266-4099,  
[jwolfe@cityofmadison.com](mailto:jwolfe@cityofmadison.com)

### Assessment Policy

Per the City's standard assessment policy, a portion of the costs to repair alleys is assessed to the adjacent property owners. The City pays 50% of the total costs of the repair work, and the adjacent owners pay the remaining 50% of the costs, and those costs are assessed to each owner based on the linear feet of frontage along the alley.

### Construction Schedule & Impacts

**Tentative Schedule:** Work will be completed sometime in June 2017, and the total construction duration will be approximately 2 weeks. The Contractor will provide advanced notice to all properties & businesses prior to starting work.

**Traffic/Access Impacts:** The alley will be closed to traffic while work is being performed. This will allow for the construction activities as well as curing time for the new concrete pavement once it is poured. The work will be scheduled during the week such that the alley won't be closed until after dumpsters have been collected on Monday morning, and then access should be re-opened for the collection on Friday, but this could be weather dependent. This type of schedule will be used for the 2 week duration of the project.



**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, MARCH 8, 2017 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](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**

**DOUGLAS TRAIL, LAMONT LANE, ACACIA LANE, LOUDEN LANE AND KVAMME LANE  
RECONSTRUCTION ASSESSMENT DISTRICT – 2017**

**S. STOUGHTON RD SERVICE RD., REMINGTON RD AND BLOSSOM LN ASSESSMENT DISTRICT -  
2017**

**NORTH BASSETT STREET, CONKLIN-UNIVERSITY ALLEY, AND HENRY-BROOM ALLEY  
ASSESSMENT DISTRICT – 2017**

**YUMA DRIVE RESURFACING ASSESSMENT DISTRICT -2017**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ **FEBRUARY 24,** 2017



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

Parcel Number: 0709-231-0516-2  
Situs Address: 437 W Gorham St  
**ABERDEEN LLC**  
437 W GORHAM ST  
MADISON, WI 53703-0000

**Assistant City Engineer**  
Michael R. Dailey, P.E.  
**Principal Engineer2**  
Gregory T. Fries, P.E.  
Christopher J. Petykowski, P.E.  
**Principal Engineer1**  
Christina M. Bachmann, P.E.  
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**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

February 24, 2017

**To: Property Owners along N. Bassett Street**  
**Re: Proposed Street Resurfacing Project & Public Hearing**

The City of Madison is proposing to reconstruct a portion of N. Bassett St. in 2017. Enclosed with this letter is a fact sheet with some details on the proposed project, which includes a map of the proposed project limits. 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 items of work is included on the fact sheet. Due to the nature of some of the proposed work, property owners will only be assessed for sidewalk and curb and gutter replacement that is either currently in need of replacement or as needed for sewer lateral replacement.

The Schedule of Assessments is enclosed, 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, and the final assessment will be billed during the following summer. The final assessment 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. Verveer

Yang Tao, Traffic Eng  
Gretchen Aviles-Pineiro, Traffic Eng  
Mark Moder, City Engineering  
Pete Holmgren, Water Utility  
Dean Kahl, City Forestry  
Ed Ruckriegel, Fire Department  
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)

Chris Kelley, Streets Division  
Brian Smith, Traffic Eng  
Christy Bachmann, City Engineering  
Dane County 911  
Tim Sobota, Madison Metro Transit  
Jason Fenske, Badger Bus Lines, [jasonf@badgerbus.com](mailto:jasonf@badgerbus.com)  
Dane County 911  
Kyle Frank, 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:

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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, MARCH 8, 2017 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](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**

**DOUGLAS TRAIL, LAMONT LANE, ACACIA LANE, LOUDEN LANE AND KVAMME LANE  
RECONSTRUCTION ASSESSMENT DISTRICT – 2017**

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**NORTH BASSETT STREET, CONKLIN-UNIVERSITY ALLEY, AND HENRY-BROOM ALLEY  
ASSESSMENT DISTRICT – 2017**

**YUMA DRIVE RESURFACING ASSESSMENT DISTRICT -2017**

By Order of the Board of Public Works  
Madison, Wisconsin

# Fact and Details Sheet

## Proposed 2017 Bassett Street Reconstruction Project

### Project Details – Proposed Work

**Sanitary Sewer:** Replace & upsize the main (existing mains from 1905 & 1970) to increase capacity and due to poor condition of the existing mains. Replace laterals (*assessable*) to the property line.

**Water Main:** Replace the existing water mains (dated 1927, 1939 & 1946) and connect all water services to the new main.

**Storm Sewer:** Replace the storm sewer as necessary to match new curb or to accommodate other utility work. Any private storm sewer connections will be reconnected as necessary to the new storm sewer per City standards (*assessable*)

**Street Lights:** Install new pedestrian lights where no pedestrian lights exist (*assessable*). The style of the pedestrian lights will match what has previously been installed in the downtown areas.

**Street:** Replace the asphalt pavement, curb and drive aprons, and replace the sidewalk only as needed (*assessable items described in cover letter*). Significant changes are proposed for the street; see enclosed plans. A bike lane in either direction (one-way on each side of the street), will be installed adjacent to the sidewalk (6' wide with 1' buffer). The bike lanes will provide for a safer space for bicyclists as well as providing a better connection to the biking network in the City. To fit the new bike lanes, Bassett St. will be narrowed, but will still provide for 2 travel lanes and an increased loading zone area near Gorham; the right turn lane between Johnson and Dayton will be removed.

It is understood that during times with high pedestrian volumes (Kohl Center events), the bike lane adjacent to the sidewalk will effectively function as a shared space between bicyclists and pedestrians.

A new traffic signal will be installed at the intersection of Gorham and Bassett. This signal will provide for a much safer pedestrian and bike crossing at the intersection. The signal will be timed with the existing signals at Broom and Frances St. A detail of the pedestrian & bike crossings is enclosed.

**Undergrounding:** The City is working with the private utility companies to underground the overhead lines as part of the project. Following the project, some poles may need to remain until the services to each property can be undergrounded. Future mailings will be sent with specifics related to the undergrounding process and any costs or work required for the properties.

**Trees:** With the proposed changes to the street, all existing terrace trees will be removed. If possible, some trees will be transplanted. Following the project, new street trees will be installed, and this will be done either the fall of 2017 or spring 2018. The new terraces will be wider than existing and further from buildings, so they should provide a better growing environment than existing.

See location map on reverse for project limits.

### Project Contacts

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

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

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

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

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

Lighting: Brian Smith – 261-9625,  
ddetmann@cityofmadison.com

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

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

### Assessment Policy Breakdown

Item	City	Owner
Replace curb & sidewalk	50%	50%
Sanitary Laterals	75%	25%
Sanitary Sewer Main	100%	0%
Storm Sewer Main	100%	0%
Private Storm Connections	0%	100%
Water Main/Services	100%	0%
Asphalt Pavement	100%	0%
Bike Lane concrete	100%	0%
Tree Replacement	100%	0%
Pedestrian Lighting	0%	100%
Sidewalk Ramps	100%	0%

### Construction Schedule & Impacts

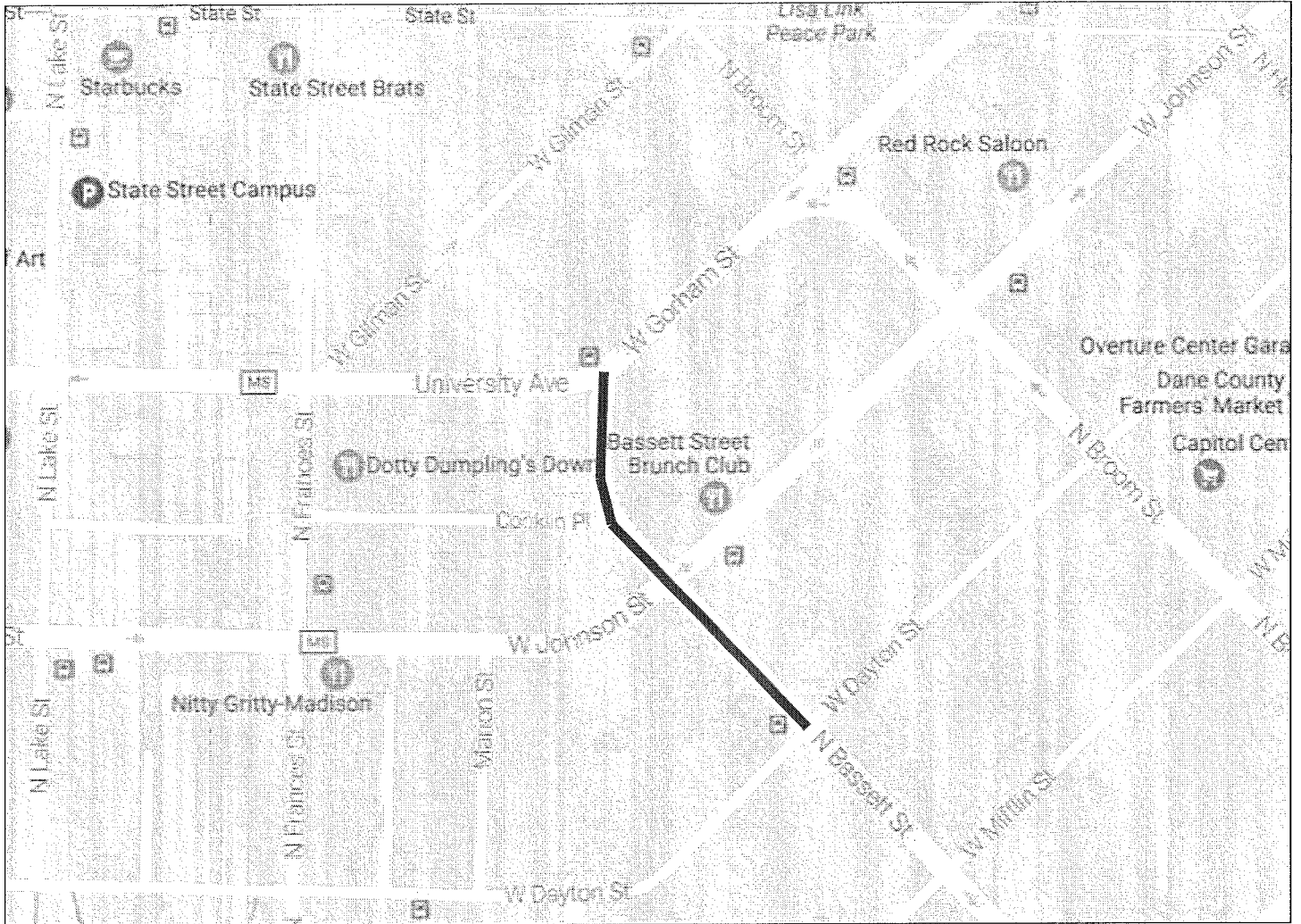
**Tentative Schedule:** May 29, 2017 until end of August 2017 (approximately 3 months)

**Traffic Impacts:** Bassett St. between Gorham St. and Johnson St. will likely be closed during construction. During the closure, local and emergency vehicle access will be provided, and Conklin Pl. would function as a two-way street to Frances St. The project will be reviewed to maintain a lane of traffic between Johnson St. and Dayton St., and the area will also be reviewed for possible temporary loading zone areas. Pedestrian access will be maintained on at least one side of each of the streets at all times, and will be open to all properties where needed. Accommodations will be made during the heavy move-in & move-out days.

**Water Shut-offs:** An average of two water shut-offs are expected for each property within the project limits. 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. There may be emergency shut-offs if the old, brittle main is damaged during construction before all properties are connected to the new water main.

**Refuse & Mail Collection:** Refuse and mail collection will continue as they typically do, and the contractor will be required to provide that access. Please mark your address on your carts before the start of construction in case the contractor moves the cart for collection.

## Project Location Map



City of Madison Engineering Division - Schedule of Assessments

Proj. ID: 11430 Project Name: North Bassett Street, Conklin-Alley, and Henry-Broom Alley Assessment District - 2017  
Project Limits: W. Gorham St. to W. Dayton St., Conklin Pl. to University Ave., and W. Johnson St. to west end

Parcel No.	Owner's Name / Mailing Address	Property Information			Street Construction Items				Sanitary Sewer Reconstruction Items				Storm Sewer Item				Street Lighting Item				TOTAL ASSESSMENT
		Frontage LF	Parcel Location	Remove & Replace Concrete Sidewalk @ \$5.00 per Square Foot (SF) Factor* SF Cost	Remove & Replace Curb and Gutter @ \$18.00 per Linear Foot (LF) Factor* LF Cost	Conklin Alley Pavement Replacement @ \$100.00 per LF LF Cost	Henry Alley Pavement Repair & Resurfacing @ \$50.00 per LF LF Cost	Sanitary Sewer Reconstruction @ \$95.00 per LF LF Cost	Storm Sewer Reconstruction @ \$1,800.00 per LF LF Cost	Private Storm Sewer Connection @ \$1,800.00 per LF LF Cost	Factor**	Initial Polestarian Scale Lighting** by Area @ \$ - 0.21 per SF SF Cost	Factor**	Initial Polestarian Scale Lighting** by Area @ \$ - 0.21 per SF SF Cost	Factor**	Initial Polestarian Scale Lighting** by Area @ \$ - 0.21 per SF SF Cost	Factor**	Initial Polestarian Scale Lighting** by Area @ \$ - 0.21 per SF SF Cost	Factor**	Initial Polestarian Scale Lighting** by Area @ \$ - 0.21 per SF SF Cost	
0709-231-1529-4 PD	PARK PLACE PROPERTIES LLC ATTN BOARDWALK INV LLC 210 N BASSETT ST MADISON WI	173.56	210 N Bassett St	1.0 100.00 \$500.00	1.0 15.00 \$270.00	0.00	0.00	1 \$950.00	36.00 \$2,880.00	2.00 \$3,600.00	-	0.00	0	\$0.00	-	\$0.00	0	\$0.00	0	\$0.00	\$8,200.00
0709-231-1420-4 UMX	215 N BASSETT LLC 5949 HWY K WALNUT KEE WI	33.00	215 N Bassett St	1.0 100.00 \$500.00	1.0 33.00 \$594.00	0.00	0.00	1 \$950.00	36.00 \$2,880.00	0.00	1.0	33.00	2,178	\$500.94	1.0	33.00	2,178	\$500.94	1.0	33.00	\$6,282.94
0709-231-1416-7 UMX	MANALO, FELIPE & MARIA 217 N BASSETT ST MADISON WI	33.00	217 N Bassett St	1.0 125.00 \$625.00	1.0 33.00 \$594.00	0.00	0.00	1 \$950.00	38.00 \$3,040.00	0.00	1.0	33.00	2,178	\$500.94	1.0	33.00	2,178	\$500.94	1.0	33.00	\$6,567.94
0709-231-1418-9 UMX	BASSETT STREET LLC CO STEVEN J HELLENBRAND 1949 COUNTY HWY K WALNUT KEE WI	33.00	219 N Bassett St	1.0 150.00 \$750.00	1.0 33.00 \$594.00	0.00	0.00	1 \$950.00	36.00 \$2,880.00	0.00	1.5	33.00	2,178	\$751.41	1.5	33.00	2,178	\$751.41	1.5	33.00	\$7,212.41
0709-231-1502-0 UMX	KLAR PROPERTIES LLP 3959 SCHNEIDER DR STOUGHTON WI	58.55	220 N Bassett St	1.0 175.00 \$875.00	1.0 40.00 \$720.00	0.00	0.00	2 \$1,900.00	66.00 \$5,280.00	1.00 \$1,800.00	2.0	58.55	3,884	\$1,786.64	2.0	58.55	3,884	\$1,786.64	2.0	58.55	\$15,406.24
0709-231-1417-1 UMX	LOFORDEN PROPERTIES 6 LLC 221 N BASSETT ST MADISON WI	33.00	221 N Bassett St	0.5 25.00 \$62.50	0.5 10.00 \$90.00	0.00	0.00	0 \$0.00	0.00	0.00	1.5	24.75	1,089	\$375.71	1.5	24.75	1,089	\$375.71	1.5	24.75	\$1,493.46
0709-231-1501-8 UMX	FAUST, SCOTT ATTN BROADWALK INV LLC 210 N BASSETT ST MADISON WI	33.00	222 N Bassett St	1.0 25.00 \$125.00	1.0 0.00 \$0.00	0.00	0.00	0 \$0.00	0.00	0.00	1.5	24.75	1,093	\$376.91	1.5	24.75	1,093	\$376.91	1.5	24.75	\$1,467.16
0709-232-1131-5 UMX	LUETKE TRUST, CHARLES W ATTN FAIRCREST MGMT 1741 COMMERCIAL AVE MADISON WI	34.00	308 N Bassett St	1.0 150.00 \$750.00	1.0 34.00 \$612.00	0.00	0.00	1 \$950.00	38.00 \$3,040.00	0.00	1.5	34.00	2,483	\$856.64	1.5	34.00	2,483	\$856.64	1.5	34.00	\$7,534.64
0709-232-1132-3 UMX	NORTH BASSETT LLC 303 UNIVERSITY AVE MADISON WI	41.00	312 N Bassett St	1.0 125.00 \$625.00	1.0 18.00 \$324.00	0.00	0.00	1 \$950.00	38.00 \$3,040.00	0.00	1.5	41.00	1,859	\$641.36	1.5	41.00	1,859	\$641.36	1.5	41.00	\$7,179.36
0709-232-1101-8 UMX	GRUBBLE, FRANK M 218 VAN DEUSEN ST MADISON WI	33.00	314 N Bassett St	1.0 100.00 \$500.00	1.0 33.00 \$594.00	0.00	0.00	1 \$950.00	40.00 \$3,200.00	0.00	1.5	33.00	3,201	\$1,104.35	1.5	33.00	3,201	\$1,104.35	1.5	33.00	\$7,635.35
0709-231-1421-2 DR2	LEXINGTON APTS ATTN H & R MANAGEMENT 7238 LILY LN MIDDLETON WI	132.00	454 W Dayton St	1.0 175.00 \$875.00	1.0 20.00 \$360.00	0.00	0.00	1 \$950.00	36.00 \$2,880.00	2.00 \$3,600.00	1.5	99.00	8,712	\$3,005.64	1.5	99.00	8,712	\$3,005.64	1.5	99.00	\$15,531.64
0709-231-0516-2 PD	ABERDEEN LLC ATTN VAN DEUSEN ST MADISON WI	71.50	437 W Gorham St	1.0 0.00 \$0.00	1.0 11.00 \$198.00	0.00	0.00	0 \$0.00	0.00	1.00 \$1,800.00	-	0.00	0	\$0.00	-	\$0.00	0	\$0.00	0	\$0.00	\$1,998.00
0709-231-0510-2 PD	BASSETT JOHNSON LLC 8333 GREENWAY BLVD # 200 MIDDLETON WI	237.30	440 W Johnson St	1.0 0.00 \$0.00	1.0 13.00 \$234.00	0.00	0.00	0 \$0.00	0.00	4.00 \$7,200.00	2.0	177.98	18,975	\$8,728.50	2.0	177.98	18,975	\$8,728.50	2.0	177.98	\$25,417.20
0709-232-1128-2 UMX	BURMEISTER JT REV TRUST 1202 REGENT ST MADISON WI	50.93	504 W Johnson St	0.5 25.00 \$62.50	0.5 6.00 \$54.00	0.00	0.00	0 \$0.00	0.00	0.00	1.5	38.20	2,338	\$806.61	1.5	38.20	2,338	\$806.61	1.5	38.20	\$2,412.81
0709-232-1104-2 PD	EMERSON, LLC TRS 505 UNIVERSITY AVE MADISON WI	117.00 135.00	505 University Ave Bassett St	1.0 150.00 \$750.00	1.0 30.00 \$540.00	0.00	0.00	1 \$950.00	33.00 \$2,640.00	1.00 \$1,800.00	1.5	87.75	8,668	\$2,990.46	1.5	87.75	8,668	\$2,990.46	1.5	87.75	\$11,092.71
0709-232-1133-1 UMX	ZEHR BUILDING COMPANY 305 N FRANCES ST MADISON WI	181.33	305 N Frances St	1.0 0.00 \$0.00	1.0 0.00 \$0.00	0.00	0.00	0 \$0.00	0.00	0.00	1.5	0.00	6,889	\$2,376.71	1.5	0.00	6,889	\$2,376.71	1.5	0.00	\$2,376.71
0709-232-1134-9 PD	CITY VIEW BLADE LLC ATTN BOARDWALK INV LLC 210 N BASSETT ST MADISON WI	50.69	311 N Frances St	1.0 0.00 \$0.00	1.0 0.00 \$0.00	50.69	\$5069.00	0 \$0.00	0.00	0.00	-	0.00	0	\$0.00	-	0.00	0	\$0.00	0	\$0.00	\$5,069.00

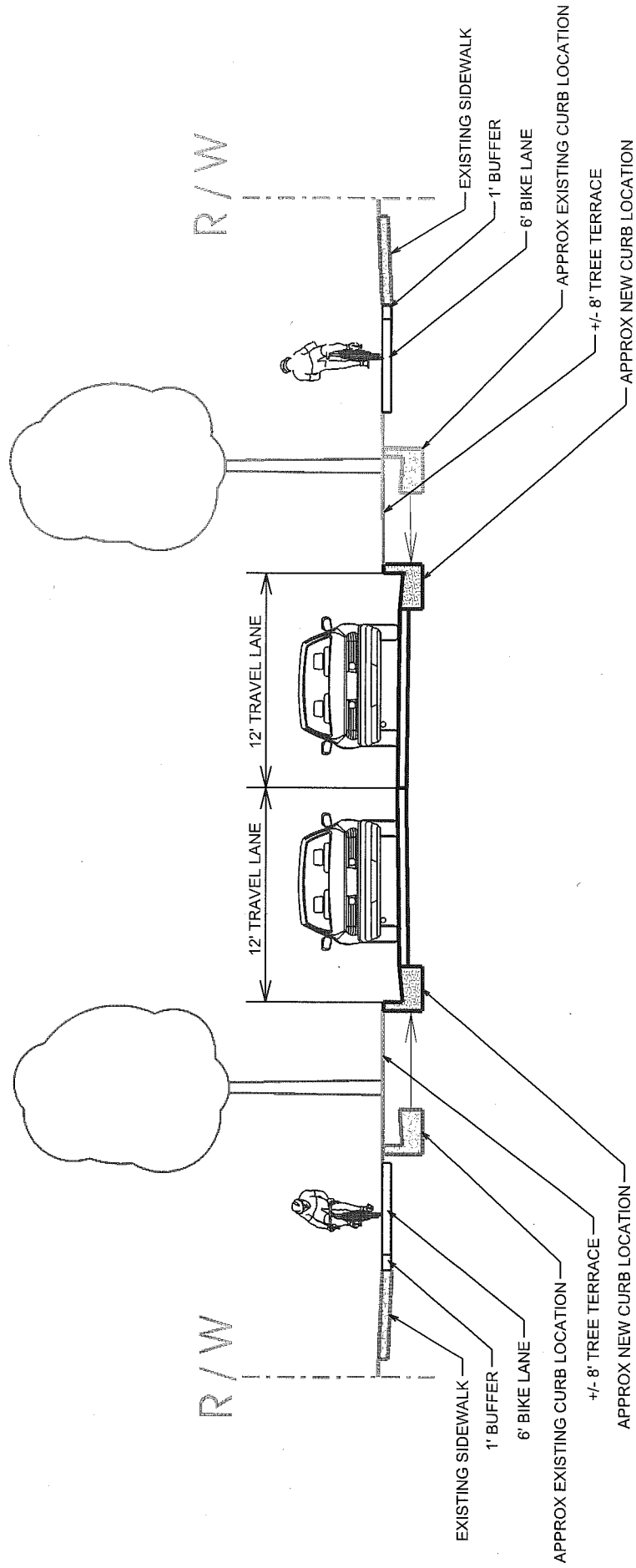
\*NOTE: A factor has been applied for sidewalk and curb and gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

City of Madison Engineering Division - Schedule of Assessments  
 Project Name: North Harvest Street, Conklin-University Alley, and Henry-Brown Alley Assessment District - 2017  
 Project Limits: W. Conklin St. to W. Dayton St., Conklin Pl. to University Ave., and W. Johnson St. to west end

Parcel No.	Property Information			Street Construction Items										Sanitary Sewer Reconstruction Items				Storm Sewer Item				Street Lighting Item				TOTAL ASSMT	
	Owner's Name / Mailing Address	Parcel Location	Promiss LF	Remove & Replace Concrete Sidewalk @ \$5.00 per Square Foot (SF) Factor	SF	Cost	Remove & Replace Curb & Gutter @ \$18.00 per Linear Foot (LF) Factor	LF	Cost	Conklin Alley Pavement Replacement @ \$100.00 per LF Factor	LF	Cost	Henry Alley Pavement Repair & Resurfacing @ \$50.00 per LF Factor	LF	Cost	Sanitary Sewer Reconnect @ \$950.00 each Each	Sanitary Sewer Lateral @ \$80.00 per LF Factor	LF	Cost	Storm Sewer Item Private Storm Sewer Connection @ \$1,800.00 each Each	Factor	By Frontage @ \$24.00 per LF LF	By Area @ \$ 0.25 per SF SF	Cost			
0709-231-110-9 UMX	Owner's Name / Mailing Address TAYLORVILLE TOWNSHIPS LLC C/O RYAN ZIEHLER 1111 OAK WAY MADISON WI	319 N Finness St	50.00	1.0	0.00	\$0.00	1.0	0.00	\$0.00	1.0	0.00	\$5000.00	0.00	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	1.5	0.00	\$0.00	7.773	\$2,681.69	\$2,681.69
0709-231-117-5 UMX	505 CONKLIN PI 505 UNIVERSITY AVE MADISON WI	505 Conklin Pl	94.22	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	\$0.00	0.00	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	1.5	0.00	\$0.00	2.378	\$820.24	\$820.24
0709-231-118-3 UMX	LUTHEKE REV TR, ARTHUR F ATTN: HARVEST MANOR 1741 COMMERCE AVE MADISON WI	525 Conklin Pl	29.00	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	\$0.00	0.00	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	1.5	0.00	\$0.00	7.990	\$2,618.55	\$19,288.55
0709-231-105-0 PD	LACIE, LLC ATTN: FORWARD MANAGEMENT 818 NORTH STAR DR MADISON WI	515 University Ave	166.70	1.0	0.00	\$0.00	1.0	0.00	\$0.00	166.70	\$16670.00	0.00	\$0.00	0	\$0.00	1	\$950.00	4.00	\$320.00	0.00	\$0.00	1.5	0.00	\$0.00	7.990	\$2,618.55	\$19,288.55
0709-231-109-2 UMX	GOVERN COMMERCIAL BUILDING LLC 5463 SCUDMAN RD CROSS PLAINS WI	529 University Ave	65.00	1.0	0.00	\$0.00	1.0	0.00	\$0.00	65.00	\$6500.00	0.00	\$0.00	1	\$950.00	4.00	\$320.00	0.00	\$0.00	0.00	\$0.00	-	0.00	\$0.00	0	\$0.00	\$7,770.00
HENRY-BROWN ALLEY PROPERTIES																											
0709-231-0308-3 UMX	317 WEST GOSHAM ST LLC 10 E DOTY ST # 300 MADISON WI	315 W Conklin St	41.65	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	41.65	\$2082.50	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	-	0.00	\$0.00	0	\$0.00	\$2,082.50
0709-231-0314-0 UMX	322 WEST JOHNSON ST L.L.P. 2 E KEPLIN ST STE 901 MADISON WI	322 W Johnson St	232.20	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	232.20	\$11,610.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	-	0.00	\$0.00	0	\$0.00	\$11,610.00
0709-231-0303-3 DC	MATROPOLOS FARM REV TRUST 3109 LEVYTON LN MADISON WI	311 State St	69.30	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	69.30	\$3465.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	-	0.00	\$0.00	0	\$0.00	\$3,465.00
0709-231-0304-1 DC	MACKESEY TRUST, MARK 4912 WINNEBOUAI RD MONONA WI	317 State St	8.90	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	8.90	\$445.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	-	0.00	\$0.00	0	\$0.00	\$445.00
0709-231-0305-9 DC	BAUER, CHARLES T CHARLES E BECKWITH 1833 VAN HISE AVE MADISON WI	319 State St	34.30	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	34.30	\$1715.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	-	0.00	\$0.00	0	\$0.00	\$1,715.00
0709-231-0306-7 DC	GSV PROPERTIES LLC 802 ONDASSAGON WAY MADISON WI	327 State St	56.54	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	56.54	\$2827.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	-	0.00	\$0.00	0	\$0.00	\$2,827.00
0709-231-0307-5 DC	MCCATGHEY DEVELOPMENT ASSOCIATES 110 E DOTY ST # 300 MADISON WI	341 State St	99.31	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	99.31	\$4965.50	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	-	0.00	\$0.00	0	\$0.00	\$4,965.50
0709-231-0321-4 DC	PIRE HOMES JOINT VENTURE 2 E KEPLIN ST STE 901 MADISON WI	301 N Brown St	66.00	1.0	320.00	\$1600.00	1.0	0.00	\$0.00	0.00	\$0.00	66.00	\$3300.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	-	0.00	\$0.00	0	\$0.00	\$4,900.00
TOTALS				-	1745.00	\$8,600.00	-	320.00	\$5,778.00	332.39	\$33,239.00	608.20	\$30,410.00	12.00	\$11,400.00	401.00	\$32,080.00	11.00	\$19,800.00	-	777.97	\$30,217.75	83.465.00	\$30,232.27	\$202,448.00		

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

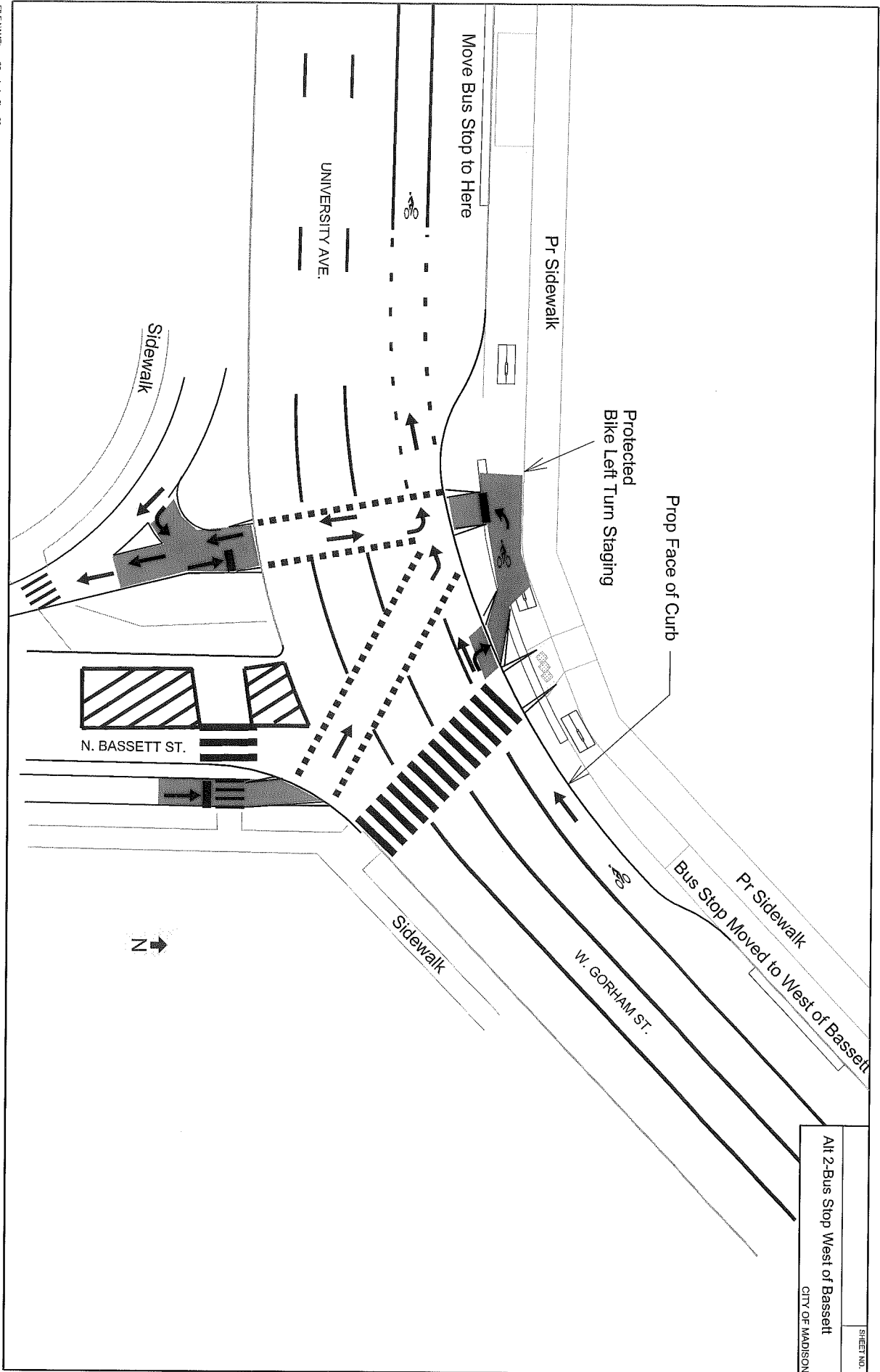
# Bassett St One-Way (each dir) Protected Bike Lane TYPICAL (JOHNSON TO DAYTON) WIDTHS VARY FOR GORHAM TO JOHNSON





FILE NAME: 35\_dsgnplan\_35

DATE: 05-09-2014 09:58



SHEET NO.  
Alt 2-Bus Stop West of Bassett  
CITY OF MADISON

0709-232-0130-8  
CORE CAMPUS MADISON II  
LLC  
430 W Gorham St

SEE DETAIL SHEET FOR  
INTERSECTION LAYOUT

0709-231-0516-2  
ABERDEEN LLC  
437 W Gorham St

0709-232-1104-2  
EMBASSY LLC, THE  
505 University Ave

0709-232-1101-8  
GRIBBLE, FRANK M  
314 N Bassett St

0709-232-1132-3  
NORTH BASSETT LLC  
312 N Bassett St

0709-232-1131-5  
LUTKE TRUST, CHARLES W  
ATTN FAIRCREST MNGMT  
308 N Bassett St

0709-232-1128-2  
BURMEISTER J REY TRUST  
ATTN PROPERTY MNGMT  
504 W Johnson St

0709-231-0530-2  
BASSETT JOHNSON LLC  
440 W Johnson St

W JOHNSON STREET

0709-231-1417-1  
CHRYSLER PROPERTIES 6 LLC  
221 N Bassett St

0709-231-1418-9  
BASSETT STREET LLC  
C/O STEVEN JHELLENBRAND  
219 N Bassett St

0709-231-1419-7  
MANALO, FELIPE & MARIA  
217 N Bassett St

0709-231-1420-4  
215 N BASSETT LLC  
215 N Bassett St

0709-231-1421-2  
LEXINGTON APTS  
ATTN H & R MANAGEMENT  
454 W Dayton St

0709-231-1320-6  
VAN ROOY, CARL J & JANET  
% W MANAGEMENT CO INC  
123 N Bassett St

0709-231-1503-8  
FAUST, SCOTT  
ATTN BOARDWALK INV LLC  
222 N Bassett St

0709-231-1502-0  
KLAR PROPERTIES LLP  
220 N Bassett St

0709-231-1529-4  
PARK PLACE PROPERTIES LLC  
ATTN BOARDWALK INV LLC  
210 N Bassett St

0709-231-2406-3  
MADISON COMMUNITY COOP  
122 N Bassett St

W DAYTON STREET