

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

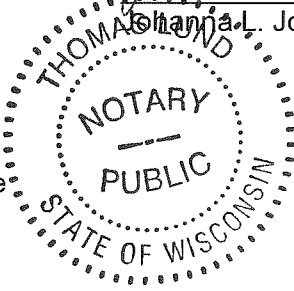
 JOHANNA JOHNSON, being first duly sworn on oath, deposes and says that:

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 21, 2018 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 W. WASHINGTON AVENUE ASSESSMENT DISTRICT - 2018 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 21 day of FEBRUARY, 2018

Thomas L. Johnson

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



Department of Public Works
Engineering Division
Robert F. Phillips, P.E., City Engineer
City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4751
Fax: (608) 264-9275
engineering@cityofmadison.com
www.cityofmadison.com/engineering

Parcel Number: 0709-234-0616-4
Situs Address: 631 W Washington Ave
SCHEEL, GREGORY
& SHERRY L NELSON
512 W BROADWAY
MADISON, WI 53716-0000

Assistant City Engineer
Gregory T. Fries, P.E.
Kathleen M. Cryan
Principal Engineer 2
Christopher J. Petykowski, P.E.
John S. Fahrney, P.E.
Principal Engineer 1
Christina M. Bachmann, P.E.
Mark D. Moder, P.E.
Janet Schmidt, P.E.
Facilities & Sustainability
Jeanne E. Hoffman, Manager
Mapping Section Manager
Eric T. Pederson, P.S.
Financial Manager
Steven B. Danner-Rivers

February 21, 2018

To: Property Owners along W. Washington Ave.

Re: Proposed Street Resurfacing & Utility Replacement Project & Public Hearing

The City of Madison is proposing to resurface and replace utilities on a portion of W. Washington Ave. in 2018. 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.

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. Verveer	Charles Romine
Mike Miller	Marla Eddy
Tom Mohr	Tim Sobota
Kyle Frank	Adam Wiederhoeft
Ed Ruckriegel	Dane County 911
Cindy Mierow	
Mick Howan, School District Transportation, mjhowan@madison.k12.wi.us	
Jeff Fedler, Madison School District Transportation Coordinator, jfedler@madison.k12.wi.us	
Jason Fenske, Badger Bus Lines, jasonf@badgerbus.com	

**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 7, 2018 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

S. BRYAN STREET, DALEY DRIVE, JAMES STREET AND THORP STREET RECONSTRUCTION DISTRICT 2018

W. WASHINGTON AVENUE ASSESSMENT DISTRICT – 2018

DAVIDSON STREET, HEGG AVENUE, MAJOR AVENUE, DREXEL AVENUE AND LAKE EDGE BOULEVARD ASSESSMENT DISTRICT – 2018

FREY STREET AND SAWYER TERRACE AVENUE ASSESSMENT DISTRICT – 2018

GILSON STREET RECONSTRUCTION ASSESSMENT DISTRICT – 2018

PINE STREET RECONSTRUCTION ASSESSMENT DISTRICT - 2018

By Order of the Board of Public Works
Madison, Wisconsin

Fact and Details Sheet

Proposed W. Washington Ave. Resurfacing & Utility Replacement Project

Project Details – Proposed Work

Sanitary Sewer: Existing sanitary sewer is only between the RR tracks and Bedford. Replace the existing north side main (12" installed in 1905), and replace the laterals (*assessable*) to the property line. The existing south side main (15" installed in 1935) is planned be lined to extend the usable life.

Water Main: The existing water main is 12" PVC, installed in 1978. No work on the water main is planned with this project.

Storm Sewer: Replace the storm sewer as necessary, and reconnect any existing private storm sewer discharges to the new storm sewer per City standards (*assessable*). Storm sewer will be replaced on the north side between the RR tracks and Bedford, and also west of the RR tracks, mostly on the south side, and replace some crossings of W. Washington Ave.

Street Lights: There is no planned work on the street lights with this project.

Street: The concrete pavement between the RR tracks and Bedford will be removed and replaced with asphalt pavement. The concrete pavement between Regent St. and the RR tracks will be replaced as necessary to repair damaged sections. The islands near Regent and Proudfit will be modified to provide for appropriate bike lane space adjacent to the island. Curb, sidewalk, and driveway aprons will be replaced as needed, which may be necessary due to utility work such as storm sewer replacement and sanitary sewer lateral replacement. (*curb, sidewalk, drive aprons assessable*).

The project is also being coordinated with Wisconsin & Southern Railroad to replace the railroad crossing of W. Washington Ave. The existing rubber material crossing will be replaced with concrete panels, which will extend through the sidewalk on both sides of the street.

MG&E Work: MG&E will be installing a duct package and new manholes along W. Washington Ave. from Bedford to the west side of the RR tracks. Their work will then continue up W. Washington Ave. towards Bassett St.

Trees: 2 trees are to be removed at 602 W. Washington. Efforts will be made to preserve the remaining street trees on W. Washington. City Engineering will be reviewing the project in closer detail with City Forestry, and will notify adjacent owners of any other removals. The project will also be reviewed for possible new plantings and replacement of any trees that are removed. Trees that are to remain will be pruned by City Forestry prior to the start of construction.

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

Water: Adam Wiederhoeft – 266-9121,
awiederhoeft@madisonwater.org

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

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

Forestry: Brad Hofmann – 267-4908,
bhofmann@cityofmadison.com

Assessment Policy Breakdown

Item	City	Owner
Replace curb & sidewalk	50%	50%
Replace Drive Aprons	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%
Concrete Pavement	100%	0%

Construction Schedule & Impacts

Tentative Schedule: The City portion of this project will start around May 29, but MG&E's work will start approximately 4 to 6 weeks prior to then, around mid to late April. It is expected that all construction on this block of W. Washington Ave. will be completed by about mid August.

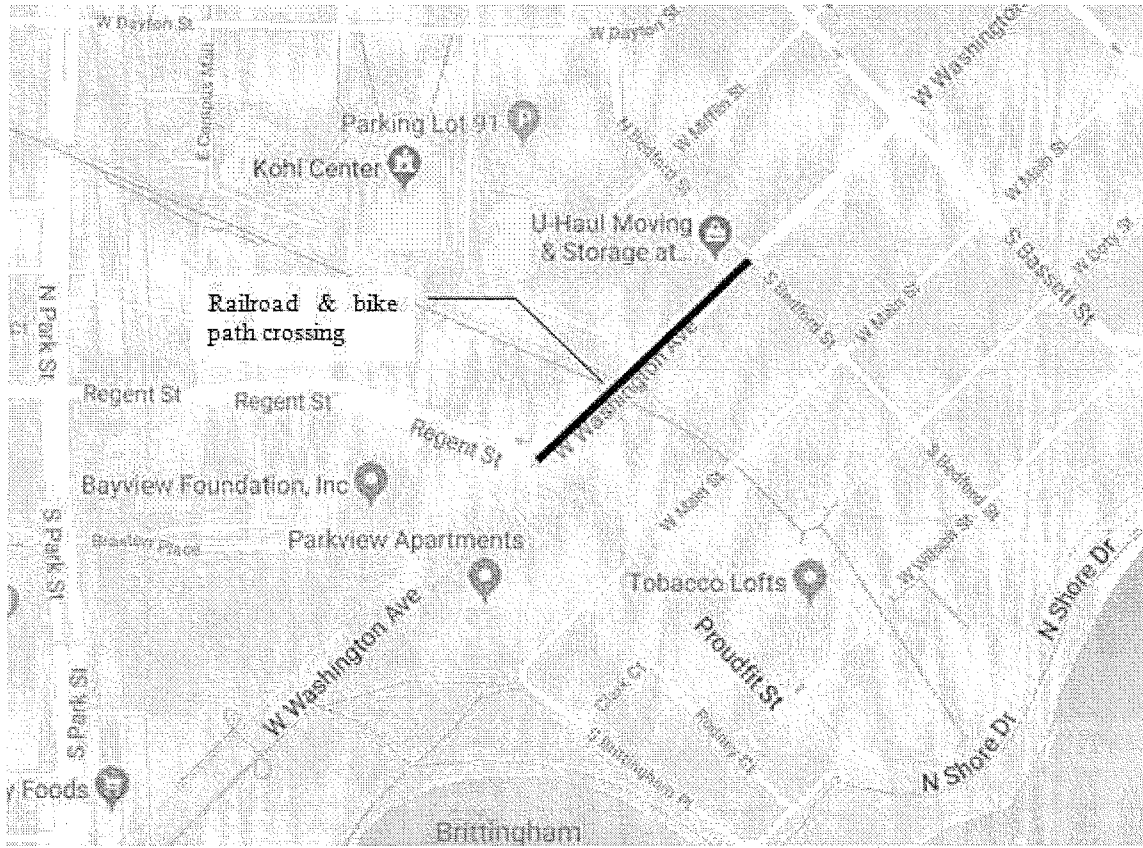
Traffic Impacts: For most of the project, W. Washington Ave. will remain open to 1 travel lane in both directions. The street will be closed for approximately 1 week to replace the RR crossing, but access will remain open from Regent or from Bedford, but there will not be through access across the RR tracks during that time.

On street parking will be removed during construction, but access will be maintained to driveways at most times; short closures of driveways may be required while work is taking place immediately adjacent to the driveway. Pedestrian access will be maintained on at least one side of the street at all times, and pedestrian access will be provided to all properties within the project limits, but access may only be from one end of the block.

Water Shut-offs: There are no anticipated water shut-offs with this project.

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. Please notify any private collection companies of this project, and plan for that collection on your property.

Project Location Map



City of Madison Engineering Division - Schedule of Assessments

Proj. ID: 53W0752 Project Name: West Washington Avenue Assessment District - 2018

Project Limits: Proudfit Street to Bedford St.

Parcel No.	Owner's Name/ Mailing Address	Parcel Location	Frontage L/F	Remove & Replace Concrete Sidewalk @ \$5.50 per Square Foot (SF)		Street Construction Items Remove & Replace Curb and Gutter @ \$18.00 per Linear Foot (LF)		Remove & Replace Driveway Apron @ \$6.50 per SF		Sanitary Sewer Reconstruction Items Sanitary Sewer Reconnect @ \$1,025.00 Each		Remove & Replace Sanitary Lateral @ \$21.00 per LF		Storm Sewer Item Private Storm Sewer Connection @ \$1,800.00 Each		TOTAL ASS'LT		
				Factor*	SF	Cost	Factor*	LF	Cost	SF	Cost	Each	Cost	LF	Cost		Each	Cost
0709-234-0601-5 PD	DEPT DEVELOPMENT LLC 5501 PEMBRITE DR MADISON WI	2 S Bedford St	133.10	1.0	150.00	\$825.00	1.0	70.00	\$1,260.00	0.00	\$0.00	0	\$0.00	0.00	\$0.00	1.00	\$1,800.00	\$3,885.00
0709-232-2910-2 UMX	UHAU PROPERTY TAX DEPT 2721 N CENTRAL AVE PO BOX 29046 PHOENIX AZ	602 W Washington Ave	198.00	1.0	200.00	\$1,100.00	1.0	120.00	\$2,160.00	500.00	\$3,250.00	2	\$2,050.00	50.00	\$1,050.00	1.00	\$1,800.00	\$8,160.00
0709-234-0603-1 UMX	WEST WASHINGTON SELF STORAGE LLC 313 PRICE PL MADISON WI	615 W Washington Ave	40.00	1.0	100.00	\$550.00	1.0	20.00	\$360.00	0.00	\$0.00	1	\$1,025.00	25.00	\$525.00	1.00	\$1,800.00	\$4,260.00
0709-234-0604-9 UMX	WEST WASHINGTON SELF STORAGE LLC 313 PRICE PL MADISON WI	619 W Washington Ave	26.00	1.0	100.00	\$550.00	1.0	20.00	\$360.00	0.00	\$0.00	1	\$1,025.00	25.00	\$525.00	1.00	\$1,800.00	\$4,260.00
0709-234-0606-5 UMX	KENNEDY DAIRY LLC 612 W MAIN ST MADISON WI	625 W Washington Ave	198.00	1.0	300.00	\$1,650.00	1.0	60.00	\$1,080.00	250.00	\$1,625.00	3	\$3,075.00	75.00	\$1,575.00	1.00	\$1,800.00	\$9,180.00
0709-234-0616-4 UMX	SHEEL, GREGORY & SHERRY L NELSON 512 W BROADWAY MADISON WI	631 W Washington Ave	100.00	1.0	100.00	\$550.00	1.0	45.00	\$810.00	250.00	\$1,625.00	1	\$1,025.00	25.00	\$525.00	0.00	\$0.00	\$2,910.00
0709-232-2914-4 UMX	C-STORE PROPERTIES LLC 2292 COUNTY ROAD AB MCFARLAND WI	636 W Washington Ave	204.00	1.0	500.00	\$2,750.00	1.0	204.00	\$3,672.00	\$10.00	\$3,315.00	5	\$5,125.00	25.00	\$525.00	4.00	\$7,200.00	\$19,272.00
0709-232-2925-1 HIS-L, UMX	MOTORLESS MOTION LLC 8 N CHARTER ST MADISON WI	640 W Washington Ave	137.17	1.0	250.00	\$1,375.00	1.0	120.00	\$2,160.00	0.00	\$0.00	2	\$2,050.00	50.00	\$1,050.00	1.00	\$1,800.00	\$8,435.00
0709-232-3004-2 PD	CITY STATION ASSOC LTD PRTNSHP 345 W WASHINGTON AVE 301 MADISON WI	660 W Washington Ave	255.95	1.0	250.00	\$1,375.00	1.0	80.00	\$1,440.00	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,815.00
0709-234-0610-6 UMX	GROUP HEALTH COOPERATIVE OF SOUTH CENTRAL WIS 1265 JOHN O HANNAHONS DR MADISON WI	675 W Washington Ave	215.61	1.0	250.00	\$1,375.00	1.0	80.00	\$1,440.00	0.00	\$0.00	0	\$0.00	0.00	\$0.00	1.00	\$1,800.00	\$4,615.00
TOTALS				--	2200.00	\$12,100.00	--	819.00	\$14,742.00	1510.00	\$9,815.00	15.00	\$15,375.00	275.00	\$5,775.00	11.00	\$19,800.00	\$67,792.00

*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.