

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 MARCH 8, 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 **APPROVING REVISED SCHEDULE OF ASSESSMENTS FOR RONALD REGAN AVENUE, JOHN WALL DRIVE AND MERCHANT STREET 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

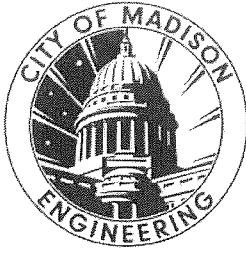
Johanna L. Johnson

Subscribed and sworn to before me
this 8TH day of MARCH, 2018.

J. Verbick

JAMES VERBICK
NOTARY PUBLIC
STATE OF WISCONSIN

Notary Public, State of Wisconsin
My Commission expires: *5/17/21*



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: 0810-162-0503-2
Situs Address: 3802 John Wall Drive
CITY OF MADISON EDD

PO BOX 2983
MADISON, WI 53701

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 8, 2018

To: Property Owners along Ronald Reagan Ave & John Wall Dr

Re: Proposed Street Construction Project & Public Hearing

The City of Madison is proposing new construction of Ronald Reagan Avenue and John Wall Drive 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 adjacent property owners will be assessed for the full cost of all items included with this proposed project.

Also enclosed is a Revised Schedule of Assessments, which shows the estimated costs for each property adjacent to the project. The original assessments did not include storm sewer work at the intersection of Manufacturers Drive and Merchant Street because it was added after the assessments were adopted on January 2, 2018 by the City of Madison Common Council. With the storm sewer addition, new parcels needed to be assessed. Also not included in the original assessment were bid prices. Bid prices for the project were received on February 14, 2018. The revised assessments were updated with the bid prices. After the work is complete, a final assessment will be calculated based on 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 Andrew Zwieg, Project Manager, (608) 266-9219, azwieg@cityofmadison.com. 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:ajz

Cc by email:

Ald. Baldeh	Christy Bachmann, City Engineering
Mark Moder, City Engineering	Janet Schmidt, City Engineering
Fadi El Musa Gonzalez, City Engineering	Yang Tao, Traffic Engineering
Jeremy Nash, Traffic Eng.	Kelly Miess, Water Utility
Charles Romines, Streets Division	Marla Eddy, City Forestry
Tim Sobota, Madison Metro Transit	Kris Koval, Economic Development Division
Ed Ruckriegel, Fire Department	Cindy Mierow, Police Department
Dane County 911	
Jason Fenske, Badger Bus Lines, jasonf@badgerbus.com	
Mick Howan, School District Transportation, mjhowan@madison.k12.wi.us	
Jeff Fedler, Madison School District Transportation Coordinator, jfedler@madison.k12.wi.us	

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 21, 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

APPROVING REVISED SCHEDULE OF ASSESSMENTS FOR RONALD REGAN AVENUE, JOHN WALL DRIVE AND MERCHANT STREET ASSESSMENT DISTRICT – 2017

GLENVIEW DRIVE, JOYLYNNE DRIVE, AND WOODLAWN DRIVE RECONSTRUCTION ASSESSMENT DISTRICT 2018

FREY STREET AND SAWYER TERRACE ASSESSMENT DISTRICT - 2018

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ MARCH 9, 2018

Fact and Details Sheet

Proposed 2018 Ronald Reagan Avenue and John Wall Drive Construction Project

Project Details – Proposed Work

Sanitary Sewer: Install a new sanitary sewer system along Ronald Reagan Avenue and John Wall Drive with 8" PVC and 10" PVC pipe and install laterals for each parcel (*main and laterals are assessable*). Existing sanitary sewer along Merchant Street within Lot 4 will be removed (*assessable to Lot 4*). Existing sanitary sewer within Lot 3 will be removed (*assessable to Lot 3*). New sanitary sewer will be installed along the north and east sides of Lot 3 near property line with an easement and connect into the main on Ronald Reagan Avenue (*assessable to Lot 3*).

Water Main: Install a new water main system along Ronald Reagan Avenue and John Wall Drive with 16" and 10" ductile iron pipe and install services for each parcel (*main and laterals are assessable*). Existing water main along Merchant Street within Lot 4 will be removed (*assessable to Lot 4*).

Storm Sewer: Install a new storm sewer system along Ronald Reagan Avenue and John Wall Drive (*main is assessable*). The storm sewer system along John Wall Drive will connect into the existing storm sewer system along Manufacturers Drive (*main is assessable*). Existing storm sewer on the east side of Lot 3 north of where the proposed drainage channel meets the existing drainage channel will be removed (*assessable to Lot 3*). Existing storm sewer along Merchant Street within Lot 4 will be removed (*assessable to Lot 4*). Extend and upsize the storm sewer main that collects the storm water from the existing drainage channel 350 feet north of the intersection of Merchant Street and Manufacturers Drive (*main is assessable*).

Mass Grading: The existing drainage channel will be relocated to the north side of Lot 4 and the north and east sides of Lot 3 (*assessable to Lot 3 & 4*). The storm sewer system along Ronald Reagan Avenue will discharge into the new drainage channel. Lots 3 and 4 will be regraded to match the proposed Ronald Reagan Avenue and to accommodate the drainage channel relocation.

Street: Install new pavement and gravel base; install new curb and gutter, install new sidewalk and install new driveway aprons (*earthwork, gravel, pavement, curb and gutter, sidewalk and driveway aprons are assessable*). Sidewalk will be installed along the east side of Ronald Reagan Avenue from John Wall Drive to Merchant Street. Sidewalk will be installed along the west side of Ronald Reagan Avenue from Hoepker Road to Merchant Street. Sidewalk will be installed along the south side of John Wall Drive from Ronald Reagan Avenue to Manufacturers Drive. The proposed street width will be 36 ft. from face of curb to face of curb, which will allow for travel in both directions and parking on both sides of the street. Ronald Reagan Avenue will connect to Hoepker Road and Merchant Street. John Wall Drive will connect Ronald Reagan Avenue and Manufacturers Drive. The portion of Merchant Street within Lot 4 including the gas, electric and telecommunication lines will be removed (*assessable to Lot 4*). Concrete driveway aprons will be constructed with the project for Lot 1 (*assessable to Lot 1*). Driveway widths will be installed per the City of Madison standard detail. Disturbed areas within the right-of-way will be restored with topsoil, seed and erosion mat, which will be watered as needed by the contractor for the first 10 days. Disturbed areas on Lots 3 and 4 will be restored with temporary seed.

Street Lights: Install new street lights along Ronald Reagan Avenue and John Wall Drive (*lighting assessable*). Existing street lights along Merchant Street within Lot 4 will be removed and relocated (*assessable to Lot 4*).

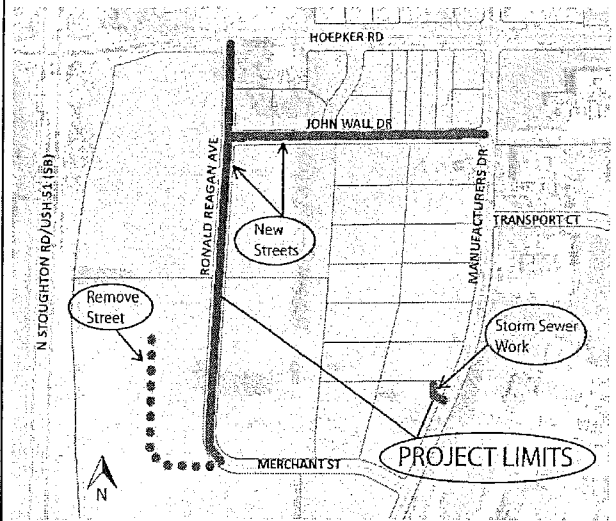
Trees: Existing trees on the vacant land will be removed to accommodate the construction of Ronald Reagan Avenue and John Wall Drive. There are no proposed tree plantings along Ronald Reagan Avenue or John Wall Drive in the terrace with the project. Trees will be planted in the terrace once the lots are developed and driveway entrances established.

Construction Schedule & Impacts

Tentative Schedule: April 2018 – September 2018

Traffic Impacts: Ronald Reagan Avenue and John Wall Drive will be closed to all traffic until the project is complete. Traffic will be disturbed and temporary lane closures will be needed on Manufacturers Drive when sanitary sewer and water main are connected from John Wall Drive and storm sewer connected from the existing drainage channel; Hoepker Road when water main and storm sewer are connected from Ronald Reagan Avenue and Merchant Street when Ronald Reagan Avenue is connected.

Project Location Map



Project Contacts

Project Manager: Andrew Zwiég – 266-9219, azwiég@cityofmadison.com

Traffic: Sean Malloy – 266-5987, smalloy@cityofmadison.com

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

Storm Sewer: Fadi El Musa Gonzalez – 243-5214, FElMusaGonzalez@cityofmadison.com

Water: Kelly Miess – 261-9640, kmiess@cityofmadison.com

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

Forestry: Marla Eddy – 266-4450, meddy@cityofmadison.com

Assessment Policy & Costs

Item	Property Owner Share	City Share
Earthwork	100%	0%
Asphalt Pavement & Gravel Base	100%	0%
Curb and Gutter	100%	0%
Concrete Sidewalk	100%	0%
Driveway aprons	100%	0%
Sanitary & Storm Mains	100%	0%
Sanitary Laterals	100%	0%
Storm Sewer Service	100%	0%
Water Main	100%	0%
Water Services	100%	0%
Lighting	100%	0%