

AFFIDAVIT OF MAILING

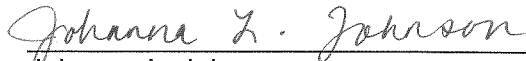
STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

 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 27, 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 REAGAN 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.



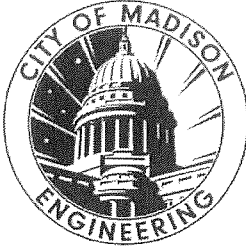
Johanna L. Johnson

Subscribed and sworn to before me
this 27 day of MARCH, 2018



RACHEL RODRIGUEZ
NOTARY PUBLIC
STATE OF WISCONSIN

Notary Public, State of Wisconsin
My Commission expires: 6/26/20



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: 0810-162-0627-0
Situs Address: 6602 Ronald Reagan Avenue
HOEPKER CENTER LLC

2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244

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
Bryan Cooper, Principal Architect

Mapping Section Manager
Eric T. Pederson, P.S.

Financial Manager
Steven B. Danner-Rivers

March 27, 2018

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

MADISON, WISCONSIN

PART I

Notice is hereby given that the reports of the Board of Public Works and the City Engineer of the City of Madison, Wisconsin, on the plans, specifications, and special assessment of benefits accruing to the various lots and parcels of land affected by the proposed improvements, as listed in Part II hereof, in the City of Madison, have been filed in the office of the City Clerk, in the City-County Building, Madison, Wisconsin, and that said reports will be presented to the Common Council (Room 201), City-County Building, at a regular meeting to be held, **APRIL 10, 2018 at 6:30 P.M.**, in the Council Chambers and that the Common Council will then and there consider said reports and will hold a public hearing to hear all persons interested, or their agents or attorneys, concerning matters contained in said reports, and will determine what portion, if any, of the cost of said improvement shall be paid by the City at large, and other action as the Common Council may deem proper. **(YOU MUST REGISTER WITH THE COUNCIL'S SECRETARY BEFORE YOUR ITEM IS CONSIDERED BY THE COUNCIL).**

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

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 REAGAN 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

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

BY: *MariBeth Witzel-Behl*
MariBeth Witzel-Behl, City Clerk

PUB: WSJ MARCH 30, 2018

Note: Project information is available at <https://madison.legistar.com/Legislation.aspx> including Schedules of Assessments.

Enter 50831 in the search criteria for **APPROVING REVISED SCHEDULE OF ASSESSMENTS FOR RONALD REAGAN AVENUE, JOHN WALL DRIVE AND MERCHANT STREET ASSESSMENT DISTRICT - 2017**

| Parcel No. | Owner's Name / Mailing Address | Note | Site Address / Parcel Location | Lot Area SF | Frontage LF | Street Construction Items | | | | | | Lighting Construction Items | | | | Sanitary Sewer Construction Items | | | | Street Utility Construction Items | | | | Storm Sewer Construction Items | | | | Lot Improvement Items | | | | | TOTAL ASSMT |
|---------------------------|--|------|--|-------------|------------------|------------------------------|---------------|------------------|---------------|-----------------------------|----------------|-----------------------------|-----------------|--|-----------------|-----------------------------------|---------------------|---------------------------------|---------------------|------------------------------------|--------------|---|--------------|---|--------------|-----------------|-------------------------|------------------------|--------------------------|---------------------|----------------|-------------|----------------|
| | | | | | | Concrete Drive Apron Assmt @ | | Sidewalk Assmt @ | | Street Improvements Assmt @ | | Street Lights Assmt @ | | Sanitary Sewer Main Installation Assmt @ | | Sanitary Lateral Assmt @ | | Water Main Installation Assmt @ | | Water Service Installation Assmt @ | | Storm Sewer Service Installation (Ronald Reagan Ave & John Wall Dr) Assmt @ | | Storm Sewer Service Installation (Merchant St & Manufacturers Dr) Assmt @ | | Grading Assmt @ | Street Lighting Assmt @ | Sanitary Sewer Assmt @ | Water Main Items Assmt @ | Storm Sewer Assmt @ | | | |
| | | | | | | \$8.65 per SF | \$4.16 per SF | \$162.41 per LF | \$4.61 per LF | \$109.44 per 1000 SF | \$48.10 per LF | \$0.23 per SF | \$6.171.36 Each | \$0.23 per SF | \$6.171.36 Each | \$162.80 per 1000 SF | \$92.70 per 1000 SF | \$162.80 per 1000 SF | \$92.70 per 1000 SF | Each | Each | Each | Each | Each | Each | Each | Each | Each | Each | Each | Each | Each | |
| 0810-162-0627-0 IL Lot 1 | HOEPPER CENTER, LLC 2560 LORD BALTIMORE DRIVE BALTIMORE, MD 21244 | 1 | 6602 Ronald Reagan Avenue Hoepker Road | 613,157.00 | 1007.61 | 500.00 | \$4,322.50 | 5,162.00 | \$21,473.92 | 1,007.61 | \$163,645.94 | 1,007.61 | \$4,645.08 | 613,157.00 | \$67,105.22 | 129.00 | \$6,204.90 | 613,157.00 | \$140,019.46 | 3 | \$18,514.08 | 613,157.00 | \$99,823.08 | 613,157.00 | \$56,839.13 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$582,593.30 | | |
| 0810-162-0317-7 IL Lot 2 | CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701 | 1 | 6503 Ronald Reagan Avenue John Wall Drive | 295,383.00 | 593.97 504.88 | 0.00 | \$0.00 | 5,618.00 | \$23,370.88 | 1,098.85 | \$178,464.23 | 1,098.85 | \$5,065.70 | 295,383.00 | \$32,327.35 | 88.00 | \$4,232.80 | 295,383.00 | \$67,453.14 | 2 | \$12,342.72 | 295,383.00 | \$48,088.89 | 295,383.00 | \$27,381.75 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$398,727.46 | | |
| 0810-162-0318-5 IL Lot 3 | CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701 | 1 | 6305 Ronald Reagan Avenue Merchant Street | 393,524.00 | 802.33 117.00 | 0.00 | \$0.00 | 4,489.00 | \$18,674.24 | 919.33 | \$149,308.39 | 802.33 | \$3,698.74 | 393,524.00 | \$43,068.11 | 86.00 | \$4,136.60 | 393,524.00 | \$89,864.45 | 0 | \$0.00 | 393,524.00 | \$64,066.42 | 393,524.00 | \$36,479.34 | \$263,935.24 | \$0.00 | \$109,093.37 | \$0.00 | \$25,412.87 | \$807,737.77 | | |
| 0810-162-0638-8 IL Lot 4 | CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701 | 1, 2 | 6304 Ronald Reagan Avenue Merchant Street | 973,151.00 | 863.98 183.00 | 0.00 | \$0.00 | 4,952.00 | \$20,600.32 | 1,046.98 | \$170,040.02 | 863.98 | \$3,982.95 | 973,151.00 | \$106,503.74 | 86.00 | \$4,136.60 | 973,151.00 | \$222,227.05 | 0 | \$0.00 | 973,151.00 | \$158,430.75 | 973,151.00 | \$90,210.26 | \$419,194.53 | \$5,840.00 | \$33,854.58 | \$26,461.55 | \$22,787.13 | \$1,284,269.49 | | |
| 0810-162-0214-5 IL Lot 34 | MOTION W INDUSTRIAL LLC 9000 W CHESTER ST # 200 MILWAUKEE WI 53214 | 1 | 3817 John Wall Drive | 32,195.25 | 370.79 | 0.00 | \$0.00 | 1,693.50 | \$7,044.96 | 370.79 | \$60,220.00 | 370.79 | \$1,709.34 | 32,195.25 | \$3,523.52 | 0.00 | \$0.00 | 32,195.25 | \$7,352.05 | 0 | \$0.00 | 32,195.25 | \$5,241.45 | 32,195.25 | \$2,984.47 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$88,075.79 | | |
| 0810-162-0201-2 IL Lot 21 | MOTION W INDUSTRIAL LLC 9000 W CHESTER ST # 200 MILWAUKEE WI 53214 | 1 | 3833 John Wall Drive Manufacturers Drive | 32,195.25 | 348.29 | 0.00 | \$0.00 | 1,693.50 | \$7,044.96 | 348.29 | \$56,565.78 | 348.29 | \$1,605.62 | 32,195.25 | \$3,523.52 | 0.00 | \$0.00 | 32,195.25 | \$7,352.05 | 0 | \$0.00 | 32,195.25 | \$5,241.45 | 32,195.25 | \$2,984.47 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$84,317.84 | | |
| 0810-162-0202-0 IL Lot 22 | MOTION W INDUSTRIAL LLC 9000 W CHESTER ST # 200 MILWAUKEE WI 53214 | 1 | 6602 Manufacturers Drive | 32,195.25 | --- | 0.00 | \$0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 | 32,195.25 | \$3,523.52 | 0.00 | \$0.00 | 32,195.25 | \$7,352.05 | 0 | \$0.00 | 32,195.25 | \$5,241.45 | 32,195.25 | \$2,984.47 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$19,101.49 | | |
| 0810-162-0203-8 IL Lot 23 | MOTION W INDUSTRIAL LLC 9000 W CHESTER ST # 200 MILWAUKEE WI 53214 | 1 | 6502 Manufacturers Drive | 32,195.25 | --- | 0.00 | \$0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 | 32,195.25 | \$3,523.52 | 0.00 | \$0.00 | 32,195.25 | \$7,352.05 | 0 | \$0.00 | 32,195.25 | \$5,241.45 | 32,195.25 | \$2,984.47 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$19,101.49 | | |
| 0810-162-0212-9 IL Lot 32 | MOTION W INDUSTRIAL LLC 9000 W CHESTER ST # 200 MILWAUKEE WI 53214 | 1 | 6550 Manufacturers Drive | 32,195.25 | --- | 0.00 | \$0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 | 32,195.25 | \$3,523.52 | 0.00 | \$0.00 | 32,195.25 | \$7,352.05 | 0 | \$0.00 | 32,195.25 | \$5,241.45 | 32,195.25 | \$2,984.47 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$19,101.49 | | |
| 0810-162-0213-7 IL Lot 33 | MOTION W INDUSTRIAL LLC 9000 W CHESTER ST # 200 MILWAUKEE WI 53214 | 1 | 6650 Manufacturers Drive | 32,195.25 | --- | 0.00 | \$0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 | 32,195.25 | \$3,523.52 | 0.00 | \$0.00 | 32,195.25 | \$7,352.05 | 0 | \$0.00 | 32,195.25 | \$5,241.45 | 32,195.25 | \$2,984.47 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$19,101.49 | | |
| 0810-162-0505-2 SE Lot 61 | CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701 | 1 | 3802 John Wall Drive Ronald Reagan Avenue | 31,812.00 | 176.38 183.84 | 0.00 | \$0.00 | 145.00 | \$603.20 | 360.22 | \$38,503.33 | 360.22 | \$1,660.61 | 31,812.00 | \$3,481.57 | 43.00 | \$2,068.30 | 31,812.00 | \$7,264.53 | 0 | \$0.00 | 31,812.00 | \$5,179.65 | 31,812.00 | \$2,948.95 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$81,709.55 | | |
| 0810-162-0502-4 SE Lot 60 | CITY OF MADISON WATER UTILITY 119 EAST OLIN AVE MADISON WI 53713 | 1 | 6802 Grasskamp Way John Wall Drive | --- | --- | 0.00 | \$0.00 | 0.00 | \$0.00 | 242.18 | \$39,332.45 | 242.18 | \$1,116.45 | 43,560.00 | \$4,767.30 | 43.00 | \$2,068.30 | 43,560.00 | \$9,947.29 | 0 | \$0.00 | 43,560.00 | \$7,091.65 | 43,560.00 | \$4,037.97 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$68,361.41 | | |
| 0810-162-0407-6 SE Lot 57 | CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701 | 1 | 3818 John Wall Drive | 37,447.00 | 271.99 | 0.00 | \$0.00 | 0.00 | \$0.00 | 271.99 | \$44,173.90 | 271.99 | \$1,253.87 | 37,447.00 | \$4,098.28 | 86.00 | \$4,136.60 | 37,447.00 | \$8,551.33 | 0 | \$0.00 | 37,447.00 | \$6,096.44 | 37,447.00 | \$3,471.30 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$71,781.73 | | |
| 0810-162-0406-8 SE Lot 56 | CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701 | 1 | 3826 John Wall Drive Hoepker Road | 26,266.00 | 75.05 | 0.00 | \$0.00 | 0.00 | \$0.00 | 75.05 | \$12,188.87 | 75.05 | \$345.98 | 26,266.00 | \$2,874.61 | 44.00 | \$2,116.40 | 26,266.00 | \$5,998.06 | 0 | \$0.00 | 26,266.00 | \$4,276.15 | 26,266.00 | \$2,434.84 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$30,234.90 | | |
| 0810-162-0405-0 SE Lot 55 | CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701 | 1 | 3834 John Wall Drive Hoepker Road | 26,266.00 | 75.05 | 0.00 | \$0.00 | 0.00 | \$0.00 | 75.05 | \$12,188.87 | 75.05 | \$345.98 | 26,266.00 | \$2,874.61 | 44.00 | \$2,116.40 | 26,266.00 | \$5,998.06 | 0 | \$0.00 | 26,266.00 | \$4,276.15 | 26,266.00 | \$2,434.84 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$30,234.90 | | |
| 0810-162-0404-2 SE Lot 54 | CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701 | 1 | 3842 John Wall Drive Hoepker Road | 26,266.00 | 75.05 | 0.00 | \$0.00 | 0.00 | \$0.00 | 75.05 | \$12,188.87 | 75.05 | \$345.98 | 26,266.00 | \$2,874.61 | 44.00 | \$2,116.40 | 26,266.00 | \$5,998.06 | 0 | \$0.00 | 26,266.00 | \$4,276.15 | 26,266.00 | \$2,434.84 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$30,234.90 | | |
| 0810-162-0403-4 SE Lot 53 | CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701 | 1 | 3850 John Wall Drive Hoepker Road | 26,266.00 | 75.05 | 0.00 | \$0.00 | 0.00 | \$0.00 | 75.05 | \$12,188.87 | 75.05 | \$345.98 | 26,266.00 | \$2,874.61 | 44.00 | \$2,116.40 | 26,266.00 | \$5,998.06 | 0 | \$0.00 | 26,266.00 | \$4,276.15 | 26,266.00 | \$2,434.84 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$30,234.90 | | |
| 0810-162-0401-8 SE Lot 51 | CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701 | 1 | 6804 Manufacturers Dr John Wall Drive | 26,142.00 | 150.94 | 0.00 | \$0.00 | 0.00 | \$0.00 | 150.94 | \$24,514.17 | 150.94 | \$695.83 | 26,142.00 | \$2,861.04 | 0.00 | \$0.00 | 26,142.00 | \$5,969.74 | 0 | \$0.00 | 26,142.00 | \$4,255.97 | 26,142.00 | \$2,423.34 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$40,720.08 | | |
| 0810-162-0207-0 SE Lot 27 | CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701 | 1 | 6102 Manufacturers Drive Merchant Street | 120,175.00 | 492.68 251.68 | 0.00 | \$0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 | 0 | \$0.00 | 0.00 | \$0.00 | 120,175.00 | \$11,140.12 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$11,140.12 | | |
| 0810-162-0208-8 SE Lot 28 | CITY OF MADISON EDD PO BOX 2983 MADISON WI 53701 | 1 | 3842 Merchant Street | 90,243.00 | 200.78 | 0.00 | \$0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 | 0 | \$0.00 | 0.00 | \$0.00 | 90,243.00 | \$8,365.45 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$8,365.45 | | |
| TOTALS | | | | | | 2,922,829.50 | 7,062.52 | 500.00 | \$4,322.50 | 23,753.00 | \$98,812.48 | 6,117.38 | \$993,523.69 | 5,817.38 | \$26,818.12 | 2,712,411.50 | \$296,852.16 | 737.00 | \$35,449.70 | 2,712,411.50 | \$619,401.53 | 5.00 | \$30,856.80 | 2,712,411.50 | \$441,585.53 | 2,922,829.50 | \$270,943.78 | \$683,129.77 | \$5,840.00 | \$142,947.95 | \$26,461.55 | \$48,200.00 | \$3,725,145.56 |

NOTE:
1. IN ACCORDANCE WITH MADISON GENERAL ORDINANCE 4.081, THE ASSESSMENTS FOR PARCELS IN THE EMPLOYMENT DISTRICT SHALL BE DEFERRED FOR 10 YEARS WITH INTEREST. UPON COMPLETION OF THE DEFERMENT PERIOD, PAYMENT SHALL BE MADE WITH INTEREST IN 8 EQUAL YEARLY INSTALLMENTS. IN THE EVENT OF CERTAIN OCCURRENCES AS OUTLINED IN SECTION 4.0841(4), THE ASSESSMENTS SHALL BE PAID IN FULL PRIOR TO THE END OF THE DEFERRAL PERIOD.
2. STREET LIGHT ASSESSMENT COST FOR 6304 RONALD REAGAN AVE INCLUDES \$5840 COST FOR REMOVING EXISTING WIRING AND STREET LIGHT RELOCATION.