

**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

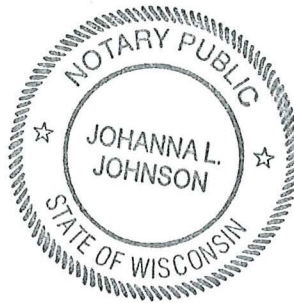
LESLEY PARKER, being first duly sworn on oath, deposes and says that:

1. She is a Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the day of OCTOBER 9, 2020 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached a notice of **CEDAR STREET ASSESSMENT DISTRICT 2021**
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.

  
\_\_\_\_\_  
LESLEY PARKER

Subscribed and sworn to before me  
this 9 day of OCTOBER, 2020

  
\_\_\_\_\_  
JOHANNA L. JOHNSON



Notary Public, State of Wisconsin  
My Commission expires: 4/8/2022



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](mailto:engineering@cityofmadison.com)  
[www.cityofmadison.com/engineering](http://www.cityofmadison.com/engineering)

Parcel Number: 0709-262-1119-8  
Situs Address: 1211 Fish Hatchery Rd  
WINGRA BUILDING GROUP  
1808 W BELTLINE HWY  
MADISON WI 53713

**Deputy City Engineer**  
Gregory T. Fries, P.E.

**Deputy Division Manager**  
Kathleen M. Cryan

**Principal Engineer 2**  
John S. Fahrney, P.E.  
Christopher J. Petykowski, P.E.  
Janet Schmidt, P.E.

**Principal Engineer 1**  
Christina M. Bachmann, P.E.  
Mark D. Moder, P.E.  
James M. Wolfe, P.E.

**Facilities & Sustainability**  
Bryan Cooper, Principal Architect

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

**Financial Manager**  
Steven B. Danner-Rivers

October 9, 2020

**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 at a regular meeting-to be held **TUESDAY, OCTOBER 20, 2020, at 6:30 P.M., VIA VIRTUAL MEETING** 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.

**IF YOU WISH TO SPEAK AT THE VIRTUAL MEETING, YOU MUST REGISTER.** You can register at <https://www.cityofmadison.com/MeetingRegistration>. When you register to speak, you will be sent an email with the information you need to join the virtual meeting.

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](mailto:engineering@cityofmadison.com). Please make contact at least 72 hours prior to the date of this public hearing so that we can make proper accommodations.

**PART II**

**DUNNING STREET, JACKSON STREET, AND LAFOLLETTE AVENUE RECONSTRUCTION  
ASSESSMENT DISTRICT – 2020**

**CEDAR STREET ASSESSMENT DISTRICT 2021**

**ROCKSTREAM DRIVE ASSESSMENT DISTRICT - 2020**

BY:   
MariBeth Witzel-Behl, City Clerk

PUB: WSJ **OCTOBER 9, 2020**

To view list of assessments for **CEDAR STREET ASSESSMENT DISTRICT 2021** please visit the City's website:  
<https://madison.legistar.com/Legislation.aspx>. In the Search criteria, enter Legistar File ID No. **62424**.

City of Madison Engineering Division - Preliminary Schedule of Assessments

10/7/2020

Proj. ID: 11866 Project Name: Cedar Street Assessment District - 2021  
Project Limits: South Street to South Park Street

Property Information					Street Construction Items								Lighting Construction Items				Sanitary Sewer Construction Items				Street Utility Construction Items				TOTAL ASSESSMT
Parcel No.	Owner's Name/Mailing Address	Situs Address/Parcel Location	Lot Area SF	Frontage LF	Install New Concrete Driveway Apron @ \$3.50 per SF	Remove & Replace Concrete Sidewalk @ \$5.00 per SF	Install New Concrete Sidewalk @ \$6.00 per SF	Street Installation Assessment @ \$350.00 per LF	Street Lights Assessment @ \$9.62 per LF	Sanitary Sewer Installation Assessment @ \$2,168.32 per 1000 SF	Sanitary Lateral Installation Assessment @ \$86.25 per LF	Box Culvert Installation Assessment @ \$461.84 per 1000 SF	Private Storm Sewer Connection Assessment @ LS	Street Storm Sewer Installation Assessment @ \$78.36 per LF	Cost	Cost	Cost	Cost	Cost	Cost	Cost				
0709-262-1119-8	WINGRA BUILDING GROUP 1808 W BELTLINE HWY MADISON WI	1211 Fish Hatchery Rd Cedar Street South Street Midland Street	239,303.00	735.25 258.92 814.23 334.37	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	239,303.00	\$110,519.70	\$0.00	0.00	\$0.00	\$110,519.70			
0709-262-1006-7	WINGRA BUILDING GROUP 1808 W BELTLINE HWY MADISON WI	1219 South St Cedar Street High Street	146,315.00	670.28 357.92 437.92	0.00	\$0.00	2,000.00	\$12,000.00	357.92	\$125,272.00	357.92	\$3,443.19	0.00	\$0.00	0.00	\$0.00	146,315.00	\$67,574.12	\$32,105.00	357.92	\$28,046.61	\$268,440.92			
0709-263-0107-2 TR-11	SHENANDOAH APARTMENTS LLC 1331 SOUTH ST STE 2 MADISON WI	1331 South St Cedar Street	109,761.00	695.00 151.04	0.00	\$0.00	800.00	\$4,800.00	151.04	\$52,864.00	151.04	\$1,453.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00	151.04	\$11,835.49	\$70,952.50			
0709-263-0103-0 TSS	CITY OF MADISON EDD PO BOX 2983 MADISON WI	1402 S Park St Cedar Street	79,112.00	190.74 612.03	1,500.00	\$5,250.00	1,000.00	\$5,000.00	4,100.00	\$24,600.00	612.03	\$214,210.22	612.03	\$5,887.72	79,112.00	\$171,540.00	127.00	\$10,954.00	79,112.00	\$36,537.09	\$67,788.00	612.03	\$47,958.61	\$589,725.64	
0709-262-1008-3 CC-T	WELTON FAMILY LTP C/O WELTON ENTERPRISES 702 N BLACKHAWK AVE MADISON WI	1312 S Park St Cedar Street	96,632.08	490.22 349.93	0.00	\$0.00	0.00	\$0.00	349.93	\$122,476.31	349.93	\$3,366.35	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00	349.93	\$27,420.70	\$153,263.35			
<b>TOTALS</b>					1,500.00	\$5,250.00	1,000.00	\$5,000.00	6,900.00	\$41,400.00	1,470.92	\$514,822.53	1,470.92	\$14,130.26	79,112.00	\$171,540.00	127.00	\$10,954.00	464,730.00	\$214,630.90	\$99,893.00	1,470.92	\$115,261.41	\$1,192,902.10	

Street Installation Assessment: The rate for the street installation is calculated based on the total estimated costs divided by the length of the new street divided by 2 (each parcel pays for half the street along their frontage). The rate is then applied to all parcels.  
 Street Lighting Assessment: The rate for street lighting is calculated based on the total estimated costs divided by the net linear frontage.  
 Sanitary Sewer Assessment: The rate for sanitary sewer installation is calculated based on the total estimated costs (minus lateral costs) divided by the total net square footage receiving service. The rate is applied to 1402 Park Street as it's the only lot served by this sanitary sewer main.  
 Storm Sewer Assessment: The storm sewer assessment is broken up as shown below  
 - Box Culvert Installation Assessment: The rate for the box culvert storm sewer installation is calculated based on incremental estimated cost to convey the 10-yr event from the intersection of new Cedar St to discharge at Wingra Creek, divided by the total net lot square footage. Additional cost to size box to 100-yr event NOT assessed. The rate for the box culvert is applied to all redeveloping parcels (1211 Fish Hatchery Road, 1219 South Street, 1402 S Park Street).  
 - Private Storm Sewer Connection Assessment: The rate for public storm sewer installation that serves only private lots (1219 South Street and 1402 S. Park Street) is calculated based on incremental estimated costs to serve those lots. All costs for each lot are assessed to the lot it serves.  
 - Street Storm Sewer Installation Assessment: The rate for storm sewer installation on Cedar Street is calculated based on the total estimated costs (minus costs covered by private services above) divided by the total net square footage. The rate is applied to all lots along new Cedar Street (1219 South Street, 1331 South Street, 1402 S. Park Street, 1312 S. Park Street).