



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: 0709-133-1723-0
Situs Address: 522 E Wilson St
RUBY MARIE LTD PARTNERSHP
% ROBERT L WORM
514 E WILSON ST
MADISON, WI 53703-0000

Deputy City Engineer
Gregory T. Fries, P.E.
Deputy Division Manager
Kathleen M. Cryan
Principal Engineer 2
John S. Fahmeyer, 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
**Land Information &
Official Map Manager**
Eric T. Pederson, P.S.
Financial Manager
Steven B. Danner-Rivers

July 9, 2021

**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, JULY 20, 2021, at 6:45 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 2.0% 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. The Board of Public Works may recommend increasing the number of proposed installments. Changes recommended by the Board of Public Works will be indicated in the resolution considered by the Common Council.

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 72 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II
SOUTH BLAIR STREET ASSESSMENT DISTRICT - 2022

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

PUB: WSJ **JULY 9, 2021**

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

Enter 66202 in the search criteria for **SOUTH BLAIR STREET ASSESSMENT DISTRICT - 2022**

City of Madison Engineering Division - Schedule of Assessments

Proj. ID: 11135 Project Name: South Blair Street Assessment District - 2022

Project Limits: John Nolen Dr. to E. Washington Ave.

Property Information				Sanitary Sewer Reconstruction Items				Street Lighting Items***				TOTAL ASSM'T	
Parcel No.	Owner's Name / Mailing Address	Parcel Location	Frontage LF	Sanitary Sewer Reconnect @		Remove & Replace Sanitary Lateral @		Factor	Install Pedestrian Scale Lighting				
				\$1,600.00 Each	Each	\$23.00 per LF	LF		Cost	by Frontage @			by Area @
									\$27.80 per LF	Cost	\$ 0.22 per SF	Cost	
0709-133-0726-5 CC-T, WP-17	MADISON PUBLIC MARKET LLC PO BOX 1601 MADISON WI	5 S Blair St E. Washington Ave frontage	185.49 105.22	5	\$8,000.00	145.00	\$3,335.00	2	185.49	\$7,734.93	23,423	\$5,153.06	\$24,222.99
0709-133-0708-3 CC-T, WP-17	MADISON GAS & ELECTRIC ATTN TIM BLIEFERNICHT PO BOX 1231 MADISON WI	27 S Blair St E Main frontage	65.00 33.00	0	\$0.00	0.00	\$0.00	1	65.00	\$1,355.25	2,145	\$235.95	\$1,591.20
0709-133-1731-3 DR1, HIS-FS	EAST SIDE HH LLC KME REAL ESTATE II LLC PO BOX 462 WAUNAKEE WI	110 S Blair St	33.00	1	\$1,600.00	29.00	\$667.00	1.5	33.00	\$1,376.10	4,356	\$1,437.48	\$5,080.58
0709-133-1730-5 DR1, HIS-FS	EAST SIDE HH LLC KME REAL ESTATE II LLC PO BOX 462 WAUNAKEE WI	114 S Blair St	33.00	1	\$1,600.00	29.00	\$667.00	1.5	33.00	\$1,376.10	4,356	\$1,437.48	\$5,080.58
0709-133-1729-8 DR1, HIS-FS	EAST SIDE HH LLC KME REAL ESTATE II LLC PO BOX 462 WAUNAKEE WI	118 S Blair St	66.00	2	\$3,200.00	56.00	\$1,288.00	1.5	66.00	\$2,752.20	8,712	\$2,874.96	\$10,115.16
0709-133-1727-2 HIS-FS, PD	JDJ IMPORT COMPANY LLC % ROBERT L WORM 514 E WILSON ST MADISON WI	134 S Blair St	198.00	1	\$1,600.00	33.00	\$759.00	2	198.00	\$11,008.80	36,911	\$16,240.84	\$29,608.64
0709-133-1725-6 HIS-FS, PD	JDJ IMPORT COMPANY LLC % ROBERT L WORM 514 E WILSON ST MADISON WI	140 S Blair St	33.00	1	\$1,600.00	32.00	\$736.00	2	33.00	\$1,834.80	4,356	\$1,916.64	\$6,087.44
0709-133-1724-8 HIS-FS, PD	RUBY MARIE LIMITED PARTNERSHIP 514 E WILSON ST MADISON WI	148 S Blair St	33.00	1	\$1,600.00	40.00	\$920.00	2	33.00	\$1,834.80	3,069	\$1,350.36	\$5,705.16
0709-133-1607-6 DR1, HIS-FS	522-524 E MAIN STREET LLC 211 W GILMAN ST MADISON WI	522 E Main St E Main frontage	132.00 66.00	2	\$3,200.00	58.00	\$1,334.00	1.5	132.00	\$4,128.30	8,712	\$1,437.48	\$10,099.78
0709-133-1733-9 HIS-FS, PD	SETTLEMENT PLACE LLC 730 WILLIAMSON ST STE 15C MADISON WI	525 E Main St E Main frontage	132.07 99.53	1	\$1,600.00	28.00	\$644.00	2	132.07	\$5,507.32	13,101	\$2,882.22	\$10,633.54

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Parcel No.	Owner's Name / Mailing Address	Parcel Location	Frontage LF	Sanitary Sewer Reconnect @		Remove & Replace Sanitary Lateral @		Factor	Install Pedestrian Scale Lighting				
				\$1,600.00 Each	Cost	LF	Cost		by Frontage @	by Area @			
									\$27.80 per LF	\$ 0.22 per SF			
0709-133-0604-3 TE, WP-17	MADISON GAS & ELECTRIC C/O TIM BLIEFERNICHI PO BOX 1231 MADISON WI	601 E Main St E Main frontage	132.02 335.04	1	\$1,600.00	27.00	\$621.00	2	132.02	\$3,670.16	17,300	\$7,612.00	\$13,503.16
0709-133-0605-1 HIS-L, HIS-TI	MADISON GAS & ELECTRIC ATTN TIM BLIEFERNICHI PO BOX 1231 MADISON WI	602 Railroad St Railroad St frontage	132.00 132.00	2	\$3,200.00	54.00	\$1,242.00	2	132.00	\$5,504.40	17,424	\$3,833.28	\$13,779.68
0709-133-0502-9 HIS-TL, TE	MADISON GAS & ELECTRIC ATTN TIM BLIEFERNICHI PO BOX 1231 MADISON WI	623 Railroad St	264.70	2	\$3,200.00	36.00	\$828.00	2	264.00	\$7,339.20	34,500	\$15,180.00	\$26,547.20
0709-133-1601-8 UMX, WP-17	THE WMC FOUNDATION INC 501 E WASHINGTON AVE MADISON WI	501 E Washington Ave S Blair St Frontage	132.00 92.00	0	\$0.00	0.00	\$0.00	2	92.00	\$5,115.20	5,500	\$2,420.00	\$7,535.20
0709-133-1610-9 UMX, WP-17	ORB AND SCEPTER HOLDINGS LLC 5729 SUMMERHILL COURT FITCHBURG WI	521 E Washington Ave S Blair St Frontage	99.00 106.00	1	\$1,600.00	34.00	\$782.00		106.00	\$0.00	10,555	\$0.00	\$2,382.00
0709-133-0722-3 CC-T, WP-17	COUNTY OF DANE 210 MLK JR BLVD RM 114 MADISON WI	615 E Washington Ave S. Blair St. Frontage	66.00 62.50	1	\$1,600.00	29.00	\$667.00	2	62.50	\$3,475.00	4,100	\$1,804.00	\$7,546.00
0709-133-1723-0 HIS-TL, UMX	RUBY MARIE LTD PARTNERSHF % ROBERT L WORM 514 E WILSON ST MADISON WI	522 E Wilson St S. Blair St. Frontage	67.00 66.00	1	\$1,600.00	29.00	\$667.00	2	66.00	\$2,752.20	4,422	\$972.84	\$5,992.04
0709-133-1518-5	EPESETH FAMILY TRUST 1817 KEYES AVE. MADISON, WI	516 E. Washington Ave.	33.00	1	\$1,600.00	34.00	\$782.00		0.00	\$0.00	0.00	\$0.00	\$2,382.00
0709-133-0804-9	CAPITAL GARAGE INC 6814 BAYFIELD TERRACE MADISON, WI	608 E. Washington Ave.	198.00	2	\$3,200.00	65.00	\$1,495.00		0.00	\$0.00	0.00	\$0.00	\$4,695.00
TOTALS				26.00	\$41,600.00	758.00	\$17,434.00	--	--	\$66,764.76	--	\$66,788.59	\$192,587.35

***Street Light assessment factor: 1.0 for single family residential; 1.5 for multi-family residential; and 2.0 for commercial.

Corner lot factors (75% frontage, 50% area) were used for the following parcels: 5 S Blair St, 27 S Blair St, 522 E Main St, 525 E Main St, 602 Railroad St, 522 E Wilson St.

Corner lot factors (50% frontage, partial area) were used for the following parcels: 601 E Main St, 623 Railroad St.

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				Sanitary Sewer Reconnect @		Remove & Replace Sanitary Lateral @		Install Pedestrian Scale Lighting					
Parcel No.	Owner's Name / Mailing Address	Parcel Location	Frontage LF	\$1,600.00	Each	\$23.00	per LF	Factor	by Frontage @		by Area @		
				Each	Cost	LF	Cost		\$27.80	per LF	\$		0.22
									LF	Cost	SF	Cost	

Partial area also used for the following parcels: 501 E Washington Ave, 615 E Washington Ave.

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 JULY 9, 2021 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 **SOUTH BLAIR STREET ASSESSMENT DISTRICT - 2022** 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 9 day of JULY, 2021

Margaret M. McClain

Notary Public, State of Wisconsin
My Commission expires: 02/25/2023

MARGARET M. MCCLAIN
Notary Public
State of Wisconsin