



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: 0709-212-0704-3
Situs Address: 2741 University Ave
2741 UNIVERSITY AVE LLC
241 N BROADWAY STE 501
MILWAUKEE, WI 53202-0000

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

June 22, 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 6, 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
UNIVERSITY AVENUE ASSESSMENT DISTRICT - 2022

BY: 
MariBeth Witzel-Behl, City Clerk

PUB: WSJ JUNE 25, 2021

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

Enter **65898** in the search criteria for UNIVERSITY AVENUE ASSESSMENT DISTRICT - 2022

City of Madison Engineering Division - Schedule of Assessments

Proj. ID: 11168

Project Name: University Avenue Assessment District - 2022
Project Limits: Hill Street to Grand Avenue

Date: 5/17/2021

*A factor has been applied for sidewalk and curb and gutter work adjacent to lots that blur more than one street and are single-family or two-family residential dwellings.

*A factor has been applied for sidewalk and curb and gutter work adjacent to lots that share more than one street and are single-family or two-family residential dwellings.										Street Construction Items										Sanitary Sewer Items				TOTAL
Parcel No./ Zoning	Owner's Name / Mailing Address	Site Address	Frontage LF	Remove Concrete Sidewalk, Driveway, or Terrace @ \$1.50 per sq ft.		Install Concrete Driveway Apron @ \$3.50 per sq ft.		Install Concrete Sidewalk @ \$3.00 per Square Foot (SF)		Remove & Replace Curb and Gutter @ \$13.00 per Linear Foot (LF)		Sanitary Sewer Reconnect @ \$1,350 Each		Remove & Replace Sanitary Lateral @ \$25.00 per LF		TOTAL ASMT								
				SF	Cost	SF	Cost	Factor	SF	Cost	Factor	LF	Cost	Each	Cost		LF	Cost						
0709-211-0309-3	SUNOWATY, MARK G 409 S RANDALL AVE MADISON WI	513 Farley Ave	68.90	0.00	\$ -	0.00	\$ -	1.00	0.00	\$ -	1.00	40.00	\$ 520.00	0.00	\$ -	0.00	\$ -	\$ 520.00						
0709-212-0692-6	RHP SHEPARD LLC 1530 E MARCUS CT PARK RIDGE IL	602 N Franklin Ave	78.10	200.00	\$ 300.00	0.00	\$ -	1.00	200.00	\$ 600.00	1.00	34.00	\$ 442.00	2.00	\$ 2,700.00	96.70	\$ 2,417.50	\$ 6,459.50						
0709-212-0211-8	UNIV OF WIS REGENTS VAN HISE HALL # 1860 1220 LINDEN DR MADISON WI	2924 Harvey St	45.65	371.00	\$ 556.50	0.00	\$ -	1.00	371.00	\$ 963.00	1.00	45.65	\$ 593.45	0.00	\$ -	0.00	\$ -	\$ 2,112.95						
0709-212-0216-8	UNIVERSITY QUARRY LLC 3330 UNIVERSITY AVE # 206 MADISON WI	710 Ridge St University Ave frontage	213.30 188.00	0.00	\$ -	0.00	\$ -	1.00	0.00	\$ -	1.00	258.00	\$ 3,354.00	1.00	\$ 1,350.00	24.00	\$ 600.00	\$ 5,304.00						
0709-211-0301-9	SCOTT, GARY K & KAREN L 5463 LAKE MENDOTA DR MADISON WI	2601 University Ave	95.00	0.00	\$ -	0.00	\$ -	1.00	0.00	\$ -	1.00	95.00	\$ 1,235.00	0.00	\$ -	0.00	\$ -	\$ 1,235.00						
0709-211-0302-7	RIPPLE FAMILY LIMITED PARTNERSHIP 3801 REGENT ST MADISON WI	2605 University Ave	45.00	0.00	\$ -	0.00	\$ -	1.00	0.00	\$ -	1.00	45.00	\$ 585.00	0.00	\$ -	0.00	\$ -	\$ 585.00						
0709-211-0303-5	RIPPLE FAMILY LIMITED PARTNERSHIP 3801 REGENT ST MADISON WI	2611 University Ave	62.75	98.00	\$ 147.00	0.00	\$ -	1.00	100.00	\$ 300.00	1.00	62.75	\$ 815.75	0.00	\$ -	0.00	\$ -	\$ 1,262.75						
0709-211-0304-3	JOHNSON, MICHAEL W 7502 GANSEN WAY MADISON WI	2613 University Ave	36.00	77.00	\$ 115.50	73.00	\$ 255.50	1.00	0.00	\$ -	1.00	36.00	\$ 468.00	0.00	\$ -	0.00	\$ -	\$ 839.00						
0709-211-0305-1	JOHNSON, MICHAEL W 7502 GANSEN WAY MADISON WI	2615 University Ave	38.75	77.00	\$ 115.50	73.00	\$ 255.50	1.00	0.00	\$ -	1.00	38.75	\$ 503.75	0.00	\$ -	0.00	\$ -	\$ 874.75						
0709-211-0306-9	JOHNSON, MICHAEL W 7502 GANSEN WAY MADISON WI	2625 University Ave	46.75	109.00	\$ 163.50	153.00	\$ 535.50	1.00	0.00	\$ -	1.00	46.75	\$ 607.75	0.00	\$ -	0.00	\$ -	\$ 1,306.75						
0709-211-0307-7	HIGHLAND, THE 2631 UNIVERSITY AVE MADISON WI	2631 University Ave	143.00	152.00	\$ 228.00	254.00	\$ 889.00	1.00	0.00	\$ -	1.00	143.00	\$ 1,859.00	0.00	\$ -	0.00	\$ -	\$ 2,976.00						
0709-211-0311-7	TIS 2635 UNIVERSITY AVENUE LLC 8905 BLACKHAWK RD MIDDLETON WI	2639 University Ave	136.53 140.00	864.00	\$ 1,296.00	122.00	\$ 427.00	1.00	1353.00	\$ 4,059.00	1.00	276.53	\$ 3,594.89	0.00	\$ -	0.00	\$ -	\$ 9,376.89						

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				Remove Concrete Sidewalk, Driveway, or Terrace @ \$1.50 per Sq Ft.		Install Concrete Driveway Apron @ \$3.50 per Sq Ft.		Install Concrete Sidewalk @ \$3.00 per Square Foot (SF)		Remove & Replace Curb and Gutter @ \$13.00 per Linear Foot (LF)		Sanitary Sewer Reconnect @ \$1,350 Each		Remove & Replace Sanitary Lateral @ \$25.00 per LF				
Parcel No./ Zoning	Owner's Name / Mailing Address	Site Address	Frontage L.F.	SF	Cost	SF	Cost	Factor*	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	
0709-212-0701-9 PD, WP-06	TWENTH CENTURY MARKETS % THE FIORE COMPANIES 150 E GILMAN ST STE 1600 MADISON WI	2701 University Ave Farley Ave. frontage	254.96 214.00	3359.00	\$ 5,038.50	287.00	\$ 1,004.50	1.00	3838.00	\$ 11,514.00	1.00	462.96	\$ 6,018.48	2.00	\$ 2,700.00	46.00	\$ 1,150.00	\$ 27,425.48
0709-212-0703-5 CC-T, WP-06	JEFFA LLC 2733 UNIVERSITY AVE MADISON WI	2733 University Ave	145.40	1174.00	\$ 1,761.00	276.00	\$ 966.00	1.00	1037.00	\$ 3,111.00	1.00	145.40	\$ 1,890.20	1.00	\$ 1,350.00	46.00	\$ 1,150.00	\$ 10,228.20
0709-212-0704-3 CC-T, WP-06	2741 UNIVERSITY AVE LLC 241 N BROADWAY STE 501 MILWAUKEE WI	2741 University Ave	121.75	964.00	\$ 1,446.00	100.00	\$ 350.00	1.00	848.00	\$ 2,544.00	1.00	121.75	\$ 1,582.75	1.00	\$ 1,350.00	46.00	\$ 1,150.00	\$ 8,422.75
0709-212-0706-9 CC-T, WP-06	CITY OF MADISON WATER UT WELL # 6 119 E OLIN AVE MADISON WI	2757 University Ave Franklin Ave. frontage	120.00 120.00	1184.00	\$ 1,776.00	85.00	\$ 297.50	1.00	1302.00	\$ 3,906.00	1.00	232.00	\$ 3,016.00	1.00	\$ 1,350.00	46.00	\$ 1,150.00	\$ 11,495.50
0709-212-0601-1 CC-T, WP-06	CAMPUS 24 LIMITED LIABILITY CO 8418 OAKMONT DR MADISON WI	2801 University Ave Franklin Ave. frontage	120.00 80.00	1336.00	\$ 2,004.00	630.00	\$ 2,205.00	1.00	1398.00	\$ 4,194.00	1.00	200.00	\$ 2,600.00	3.00	\$ 4,050.00	71.00	\$ 1,775.00	\$ 16,828.00
0709-212-0604-5 CC-T, WP-06	FINIDAY PRINSHIP ASSC LLP ATTN CUSTOM REAL ESTATE 131 W WILSON ST STE 301 MADISON WI	2825 University Ave	263.31	2035.00	\$ 3,052.50	324.00	\$ 1,134.00	1.00	2041.00	\$ 6,123.00	1.00	263.31	\$ 3,423.03	1.00	\$ 1,350.00	28.00	\$ 700.00	\$ 15,782.53
0709-212-0605-3 CC-T, WP-06	RED DOG HOLDINGS LLC 2837 UNIVERSITY AVE MADISON WI	2837 University Ave	90.00	711.00	\$ 1,066.50	108.00	\$ 378.00	1.00	650.00	\$ 1,950.00	1.00	90.00	\$ 1,170.00	1.00	\$ 1,350.00	18.00	\$ 450.00	\$ 6,364.50
0709-212-0609-5 CC-T, WP-06	KLINE CAMPUS LLC 4518 MONONA DR MADISON WI	2875 University Ave Ridge St. frontage	181.67 85.00	1721.00	\$ 2,581.50	128.00	\$ 448.00	1.00	2044.00	\$ 6,132.00	1.00	230.00	\$ 2,990.00	1.00	\$ 1,350.00	19.00	\$ 475.00	\$ 13,976.50
0709-212-0203-5 CC-T, WP-06	2347 LLC PO BOX 5547 MADISON WI	2919 University Ave	63.00	502.00	\$ 753.00	107.00	\$ 374.50	1.00	446.00	\$ 1,338.00	1.00	63.00	\$ 819.00	1.00	\$ 1,350.00	19.00	\$ 475.00	\$ 5,109.50
0709-212-0204-3 CC-T, WP-06	SCHMOCK TR, L W & J N SMOKY'S CLUB 3005 UNIVERSITY AVE MADISON WI	2943 University Ave	102.00	802.00	\$ 1,203.00	90.00	\$ 315.00	1.00	703.00	\$ 2,109.00	1.00	102.00	\$ 1,326.00	1.00	\$ 1,350.00	20.00	\$ 500.00	\$ 6,403.00
0709-212-0205-1 CC-T	2347 LLC ATTN BAGELS FOREVER PO BOX 5547 MADISON WI	2947 University Ave Schmitt Pl. frontage	225.00 370.00	1747.00	\$ 2,620.50	121.00	\$ 423.50	1.00	1569.00	\$ 4,707.00	1.00	272.00	\$ 3,536.00	1.00	\$ 1,350.00	19.00	\$ 475.00	\$ 13,112.00
0709-212-0301-7 CC-T	SCHMOCK TR, L W & J N SMOKY'S CLUB 3005 UNIVERSITY AVE MADISON WI	3005 University Ave Schmitt Pl. frontage	100.00 280.00	927.00	\$ 1,390.50	0.00	\$ -	1.00	852.00	\$ 2,556.00	1.00	122.00	\$ 1,586.00	1.00	\$ 1,350.00	18.00	\$ 450.00	\$ 7,332.50

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Parcel No./ Zoning	Owner's Name / Mailing Address	Site Address	Frontage LF	Remove Concrete Sidewalk, Driveway, or Terrace @ \$1.50 per Sq Ft.		Install Concrete Driveway Apron @ \$3.50 per Sq Ft.		Install Concrete Sidewalk @ \$3.00 per Square Foot (SF)		Remove & Replace Curb and Gutter @ \$13.00 per Linear Foot (LF)		Sanitary Sewer Reconnect @ \$1,350 Each		Remove & Replace Sanitary Lateral @ \$25.00 per LF		TOTAL ASSMT					
				SF	Cost	SF	Cost	Factor*	SF	Cost	Factor*	LF	Cost	Each	Cost		LF	Cost			
0709-212-0302-5 TR-U1	SHOREWOOD HOUSE LLP 3009 UNIVERSITY AVE MADISON WI	3009 University Ave	132.27	1040.00	\$ 1,560.00	100.00	\$ 350.00	1.00	952.00	\$ 2,856.00	1.00	132.27	\$ 1,719.51	2.00	\$ 2,700.00	38.00	\$ 950.00	\$ 10,135.51			
0709-212-0303-3 CC-T	CENTURY HOUSE REAL ESTATE LLC 3009 UNIVERSITY AVE MADISON WI	3009 University Ave	127.68	1000.00	\$ 1,500.00	100.00	\$ 350.00	1.00	917.00	\$ 2,751.00	1.00	127.68	\$ 1,659.84	3.00	\$ 4,050.00	56.00	\$ 1,400.00	\$ 11,710.84			
0709-212-0305-9 CC-T	CENTURY HOUSE REAL ESTATE LLC 3009 UNIVERSITY AVE MADISON WI	3009 University Ave Hill St. frontage	132.17 60.00	852.00	\$ 1,278.00	22.00	\$ 77.00	1.00	1076.00	\$ 3,228.00	1.00	132.17	\$ 1,718.21	0.00	\$ -	0.00	\$ -	\$ 6,301.21			
Totals				21,302.00	\$ 31,953.00	3,153.00	\$ 11,035.50		21,647.00	\$ 64,941.00		3,817.97	\$ 49,633.61	23.00	\$ 31,050.00	610.70	\$ 15,267.50	\$ 203,880.61			

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 JUNE 23, 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 **UNIVERSITY AVENUE 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 23 day of JUNE, 2021

Shelby Hanewold

SHELBY HANEWOLD
Notary Public
State of Wisconsin

Notary Public, State of Wisconsin
My Commission expires: 8/7/23