



Department of Public Works  
**Engineering Division**  
James M. Wolfe, 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 No: 071009308109  
Situs Address: 511 Park Ct  
CITY OF MADISON PARKS  
LAKE EDGE PARK  
330 E LAKESIDE ST  
MADISON, WI 53715

**Assistant City Engineer**  
Bryan Cooper, AIA  
Gregory T. Fries, P.E.  
Chris Petykowski, P.E.

**Deputy Division Manager**  
Kathleen M. Cryan

**Principal Architect**  
Amy Loewenstein Scanlon, AIA

**Principal Engineer 2**  
Janet Schmidt, P.E.

**Principal Engineer 1**  
Kyle Frank, P.E.  
Mark D. Moder, P.E.  
Fadi El Musa Gonzalez, P.E.  
Andrew J. Zwieg, P.E.

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

August 19, 2025

**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, SEPTEMBER 2, 2025, at 6:30 P.M., VIA A HYBRID 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 VIRTUALLY AT THE 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.

**IF YOU WISH TO SPEAK IN-PERSON AT THE MEETING, YOU MUST REGISTER WITH THE COUNCIL'S SECRETARY PRIOR TO 6:30 P.M.**

The Common Council meeting is held in Room 201 of the City-County Building, 210 Martin Luther King Jr., Blvd., Madison, WI.

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 4.0% 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](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**

### **DAVIDSON STREET, PARK COURT, MAHER AVENUE, AND GARY STREET ASSESSMENT DISTRICT - 2025**

BY: Michael Haas, Acting City Clerk

PUB: WSJ **AUGUST 22, 2025**

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: 07/21/2025  
Project ID:14481  
Project Name: Davidson St, Park Ct, Maher Ave, and Gary St Reconstruction  
Project Description: Street Reconstruct  
\*A factor has been applied for pavement reconstruction adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

Parcel Information						Street Reconstruction Items										Sanitary Sewer Items				Storm Sewer Item		Total Assessment	
						Remove Concrete Driveway Apron & Terrace Walk Assessment @		Install Concrete Driveway Apron Assessment @		Install Concrete Terrace Walk Assessment @		Replace Asphalt Drive and / or Apron Assessment @		10' Pavement Reconstruction Assessment @			Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		
						\$1.42 SF	per SF Cost	\$4.79 SF	per SF Cost	\$4.28 SF	per SF Cost	\$2.09 SF	per SF Cost	\$46.02 Factor*	per LF LF Cost		\$2,000.00 Each	per Each Cost	\$35.00 LF	per LF Cost	\$3,200.00 Each		per Each Cost
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF	Frontage Streets	Multiple Frontage																		
071009301012		3904 Maher Ave	141.9 79.2	Mahe Ave Davidson St	Yes	0	\$0.00	100	\$479.00	0	\$0.00	350	\$731.50	0.5	221.1	\$5,087.51	1.00	\$2,000.00	36.00	\$1,260.00	0.00	\$0.00	\$9,558.01
071009301020		504 Davidson St	79	Davidson St	No	200	\$284.00	150	\$718.50	0	\$0.00	0	\$0.00	1	79	\$3,644.78	1.00	\$2,000.00	33.00	\$1,155.00	0.00	\$0.00	\$7,802.28
071009301038		506 Davidson St	79	Davidson St	No	250	\$355.00	250	\$1,197.50	0	\$0.00	0	\$0.00	1	79	\$3,644.78	1.00	\$2,000.00	33.00	\$1,155.00	0.00	\$0.00	\$8,352.28
071009301046		508 Davidson St	79	Davidson St	No	0	\$0.00	75	\$359.25	0	\$0.00	100	\$209.00	1	79	\$3,644.78	1.00	\$2,000.00	32.00	\$1,120.00	0.00	\$0.00	\$7,333.03
071009301054		510 Davidson St	79	Davidson St	No	0	\$0.00	75	\$359.25	0	\$0.00	50	\$104.50	1	79	\$3,644.78	1.00	\$2,000.00	32.00	\$1,120.00	0.00	\$0.00	\$7,228.53
071009301062		512 Davidson St	79	Davidson St	No	0	\$0.00	125	\$598.75	0	\$0.00	125	\$261.25	1	79	\$3,644.78	1.00	\$2,000.00	33.00	\$1,155.00	0.00	\$0.00	\$7,659.78
071009301070		514 Davidson St	59	Davidson St	No	150	\$213.00	150	\$718.50	50	\$214.00	0	\$0.00	1	59	\$2,733.59	1.00	\$2,000.00	33.00	\$1,155.00	0.00	\$0.00	\$7,034.09
071009301088		516 Davidson St	59	Davidson St	No	0	\$0.00	50	\$239.50	0	\$0.00	125	\$261.25	1	59	\$2,733.59	1.00	\$2,000.00	33.00	\$1,155.00	0.00	\$0.00	\$6,389.34
071009301096		518 Davidson St	59	Davidson St	No	25	\$35.50	100	\$479.00	50	\$214.00	100	\$209.00	1	59	\$2,733.59	1.00	\$2,000.00	33.00	\$1,155.00	0.00	\$0.00	\$6,826.09
071009301103		3909 Dempsey Rd	139.7 60.2	Dempsey Rd Davidson St	Yes	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0.5	60.2	\$1,385.20	1.00	\$2,000.00	33.00	\$1,155.00	0.00	\$0.00	\$4,540.20
071009301195		3902 Maher Ave	134.9 78.70	Mahe Ave Cottage Grove Rd	Yes	225	\$319.50	275	\$1,317.25	0	\$0.00	0	\$0.00	0.5	134.9	\$3,104.05	1.00	\$2,000.00	34.00	\$1,190.00	0.00	\$0.00	\$7,930.80
071009302044		412 Davidson St	76.5 141.2	Davidson St Mahe Ave	Yes	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0.5	141.2	\$3,249.01	1.00	\$2,000.00	28.00	\$980.00	0.00	\$0.00	\$6,229.01
071009302052		3901 Maher Ave	134.2 76.1	Mahe Ave Cottage Grove Rd	Yes	200	\$284.00	275	\$1,317.25	0	\$0.00	0	\$0.00	0.5	134.2	\$3,087.94	0.00	\$0.00	0.00	\$0.00	1.00	\$3,200.00	\$7,889.19
071009307078		4009 Maher Ave	111 110	Mahe Ave Lake Edge Blvd	Yes	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0.5	111	\$2,554.11	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,554.11
071009307086		4007 Maher Ave	75	Mahe Ave		0	\$0.00	0	\$0.00	0	\$0.00	400	\$836.00	1	75	\$3,465.31	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$7,351.31
071009307094		4005 Maher Ave	76	Mahe Ave		0	\$0.00	0	\$0.00	0	\$0.00	275	\$574.75	1	76	\$3,497.52	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$7,122.27
071009307101		4001 Maher Ave	102 152.4	Mahe Ave Davidson	Yes	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0.5	102.0	\$2,347.02	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,347.02
071009308018		4003 Dempsey Rd	151.8 90 89	Dempsey Rd Davidson St Park Ct	Yes	175	\$248.50	150	\$718.50	0	\$0.00	0	\$0.00	0.33	179	\$2,745.86	1.00	\$2,000.00	19.00	\$665.00	0.00	\$0.00	\$6,377.86
071009308026		515 Davidson St	83 86	Davidson St Park Ct	Yes	25	\$35.50	100	\$479.00	50	\$214.00	0	\$0.00	0.5	168	\$3,865.68	1.00	\$2,000.00	18.00	\$630.00	0.00	\$0.00	\$7,224.18
071009308034		513 Davidson St	60 63.4	Davidson St Park Ct	Yes	75	\$106.50	200	\$958.00	0	\$0.00	0	\$0.00	0.5	123.4	\$2,839.43	1.00	\$2,000.00	18.00	\$630.00	0.00	\$0.00	\$6,533.93
071009308042		511 Davidson St	75 75	Davidson St Park Ct	Yes	0	\$0.00	0	\$0.00	0	\$0.00	150	\$313.50	0.5	150.00	\$3,451.50	1.00	\$2,000.00	19.00	\$665.00	0.00	\$0.00	\$6,430.00
071009308050		509 Davidson St	75 75	Davidson St Park Ct	Yes	250	\$355.00	275	\$1,317.25	0	\$0.00	0	\$0.00	0.5	150.00	\$3,451.50	1.00	\$2,000.00	19.00	\$665.00	0.00	\$0.00	\$7,788.75
071009308068		507 Davidson St	75 75	Davidson St Park Ct	Yes	200	\$284.00	225	\$1,077.75	0	\$0.00	0	\$0.00	0.5	150.00	\$3,451.50	1.00	\$2,000.00	18.00	\$630.00	0.00	\$0.00	\$7,443.25
071009308076		505 Davidson St	75 75	Davidson St Park Ct	Yes	0	\$0.00	0	\$0.00	0	\$0.00	150	\$313.50	0.5	150.00	\$3,451.50	1.00	\$2,000.00	18.00	\$630.00	0.00	\$0.00	\$6,395.00
071009308084		4002 Maher Ave	81 127.7	Mahe Ave Park Ct	Yes	0	\$0.00	75	\$359.25	0	\$0.00	150	\$313.50	0.5	208.7	\$4,802.19	1.00	\$2,000.00	33.00	\$1,155.00	0.00	\$0.00	\$8,629.94
071009308092		4000 Maher Ave	71 172.3	Mahe Ave Davidson	Yes	300	\$426.00	400	\$1,916.00	50	\$214.00	0	\$0.00	0.5	243.3	\$5,598.33	1.00	\$2,000.00	21.00	\$735.00	0.00	\$0.00	\$10,889.33
071009308109		511 Park Ct	354 660 646	Mahe Ave Dempsey Rd Park Ct	Yes	0	\$0.00	425	\$2,035.75	0	\$0.00	725	\$1,515.25	0.33	908	\$13,928.72	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$17,479.72
071009309058		4103 Maher Ave	76	Mahe Ave		150	\$213.00	550	\$2,634.50	0	\$0.00	0	\$0.00	1	39	\$1,794.78	1.00	\$2,000.00	38.00	\$1,330.00	0.00	\$0.00	\$7,972.28
071009309066		4101 Maher Ave	90 110	Mahe Ave Lake Edge Blvd		0	\$0.00	650	\$3,113.50	0	\$0.00	0	\$0.00	0.5	90	\$2,070.90	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,184.40
071009401036		804 Gary St	60	Gary St	No	150	\$213.00	150	\$718.50	0	\$0.00	0	\$0.00	1	60	\$2,761.20	1.00	\$2,000.00	20.00	\$700.00	0.00	\$0.00	\$6,392.70
071009401044		806 Gary St	60	Gary St	No	0	\$0.00	100	\$479.00	0	\$0.00	50	\$104.50	1	60	\$2,761.20	1.00	\$2,000.00	21.00	\$735.00	0.00	\$0.00	\$6,079.70
071009401052		808 Gary St	60	Gary St	No	0	\$0.00	100	\$479.00	0	\$0.00	50	\$104.50	1	60	\$2,761.20	1.00	\$2,000.00	21.00	\$735.00	0.00	\$0.00	\$6,079.70
071009401060		810 Gary St	60	Gary St	No	0	\$0.00	112.5	\$538.88	0	\$0.00	50	\$104.50	1	60	\$2,761.20	1.00	\$2,000.00	21.00	\$735.00	0.00	\$0.00	\$6,139.58
071009401078		812 Gary St	122	Gary St	No	0	\$0.00	112.5	\$538.88	0	\$0.00	50	\$104.50	1	122	\$5,614.44	1.00	\$2,000.00	20.00	\$700.00	0.00	\$0.00	\$8,957.82
071009401086		711 Cottage Grove Rd	296 897.5 374	Cottage Grove Rd Claire St Gary St	Yes	0	\$0.00	200	\$958.00	0	\$0.00	0	\$0.00	0.33	374	\$5,737.16	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$6,695.16

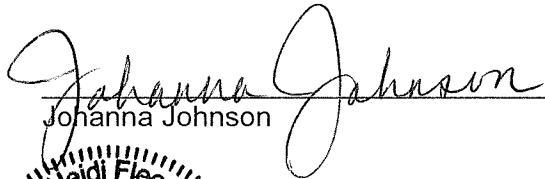
071009403123	4008 Dempsey Rd	132 66	Dempsey Rd Gary St	Yes	200	\$284.00	200	\$958.00	0	\$0.00	0	\$0.00	0.5	66	\$1,518.66	1.00	\$2,000.00	27.00	\$945.00	0.00	\$0.00	\$5,705.66
071009403131	604 Gary St	66	Gary St		25	\$35.50	125	\$598.75	0	\$0.00	0	\$0.00	1	66	\$3,037.32	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$6,546.57
071009403149	606 Gary St	66	Gary St		250	\$355.00	200	\$958.00	0	\$0.00	0	\$0.00	1	66	\$3,037.32	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$7,225.32
071009403157	608 Gary St	66 132	Gary St Claire St		175	\$248.50	175	\$838.25	0	\$0.00	0	\$0.00	0.5	66	\$1,518.66	1.00	\$2,000.00	29.00	\$1,015.00	0.00	\$0.00	\$5,620.41
071009404014	4202 Dempsey Rd	73 132	Dempsey Rd Gary St	Yes	0	\$0.00	0	\$0.00	0	\$0.00	200	\$418.00	0.5	132	\$3,037.32	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$3,455.32
071009404147	4201 Claire St	73 132	Claire St Gary St	Yes	0	\$0.00	0	\$0.00	0	\$0.00	100	\$209.00	0.5	132	\$3,037.32	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$3,246.32
071009405012	4202 Claire St	73 132	Claire St Gary St	Yes	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0.5	132	\$3,037.32	1.00	\$2,000.00	29.00	\$1,015.00	0.00	\$0.00	\$6,052.32
071009405145	4201 Elinor St	73 132	Elinor St Gary St	Yes	0	\$0.00	0	\$0.00	0	\$0.00	225	\$470.25	0.5	132	\$3,037.32	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$6,557.57
071009406010	821 Gary St	59	Gary St		0	\$0.00	0	\$0.00	0	\$0.00	125	\$261.25	1	59	\$2,696.77	1.00	\$2,000.00	36.00	\$1,260.00	0.00	\$0.00	\$6,218.02
071009406028	819 Gary St	60	Gary St		0	\$0.00	0	\$0.00	0	\$0.00	325	\$679.25	1	60	\$2,761.20	1.00	\$2,000.00	38.00	\$1,330.00	0.00	\$0.00	\$6,770.45
071009406036	817 Gary St	60	Gary St		50	\$71.00	50	\$239.50	0	\$0.00	275	\$574.75	1	60	\$2,761.20	1.00	\$2,000.00	35.00	\$1,225.00	0.00	\$0.00	\$6,871.45
071009406044	815 Gary St	60	Gary St		200	\$284.00	225	\$1,077.75	0	\$0.00	0	\$0.00	1	60	\$2,761.20	1.00	\$2,000.00	34.00	\$1,190.00	0.00	\$0.00	\$7,312.95
071009406052	813 Gary St	60	Gary St		0	\$0.00	0	\$0.00	0	\$0.00	250	\$522.50	1	60	\$2,761.20	1.00	\$2,000.00	33.00	\$1,155.00	0.00	\$0.00	\$6,438.70
071009406060	811 Gary St	60	Gary St		0	\$0.00	0	\$0.00	0	\$0.00	175	\$365.75	1	60	\$2,761.20	1.00	\$2,000.00	31.00	\$1,085.00	0.00	\$0.00	\$6,211.95
071009406078	809 Gary St	60	Gary St		0	\$0.00	0	\$0.00	0	\$0.00	200	\$418.00	1	60	\$2,761.20	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$6,229.20
071009406086	807 Gary St	60	Gary St		0	\$0.00	175	\$838.25	0	\$0.00	0	\$0.00	1	60	\$2,761.20	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$6,649.45
071009406094	805 Gary St	60	Gary St		0	\$0.00	0	\$0.00	0	\$0.00	175	\$365.75	1	60	\$2,761.20	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$6,176.95
071009406101	801 Gary St	132 73	Gary St Elinor St		50	\$71.00	0	\$0.00	50	\$214.00	500	\$1,045.00	1	132	\$6,074.64	1.00	\$2,000.00	31.00	\$1,085.00	0.00	\$0.00	\$10,489.64
TOTALS					3325	\$4,721.50	6600	\$31,614.00	250	\$1,070.00	5450	\$11,390.50		6388.1	\$180,172.90	45.00	\$90,000.00	1,270.00	\$44,450.00	1.00	\$3,200.00	\$366,618.90

**AFFIDAVIT OF MAILING**

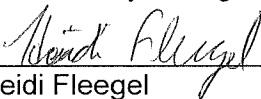
STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

JOHANNA JOHNSON, being first duly sworn on oath, deposes and says that:

1. She is a Program Assistant with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 28th day of July, 2022 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 their property for the project titled **DAVIDSON STREET, PARK COURT, MAHER AVENUE, AND GARY STREET ASSESSMENT DISTRICT - 2025** attached hereto.
2. She delivered the envelopes to the custody of 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 Johnson

Subscribed and sworn to before me  
this 19<sup>TH</sup> day of August, 2025

  
Heidi Fleegel  
Notary Public, State of Wisconsin  
My Commission expires: April 28, 2026

