

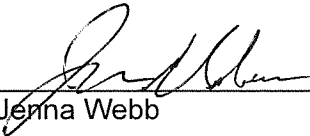
AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

JENNA WEBB, being first duly sworn on oath, deposes and says that:

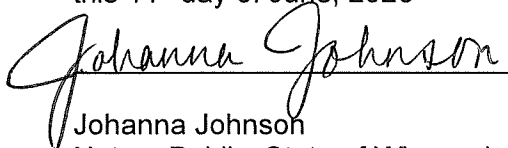
1. She is a Program Assistant with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 11th day of June, 2026 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for their property for the project titled **Sugar Maple Lane Reconstruction 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.

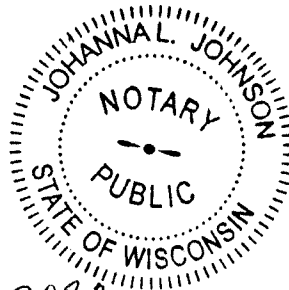


Jenna Webb

Subscribed and sworn to before me
this 11th day of June, 2026



Johanna Johnson
Notary Public, State of Wisconsin
My Commission expires:



1/8/2030



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
www.cityofmadison.com/engineering

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

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

Parcel Number: 0708-294-1933-6

Situs Address: O.L. 1, 732 Sugar Maple Ln

CITY OF MADISON ENGINEER
WALKWAYS & BIKEPATHS 536
210 MLK JR BLVD, RM 115
MADISON, WI 53703-3342

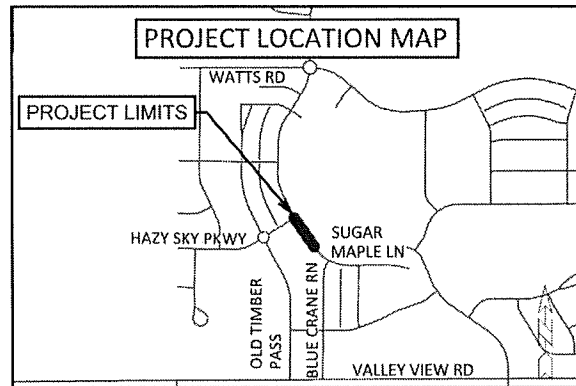
June 11, 2026

To: Property Owners along Sugar Maple Ln

Re: Revised Preliminary Schedule of Assessments

The City of Madison is planning a 2027 construction project for Sugar Maple Lane from Blue Crane Run to Hazy Sky Parkway.

This project will involve special assessments to the owners of property adjacent to the project. The property owners will be assessed for various items included with this proposed project, and the costs of some of those items are assessed entirely to the owner.



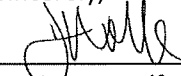
The previously mailed Preliminary Schedule of Assessments (mailed on May 29, 2026) did not correctly apply the City's Standard Assessment Policy for water main construction and as a result did not have the correct values shown. Additionally, the properties and associated parcel numbers on the preliminary assessment schedule were also changed after the original mailing.

Below is an updated Preliminary Schedule of Assessments, which shows the estimated costs for your property adjacent to the project. The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/sugar-maple-lane-reconstruction>, a hard copy can be mailed to you upon request. The frontages and lot areas of each property to be assessed are listed on the full schedule. After work is complete, a final assessment cost will be calculated based on bid prices and work actually performed. The final assessment cost, which will be billed after the completion of the project, is payable in one lump sum or over a period of up to 8 years, with the 4.5% interest charged on the unpaid balance.

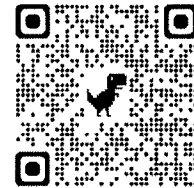
In accordance with the Final City of Madison and Town of Middleton Cooperative Plan under section 66.0307, Wisconsin Statutes, Dated Sep 29, 2003, payments assessed to Town of Middleton residents shall be deferred and interest shall not accrue thereon until the parcel is annexed to the City of Madison. The assessment will be adjusted based upon the construction cost index at the end of the deferral period.

To request accommodations for special needs or disabilities or if you have any other questions regarding this project, please contact Reid Stiteley, Project Manager, (608) 266-4093, rstiteley@cityofmadison.com. This includes requests relating to the Public Hearing and operations of construction.

Sincerely,


James M. Wolfe, P.E.
City Engineer

Project Name: Sugar Maple Lane Reconstruction Assessment District – 2025
Project Limits: Sugar Maple Lane from Blue Crane Run to Hazy Sky Parkway
Project ID: 15417



Owner:
 CITY OF MADISON ENGINEER

Parcel(s) being assessed:

Parcel Number: 0708-294-1933-6 Parcel Location: O.L. 1, 732 Sugar Maple Ln

Street and Lighting Construction Items		
Sidewalk, Curb & Gutter, and Pavement	Street Lighting Installation	Subtotal
\$122.75	\$7.77	\$130.52

Water Main Construction Items		
Water Main Installation	Water Service Installation	Subtotal
\$0.00	\$0.00	\$0.00

Sanitary and Storm Sewer Construction Items				
Sanitary Sewer Installation	Sanitary Lateral Assessment	Storm Sewer Installation	Private Storm Sewer Connection	Subtotal
\$89.83	\$3,280.00	\$527.74	\$0.00	\$3,897.57

Street and Lighting Subtotal	Water Main Subtotal	Sanitary and Storm Subtotal	Total
\$130.52	\$0.00	\$3,897.57	\$4,028.09

The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/meyer-avenue-reconstruction>; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.

A City of Madison Engineering project is planned in your area. It may have an impact on you or your property. For language translation services, call 608-266-4751 in any language.

El departamento de ingeniería de la ciudad de Madison tiene planeado un proyecto en su área. Este proyecto puede impactarlo a usted o a su propiedad. Para cualquier servicio de traducción en cualquier idioma, llame al 608-266-4751.

您所在的地區計劃開展一項麥迪遜市工程部項目。這可能會對您或您的物業產生影響。如需語言翻譯服務，請用任何語言致電608-266-4751。

Muaj kev tawm phiaj xwm rau Madison lub khoos kas Kev Tawm Qauv rau hauv koj cheeb tsam. Nws yuav muaj kev cuam tshuam rau koj los sis koj cov khoom cuab yeej cuam tam. Rau cov kev pab txhais lus, ces hu rau 608-266-4751 muaj txhais ua txhua hom lus.

JMW:RES

Cc by email:

John Duncan, District 1 Alder
 Reid Stiteley, City Engineering
 Andrew Zwiig, City Engineering
 Mark Moder, City Engineering
 Janet Schmidt, City Engineering
 Eric Cefalu, City Engineering
 Yang Tao, Traffic Engineering
 Tom Mohr, City Traffic Engineering

Sean Malloy, City Traffic Engineering
 Lorissa Banuelos, Common Council
 Adam Wiederhoeft, Water Utility
 Ryan Newman, Water Utility
 Taletha Skar, IT Department
 Tim Sobota, Madison Metro Transit
 Hannah Mohelnitzky, City Engineering
 Charles Romines, Streets Division

Zac Eckberg, City Forestry
 Aaron Leair, City Forestry
 Bill Sullivan, Fire Department
 Jennifer Hannah, Police Department
 Michael Ott, Police Department
 Dane County 911

Amanda J Nagel ajnagel@madison.k12.wi.us
 Laura Hauptli lhauptli@madison.k12.wi.us
 Heidi Koch heidi.koch@firstgroup.com
 Scott Chehak Sachehak@madison.k12.wi.us
 MMSD Transportation transportation@madison.k12.wi.us

Cara Hanson cmhanson@madison.k12.wi.us
 Jason Northouse janorthouse@madison.k12.wi.us
 Mike MacDonald mmacdonald@madison.k12.wi.us
 Vanessa Cruz vacruz@madison.k12.wi.us

**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, JUNE 23, 2026, 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 4.5% 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

SUGAR MAPLE LANE RECONSTRUCTION ASSESSMENT DISTRICT – 2025

SPOONER STREET ASSESSMENT DISTRICT - 2026

BY: Lydia McComas, City Clerk

PUB: WSJ June 12, 2026

Date: 6/9/2026 (REVISED)
 Project ID: 15417
 Project Name: Sugar Maple Lane Reconstruction Assessment District – 2025
 Project Description: Construct Sugar Maple Lane (street extension) from Blue Crane Run to Hazy Sky Parkway.

Street Construction & Lighting Installation Assessment: The rate for street construction items & street lighting is calculated based on the total construction costs for those items divided by the total net square footage for parcels that have access to Sugar Maple Lane.

Sanitary Sewer Installation Assessment: The rate for sanitary sewer installation is calculated based on the total construction costs (minus lateral costs) divided by the total net square footage receiving service.

Water Main Installation Assessment: The rate for water main installation is calculated based on the total construction costs (minus service costs) divided by the total net square footage receiving service. Parcel No. 0708-294-1931-0 and 0708-294-1933-6 are not assessable for water installation. Parcel No. 0708-283-8681-0 will be a future charge for water main at the time of connection.

Storm Sewer Installation Assessment: The rate for storm sewer installation on Sugar Maple Lane is calculated based on the total construction costs divided by the total net square footage receiving service.

Sanitary Lateral & Water Service Assessments are based on the costs to provide each individual service to lots requiring services.

In accordance with the Final City of Madison and Town of Middleton Cooperative Plan under section 66.0307, Wisconsin Statutes, Dated Sep 29, 2003, payments assessed to Town of Middleton residents shall be deferred and interest shall not accrue thereon until the parcel is annexed to the City of Madison. The assessment will be adjusted based upon the construction cost index at the end of the deferral period.

*Lot 500 and Lot 501 are located in two different school districts. They each have been administratively split into two tax parcels for property tax purposes along the school district boundary line. When the tax parcels are consolidated into one district, the tax parcels (at the appropriate time) will be re-combined into one parcel to reflect the entire recorded CSM lot. Assessments for these lots have been calculated first at the CSM lot level (the developable lot), and then apportioned to each tax parcel based on the square footage of each tax parcel divided by the total net square footage of the entire recorded CSM lot (CSM # 17079).

Parcel Information						Street Construction Items		Lighting Construction Items		Sanitary Sewer Construction Items				Water Main Construction Items				Storm Sewer Construction Items				TOTAL ASSESSMENT
Parcel No./ Zoning	Mailing Address	Situation Address/ Parcel Location	Frontage LF	Lot Area SF or % Area*	Multiple Frontage	\$161.09 per 1,000 SF		\$10.20 per 1,000 SF		\$117.88 per 1,000 SF		\$80.00 per LF		\$3,254.90 per 1,000 SF		\$9,660.00 Each		\$692.58 per 1,000 SF		\$3,000.00 Each		
						SF	Cost	SF	Cost	SF	Cost	LF	Cost	SF	Cost	Each	Cost	SF	Cost	Each	Cost	
	8801 S TOWNE DR MONONA, WI 53713-1510	Lot 500 Notation Parcel For Info Only. See Following	85.47 59.39	7,496.00 Entire recorded CSM Lot Area	Yes	7,496.00	-	7,496.00	-	7,496.00	-	0.00	-	0.00	-	0.00	-	7,496.00	-	0.00	-	-
0708-294-1931-0 Located in Madison School District	6801 S TOWNE DR MONONA, WI 53713-1510	10203 Hazy Sky Pkwy		4,748.00 63.34%	Yes	4,748.00	\$764.84	4,748.00	\$48.44	4,748.00	\$559.70	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	4,748.00	\$3,288.35	0.00	\$0.00	\$4,661.33
0708-294-1998-0 Located in the Middleton / Cross Plains School District.	6801 S TOWNE DR MONONA, WI 53713-1510	10203 Hazy Sky Pkwy # SCHL		2,748.00 36.66%	Yes	2,748.00	\$442.67	2,748.00	\$28.04	2,748.00	\$323.94	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	2,748.00	\$1,903.20	0.00	\$0.00	\$2,697.84
	8801 S TOWNE DR MONONA, WI 53713-1510	Lot 501 Notation Parcel For Info Only. See Following	98.17	9,196.00 Entire recorded CSM Lot Area	No	9,196.00	-	9,196.00	-	9,196.00	-	39.00	-	9,196.00	-	1.00	-	9,196.00	-	1.00	-	-
0708-294-1932-8 Located in Madison School District	6801 S TOWNE DR MONONA, WI 53713-1510	728 Sugar Maple Ln		2,528.00 27.49%	No	2,528.00	\$407.23	2,528.00	\$25.79	2,528.00	\$298.01	10.72	\$857.69	2,528.00	\$8,228.39	0.27	\$2,655.55	2,528.00	\$1,750.83	0.27	\$824.71	\$15,048.20
0708-294-1997-2 Located in the Middleton / Cross Plains School District.	6801 S TOWNE DR MONONA, WI 53713-1510	728 Sugar Maple Ln # SCHL		6,668.00 72.51%	No	6,668.00	\$1,074.12	6,668.00	\$68.03	6,668.00	\$786.04	28.28	\$2,262.31	6,668.00	\$21,703.67	0.73	\$7,004.45	6,668.00	\$4,618.10	0.73	\$2,175.29	\$39,692.00
0708-294-1933-6	210 MLK JR BLVD, ROOM 115 MADISON, WI 53703-3342	O.L. 1 732 Sugar Maple Ln	19.37	762.00	No	762.00	\$122.75	762.00	\$7.77	762.00	\$89.83	41.00	\$3,280.00	0.00	\$0.00	0.00	\$0.00	762.00	\$527.74	0.00	\$0.00	\$4,028.09
0708-283-8681-0	719 SUGAR MAPLE LN VERONA, WI 53593	719 SUGAR MAPLE LN VERONA, WI 53593	271.99	913,723.00	No	913,723.00	\$147,188.40	913,723.00	\$9,321.93	913,723.00	\$107,711.49	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	913,723.00	\$632,822.78	0.00	\$0.00	\$897,044.59
TOTALS			475.00	931,177.00		931,177.00	\$150,000.00	931,177.00	\$9,500.00	931,177.00	\$109,769.00	80.00	\$6,400.00	9,196.00	\$29,932.06	1.00	\$9,660.00	931,177.00	\$644,911.00	1.00	\$3,000.00	\$963,172.06