



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: 0709-124-0099-5  
Situs Address: 1602 Fordem Ave  
MIMG CXX RIVERS EDGE SUB  
LLC ETAL  
2195 N HWY 83 # 14B  
FRANKTOWN, CO 80116-0000

**Assistant City Engineer**

Gregory T. Fries, P.E.  
Kathleen M. Cryan

**Principal Engineer 2**

Christopher J. Petykowski, P.E.  
John S. Fahrney, P.E.

**Principal Engineer 1**

Christina M. Bachmann, P.E.  
Mark D. Moder, P.E.  
Janet Schmidt, P.E.

**Facilities & Sustainability**

Jeanne E. Hoffman, Manager  
Bryan Cooper, Principal Architect

**Mapping Section Manager**

Eric T. Pederson, P.S.

**Financial Manager**

Steven B. Danner-Rivers

May 4, 2018

**To: Property Owners, Residents and Business Owners along East Johnson Street**

**Re: Proposed Street Reconstruction Project & Public Hearing**

The City of Madison is planning a 2019 construction project on E Johnson Street between N Baldwin St and N First St. The proposed project will include street improvements and replacement of the sanitary sewer, water main and partial replacement of storm sewer. Enclosed with this letter is a fact sheet with some details on the proposed project, which includes a map of the proposed project limits. Also enclosed is a notification for the Public Hearing before the Board of Public Works. The date, time and location of the public hearing is on the notification.

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. A table detailing the City's standard assessment policy for the items of work is included on the fact sheet.

Also enclosed is a Schedule of Assessments, which shows the estimated costs for each property adjacent to the project. After the work is complete, a final assessment will be calculated based on bid prices and work actually performed. The final assessment, which will be billed after the completion of the project, is payable in one lump sum or over a period of 8 years, with 3% interest charged on the unpaid balance.

To request accommodations for special needs or disabilities or if you have any other questions regarding this project, please contact Andrew Zwieg, Project Manager, (608) 266-9219, [azwieg@cityofmadison.com](mailto:azwieg@cityofmadison.com). This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction. A list of contacts for this project can be found on the enclosed fact sheet.

Sincerely,

Robert F. Phillips, P.E.  
City Engineer

RFP:ajz

Cc by email:

Ald. Zellers  
Chris Petykowski, City Engineering  
Janet Schmidt, City Engineering  
Kelly Miess, Water Utility  
Jeremy Nash, Traffic Eng.  
Marla Eddy, City Forestry  
Ed Ruckriegel, Fire Department  
Dane County 911  
Jason Fenske, Badger Bus Lines, [jasonf@badgerbus.com](mailto:jasonf@badgerbus.com)  
Mick Howan, School District Transportation, [mjhowan@madison.k12.wi.us](mailto:mjhowan@madison.k12.wi.us)

Ald. Palm  
Mark Moder, City Engineering  
Janet Schmidt, City Engineering  
Yang Tao, Traffic Engineering  
Charles Romines, Streets Division  
Tim Sobota, Madison Metro Transit  
Cindy Mierow, Police Department

**NOTICE OF PUBLIC HEARING  
BEFORE THE BOARD OF PUBLIC WORKS  
FOR  
PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS  
FOR  
PUBLIC WORKS IMPROVEMENTS  
MADISON, WISCONSIN**

**PART I**

The Common Council of the City of Madison, Wisconsin, having heretofore decided that it is expedient and necessary that the improvements as listed in Part II hereof be improved at the expense of the property thereby on which would be conferred some special benefit.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN:

That the City Engineer has prepared plans, specifications, a proposed schedule of assessments, and an estimate of the entire costs of the improvement for each of the districts listed in Part II hereof, and;

That the plans, specifications, a proposed schedule of assessments, and an estimate of the entire cost of the improvements listed hereto are available and open to inspection by all interested persons in the office of the City Engineer, Room 115, City-County Building, 210 Martin Luther King Jr. Blvd., between the hours of 7:30 a.m. and 4:00 p.m., Monday through Friday, and will so continue to be for ten (10) working days from the first published date of this notice, and;

That on **WEDNESDAY, MAY 16, 2018 AT 5:30 P.M.**, the Board of Public Works will hold a public hearing in **ROOM 108 (PARKS CONFERENCE ROOM) OF THE CITY COUNTY BUILDING** and will consider any objections that may be filed in writing or in person and hear all persons desiring to be heard, and;

**That special assessments may be paid over an eight (8) year period, with the owner paying 1/8 of the principal each year plus three (3%) percent interest on the unpaid balance, as determined by the Board of Public Works.**

That if the total assessment is paid in full before October 31st in the year that the billing is made, irrespective of project completion, then no interest shall be charged.

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

**PART II**

**EAST JOHNSON STREET ASSESSMENT DISTRICT - 2019**

**STARKER AVENUE SIDEWALK ASSESSMENT DISTRICT - 2018**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ **MAY 4, 2018**

# Fact and Details Sheet

## Proposed E Johnson Street Reconstruction

### Project Details – Proposed Work

**Sanitary Sewer:** The City will replace the existing sewer main with 12" PVC pipe (existing 10" cast iron installed in 1958), and in most cases replace laterals from the main to the property line. In limited cases where the existing lateral is cast iron, appears to be in good condition upon inspection, and runs under a tree, the lateral will only be replaced to the back of curb. In those cases, the owner will not be assessed for the additional footage of replacement that is not completed. If you would like a full lateral replacement to the property line in cases such as this, please contact the Sanitary Sewer Contact listed at right (*laterals assessable*).

**Water Main:** The City will replace the existing water main with 12" ductile iron pipe (existing 12" sand cast iron main was installed in 1928 and existing 4" sand cast iron main was installed in 1923), and reconnect services to the new main.

**Storm Sewer:** The existing storm sewer trunk-line will remain within the project limits. Proposed inlets locations will be reconfigured and connected to the existing trunk line. Any private storm connections (typically from sump pumps or downspouts) will be reconnected to the storm sewer system. If you are aware of any existing private storm sewer or private connections that discharge to the curb or to a structure from your property, please contact the Storm Sewer contact listed at right (*private connections assessable*).

**Street:** The City will remove the concrete pavement and replace with asphalt pavement and new gravel base. The curb and gutter will be replaced on both sides of the street for the entire length of the project (*curb and sidewalk*). As part of the reconstruction bus stop and pedestrian and bicycle crossing improvements will be made. Existing sidewalk will be spot replaced as needed and new 10-foot wide multi-use path, 1-foot-wide buffer and 5-foot-wide sidewalk will be constructed along the south side of East Johnson Street from the Yahara River through First Street. The proposed project also includes widening of First Street (STH 113) between East Johnson Street and East Mifflin Street to provide two southbound lanes to East Washington Avenue and to provide dual left- and right-turn lanes at the East Johnson Street intersection.

**Street Lights:** There will be new street lighting along both sides of E Johnson Street and along the west side of the N First Street between the sidewalk and concrete curb for the entire length of the project (*lighting assessable*).

**Trees:** Terrace trees may be pruned prior to construction to provide required clearance for construction equipment. Efforts have been made in the street design to save as many of the existing trees as possible. If, during the course of construction, it is determined that any additional trees must be removed, adjacent property owners will be notified, prior to removal of the tree. The trees within the project limits that remain may have the roots trimmed during construction. Terrace areas will be evaluated by Forestry for new trees or replacements following the project.

**Driveway Aprons:** Driveway aprons will be replaced to match the existing driveway width at the back of the sidewalk (*drive aprons assessable*). The driveway aprons will have a two-foot flare on each side as it matches the back of curb. Some residential properties have an apron wider than the existing driveway, if you wish to have a wider apron installed, please contact the project manager.

**Project Website:** <https://www.cityofmadison.com/engineering/projects/johnson-st-east>

### Construction Schedule & Impacts

**Tentative Schedule:** March 2019 – November 2019

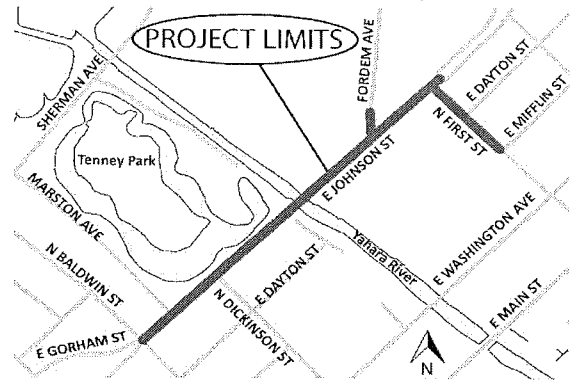
**Traffic Impacts:** During construction, both East Johnson Street and First Street (STH 113) will be constructed in multiple stages to maintain at least one lane of traffic in each direction. Short term closures of E Johnson Street and Fordem Avenue will be required during construction and directional detours will be utilized.

Pedestrians will be accommodated throughout construction. One side of the street will remain open to pedestrians at all times. Intersections will be staged so that at least one crosswalk is provided across each street at the intersections of Fordem Avenue and First Street (STH 113).

**Water Shut-offs:** An average of two water shut-offs are expected for each property within the project limits. A minimum of 48 hours of notice will be provided prior to the shut-offs. Each shut-off may last up to 8 hours, but typically last about 4 hours. At the start of construction, the existing main will remain in service until the new main is installed and connected to; emergency shut-offs may occur if the old, brittle main is damaged during construction.

**Refuse Collection:** It will be the contractor's responsibility to allow for refuse collection to continue during construction. Please mark your address on your cart to make sure it is returned if moved.

### Project Location Map



### Project Contacts

**Project Manager:** Andrew Zwiieg – 266-9219, [azwiieg@cityofmadison.com](mailto:azwiieg@cityofmadison.com)

**Traffic:** Jeremy Nash – 266-6585, [jnash@cityofmadison.com](mailto:jnash@cityofmadison.com)

**Sanitary Sewer:** Mark Moder – 261-9250, [mmoder@cityofmadison.com](mailto:mmoder@cityofmadison.com)

**Storm Sewer:** Janet Schmidt – 261-9688, [jschmidt@cityofmadison.com](mailto:jschmidt@cityofmadison.com)

**Water Utility:** Pete Holmgren – 261-5530, [PHolmgren@madisonwater.org](mailto:PHolmgren@madisonwater.org)

**Construction:** John Fahrney – 266-9091, [jfahrney@cityofmadison.com](mailto:jfahrney@cityofmadison.com)

**Forestry:** Marla Eddy – 266-4450, [meddy@cityofmadison.com](mailto:meddy@cityofmadison.com)

Item	Property Owner Share	City Share
Curb & Gutter Replacement*	50%	50%
Sidewalk Replacement	50%	50%
Driveway Aprons	50%	50%
Intersection Curb & Pavement	0%	100%
Sanitary Sewer Main	0%	100%
Sanitary Laterals to property line	25%	75%
Water Main	0%	100%
Water Main Laterals	0%	100%
Storm Sewer Main	0%	100%
Private Storm Connections (if any)	100%	0%

\*Curb assessed per linear feet of property frontage

Parcel No. / Zone No.	Owner's Name / Mailing Address	Site Address / Parcel Location	Frontage LF	Lot Area SF	Street Construction Items										TOTAL ASSMT										
					Remove Concrete Driveway @ \$1.50 per SF	Replace Concrete Driveway @ \$3.00 per SF	Remove Asphalt Driveway @ \$3.00 per SF	Replace Asphalt Driveway @ \$2.50 per SF	Remove & Replace Concrete Sidewalk @ \$2.50 per SF	Remove & Replace Curb & Gutter @ \$9.00 per LF	Remove & Replace Curb & Gutter @ \$2.79122 per LF	Sanitary Sewer Reconnect @ \$1,150.00 Each	Remove & Replace Sanitary Lateral @ \$25.00 per LF	Storm Sewer Items Private Storm Sewer Connection @ \$1,000.00 Each		Street Lighting Item** Install Street Lighting by Promote @ \$18.70 per SF									
0706-14-011-1 TR-C4	FERRER, STEPHEN W 7855 FAÇONBUSH TRL MIDDLETON WI	221 N Johnson St E Johnson Street	112.00	7,292.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	\$0.00	\$1,775.00				
0706-14-011-9 TR-V1	HANSEN, EILEEN L 1000 N 31ST ST MADISON WI	902 N Johnson St E Johnson Street	53.00	3,817.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	\$0.00	\$2,974.00				
0706-14-026-5 TR-V1	ALTSCHUL, BENJAMIN C PO BOX 43 MADISON WI	211 N Johnson St E Johnson Street	66.00	8,717.00	120.00	150.00	\$450.00	0.00	0.00	1.00	550.00	\$1,375.00	1.00	149.44	\$1,344.96	0.00	0.00	0.00	0.00	1	\$0.00	\$5,499.96			
0706-14-069-5 PD	MIKO COX RIVERS EDGE SUB LLC ETAL 2195 N HWY 83 # 148 PRANKTOWN CO	1602 Englem Ave E Johnson Street	779.32	213,992.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	\$0.00	\$4,228.72			
0706-14-011-3 TR-C4	PRELTY, ROBERT T 1305 E JOHNSON ST MADISON WI	1305 E Johnson St	66.00	8,277.00	125.00	187.50	\$187.50	\$3.00	0.00	0.00	0.00	\$175.00	1.00	150.00	\$175.00	1.00	6.00	\$54.00	1.00	0.00	0.00	1	\$0.00	\$2,566.50	
0706-14-010-5 TR-C4	NEUBORF, TIMOTHY W 1317 E JOHNSON ST MADISON WI	1317 E Johnson St	66.00	8,717.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	125.00	\$312.50	1.00	66.00	\$594.00	1.00	0.00	0.00	1	\$0.00	\$2,581.50	
0706-14-006-6 TR-C4	COLBERT, MARCEL STEFAN & FRANCES PHILUMENE COLBERT MADISON WI	1321 E Johnson St	31.00	4,358.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	175.00	\$437.50	1.00	31.00	\$297.00	1.00	0.00	0.00	1	\$0.00	\$2,509.50	
0706-14-008-8 TR-C4	BERGSON, JOSHUA D BERGSON STEPHANIE B 1919 E JOHNSON ST MADISON WI	1319 E Johnson St	33.00	4,358.00	\$5.00	\$127.50	\$3.00	\$235.00	0.00	0.00	0.00	0.00	1.00	175.00	\$437.50	1.00	33.00	\$297.00	1.00	0.00	0.00	1	\$0.00	\$2,592.00	
0706-14-030-2 TR-C4	SENIER, JOSEPH A & BRENDA S WALKER 1335 E JOHNSON ST MADISON WI	1335 E Johnson St	44.00	5,808.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	150.00	\$375.00	1.00	44.00	\$596.00	1.00	0.00	0.00	1	\$0.00	\$2,546.00	
0706-14-036-4 TR-C4	OLSEN, TIMOTHY & DENBA 1331 E JOHNSON ST MADISON WI	1331 E Johnson St	44.00	5,808.00	120.00	180.00	\$180.00	\$285.00	0.00	0.00	0.00	0.00	1.00	225.00	\$562.50	1.00	44.00	\$596.00	1.00	0.00	0.00	1	\$0.00	\$3,198.50	
0706-14-004-6 TR-C4	ROMANT-NIBBELINK, LTV TR 1335 E JOHNSON ST MADISON WI	1335 E Johnson St	44.00	5,808.00	215.00	\$222.50	\$460.00	\$420.00	0.00	0.00	0.00	0.00	0.50	200.00	\$250.00	0.50	44.00	\$198.00	2.00	0.00	0.00	0.00	1	\$0.00	\$4,740.50
0706-14-004-8 TR-C4	RODOWSKI, WIL 1337 E JOHNSON ST # 2 MADISON WI	1337 E Johnson St	31.00	4,358.00	150.00	150.00	\$150.00	\$300.00	0.00	0.00	0.00	0.00	1.00	200.00	\$500.00	1.00	31.00	\$297.00	1.00	0.00	0.00	0.00	1	\$0.00	\$3,022.00
0706-14-030-0 TR-C4	LAMBER, LOUETTE & BERNI E JOHNSON ST MADISON WI	1339 E Johnson St	31.00	4,358.00	95.00	\$122.50	120.00	\$380.00	0.00	0.00	0.00	0.00	0.50	150.00	\$187.50	0.50	31.00	\$188.50	1.00	0.00	0.00	0.00	1	\$0.00	\$2,513.50
0706-14-001-1 TR-C4	GLINN, KEVIN T & LAUREN NENBAUER 1333 E JOHNSON ST MADISON WI	1333 E Johnson St N Johnson St	66.00	4,752.00	60.00	\$50.00	75.00	\$225.00	0.00	0.00	0.00	0.00	0.50	475.00	\$593.75	0.50	66.00	\$578.00	1.00	0.00	0.00	0.00	1	\$0.00	\$3,211.84
0706-14-003-2 TR-C4	KILCOYNE, RENEE A 1343 E JOHNSON ST MADISON WI	1343 E Johnson St	66.00	9,375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	325.00	\$812.50	1.00	66.00	\$594.00	1.00	0.00	0.00	0.00	1	\$0.00	\$3,181.50
0706-14-003-8 TR-V1	GORRETT, KERRYAN & BELL K CORDELL 1501 LAKEWOOD BLVD MADISON WI	1413 E Johnson St E Johnson Street	76.00	10,032.00	95.00	\$122.50	105.00	\$315.00	0.00	0.00	0.00	0.00	1.00	175.00	\$437.50	1.00	76.00	\$684.00	1.00	0.00	0.00	0.00	1	\$0.00	\$3,534.00
0706-14-004-0 TR-V1	MUI, PAUL, JESSICA MICHAEL 1423 E JOHNSON ST MADISON WI	1423 E Johnson St	56.00	7,395.00	95.00	\$142.50	95.00	\$285.00	0.00	0.00	0.00	0.00	1.00	125.00	\$312.50	1.00	56.00	\$594.00	1.00	0.00	0.00	0.00	1	\$0.00	\$3,019.00
0706-14-003-2 TR-V2	CARRUTHER ET AL CHARLES 102 W WILSON ST MADISON WI	1429 E Johnson St	132.00	34,848.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	375.00	\$937.50	1.00	132.00	\$1,188.00	2.00	0.00	0.00	0.00	1	\$0.00	\$5,297.50
0706-14-002-1 TR-V1	FOUSSAINT PARFUMS, LLC % BEACON BELT % JIM MONTGOMERY CHARLOTTESVILLE VA	1441 E Johnson St	66.00	8,717.00	105.00	\$137.50	110.00	\$330.00	0.00	0.00	0.00	0.00	1.00	125.00	\$312.50	1.00	66.00	\$594.00	1.00	0.00	0.00	0.00	1	\$0.00	\$3,199.00
0706-14-011-1 CN	MADISON GAS & ELECTRIC % JIM MONTGOMERY PO BOX 1241 MADISON WI	1701 E Johnson St	463.00	87,988.00	90.00	\$135.00	150.00	\$450.00	220.00	\$660.00	1.00	2650.00	\$6,625.00	1.00	463.00	\$4,167.00	0.00	0.00	0.00	0.00	0.00	0.00	1	\$0.00	\$20,699.10

Parcel No. / Zone No.	Owner's Name / Mailing Address	Site Address / Parcel Location	Frontage L F	Lot Area SF	Remove Concrete Driveway @		Reinforce Concrete Driveway Approx @		Remove Asphalt Driveway Approx @		Remove & Replace Concrete Sidewalk @		Remove & Replace Curb & Curb @		Sanitary Sewer Reconstruction @		Remove & Replace Sanitary Lateral @		Storm Sewer Items		Street Lighting Item**		TOTAL ASSHP					
					per SF	Cost	per SF	Cost	per SF	Cost	per SF	Cost	per LF	Cost	per LF	Cost	per LF	Cost	per LF	Cost	per LF	Cost		per LF	Cost			
0710-063-001-3 LL	SCOTLINE RR CO ROOM 120 501 MADQUETTE AVE SOUTH BANNINGVILLE MN MADISON WI	1384 E Johnson St Pennsylvania Ave	176.00	325,120.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	175.00	\$437.25	1.00	176.00	\$1,384.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	176.00	\$1,291.20	\$3,342.81
0710-063-161-4 LL	FIRST JOHNSON CORPORATION PO BOX 267 MADISON WI	1902 E Johnson St Pennsylvania Ave	474.90	141,484.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	126.18	\$597.81	1.00	\$1,150.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	0.00	\$0.00	\$3,342.81	
0709-124-032-7 R-R-VI	HOWLAND, ALMA R 306 MARSTON AVE MADISON WI	306 Marston Ave E Johnson Street	50.00	6,660.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	126.18	\$597.81	1.00	\$1,150.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	0.00	\$0.00	\$3,342.81	
0709-124-020-4 R-R-VI	SCHEPPE, KAREN 3150 BALDWIN RD SUN PRADISE WI	320 N Thurston Ave E Johnson Street	84.00	6,066.00	170.00	\$235.00	195.00	\$385.00	0.00	\$0.00	1.00	\$0.00	1.00	50.00	\$125.00	1.00	66.49	\$598.41	1.00	\$1,150.00	25.00	\$625.00	0.00	\$0.00	1	0.00	\$0.00	\$3,338.41
				4,360.65	988,161.00	1,475.00	\$2,212.50	1,505.00	\$4,515.00	220.00	\$660.00	-	7,724.00	\$16,941.25	-	2,569.40	\$18,716.99	22.00	\$25,300.00	650.00	\$16,250.00	0.00	\$0.00	-	789.00	\$14,754.30	\$99,280.04	

\*A factor has been applied for sidewalk and curb & gutter work adjacent to lots that show more than one street and are single-family or two-family residential dwellings.  
 \*\*Initial street lighting assessment is based on both the lot frontage on E Johnson St  
 \*\*\*Street light assessment reduction factor applied to corner lots. Proverage reduced 25% for corner properties with frontage on E Johnson St more than half the frontage on the adjacent street.

**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

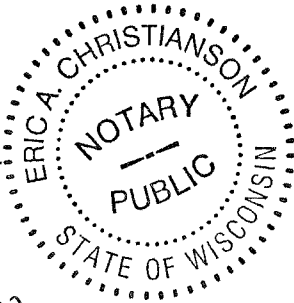
          JOHANNA JOHNSON, being first duly sworn on oath, deposes and says that:

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 MAY 4, 2018 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 **EAST JOHNSON STREET ASSESSMENT DISTRICT - 2019** 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 4 day of MAY, 2018

*Eric A. Christianson*  
\_\_\_\_\_  
Eric A. Christianson



Notary Public, State of Wisconsin  
My Commission expires: 3-27-2022