



Department of Public Works
Engineering Division
James M. Wolfe, P.E., City Engineer

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www.cityofmadison.com/engineering

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

Deputy Division Manager
Kathleen M. Cryan

Principal Engineer 2
John S. Fahrney, P.E.
Janet Schmidt, P.E.

Principal Engineer 1
Mark D. Moder, P.E.
Andrew J. Zwieg, P.E.

Financial Manager
Steven B. Danner-Rivers

Parcel Number: «Parcel_No»

Situs Address: «Situs_Address»

«OwnerLine1»

«OwnerLine2»

«OwnerLine3»

«OwnerLine4»

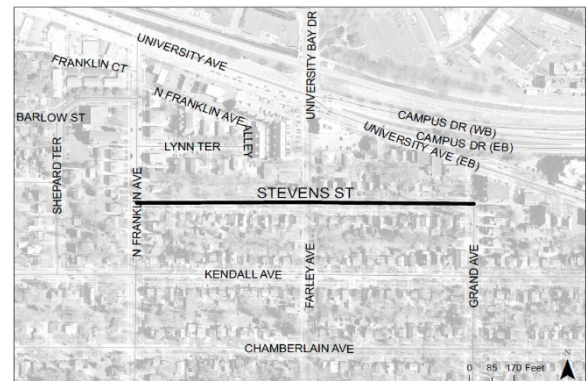
March 22, 2024

To: Property Owners along Stevens Street

Re: Proposed Street Resurfacing Project & Public Hearing

The City of Madison is planning a 2024 project on Stevens Street (from N Franklin Avenue to Grand Avenue). Construction in Stevens Street will start in summer of 2024 and is expected to end in fall of 2024. Enclosed with this letter is a fact sheet with some details on the proposed project. 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. Tables detailing the City's standard assessment policy for the items of work is included on the fact sheet.



Below is a 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/north-franklin-avenue-and-stevens-street-resurfacing>; 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 8 years, with 5% interest charged on the unpaid balance.

The request accommodations for the special needs or disabilities or if you have any other questions regarding this project, please contact Grecia Izquierdo, Project Manager, (608) 155-4763, gizquierdo@cityofmadison.com. This includes requests relating to the Public Hearing and operations of construction.

Sincerely,

James M. Wolfe, P.E., City Engineer

Project Name: Stevens Street Assessment District – 2024

Project Limits: N Franklin Ave to Grand Ave

Project ID: 14764

Owner:

«OwnerLine1»

«OwnerLine2»

Parcel(s) being assessed:

Parcel Number: «Parcel_No»

Parcel Location: «Situs_Address»

Street Reconstruction Items				Subtotal
Remove Concrete Driveway Apron & Terrace Walk	Replace Concrete Driveway Apron	Replace Concrete Terrace Walk	10' Pavement Reconstruction	
«Cost1»	«Cost2»	«Cost3»	«Cost4»	

Sanitary Sewer Items		
Sanitary Sewer Reconnect	Remove & Replace Sanitary Lateral	Subtotal
«Cost5»	«Cost6»	«SubT2»

Subtotal	Subtotal	Total
«SubT1»	«SubT2»	«Total»

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

Cc by email: Regina Vidaver, District 5 Alder
Andrew Zweg, City Engineering
Mark Moder, City Engineering
Adam Wiederhoeft, Water Utility
Charles Romines, Streets Division
Aaron Leair, City Forestry
Dane County 911
Amanda J Nagel ajnagel@madison.k12.wi.us
Dana S Scheel dsscheel@madison.k12.wi.us
John Bain jdbain@madison.k12.wi.us
Kenneth R Thomas krthomas1@madison.k12.wi.us
Vanessa Cruz vacruz@madison.k12.wi.us

Grecia Izquierdo, City Engineering
Todd Chojnowski, City Engineering
Janet Schmidt, City Engineering
Tim Pearson, Water Utility
Hannah Mohelnitzky, City Engineering
Tim Sobota, Madison Metro Transit
Jennifer Hannah, Police Department
Cedric D Hodo cdhodo@madison.k12.wi.us
Jenni Lawler jennil@badgerbus.com
John Meier johnm@badgerbus.com

Chris Petykowski, City Engineering
Ali Heinritz, Traffic Engineering
Tom Mohr, Traffic Engineering
Lorissa Banuelos, Common Council
Brad Hofmann, City Forestry
Bill Sullivan, Fire Department



Department of Public Works
Engineering Division

PROJECT CONTACTS

» **Project Manager:** Grecia Izquierdo Torres
(608) 266-4763, gizquierdo@cityofmadison.com

Fact and Details Sheet: PROPOSED STEVENS STREET RESURFACING WITH UTILITIES

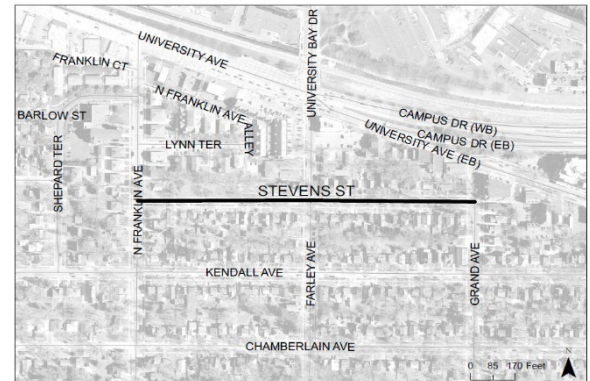
Project Details – Proposed Work

Sanitary Sewer: The City will remove and replace the existing 6" clay pipe sewer main in Stevens St with new 8" PVC pipes and replace laterals from the new main to the property line within the project limits (N Franklin Ave to Grand Ave). 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 Project Manager (*laterals assessable*).

Water Main: The City will not replace the water main along the street.

Storm Sewer: The City will replace inlets that are found in poor condition.

Street: The City will replace all of the existing base course and pavement on Stevens St and the curb on Stevens St from N Franklin Ave to Farley Ave. New sidewalk is proposed along the north side of Stevens St to connect the park to the existing sidewalk on N Franklin Ave. Stevens St. from N Franklin Ave. to Farley Ave., is proposed to have a 22 ft wide section nearest Franklin (from face of curb to face of curb, reduced from 30 ft) with no on street parking for that segment. The narrowing of Stevens St from 30 ft to 22ft is due to the addition of sidewalk, while avoiding conflict with the existing trees. With the proposed design, the street will transition to 26 ft wide (from face of curb to face of curb, reduced from 30 ft) with 5 ft sidewalk to remain on both sides of the street and 8.5 ft terraces on the south side and terraces varying from 3 ft to 12 ft on the north part of the street. In this section, on street parking will be maintained on the south side of the street. Stevens St, from Farley Ave to Grand Ave is proposed to maintain its current dimensions (26 ft wide from face of curb to face of curb), 5 ft sidewalk on both sides, and 10.5 ft terraces. Curb and gutter, sidewalk and driveway aprons will be spot replaced.



During construction, the medians in the Stevens St and Farley Ave intersection may be removed and replaced due to replacement of utilities. City Engineering would like to invite neighborhood volunteers to plant and maintain these medians with the Adopt a Median program (<https://www.cityofmadison.com/engineering/stormwater/programs-initiatives/adopt-a-median>). Median volunteers are asked to fill out the program application and waiver by September 2024 (date 1 month into construction). In the absence of volunteers, the traffic medians will be constructed with colored stamped concrete instead of a planting area. If you have any questions, please reach out to Carissa Wegner at cwegner@cityofmadison.com.

Driveway Aprons: Driveway aprons will be spot replaced with concrete as needed, if they're in poor condition or if impacted by other street or utility work. Driveway aprons will be replaced per the City of Madison standard detail. (*Driveway aprons assessable*)

Bus pads: Bus pads will not be installed along Stevens St.

Street Lights: There are no proposed changes to street lighting along Stevens St.

Trees: There are no planned tree removals within the project limits. If, during 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 tree pruning in advance of the project is required to reduce the risk of damage to the trees during construction from equipment. The City of Madison Forestry Section will perform the necessary work. For certain species, especially oak and elm trees,

the pruning must be completed by June 1st to reduce the chance of disease. If additional trees need to be removed, City Engineering will notify the adjacent property owner prior to removal.

Street trees provide many benefits to our city and are considered an important part of the City's infrastructure. Initial coordination with Forestry has been completed for potential new planting locations and will continue during design and after project completion. There is no additional cost to the adjacent property owner for a tree planting. Street trees are typically planted in the spring of the year following the completion of the construction project. Per Madison General Ordinance 10.10, City Forestry determines tree species and planting locations. Residents cannot choose or plant their own tree in the terrace.

For any questions regarding street tree maintenance or planting, please contact the general forestry line at 266-4816.

Assessments: The project will have special assessments for the street construction. The assessments are a special charge for work being done that has a direct benefit to the property. The preliminary assessments are mailed during the design phase and will give the property owner an estimated cost due, after construction is complete. The final assessment bill will be mailed in 2025 to adjacent property owners. The bill is calculated based on measured quantities for driveway aprons removed and replaced during construction. The unit prices for driveway aprons and pavement are based on 2024 street improvement rates and will carry over from the preliminary assessment to the final assessments. The sanitary sewer laterals and private storm sewer connections will be billed based on bid prices and measured quantities during construction. The property payment options include payment by lump sum or over eight years with 5 percent interest.

Project Website: Please visit the project website to sign-up for project email updates. www.cityofmadison.com/engineering/projects/north-franklin-avenue-and-stevens-street-resurfacing

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

*Pavement assessed per linear ft of frontage

Construction Schedule & Impacts

Tentative Schedule: This project is scheduled to be bid in Spring of 2024. Construction work along Stevens St is expected to begin in summer 2024 and be completed by fall 2024.

Traffic Impacts: Stevens St will be closed to through traffic within the project limits until the project is complete. Local access will be provided, but driveways may not be accessible at times when work is being performed in front of the driveway and while new curb and gutter, sidewalk, or driveway aprons are constructed. Driveway closures may last up to a cumulative total of 20 days during the project, primarily when driveway aprons, curb & gutter, and sidewalks are being installed. No parking is allowed within the construction zone during working hours (7AM to 7PM), so when your driveway is not accessible, you will need to park on the adjacent streets outside the project limits; N Franklin Ave, Farley Ave, and Grand Ave. The contractor will notify impacted residents prior to the driveway access being closed for an extended period, but there likely be several short-duration closures during utility work and asphalt paving that may not have much advance notice. During these shorter disruptions, the Contractor will work with residents to provide access as quickly as possible. Contact the project manager if you have accessibility concerns and need to request special accommodations.

Water Shut-offs: There are no planned water shut-offs. While unlikely, emergency shut offs are possible if the existing main is damaged during construction. Affected properties are notified as soon as possible.

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. We ask that you place your carts at the street the evening prior to or at the very latest 6:00 a.m. the morning of your scheduled refuse/recycling day.

Landscaping: Existing landscaping plantings within the terrace (between curb & sidewalk) may be impacted. If you wish to save any landscaping, it should be removed prior to the start of Stevens St work in 2024. Stone or brick pavers within the terrace you wish to save should be removed prior to construction and you may reinstall those items after construction is complete.

**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. and will so continue to be for ten (10) working days from the first published date of this notice, (please email Board of Public Works, boardofpublicworks@cityofmadison.com) and;

That on **WEDNESDAY, APRIL 3, 2024 AT 5:30 P.M.**, the Board of Public Works will be held remotely and the public can attend using a laptop or call in by phone. If you would like instruction on how to participate, please email boardofpublicworks@cityofmadison.com. The Board 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 five (5%) 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. Please make contact at least 72 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

HERMINA & UNION STREET RECONSTRUCTION ASSESSMENT DISTRICT – 2024

STARKER AVENUE RESURFACING ASSESSMENT DISTRICT – 2024

STEVENS STREET RESURFACING ASSESSMENT DISTRICT - 2024

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **March 22, 2024**

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: Wednesday, April 03, 2024
Project ID: 14764
Project Name: Stevens Street Assessment District - 2024
Project Description: N Franklin Ave to Grand Ave

* A factor has been applied for pavement reconstruction work adjacent to lotss that abut more than one street and are single-family or two-family residential dwellings.

Parcel Information								Street Reconstruction Items									Sanitary Sewer Items				Total Assessment
								Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Concrete Terrace Walk Assessment @		10' Pavement Reconstruction Assessment @			Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		
								\$1.51	per SF	\$4.56	per SF	\$4.19	per SF	\$44.52	per LF		\$1,350.00	per Each	\$25.00	per LF	
								SF	Cost	SF	Cost	SF	Cost	Factor*	SF	Cost	Each	Cost	LF	Cost	
070921103093 TR-U1	SUKOWATY, MARK G 409 S RANDALL AVE MADISON, WI 53715-1651	513 Farley Ave	68.90	Farley Ave	----	----	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	1	\$1,350.00	29	\$725.00	\$2,075.00
070921103100 TR-C2	MACK REV TRUST, ANDREW G & KAREN A MACK REV TRUST 2 S 703 WHITE OAK LN BATAVIA, IL 60510	2640 Stevens St	44.00	Stevens St	120.00	Farley Ave	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	33.00	\$734.58	1	\$1,350.00	31	\$775.00	\$2,859.58
070921103118 TR-C2	2649 STEVENS LLC 5679 ASHBOURNE LANE FITCHBURG, WI 53711	2636 Stevens St	44.00	Stevens St	----	----	No	100.00	\$150.50	100.00	\$455.50	0.00	\$0.00	1.00	44.00	\$1,958.88	1	\$1,350.00	31	\$775.00	\$4,689.88
070921103126 TR-C2	2649 STEVENS LLC 5679 ASHBOURNE LN FITCHBURG, WI 53711	2632 Stevens St	44.00	Stevens St	----	----	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	44.00	\$1,958.88	1	\$1,350.00	31	\$775.00	\$4,083.88
070921103134 TR-C2	MORGAN-WITTS, NATASHA 2628 STEVENS ST MADISON, WI 53705-3744	2628 Stevens St	44.00	Stevens St	----	----	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	44.00	\$1,958.88	1	\$1,350.00	31	\$775.00	\$4,083.88
070921103142 TR-C2	MACKINNON-RAMBO, LISA M 2626 STEVENS ST MADISON, WI 53705	2626 Stevens St	44.00	Stevens St	----	----	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	44.00	\$1,958.88	1	\$1,350.00	31	\$775.00	\$4,083.88
070921103150 TR-C2	TENWOLDE, ANTON 2624 STEVENS ST. MADISON, WI 53705-3744	2624 Stevens St	44.00	Stevens St	----	----	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	44.00	\$1,958.88	1	\$1,350.00	31	\$775.00	\$4,083.88
070921103168 TR-C2	Withheld pursuant to sec. 19.35(1)(am) Wis. Stats. 2618 STEVENS ST MADISON, WI 53705-3744	2618 Stevens St	44.00	Stevens St	----	----	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	44.00	\$1,958.88	1	\$1,350.00	31	\$775.00	\$4,083.88
070921103176 TR-C2	MCJ GLOBAL LLC 296 PUFFIN CT FOSTER CITY, CA 94404	2614 Stevens St	44.00	Stevens St	----	----	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	44.00	\$1,958.88	1	\$1,350.00	31	\$775.00	\$4,083.88
070921103184 TR-C2	BHARGAVA, VARUN SHUCHI KAPOOR 2612 STEVENS ST MADISON, WI 53705	2612 Stevens St	44.00	Stevens St	----	----	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	44.00	\$1,958.88	1	\$1,350.00	31	\$775.00	\$4,083.88
070921103192 TR-C2	PATENAUDE REV TR, PAUL J 2610 STEVENS ST MADISON, WI 53705-3744	2610 Stevens St	44.00	Stevens St	----	----	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	44.00	\$1,958.88	1	\$1,350.00	31	\$775.00	\$4,083.88
070921103209 TR-C4	ST PETER, THOMAS KATHERINE ST PETER 2602 STEVENS ST MADISON, WI 53705-3744	2602 Stevens St	132.00	Stevens St	44.00	Grand Ave	Yes	50.00	\$75.25	0.00	\$0.00	50.00	\$209.25	0.50	132.00	\$2,938.32	1	\$1,350.00	31	\$775.00	\$5,347.82
070921104017 TR-C4	NORMAN MCLARNEY FAM TRUST 2603 STEVENS ST MADISON, WI 53705-3743	2603 Stevens St	44.00	Stevens St	120.00	Grand Ave	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	44.00	\$979.44	0	\$0.00	0	\$0.00	\$979.44
070921104025 TR-C2	VANCE, BRANDON J 319 ALCATRAZ AVE # B OAKLAND, CA 94816-1303	2605 Stevens St	44.00	Stevens St	----	----	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	44.00	\$1,958.88	1	\$1,350.00	34	\$850.00	\$4,158.88
070921104033 TR-C2	ANDREW, ROBERT A & JOY M 2607 STEVENS ST MADISON, WI 53705-3743	2607 Stevens St	44.00	Stevens St	----	----	No	100.00	\$150.50	100.00	\$455.50	0.00	\$0.00	1.00	44.00	\$1,958.88	1	\$1,350.00	34	\$850.00	\$4,764.88
070921104041 TR-C2	WEBBER, ELLEN ROBINSON 2613 STEVENS ST MADISON, WI 53705-3743	2613 Stevens St	44.00	Stevens St	----	----	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	44.00	\$1,958.88	1	\$1,350.00	34	\$850.00	\$4,158.88

City of Madison Engineering Division - Preliminary Schedule of Assessments

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								Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Concrete Terrace Walk Assessment @		10' Pavement Reconstruction Assessment @			Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		
								\$1.51	per SF	\$4.56	per SF	\$4.19	per SF	\$44.52	per LF		\$1,350.00		per Each	\$25.00	per LF
								SF	Cost	SF	Cost	SF	Cost	Factor*	SF	Cost	Each		Cost	LF	Cost
070921104059 TR-C4	LEVIHN-COON, SOPHIE A & WILLIAM B LEVIHN-COON 7301 N RR 620 STE 155-117 AUSTIN, TX 78726	2615 Stevens St	44.00	Stevens St	-----	-----	No	100.00	\$150.50	100.00	\$455.50	0.00	\$0.00	1.00	44.00	\$1,958.88	1	\$1,350.00	34	\$850.00	\$4,764.88
070921104067 TR-C2	TORTORELLI, JAMES J 2617 STEVENS ST MADISON, WI 53705-3743	2617 Stevens St	44.00	Stevens St	-----	-----	No	200.00	\$301.00	150.00	\$683.25	0.00	\$0.00	1.00	44.00	\$1,958.88	1	\$1,350.00	38	\$950.00	\$5,243.13
070921104075 TR-C2	DEWITT, DIRK C 2619 STEVENS ST MADISON, WI 53705-3743	2619 Stevens St	44.00	Stevens St	-----	-----	No	200.00	\$301.00	150.00	\$683.25	0.00	\$0.00	1.00	44.00	\$1,958.88	1	\$1,350.00	43	\$1,075.00	\$5,368.13
070921104083 TR-C2	HAYES, RYAN & JACQUELINE HAYES 2627 STEVENS ST MADISON, WI 53705	2627 Stevens St	44.00	Stevens St	-----	-----	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	44.00	\$1,958.88	1	\$1,350.00	38	\$950.00	\$4,258.88
070921104091 TR-C2	HARARI, JULIANNE M COLIN HARARI 2633 STEVENS ST MADISON, WI 53705	2633 Stevens St	44.00	Stevens St	-----	-----	No	150.00	\$225.75	150.00	\$683.25	0.00	\$0.00	1.00	44.00	\$1,958.88	1	\$1,350.00	35	\$875.00	\$5,092.88
070921104108 TR-C2	PERRINE LIVING TRUST 2635 STEVENS ST MADISON, WI 53705-3743	2635 Stevens St	44.00	Stevens St	-----	-----	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	44.00	\$1,958.88	1	\$1,350.00	46	\$1,150.00	\$4,458.88
070921104116 TR-C2	SATHASIVAM, BHAHEETHARAN 2637 STEVENS ST MADISON, WI 53705	2637 Stevens St	44.00	Stevens St	-----	-----	No	150.00	\$225.75	100.00	\$455.50	0.00	\$0.00	1.00	44.00	\$1,958.88	1	\$1,350.00	34	\$850.00	\$4,840.13
070921104124 TR-C3	RUTH-LEIGH, SHANNON KATRINA RUTH-LEIGH 2649 STEVENS ST MADISON, WI 53705	2649 Stevens St	44.00	Stevens St	-----	-----	No	100.00	\$150.50	100.00	\$455.50	0.00	\$0.00	1.00	44.00	\$1,958.88	1	\$1,350.00	34	\$850.00	\$4,764.88
070921104132 TR-C3	BLANDING, MARY BETH & MAUREEN C O'CONNOR 2653 STEVENS ST MADISON, WI 53705	2653 Stevens St	44.00	Stevens St	120.00	Farley Ave	Yes	150.00	\$225.75	150.00	\$683.25	0.00	\$0.00	0.50	44.00	\$979.44	1	\$1,350.00	39	\$975.00	\$4,213.44
070921207217 TR-C2	MARQUARDT, JUDY LYNN 501 N FRANKLIN AVE MADISON, WI 53705-3639	501 N Franklin Ave	49.50	N Franklin Ave	120.00	Stevens St	Yes	300.00	\$451.50	200.00	\$911.00	100.00	\$418.50	0.50	105.00	\$2,337.30	1	\$1,350.00	29	\$725.00	\$6,193.30
070921207225 TR-C2	CITY OF MADISON PARKS STEVENS STREET PLAYGROUND 330 E LAKESIDE ST MADISON, WI 53715	2710 Stevens St	369.20	Stevens St	-----	-----	No	0.00	\$0.00	100.00	\$455.50	0.00	\$0.00	1.00	369.20	\$16,436.78	1	\$1,350.00	32	\$800.00	\$19,042.28
070921207233 TR-C2	VANDERMEER, JANIS 2706 STEVENS ST MADISON, WI 53705	2706 Stevens St	60.00	Stevens St	-----	-----	No	100.00	\$150.50	200.00	\$911.00	0.00	\$0.00	1.00	60.00	\$2,671.20	1	\$1,350.00	32	\$800.00	\$5,882.70
070921207241 TR-C2	GRAVES REVOCABLE TRUST 2702 STEVENS ST MADISON, WI 53705	2702 Stevens St	60.00	Stevens St	49.50	Farley Ave	Yes	200.00	\$301.00	200.00	\$911.00	0.00	\$0.00	0.50	60.00	\$1,335.60	1	\$1,350.00	36	\$900.00	\$4,797.60
070921207259 TR-U1	A APARTMENT LLC 2702 STEVENS ST MADISON, WI 53705	506 Farley Ave	87.00	Farley Ave	-----	-----	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	2	\$2,700.00	60	\$1,500.00	\$4,200.00
070921213016 TR-C2	JAEGER, AMY L P JONATHAN R ERNST 2705 STEVENS ST MADISON, WI 53705	2705 Stevens St	40.00	Stevens St	-----	-----	No	150.00	\$225.75	150.00	\$683.25	0.00	\$0.00	1.00	40.00	\$1,780.80	1	\$1,350.00	33	\$825.00	\$4,864.80
070921213024 TR-C2	DORSCHNER, DIANA L 2709 STEVENS ST MADISON, WI 53705-3745	2709 Stevens St	40.00	Stevens St	-----	-----	No	150.00	\$225.75	150.00	\$683.25	0.00	\$0.00	1.00	40.00	\$1,780.80	1	\$1,350.00	29	\$725.00	\$4,764.80

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: Wednesday, April 03, 2024
Project ID: 14764
Project Name: Stevens Street Assessment District - 2024
Project Description: N Franklin Ave to Grand Ave

* A factor has been applied for pavement reconstruction work adjacent to lotss that abut more than one street and are single-family or two-family residential dwellings.

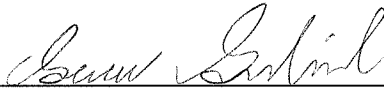
Parcel Information								Street Reconstruction Items										Sanitary Sewer Items				Total Assessment
								Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Concrete Terrace Walk Assessment @		10' Pavement Reconstruction Assessment @			Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @			
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF	Frontage Streets	LF	Frontage Streets	Multiple Frontage	\$1.51 SF	per SF Cost	\$4.56 SF	per SF Cost	\$4.19 SF	per SF Cost	\$44.52 Factor*	per SF	per LF Cost	\$1,350.00 Each	per Each Cost	\$25.00 LF	per LF Cost		
070921213032 TR-C2	BAL, JENNIFER LYNN AYDIN BAL 2713 STEVENS ST MADISON, WI 53705-3745	2713 Stevens St	40.00	Stevens St	-----	-----	No	100.00	\$150.50	100.00	\$455.50	0.00	\$0.00	1.00	40.00	\$1,780.80	1	\$1,350.00	29	\$725.00	\$4,461.80	
070921213040 TR-C2	KIEFER, HOPE & KARL HAILMAN 2717 STEVENS ST MADISON, WI 53705-3745	2717 Stevens St	40.00	Stevens St	-----	-----	No	150.00	\$225.75	150.00	\$683.25	0.00	\$0.00	1.00	40.00	\$1,780.80	1	\$1,350.00	31	\$775.00	\$4,814.80	
070921213058 TR-C2	FOSEID LIV TRUST, J & M 2721 STEVENS ST MADISON, WI 53705-3745	2721 Stevens St	40.00	Stevens St	-----	-----	No	150.00	\$225.75	150.00	\$683.25	0.00	\$0.00	1.00	40.00	\$1,780.80	1	\$1,350.00	29	\$725.00	\$4,764.80	
070921213066 TR-C2	WANG, DENGSHUN 40 WHITE OAKS LN MADISON, WI 53711	2725 Stevens St	40.00	Stevens St	-----	-----	No	150.00	\$225.75	150.00	\$683.25	0.00	\$0.00	1.00	40.00	\$1,780.80	1	\$1,350.00	29	\$725.00	\$4,764.80	
070921213074 TR-C2	GOLDBERG, RACHEL & LARRY & JESSE PFAMMATTER 121 CORRY ST MADISON, WI 53704-5406	2729 Stevens St	40.00	Stevens St	-----	-----	No	150.00	\$225.75	150.00	\$683.25	0.00	\$0.00	1.00	40.00	\$1,780.80	1	\$1,350.00	29	\$725.00	\$4,764.80	
070921213082 TR-C2	WOLTER, NIELS R 2734 KENDALL AVE MADISON, WI 53705	2733 Stevens St	40.00	Stevens St	-----	-----	No	150.00	\$225.75	150.00	\$683.25	0.00	\$0.00	1.00	40.00	\$1,780.80	1	\$1,350.00	29	\$725.00	\$4,764.80	
070921213090 TR-C2	HESSMAN, MARK D & FRANCINE R HIRSCH 2737 STEVENS ST MADISON, WI 53705-3745	2737 Stevens St	40.00	Stevens St	-----	-----	No	100.00	\$150.50	100.00	\$455.50	0.00	\$0.00	1.00	40.00	\$1,780.80	1	\$1,350.00	31	\$775.00	\$4,511.80	
070921213107 TR-C2	HUNTER, JAMES & ELLYN 626 ANTHONY LN MADISON, WI 53711-1502	2741 Stevens St	40.00	Stevens St	-----	-----	No	100.00	\$150.50	100.00	\$455.50	0.00	\$0.00	1.00	40.00	\$1,780.80	1	\$1,350.00	29	\$725.00	\$4,461.80	
070921213115 TR-C2	JIANG, JACK J VICTORIA JIANG 229 N HILLSIDE TER MADISON, WI 53705	2747 Stevens St	40.00	Stevens St	-----	-----	No	0.00	\$0.00	200.00	\$911.00	0.00	\$0.00	1.00	40.00	\$1,780.80	1	\$1,350.00	30	\$750.00	\$4,791.80	
070921213123 TR-C2	DEGEN ET AL, CARL & EVE 2749 STEVENS MADISON, WI 53705-3745	2749 Stevens St	40.00	Stevens St	-----	-----	No	150.00	\$225.75	150.00	\$683.25	0.00	\$0.00	1.00	40.00	\$1,780.80	1	\$1,350.00	31	\$775.00	\$4,814.80	
070921213131 TR-C3	DEJESUS, ONOFRE T PEGGY H DEJESUS 421 N FRANKLIN AVE MADISON, WI 53705-3637	421 N Franklin Ave	45.00	N Franklin Ave	80.00	Stevens St	Yes	100.00	\$150.50	200.00	\$911.00	0.00	\$0.00	0.50	65.00	\$1,446.90	1	\$1,350.00	32	\$800.00	\$4,658.40	
070921213321 TR-C2	VICKERMANREV TRUST, ROBERT & GAIDA 2106 19TH AVE MONROE, WI 53566	418 Farley Ave	120.00	Farley Ave	49.20	Stevens St	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	42.00	\$934.92	1	\$1,350.00	31	\$775.00	\$3,059.92	
TOTALS								3,500.00	\$5,267.50	3,700.00	\$16,853.50	150.00	\$627.75	-----	2,314.20	\$91,341.68	44.00	\$59,400.00	1424.00	\$35,600.00	\$209,090.43	

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

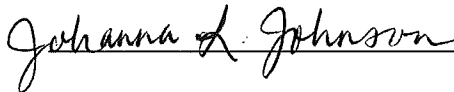
ISAAC GABRIEL, being first duly sworn on oath, deposes and says that:

1. He is an Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 20th day of March, 2024 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 **STEVENS STREET RESURFACING ASSESSMENT DISTRICT - 2024** attached hereto.
2. He 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.



Isaac Gabriel

Subscribed and sworn to before me
this 20TH day of March, 2024



Johanna L. Johnson
Notary Public, State of Wisconsin
My Commission expires: January 8, 2026

