



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

Deputy City Engineer
 Bryan Cooper, AIA
 Gregory T. Fries, P.E.
 Chris Petykowski, P.E.
Deputy Division Manager
 Kathleen M. Cryan
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. Zweig, P.E.
Financial Manager
 Steven B. Danner-Rivers

«OwnerLine1»
 «OwnerLine2»
 «OwnerLine3»
 «OwnerLine4»

February 24, 2025

Project Name: Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District – 2025

Project Limits: Evergreen Avenue from Center Avenue to Atwood Avenue, Ohio Avenue from Center Avenue to Atwood Avenue, and Sommers Avenue from Dunning Avenue to Hudson

Project ID: 11825

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»	«SubT1»

Sanitary and Storm Sewer Items			
Sanitary Sewer Reconnect	Remove & Replace Sanitary Lateral	Private Storm Sewer Connection	Subtotal
«Cost5»	«Cost6»	«Cost7»	«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/evergreen-ohio-sommers-reconstruction>; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.



Finance Department

Room 406
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703-3345
PH 608 266 4671
FAX 608 267 8705
finance@cityofmadison.com

Dear Property Owner:

The City of Madison has levied a special assessment on your property as shown on the enclosed Common Council resolution. This is an estimated assessment. When construction has been completed, the actual cost of the improvement will be determined. The amount of the assessment will then be adjusted accordingly, and a formal bill sent to you. The final bill will be equal to or less than the estimate unless you authorize additional work.

When you receive the bill, there are two options for payment: (1) the entire amount may be paid without interest by October 31 of the year you receive the bill (usually the next calendar year after the actual construction); or (2) if not paid in full by October 31, the assessment may be paid in installments with one equal part of the assessment plus interest included on your tax bill at the end of each year. Interest on each installment is calculated at four percent (4.0%) per year. In the first year of the assessment, interest is calculated only from the date of bill.

There may be situations, such as selling or refinancing your property, where you will be required at the closing to pay the estimated assessment before the work is completed. If the final amount is more than the estimate, any payments you have made will be credited and a bill sent out for the difference. If the final bill is less, any overpayment of principal and interest will be refunded. Refunds will be issued to the owner of record at the time of refund unless you provide the Finance Department with other refund instructions separate from the payment itself.

If your gross annual income is less than \$68,500 (for a single person, more for a family) and you live on the property where the work is done, you may qualify for a loan to pay the assessment. For information on the loan criteria, please visit www.cityofmadison.com/homeloans or call (608) 266-4223.

We hope this letter will assist you in understanding the special assessment payment procedure. If you have any questions, please contact the City Finance Department, Room 406, 210 Martin Luther King, Jr. Blvd. or call (608) 266-4008.

Sincerely,

A handwritten signature in black ink that reads "David P. Schmiedicke".

David Schmiedicke
Finance Director

Enclosure



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Master

File Number: 86458

File ID: 86458

File Type: Resolution

Status: Passed

Version: 1

Reference:

Controlling Body: Engineering
Division

Lead Referral: BOARD OF PUBLIC
WORKS

Cost:

File Created Date : 12/11/2024

File Name: Approving Plans, Specifications, And Schedule Of
Assessments For Evergreen Avenue, Ohio Avenue,
and Sommers Avenue Assessment District - 2025.

Final Action: 01/14/2025

Title: Approving Plans, Specifications, And Schedule Of Assessments For Evergreen
Avenue, Ohio Avenue, and Sommers Avenue Assessment District - 2025. (District
15)

Notes: Andy Zwieg

Code Sections:

CC Agenda Date: 01/14/2025

Indexes:

Agenda Number: 5.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date: 01/21/2025

Attachments: EvergreenOhioSommersOverallExhibit.pdf,
Evergreen_Ohio_Sommers
Questionnaire_Results_12_18_2024.pdf,
Evergreen_Ohio_Sommers_BPWhotes_12_18_2024
.pdf, AtwoodHudsonIntExhibit.pdf, 11825_ BPW
EvergreenOhioSommers_AssessLtr.pdf,
11825_revEvergreenOhioSommers_Assess.pdf,
011325_CC_public_comment.pdf

Enactment Number: RES-25-00001

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: hfleegel@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	1/6/2025	Robert Mulcahy	Approve	1/8/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	12/11/2024	Refer	BOARD OF PUBLIC WORKS	12/18/2024	12/18/2024	
Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 12/18/2024							

1	BOARD OF PUBLIC WORKS	12/18/2024	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
	Action Text: A motion was made by Williams, seconded by Stern, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.			
1	COMMON COUNCIL	01/14/2025	Adopt and Close the Public Hearing	Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Adopt and Close the Public Hearing. The motion passed by voice vote/other.			

Text of Legislative File 86458

Fiscal Note

The proposed resolution approves plans, specifications, and schedule of assessments and authorizes the Board of Public Works to advertise and receive bids for the Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District. The total estimated cost of the project is \$3,511,000, comprised of \$3,185,630.01 in City costs and \$325,369.99 in assessments. Funding for the City portion of costs is available in Munis #11825 (\$3,190,000) and #15559 (\$325,369.99). No additional appropriation is required.

Title

Approving Plans, Specifications, And Schedule Of Assessments For Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District - 2025. (District 15)

Body

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District - 2024 pursuant to a resolution of the Common Council, RES-24-00667, ID No. 85777 adopted 11/26/24 which resolution was adopted thereto, and the provisions of the Madison General Ordinances and the Wisconsin Statutes in such case made and provided, and the Common Council being fully advised.

BE IT RESOLVED:

1. That the City at large is justly chargeable with and shall pay the sum of \$3,185,630.01 of the entire cost of said improvement.
2. That for those eligible property owners requesting construction of a rain garden in the public right-of-way adjacent to their property shall execute the necessary waiver of special assessments on forms provided by the City Engineer;
3. That the sum assigned to each separate parcel, as indicated on the attached schedule of assessment, is hereby specially assessed upon each such parcel.
4. That the Common Council determines such special assessments to be reasonable.
5. That the work or improvement be carried out in accordance with the reports as finally approved.
6. That such work or improvement represents an exercise of the police power of the City of Madison.
7. That the plans & specifications and schedule of assessments in the Report of the Board of Public Works and the Report of the City Engineer for the above named improvement be and are hereby approved.
8. That the Board of Public Works be and is hereby authorized to advertise for and receive bids for the said improvements.
9. That the due date by which all such special assessments shall be paid in full is October 31st of the year in which it is billed, or,
10. That such special assessments shall be collected in eight (8) equal installments, with interest thereon at 4.0 percent per annum, except those special assessments paid in full on

or before October 31st of that year.

11. That the Mayor and City Clerk are hereby authorized to accept dedication of lands and/or easements from the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.

INSTALLMENT ASSESSMENT NOTICE

Notice is hereby given that a contract has been (or is about to be) let for Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District - 2024 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.

NOTICE OF APPEAL RIGHTS

"Pursuant to Sec.4.09(14), Madison General Ordinances, as authorized by Sec. 66.0701(2), Wisconsin Statutes, any person against whose land a special assessment has been levied by this resolution has the right to appeal there from in the manner prescribed in Sec. 66.0703(12), Wisconsin Statutes, within forty (40) days of the day of the final determination of the Common Council, said date being the date of adoption of this resolution."

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: Wednesday, December 18, 2024

Project ID: 11825

Project Name: Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District - 2025

Project Description: Reconstruction: Evergreen Avenue from Center Avenue to Atwood Avenue, Ohio Avenue from Center Avenue to Atwood Avenue, and Sommers Avenue from Dunning Avenue to Hudson Avenue

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

									Street Reconstruction Items						Sanitary Sewer Items				Storm Sewer Item		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 @			Private Storm Sewer Connection Assessment @	
Parcel No./ Zoning	Parcel Information		Frontage			Multiple Frontage	\$1.42 per SF	per SF Cost	\$4.79 per SF	per SF Cost	\$4.28 per SF	per SF Cost	Factor*	per LF	per LF Cost	\$2,000.00 per Each	per Each Cost	\$35.00 per LF	per LF Cost	\$3,200.00 per Each		per Each Cost	
071005337061 TR-V1	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF	Frontage Street	LF	Frontage Street	Yes	0.00	\$0.00	0.00	\$0.00	100.00	\$427.50	1.00	115.00	\$5,292.30	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,719.80
071005337079 TR-V1	PLYMOUTH CONG CHURCH 2401 ATWOOD AVE MADISON, WI 53704-5604	2402 Sommers Ave	44.00	Atwood Ave	115.00	Ohio Ave	Yes	150.00	\$213.00	150.00	\$718.50	0.00	\$0.00	0.50	159.00	\$3,658.59	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$7,465.09
071005337087 TR-V1	WORZALA, MARY E 2402 SOMMERS AVE MADISON, WI 53704	2406 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,555.88
071005337095 TR-V1	STAPLETON, DEBRA A 2406 SOMMERS AVE # 1 MADISON, WI 53704-5613	2410 Sommers Ave	44.00	Sommers Ave	---	---	No	150.00	\$213.00	150.00	\$718.50	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	27.00	\$945.00	0.00	\$0.00	\$5,901.38
071005337102 TR-V1	PLYMOUTH CONGREGATIONAL CHURCH 2401 ATWOOD AVE MADISON, WI 53704-5604	2414 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	27.00	\$945.00	0.00	\$0.00	\$5,590.88
071005337110 TR-V1	GRANGER, PETER REBECCA GRANGER 2414 SOMMERS AVE MADISON, WI 53704-5613	2418 Sommers Ave	44.50	Sommers Ave	---	---	No	75.00	\$106.50	75.00	\$359.25	0.00	\$0.00	1.00	44.50	\$2,047.89	1.00	\$2,000.00	28.00	\$980.00	0.00	\$0.00	\$5,493.64
071005337128 TR-V1	NELSON, KAREN S & ERNESTINE V NELSON 2418 SOMMERS AVE MADISON, WI 53704-5613	2422 Sommers Ave	37.00	Sommers Ave	---	---	No	75.00	\$106.50	75.00	\$359.25	50.00	\$213.75	1.00	37.00	\$1,702.74	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,292.24
071005337136 TR-V1	HUTCHISON, JAMES M & ALEIA I MCCORD 2422 SOMMERS AVE MADISON, WI 53704-5613	2426 Sommers Ave	39.00	Sommers Ave	---	---	No	50.00	\$71.00	50.00	\$239.50	0.00	\$0.00	1.00	39.00	\$1,794.78	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,015.28
071005337144 TR-V1	MITCHELL, BRIAN L & NANCY J MITCHELL 1435 N JENKINS DR OCONOMOWOC, WI 53066	2432 Sommers Ave	39.00	Sommers Ave	---	---	No	50.00	\$71.00	50.00	\$239.50	0.00	\$0.00	1.00	39.00	\$1,794.78	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,015.28
071005337152 TR-V1	HRVICKOWIAN, ANDREW NICOLE DAVIS 2432 SOMMERS AVE MADISON, WI 53704-5613	2434 Sommers Ave	39.00	Sommers Ave	---	---	No	50.00	\$71.00	50.00	\$239.50	0.00	\$0.00	1.00	39.00	\$1,794.78	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,015.28
71005337160 TR-V1	Deacon Housing LLC 802 STONEY HILL LN COTTAGE GROVE, WI 53527	2436 Sommers Ave	39.00	Sommers Ave	118.00	Hudson Ave	Yes	50.00	\$71.00	50.00	\$239.50	0.00	\$0.00	0.50	39.00	\$897.39	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$4,117.89
071005338019 TR-V1	NOLAN, TIMOTHY P 2436 SOMMERS AVE MADISON, WI 53704-5613	2437 Sommers Ave	39.00	Sommers Ave	118.00	Hudson Ave	Yes	50.00	\$71.00	50.00	\$239.50	0.00	\$0.00	0.50	39.00	\$897.39	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$4,082.89
071005338027 TR-V1	KOOB, ANNA ZACHARY HANES 2437 SOMMERS AVE MADISON, WI 53704	2433 Sommers Ave	39.00	Sommers Ave	---	---	No	50.00	\$71.00	50.00	\$239.50	0.00	\$0.00	1.00	39.00	\$1,794.78	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,015.28
071005338035 TR-V1	VENECHUK, NICHOLAS & GRACE VENECHUK 2433 SOMMERS AVE MADISON, WI 53704	2429 Sommers Ave	39.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	39.00	\$1,794.78	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,290.78
071005338043 TR-V1	BAUER, DEEDRIC 2429 SOMMERS AVE MADISON, WI 53704-5612	2425 Sommers Ave	39.00	Sommers Ave	---	---	No	75.00	\$106.50	75.00	\$359.25	0.00	\$0.00	1.00	39.00	\$1,794.78	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,135.53
071005338051 TR-V1	ZUEGLER TRUST, JANE E 2425 SOMMERS AVE MADISON, WI 53704-5612	2421 Sommers Ave	37.50	Sommers Ave	---	---	No	75.00	\$106.50	75.00	\$359.25	0.00	\$0.00	1.00	37.50	\$1,725.75	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,066.50
071005338069 TR-V1	ROTH, COLINT & NICHOLE M ROTH 2421 SOMMERS AVE MADISON, WI 53704	2417 Sommers Ave	75.70	Sommers Ave	---	---	No	200.00	\$284.00	150.00	\$718.50	0.00	\$0.00	1.00	75.70	\$3,483.71	2.00	\$4,000.00	50.00	\$1,750.00	0.00	\$0.00	\$10,236.21
071005338077 TR-V1	BYELICH, COURTNEY DAVE COBER 2417 SOMMERS AVE MADISON, WI 53704-5612	2409 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,555.88
071005338085 TR-V1	CALLACI, EMILY & STEPHEN YOUNG 2408 SOMMERS AVE MADISON, WI 53704-5612	2407 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,555.88
071005338093 TR-V1	MESSERSMITH, EMILY BURHANS, CHARLES 2407 SOMMERS AVE MADISON, WI 53704	2401 Sommers Ave	44.00	Sommers Ave	115.00	Ohio Ave	Yes	200.00	\$284.00	150.00	\$718.50	0.00	\$0.00	0.50	159.00	\$3,658.59	2.00	\$4,000.00	50.00	\$1,750.00	0.00	\$0.00	\$10,411.09
071005338100 TR-V1	LOYE, JONATHAN R KRISTA L LOYE 5 RANCH HOUSE LN MADISON, WI 53716	2402 Center Ave	44.00	Center Ave	115.00	Ohio Ave	Yes	150.00	\$213.00	150.00	\$718.50	0.00	\$0.00	0.50	115.00	\$1,646.15	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$6,452.65
071006426011 TRS	DOUGLAD, SCOTT A 2402 CENTER AVE MADISON, WI 53704	2225 Atwood Ave	44.00	Atwood Ave	115.00	Evergreen Ave	Yes	300.00	\$426.00	300.00	\$1,437.00	0.00	\$0.00	1.00	115.00	\$5,292.30	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$7,155.30
071006426061 TR-V1	2223 ATWOOD LLC PO BOX 6681 MADISON, WI 53716-0681	2202 Sommers Ave	44.00	Sommers Ave	115.00	Dunning St	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	44.00	\$1,012.44	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,012.44
071006426079 TR-V1	CONNELL, MARY ANN 2202 SOMMERS AV MADISON, WI 53704-5609	2206 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	30.00	\$128.25	1.00	44.00	\$2,024.88	1.00	\$2,000.00	28.00	\$980.00	0.00	\$0.00	\$5,754.13
071006426087 TR-V1	WALLACE & STEHL, TREV TR 2206 SOMMERS AVE # 2 MADISON, WI 53704	2210 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$5,695.88

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: Wednesday, December 18, 2024
 Project ID: 11825
 Project Name: Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District – 2025
 Project Description: Reconstruction: Evergreen Avenue from Center Avenue to Atwood Avenue, Ohio Avenue from Center Avenue to Atwood Avenue, and Sommers Avenue from Dunning Avenue to Hudson Avenue

*A factor has been applied for sidewalk and curb and gutter work 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	
Parcel No./ Zoning	Owner Name/ Mailing Address	Situa Address/ Parcel Location	LF	Frontage Street	LF	Frontage Street	Multiple Frontage	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 @		Private Storm Sewer Connection Assessment @		
								\$1.42 per SF	\$4.79 per SF	\$4.79 per SF	\$4.28 per SF	\$46.02 per LF	\$2,000.00 per Each	\$2,000.00 per Each	\$135.00 per LF	\$3,200.00 per Each	\$3,200.00 per Each						
071006426095 TR-V1	JOHANSEN, RALPH D 322 EVERGREEN AVE MADISON, WI 53704-5607	322 Evergreen Ave	38.00	Evergreen Ave	88.00	Evergreen Ave	Yes	200.00	\$284.00	200.00	\$958.00	50.00	\$213.75	0.50	126.00	\$2,899.26	1.00	\$2,000.00	28.00	\$980.00	0.00	\$0.00	\$7,335.01
071006426102 TR-V1	HAIMA, STEFANIE 318 EVERGREEN AVE MADISON, WI 53704	318 Evergreen Ave	38.00	Evergreen Ave	---	---	No	125.00	\$177.50	125.00	\$598.75	0.00	\$0.00	1.00	38.00	\$1,748.76	1.00	\$2,000.00	31.00	\$1,085.00	0.00	\$0.00	\$5,610.01
071006426110 TR-V1	MELIN AMBER AND CORY 314 EVERGREEN AVE MADISON, WI 53704	314 Evergreen Ave	39.00	Evergreen Ave	---	---	No	125.00	\$177.50	125.00	\$598.75	0.00	\$0.00	1.00	39.00	\$1,794.78	1.00	\$2,000.00	31.00	\$1,085.00	0.00	\$0.00	\$5,656.03
071006427100 TSS	MARTIN REVOCABLE TRUST, CURTIS J & PATRICIA A 609 MILLER AVE MADISON, WI 53704	2337 Atwood Ave	44.00	Atwood Ave	115.00	Ohio Ave	Yes	200.00	\$284.00	200.00	\$958.00	0.00	\$0.00	1.00	115.00	\$5,292.30	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$9,584.30
071006427168 TSS	PENIGOLAS PENIGOLA LLC 230 DUNNING ST MADISON, WI 53704	2301 Atwood Ave	44.00	Atwood Ave	115.00	Evergreen Ave	Yes	225.00	\$319.50	225.00	\$1,077.75	0.00	\$0.00	1.00	115.00	\$5,292.30	1.00	\$2,000.00	31.00	\$1,085.00	1.00	\$3,200.00	\$12,974.55
071006427176 TR-V1	KOHLMAN TRUST, VICTORIA J PATRICIA A KOHLMAN TRUST 831 WILLIAMSON ST MADISON, WI 53703-3547	2302 Sommers Ave	44.00	Sommers Ave	115.00	Evergreen Ave	Yes	0.00	\$0.00	0.00	\$0.00	30.00	\$128.25	0.50	159.00	\$3,658.59	1.00	\$2,000.00	34.00	\$1,190.00	0.00	\$0.00	\$6,976.84
071006427184 TR-V1	GERHARTZ, BRUCE P 1601 S RIVERSIDE DR EDGEWATER, FL 32132	2305 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,520.88
071006427192 TR-V1	AMEROSIO, MATT 2310 SOMMERS AVE MADISON, WI 53704	2310 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,520.88
071006427209 TR-V1	BAKER, BERNADETTE M 2314 SOMMERS AVE MADISON, WI 53704	2314 Sommers Ave	44.00	Sommers Ave	---	---	No	150.00	\$213.00	150.00	\$718.50	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,831.38
071006427217 TR-V1	SUJAPATI REVOCABLE TRUST, KRISHNA & RADHA 408 MIDLAND LN MONONA, WI 53716-3827	2318 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	28.00	\$980.00	0.00	\$0.00	\$5,625.88
071006427225 TR-V1	BANASZAK, SHAWN TANYA PETROVIC 2322 SOMMERS AVE MADISON, WI 53704	2322 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,520.88
071006427233 TR-V1	CARRIER, ROBERTA S & MICHAEL J BYRNE 2326 SOMMERS AVE MADISON, WI 53704	2326 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,520.88
071006427241 TR-V1	DRINKWINE, MONICA J GEOFF B KETTER 2330 SOMMERS AVE MADISON, WI 53704-5611	2330 Sommers Ave	44.00	Sommers Ave	115.00	Ohio Ave	Yes	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	0.50	159.00	\$3,658.59	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$7,189.59
071006428017 TR-V1	WAGNER, RANDALL L AARON SHULTZ 2329 SOMMERS AVE MADISON, WI 53704	2329 Sommers Ave	88.00	Sommers Ave	115.00	Ohio Ave	Yes	150.00	\$213.00	150.00	\$718.50	0.00	\$0.00	0.50	203.00	\$4,671.03	2.00	\$4,000.00	52.00	\$1,820.00	0.00	\$0.00	\$11,422.53
071006428025 TR-V1	HERSCHELMAN, FORREST B 2321 SOMMERS AVE # 1 MADISON, WI 53704-5610	2321 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	30.00	\$128.25	1.00	44.00	\$2,024.88	1.00	\$2,000.00	27.00	\$945.00	0.00	\$0.00	\$5,719.13
071006428033 TR-V1	BOHUG, AMANDA J ELLIOT K STITH 2317 SOMMERS AVE MADISON, WI 53704	2317 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	30.00	\$128.25	1.00	44.00	\$2,024.88	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,684.13
071006428041 TR-V1	RAMSEY, TIMOTHY 2315 SOMMERS AVE MADISON, WI 53704	2315 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,555.88
071006428059 TR-V1	THIRTY SEVEN WINDOWS LLC 2402 CENTER AVE MADISON, WI 53704	2309 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,520.88
071006428067 TR-V1	MULLARKEY, MICHAEL 3530 OLBRICH AVE MADISON, WI 53714-2853	2305 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,520.88
071006428075 TR-V1	WEDGE, JOHN A & LYUDMILA J YASKO 2301 SOMMERS AVE MADISON, WI 53704	2301 Sommers Ave	44.00	Sommers Ave	115.00	Evergreen Ave	Yes	250.00	\$355.00	250.00	\$1,197.50	50.00	\$213.75	0.50	159.00	\$3,658.59	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$8,474.84
071006428083 TR-V1	LAVIDEDEL, BRIAN J & KIMBERLY R WILSON 2302 CENTER AVE MADISON, WI 53704	2302 Center Ave	44.00	Center Ave	115.00	Evergreen Ave	Yes	150.00	\$213.00	150.00	\$718.50	0.00	\$0.00	0.50	115.00	\$2,646.15	1.00	\$2,000.00	32.00	\$1,120.00	0.00	\$0.00	\$6,697.65
071006428158 TR-V1	LYSAUGHT, MARY THERESA WILLIAM M RIKER 2338 CENTER AVE MADISON, WI 53704	2330 Center Ave	44.00	Center Ave	115.00	Ohio Ave	Yes	150.00	\$213.00	150.00	\$718.50	0.00	\$0.00	0.50	115.00	\$2,646.15	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$6,487.65
071006429015 TR-V1	RAMSEY, WILLIAM H & MARY L BANDT 2217 SOMMERS AVE MADISON, WI 53704	2217 Sommers Ave	44.00	Sommers Ave	115.00	Evergreen Ave	Yes	250.00	\$355.00	250.00	\$1,197.50	30.00	\$128.25	0.50	159.00	\$3,658.59	1.00	\$2,000.00	31.00	\$1,085.00	0.00	\$0.00	\$8,424.34
071006429023 TR-V1	B & R CHURLEY LTV TRUST 2213 SOMMERS AVE MADISON, WI 53704	2213 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	2.00	\$4,000.00	50.00	\$1,750.00	0.00	\$0.00	\$8,395.88
071006429031 TR-V1	MEILLER, LARRY R 2209 SOMMERS AVE MADISON, WI 53704-5608	2209 Sommers Ave	44.00	Sommers Ave	---	---	No	125.00	\$177.50	125.00	\$598.75	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,711.13
071006429049 TR-V1	EHRLINGER, SCOTT B 2205 SOMMERS AVE MADISON, WI 53704-5608	2205 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,520.88

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: Wednesday, December 18, 2024
Project ID: 118215
Project Name: Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District – 2025
Project Description: Reconstruction: Evergreen Avenue from Center Avenue to Atwood Avenue, Ohio Avenue from Center Avenue to Atwood Avenue, and Sommers Avenue from Dunning Avenue to Hudson Avenue

*A factor has been applied for sidewalk and curb and gutter work 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 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 @			Private Storm Sewer Connection Assessment @
Parcel No./Zoning	Owner Name/Mailing Address	Site Address/Parcel Location	LF	Frontage Street	LF	Frontage Street	Multiple Frontage	\$1.42 per SF	per SF	\$4.79 per SF	per SF	\$4.28 per SF	per SF	\$48.02 Factor*	per LF	Cost	\$2,000.00 per Each	per Each	\$35.00 per LF	per LF	\$3,200.00 per Each	per Each	
071006429057 TR-V1	ZASPEL, ALLAN CHARLES & DALE K MITCHELL	2201 Sommers Ave	44.00	Sommers Ave	115.00	Dunning St	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	44.00	\$1,012.44	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	
071006429106 TR-V1	CRAWLEY PLANE TRUST	2218 Center Ave	44.00	Center Ave	115.00	Evergreen Ave	Yes	275.00	\$390.50	275.00	\$1,317.25	0.00	\$0.00	0.50	115.00	\$1,646.15	1.00	\$2,000.00	31.00	\$1,085.00	0.00	\$0.00	
TOTALS								6,125.00	\$8,697.50	6,025.00	\$28,859.75	400.00	\$1,710.00	---	3,798.70	\$130,890.08	53.00	\$106,000.00	1,420.00	\$49,700.00	1.00	\$3,200.00	\$329,057.33

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 24th day of FEBRUARY, 2025 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 **EVERGREEN AVENUE, OHIO AVENUE, AND SOMMERS AVENUE 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 L JOHNSON

Subscribed and sworn to before me
this 24TH day of February, 2025


Isaac J. Gabriel
Notary Public, State of Wisconsin
My Commission expires: November 21, 2028

