



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

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Madison, Wisconsin 53703
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Assistant City Engineer
Bryan Cooper, AIA
Gregory T. Fries, P.E.
Chris Petykowski, P.E.

Deputy Division Manager
Kathleen M. Cryan

Principal Architect
Amy Loewenstein Scanlon, AIA

Principal Engineer 2
Janet Schmidt, P.E.

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

Financial Manager
Steven B. Danner-Rivers

Parcel Number: «Parcel_No»
Situs Address: «Situs_Address»
«OwnerLine1»
«OwnerLine2»
«OwnerLine3»
«OwnerLine4»

January 16, 2026

To: Property Owners along Elmside Boulevard, Sommers Avenue, and Center Avenue

Re: Proposed Street Reconstruction Project & Public Hearing

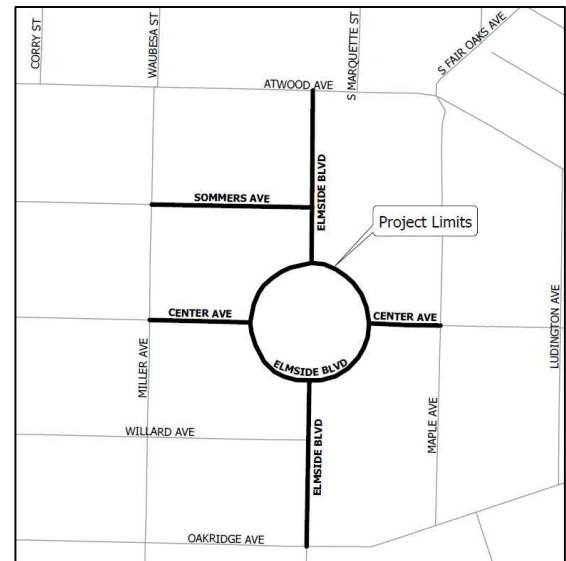
The City of Madison is planning a 2026 project on Elmside Blvd (Oakridge Ave to Atwood Ave), Sommers Ave (Miller Ave to Elmside Blvd), Center Ave (Miller Ave to Maple Ave). Enclosed with this letter is a fact sheet some details on the proposed project. Also enclosed is a notification for the Public Hearing 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. A Table 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/elmside-sommers-center-reconstruction>, a hard copy can be mailed to you upon request. The frontages 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 the 4.5% 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. This includes requests relating to the Public Hearing and operations of construction.



Sincerely,

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

Project Name: Elmside Boulevard Sommers Avenue, and Center Avenue Assessment District - 2026

Project Limits: Elmside Blvd (Oakridge Ave to Atwood Ave), Sommers Ave (Miller Ave to Elmside Blvd, and Center Ave (Miller Ave to Elmside Blvd)

Project ID: 15820

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 & Storm Sewer Item			
Sanitary Sewer Reconnect	Remove & Replace Sanitary Lateral	Private Storm Sewer Connection	Subtotal
«Cost5»	«Cost6»	«Cost7»	«SubT2»

Total
«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/elmside-sommers-center-reconstruction>; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.

Language Translation Services:

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.

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

“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.

“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:ajz

Cc by email:

Dina Nina Martinez-Rutherford, District 15 Alder
Janet Schmidt, City Engineering
Todd Chojnowski, City Engineering
Sean Malloy, City Traffic Engineering
Yang Tao, Traffic Engineering
Adam Wiederhoeft, Water Utility
Charles Romines, Streets Division
Aaron Leair, City Forestry
Hannah Mohelnitzky, City Engineering
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Michael Ott, Police Department
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Lukas Collins, City Traffic Engineering
Tom Mohr, City Traffic Engineering
Nathan Mendez, Water Utility
Taletha Skar, IT Department
Brad Hofmann, City Forestry
Tim Sobota, Madison Metro Transit
Lorissa Banuelos, Common Council
Dave Meinert, Police Department
Dane County 911

**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, JANUARY 28, 2026 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 four-point-five (4.5%) 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

ELMSIDE BOULEVARD, SOMMERS AVENUE, AND CENTER AVENUE ASSESSMENT DISTRICT – 2026

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **JANUARY 16, 2026**



Department of Public Works
Engineering Division

PROJECT CONTACT

» **Project Manager:** Andrew Zwig
608-266-9219, azwig@cityofmadison.com

Fact and Details Sheet:
**PROPOSED ELMSIDE BOULEVARD, SOMMERS AVENUE, AND
CENTER AVENUE CONSTRUCTION PROJECT**

Project Details – Proposed Work

Sanitary Sewer: The City will replace the existing sewer main with 8-inch or 10-inch PVC pipe on all streets in the project limits (existing 6-inch, 8-inch, or 10-inch clay main installed in the 1910s), 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 Project Manager (*laterals assessable*).

Water Main: The City will replace the existing water main and reconnect existing water services to the new main with 8-inch ductile iron pipe.

Storm Sewer: The City will replace and improve the storm sewer system in the street and at intersections.

Street: The City will replace all the pavement, gravel base, curb and gutter, driveway aprons, concrete terrace walks (*concrete walk between curb and sidewalk*), and spot replace sidewalk as needed (*10 feet of pavement, terrace walks, and driveway aprons are assessable*) along Elmside Boulevard, Center Avenue, and Sommers Avenue.

The proposed street width on Elmside Boulevard along the medians is 20 feet, face of curb to face of curb, the same as the existing width. Parking will be maintained on one side. Around Circle Park, Elmside Boulevard is proposed at 24 feet, reduced from the existing 28 feet, face of curb to face of curb. Parking will continue on one side, and additional terrace space (along the properties within the circle of Elmside Boulevard) will be provided for future tree plantings. Sommers Avenue is proposed at 24 feet, reduced from the existing 26 feet, with parking remaining on one side. Center Avenue is proposed at 26 feet, reduced from the existing 28 feet, with parking remaining on one side.

Speed humps will not be installed along Elmside Boulevard, Sommers Avenue, nor Center Avenue. However, intersection designs will be reviewed for possible curb and gutter extensions at the intersections to help improve pedestrian crossings, provide some additional traffic calming, and reduce in pavement area.

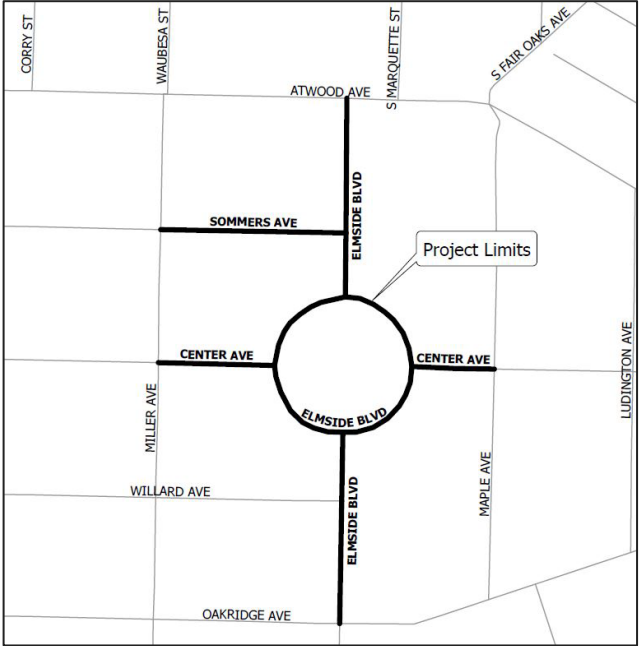
Driveway Aprons: Driveway aprons constructed with the project will be replaced with concrete. Driveway widths will be replaced per the City of Madison standard details along Elmside Boulevard, Sommers Avenue, and Center Avenue (*driveway aprons assessable*).

Bus Pads: Bus pads will not be installed along Elmside Boulevard, Sommers Avenue, and Center Avenue.

Street Lights: Street lighting on existing MG&E wood poles will remain.

Assessments: The project will involve special assessments for some of the improvements. The assessments are a special charge for work being done that has 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 assessments bill will be mailed in 2027 to adjacent property owners. The bill is calculated based on measured quantities for pavement, driveway aprons, and terrace walks and are based on 2026 street improvements rates and will carry over from the preliminary assessments to the final assessments.

Project Location Map



Item	Property Owner Share	City Share
10' Pavement Replacement*	100%	0%
Driveway Apron 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%
Water Main	0%	100%
Water Main Services	0%	100%
Storm Sewer Main	0%	100%
Private Storm Connections (if any)	100%	0%

*Pavement Replacement assessed per linear feet of frontage
- 50% discount for single or two-family corner lots fronting two streets
- 67% discount for single or two-family corner lots fronting three streets

The 10 feet of pavement reconstruction is defined as 10 feet of street width adjacent to the property frontage length. The sanitary sewer laterals and private storm sewer connections will also be billed based on bid prices and measured quantities during construction. The property payment options include payment by lump sum or over 8 years with 4.5% interest.

Trees: Terrace (area between the sidewalk & curb), median, and Circle Park trees may be pruned prior to construction to provide required clearance for construction equipment. Efforts are being made in the street design to save as many of the existing trees as possible. There are 5 planned tree removals ahead of construction (401 Elmside Boulevard (1-Maple), 500 Elmside Boulevard (2-Maple), 525 Elmside Boulevard (1-Maple), and (2814 Sommers Avenue (1-Ginkgo)) with this project because of poor condition and these trees are planned to be removed ahead of construction. There are terrace areas within the project limits that have volunteer trees (trees not planted by City Forestry in the right-of-way) that may be removed by City Forestry ahead of construction. 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.

Tree pruning in advance of the project is required to reduce the risk of damage to the trees during construction. The City Forestry 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. City Forestry will evaluate the terrace for new planting sites and potential replacement sites when the project is complete. 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.

Project Website: Please visit the project website for the latest information and sign-up for email updates too. <https://www.cityofmadison.com/engineering/projects/elmside-sommers-center-reconstruction>.

Construction Schedule & Impacts

Tentative Schedule: It is expected the project will take approximately 5 months to complete between June 2026 and November 2026.

Traffic Impacts: Evergreen Avenue, Ohio Avenue, and Sommers Avenue will be closed to through traffic within the project limits until the project is complete. Per City's standard specs, residential driveways may be closed for a cumulative of 20 days during the project, primarily when concrete 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 (Dunning Street, Center Avenue, Evergreen Avenue (south of Center Avenue), Ohio Avenue (south of Center Avenue). The contractor will notify impacted residents prior to the driveway access being closed for an extended period, but there will 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.

Traffic impacts on Atwood Avenue at Elmside Boulevard are anticipated for removing and replacing a portion of the asphalt pavement in the outbound (away from downtown) outside lane from Miller Avenue to S. Marquette Street as well as for connection of the sanitary sewer main, water main, and storm sewer main into existing pipes within Atwood Avenue. Long-term (4-6 weeks) single lane closures in each direction during construction are anticipated. One lane in each direction will be maintained for much of the duration; non-peak flagging operations may be required for portions of the work. Metro transit operations would be maintained.

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 shutoffs. Each shutoff may last up to 8 hours, but typically last about 4 hours. The water will be shutoff when the new water main is connected to the existing main and connecting the services to the new main. At the start of construction, the existing main will remain in service until the new main is installed and connected to; emergency shutoffs may occur if the old, brittle main is damaged during construction. If this happens, crews will work to notify affected properties as quickly as possible.

Refuse Collection & Mail Delivery: It will be the contractor's responsibility to allow for refuse collection and mail delivery 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 concrete terrace walkways (area between sidewalk and curb) will be replaced as needed with the project (*terrace walkways assessable*), unless the property owner requests that they are removed. Existing landscaping plantings, raised planting beds, stone or brick pavers, and wood retaining walls, etc. within the terrace (between curb & sidewalk) will be impacted. If you wish to save any landscaping, it should be removed prior to the start of work in 2026 and reinstalled by you after construction is complete. If left in place, these items will be removed by the contractor. The contractor will not replace or reinstall these items following completion of the project. Please contact the project manager to request the removal of an existing concrete terrace walkway or to evaluate the impacts of construction in the right-of-way.

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: Wednesday, Janaury 28, 2026
Project ID: 15820
Project Name: Elmside Boulevard, Sommers Avenue, and Center Avenue Assessment District – 2026
Project Description: Elmside Blvd (Oakridge Ave to Atwood Ave), Sommers Ave (Miller Ave to Elmside Blvd, and Center Ave (Miller Ave to Elmside Blvd)

*A factor has been applied for pavement reconstruction adjacent to lots that abut more than one street and are single-family or two-family residential dwellings
**Assessed for the full frontage along Center Avenue, less 15 feet previously assessed under Project ID 14075.

								Street Reconstruction Items						Sanitary Sewer Items				Storm Sewer Item					
Parcel Information			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 @		Total Assessment			
Parcel No./ Zoning	Mailing Address	Situs Address/ Parcel Location	LF	Frontage Streets	LF	Frontage Streets	Multiple Frontage	\$1.34	per SF	\$4.97	per SF	\$4.37	per SF	\$46.72	per LF	\$1,750.00	per Each	\$25.00	per LF		\$3,200.00	per Each	
								SF	Cost	SF	Cost	SF	Cost	*Factor	LF	Cost	Each	Cost	LF		Cost	Each	Cost
071005323010	501 ELMSIDE BLVD MADISON, WI 53704	501 Elmside Blvd	40.00	Elmside Blvd	49.00	Center Ave	Yes	200.00	268.00	200.00	994.00	0.00	0.00	0.50	89.00	\$2,079.04	1.00	\$1,750.00	24.00	\$600.00	0.00	\$0.00	\$5,691.04
071005323028	505 ELMSIDE BLVD MADISON, WI 53704-5707	505 Elmside Blvd	40.00	Elmside Blvd	---	---	No	200.00	\$268.00	200.00	\$994.00	0.00	\$0.00	1.00	40.00	\$1,868.80	1.00	\$1,750.00	31.00	\$775.00	1.00	\$3,200.00	\$8,855.80
071005323036	509 ELMSIDE BLVD MADISON, WI 53704-5707	509 Elmside Blvd	50.00	Elmside Blvd	---	---	No	100.00	\$134.00	100.00	\$497.00	0.00	\$0.00	1.00	0.00	\$0.00	1.00	\$1,750.00	52.00	\$1,300.00	0.00	\$0.00	\$3,681.00
071005323044	513 ELMSIDE BLVD MADISON, WI 53704-5707	513 Elmside Blvd	63.50	Elmside Blvd	21.50	Elmside Blvd	Yes	100.00	\$134.00	100.00	\$497.00	0.00	\$0.00	0.50	85.00	\$1,985.60	1.00	\$1,750.00	34.00	\$850.00	0.00	\$0.00	\$5,216.60
071005323052	521 ELMSIDE BLVD MADISON, WI 53704-5707	521 Elmside Blvd	40.00	Elmside Blvd	---	---	No	200.00	\$268.00	200.00	\$994.00	0.00	\$0.00	1.00	40.00	\$1,868.80	1.00	\$1,750.00	29.00	\$725.00	0.00	\$0.00	\$5,605.80
071005323060	525 ELMSIDE BLVD MADISON, WI 53704	525 Elmside Blvd	40.00	Elmside Blvd	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	40.00	\$1,868.80	1.00	\$1,750.00	29.00	\$725.00	0.00	\$0.00	\$5,290.30
071005323078	529 ELMSIDE BLVD MADISON, WI 53704	529 Elmside Blvd	40.00	Elmside Blvd	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	40.00	\$1,868.80	1.00	\$1,750.00	31.00	\$775.00	0.00	\$0.00	\$5,340.30
071005323086	533 ELMSIDE BLVD MADISON, WI 53704-5758	533 Elmside Blvd	40.00	Elmside Blvd	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	40.00	\$1,868.80	1.00	\$1,750.00	29.00	\$725.00	0.00	\$0.00	\$5,290.30
071005323094	537 ELMSIDE BLVD MADISON, WI 53704	537 Elmside Blvd	55.00	Elmside Blvd	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	55.00	\$2,569.60	1.00	\$1,750.00	29.00	\$725.00	0.00	\$0.00	\$5,991.10
071005323101	2902 OAKRIDGE AVE MADISON, WI 53704-5845	2902 Oakridge Ave	40.00	Oakridge Ave	125.00	Elmside Blvd	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	125.00	\$2,920.00	1.00	\$1,750.00	33.00	\$825.00	1.00	\$3,200.00	\$8,695.00
071005323242	500 MAPLE AVE MADISON, WI 53704-5843	500 Maple Ave	40.00	Maple Ave	80.00	Center Ave	Yes	100.00	\$134.00	100.00	\$497.00	0.00	\$0.00	0.50	120.00	\$2,803.20	1.00	\$1,750.00	26.00	\$650.00	0.00	\$0.00	\$5,834.20
071005326064	PO BOX 259446 MADISON, WI 53725-9446	309 Elmside Blvd	40.00	Elmside Blvd	---	---	No	200.00	\$268.00	200.00	\$994.00	0.00	\$0.00	1.00	40.00	\$1,868.80	1.00	\$1,750.00	36.00	\$900.00	0.00	\$0.00	\$5,780.80
071005326072	PO BOX 259446 MADISON, WI 53725-9446	313 Elmside Blvd	40.00	Elmside Blvd	---	---	No	200.00	\$268.00	200.00	\$994.00	50.00	\$218.50	1.00	40.00	\$1,868.80	1.00	\$1,750.00	39.00	\$975.00	0.00	\$0.00	\$6,074.30
071005326080	PO BOX 259446 MADISON, WI 53725-9446	317 Elmside Blvd	40.00	Elmside Blvd	---	---	No	200.00	\$268.00	200.00	\$994.00	0.00	\$0.00	1.00	40.00	\$1,868.80	1.00	\$1,750.00	28.00	\$700.00	0.00	\$0.00	\$5,580.80
071005326098	321 ELMSIDE BLVD MADISON, WI 53704	321 Elmside Blvd	40.00	Elmside Blvd	---	---	No	200.00	\$268.00	200.00	\$994.00	0.00	\$0.00	1.00	40.00	\$1,868.80	1.00	\$1,750.00	28.00	\$700.00	0.00	\$0.00	\$5,580.80
071005326105	325 ELMSIDE BLVD MADISON, WI 53704	325 Elmside Blvd	40.00	Elmside Blvd	---	---	No	200.00	\$268.00	200.00	\$994.00	0.00	\$0.00	1.00	40.00	\$1,868.80	1.00	\$1,750.00	28.00	\$700.00	0.00	\$0.00	\$5,580.80
071005326113	401 ELMSIDE BLVD MADISON, WI 53704	401 Elmside Blvd	40.00	Elmside Blvd	---	---	No	200.00	\$268.00	200.00	\$994.00	0.00	\$0.00	1.00	40.00	\$1,868.80	1.00	\$1,750.00	28.00	\$700.00	0.00	\$0.00	\$5,580.80
071005326121	405 ELMSIDE BLVD MADISON, WI 53704-5705	405 Elmside Blvd	40.00	Elmside Blvd	---	---	No	100.00	\$134.00	100.00	\$497.00	0.00	\$0.00	1.00	40.00	\$1,868.80	1.00	\$1,750.00	28.00	\$700.00	1.00	\$3,200.00	\$8,149.80
071005326139	409 ELMSIDE BLVD MADISON, WI 53704	409 Elmside Blvd	63.50	Elmside Blvd	23.20	Elmside Blvd	Yes	100.00	\$134.00	100.00	\$497.00	0.00	\$0.00	0.50	86.70	\$2,025.31	1.00	\$1,750.00	30.00	\$750.00	0.00	\$0.00	\$5,156.31
071005326147	417 ELMSIDE BLVD. UNIT 3 MADISON, WI 53707	417 Elmside Blvd	50.00	Elmside Blvd	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	25.00	\$625.00	0.00	\$0.00	\$4,711.00
071005326155	422 MAPLE AVE MADISON, WI 53704-5841	422 Maple Ave	80.00	Maple Ave	129.00 80.00	Center Ave Elmside Blvd	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.33	209.00	\$3,222.28	2.00	\$3,500.00	52.00	\$1,300.00	0.00	\$0.00	\$8,022.28
071005326262	PO BOX 259446 MADISON, WI 53725-9446	2901 Atwood Ave	62.93	Atwood Ave	82.00	Elmside Blvd	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	82.00	\$3,831.04	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$3,831.04
071005327020	112 AGNES CT. MOUNT HOREB, WI 53572	2827 Atwood Ave	120.00	Atwood Ave	80.00	Elmside Blvd	Yes	350.00	\$469.00	350.00	\$1,739.50	0.00	\$0.00	1.00	80.00	\$3,737.60	1.00	\$1,750.00	24.00	\$600.00	0.00	\$0.00	\$8,296.10
071005327062	2802 SOMMERS AVE MADISON, WI 53704-5719	2802 Sommers Ave	45.00	Sommers Ave	118.00	Miller Ave	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	45.00	\$1,051.20	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,051.20
071005327070	2806 SOMMERS AVE # 1 MADISON, WI 53704-5772	2806 Sommers Ave	43.00	Sommers Ave	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	43.00	\$2,008.96	1.00	\$1,750.00	26.00	\$650.00	0.00	\$0.00	\$5,355.46
071005327088	6213 FREDERICKSBURG LN MADISON, WI 53718	2810 Sommers Ave	40.00	Sommers Ave	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	40.00	\$1,868.80	1.00	\$1,750.00	35.00	\$875.00	0.00	\$0.00	\$5,440.30
071005327096	2418 WINNEBAGO ST # 408 MADISON, WI 53704	2814 Sommers Ave	40.00	Sommers Ave	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	40.00	\$1,868.80	1.00	\$1,750.00	26.00	\$650.00	0.00	\$0.00	\$5,215.30
071005327103	2818 SOMMERS AVE MADISON, WI 53704	2818 Sommers Ave	40.00	Sommers Ave	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	40.00	\$1,868.80	1.00	\$1,750.00	26.00	\$650.00	0.00	\$0.00	\$5,215.30
071005327111	2822 SOMMERS AVE MADISON, WI 53704	2822 Sommers Ave	40.00	Sommers Ave	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	40.00	\$1,868.80	1.00	\$1,750.00	26.00	\$650.00	0.00	\$0.00	\$5,215.30
071005327137	318 ELMSIDE BLVD MADISON, WI 53704-5704	318 Elmside Blvd	80.00	Elmside Blvd	120.00	Elmside Blvd	Yes	200.00	\$268.00	200.00	\$994.00	0.00	\$0.00	0.50	200.00	\$4,672.00	3.00	\$5,250.00	75.00	\$1,875.00	0.00	\$0.00	\$13,059.00
071005327145	314 ELMSIDE BLVD MADISON, WI 53704	314 Elmside Blvd	38.00	Elmside Blvd	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	38.00	\$1,775.36	1.00	\$1,750.00	25.00	\$625.00	0.00	\$0.00	\$5,096.86
071005327153	230 DUNNING ST MADISON, WI 53704	310 Elmside Blvd	42.00	Elmside Blvd	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	42.00	\$1,962.24	1.00	\$1,750.00	24.00	\$600.00	0.00	\$0.00	\$5,258.74

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: Wednesday, Janaury 28, 2026
Project ID: 15820
Project Name: Elmside Boulevard, Sommers Avenue, and Center Avenue Assessment District – 2026
Project Description: Elmside Blvd (Oakridge Ave to Atwood Ave), Sommers Ave (Miller Ave to Elmside Blvd, and Center Ave (Miller Ave to Elmside Blvd)

*A factor has been applied for pavement reconstruction adjacent to lots that abut more than one street and are single-family or two-family residential dwellings
**Assessed for the full frontage along Center Avenue, less 15 feet previously assessed under Project ID 14075.

Parcel Information								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	Mailing Address	Situs Address/ Parcel Location	LF	Frontage Streets	LF	Frontage Streets	Multiple Frontage	\$1.34 SF	per SF Cost	\$4.97 SF	per SF Cost	\$4.37 SF	per SF Cost	\$46.72 *Factor	per LF LF	Cost	\$1,750.00 Each	per Each Cost	\$25.00 LF	per LF Cost	\$3,200.00 Each	per Each Cost	
071005328010	2821 SOMMERS AVE MADISON, WI 53704-5718	2821 Sommers Ave	40.00	Sommers Ave	---	---	No	125.00	\$167.50	125.00	\$621.25	0.00	\$0.00	1.00	40.00	\$1,868.80	2.00	\$3,500.00	62.00	\$1,550.00	0.00	\$0.00	\$7,707.55
071005328028	2817 SOMMERS AVE MADISON, WI 53704-5718	2817 Sommers Ave	40.00	Sommers Ave	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	40.00	\$1,868.80	1.00	\$1,750.00	26.00	\$650.00	0.00	\$0.00	\$5,215.30
071005328036	2813 SOMMERS AVE MADISON, WI 53704-5718	2813 Sommers Ave	40.00	Sommers Ave	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	40.00	\$1,868.80	1.00	\$1,750.00	34.00	\$850.00	0.00	\$0.00	\$5,415.30
071005328044	2809 SOMMERS AVE MADISON, WI 53704	2809 Sommers Ave	40.00	Sommers Ave	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	40.00	\$1,868.80	1.00	\$1,750.00	26.00	\$650.00	0.00	\$0.00	\$5,215.30
071005328052	3113 LINDBERGH ST MADISON, WI 53704-5641	401 Miller Ave	38.00	Miller Ave	85.00	Miller Ave	Yes	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	0.50	85.00	\$1,985.60	1.00	\$1,750.00	26.00	\$650.00	0.00	\$0.00	\$5,332.10
071005328086	2802 CENTER AVE MADISON, WI 53704-5702	2802 Center Ave**	45.00	Center Ave	118.00	Miller Ave	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	30.00	\$700.80	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$700.80
071005328094	2806 CENTER AVE MADISON, WI 53704	2806 Center Ave	40.00	Center Ave	---	---	No	150.00	\$201.00	150.00	\$745.50	25.00	\$109.25	1.00	40.00	\$1,868.80	1.00	\$1,750.00	26.00	\$650.00	1.00	\$3,200.00	\$8,524.55
071005328101	2810 CENTER AVE MADISON, WI 53704-5702	2810 Center Ave	40.00	Center Ave	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	40.00	\$1,868.80	1.00	\$1,750.00	27.00	\$675.00	1.00	\$3,200.00	\$8,440.30
071005328119	2814 CENTER AVE MADISON, WI 53704-5702	2814 Center Ave	40.00	Center Ave	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	40.00	\$1,868.80	1.00	\$1,750.00	25.00	\$625.00	0.00	\$0.00	\$5,190.30
071005328127	422 ELMSIDE BLVD MADISON, WI 53704-5706	422 Elmside Blvd	74.00	Elmside Blvd	38.80	Elmside Blvd	Yes	200.00	\$268.00	200.00	\$994.00	0.00	\$0.00	0.50	112.80	\$2,635.01	1.00	\$1,750.00	25.00	\$625.00	1.00	\$3,200.00	\$9,472.01
071005328135	418 ELMSIDE BLVD MADISON, WI 53704	418 Elmside Blvd	40.00	Elmside Blvd	---	---	No	200.00	\$268.00	200.00	\$994.00	0.00	\$0.00	1.00	40.00	\$1,868.80	1.00	\$1,750.00	30.00	\$750.00	0.00	\$0.00	\$5,630.80
071005328143	406 ELMSIDE BLVD MADISON, WI 53704-5706	406 Elmside Blvd	80.00	Elmside Blvd	55.75	Elmside Blvd	Yes	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	0.50	135.75	\$3,171.12	2.00	\$3,500.00	53.00	\$1,325.00	0.00	\$0.00	\$8,942.62
071005328151	402 ELMSIDE BLVD MADISON, WI 53704-5706	402 Elmside Blvd	41.50	Elmside Blvd	80.00	Sommers Ave	Yes	125.00	\$167.50	125.00	\$621.25	0.00	\$0.00	0.50	121.50	\$2,838.24	1.00	\$1,750.00	32.00	\$800.00	0.00	\$0.00	\$6,176.99
071005329018	2813 CENTER AVE MADISON, WI 53704	2813 Center Ave	40.00	Center Ave	---	---	No	100.00	\$134.00	100.00	\$497.00	0.00	\$0.00	1.00	40.00	\$1,868.80	1.00	\$1,750.00	26.00	\$650.00	0.00	\$0.00	\$4,899.80
071005329026	2809 CENTER AVE MADISON, WI 53704-5701	2809 Center Ave	40.00	Center Ave	---	---	No	100.00	\$134.00	100.00	\$497.00	0.00	\$0.00	1.00	40.00	\$1,868.80	1.00	\$1,750.00	25.00	\$625.00	0.00	\$0.00	\$4,874.80
071005329034	637 SPRUCE CIR VERONA, WI 53593-1642	2805 Center Ave	42.50	Center Ave			No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	42.50	\$1,985.60	1.00	\$1,750.00	26.00	\$650.00	0.00	\$0.00	\$5,332.10
071005329042	2801 CENTER AVE MADISON, WI 53704-5701	2801 Center Ave**	45.00	Center Ave	120.00	Miller Ave	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	30.00	\$700.80	1.00	\$1,750.00	26.00	\$650.00	0.00	\$0.00	\$3,100.80
071005329117	514 ELMSIDE BLVD MADISON, WI 53704-5708	514 Elmside Blvd	40.00	Elmside Blvd	40.00	Willard Ave	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	40.00	\$934.40	1.00	\$1,750.00	34.00	\$850.00	0.00	\$0.00	\$3,534.40
071005329125	518 ELMSIDE BLVD MADISON, WI 53704	518 Elmside Blvd	141.20	Elmside Blvd	40.00 40.00	Elmside Blvd Willard Ave	Yes	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	0.33	141.20	\$2,176.97	1.00	\$1,750.00	26.00	\$650.00	0.00	\$0.00	\$5,523.47
071005329133	510 ELMSIDE BLVD MADISON, WI 53704-5708	510 Elmside Blvd	50.00	Elmside Blvd	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	23.00	\$575.00	0.00	\$0.00	\$5,607.50
071005329141	508 ELMSIDE BOULEVARD MADISON, WI 53704	508 Elmside Blvd	63.50	Elmside Blvd	38.80	Elmside Blvd	Yes	200.00	\$268.00	200.00	\$994.00	0.00	\$0.00	0.50	102.30	\$2,389.73	1.00	\$1,750.00	35.00	\$875.00	0.00	\$0.00	\$6,276.73
071005329159	330 E LAKESIDE ST MADISON, WI 53715	500 Elmside Blvd	706.86	Elmside Blvd	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	706.86	\$33,024.50	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$33,024.50
071005330122	2826 OAKRIDGE AVE MADISON, WI 53704-5717	2826 Oakridge Ave	120.00	Oakridge Ave	45.00	Elmside Blvd	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	45.00	\$1,051.20	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,051.20
071005330130	544 ELMSIDE BLVD MADISON, WI 53704-5759	544 Elmside Blvd	40.00	Elmside Blvd	---	---	No	0.00	\$0.00	0.00	\$0.00	50.00	\$218.50	1.00	40.00	\$1,868.80	1.00	\$1,750.00	22.00	\$550.00	0.00	\$0.00	\$4,387.30
071005330148	540 ELMSIDE BLVD MADISON, WI 53704	540 Elmside Blvd	45.00	Elmside Blvd	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	45.00	\$2,102.40	1.00	\$1,750.00	23.00	\$575.00	0.00	\$0.00	\$5,373.90
071005330156	536 ELMSIDE BLVD MADISON, WI 53704-5759	536 Elmside Blvd	80.00	Elmside Blvd	80.00	Willard Ave	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	79.12	\$1,848.32	1.00	\$1,750.00	23.00	\$575.00	0.00	\$0.00	\$4,173.32
TOTALS								7,350.00	\$9,849.00	7,350.00	\$36,529.50	125.00	\$546.25	---	4,196.73	\$149,317.71	58.00	\$101,500.00	1,637.00	\$40,925.00	6.00	\$19,200.00	\$357,867.46

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

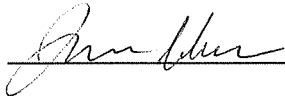
Johanna Johnson, being first duly sworn on oath, deposes and says that:

1. She is a Program Assistant with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 14th day of JANUARY, 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 **ELMSIDE BOULEVARD, SOMMERS AVENUE, AND CENTER AVENUE ASSESSMENT DISTRICT - 2026** attached hereto.

2. She delivered the envelopes to the custody of the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.


Johanna Johnson

Subscribed and sworn to before me
this 14th day of January, 2026



Jenna Webb
Notary Public, State of Wisconsin
My Commission expires: *Sept. 30, 2029*

