



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:

Enclosed you will find the resolution that was adopted by the Common Council related to the street reconstruction project adjacent to your property. The resolution is usually mailed shortly after the Common Council action which happens prior to construction starting.

We recently discovered that the mailing had not occurred, therefore you are now receiving the information. Please note that these are the preliminary estimated assessments that were approved prior to the construction.

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 the percent indicated on the resolution, annually. 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 \$54,950 (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, call (608) 266-4008.

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,

David Schmiedicke
Finance Director

Enclosure



City of Madison

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

Master

File Number: 64806

File ID: 64806	File Type: Resolution	Status: Passed
Version: 1	Reference:	Controlling Body: Engineering Division
Lead Referral: BOARD OF PUBLIC WORKS	Cost:	File Created Date : 03/23/2021
File Name: Approving Plans, Specifications, And Schedule Of Assessments For W. Washington Avenue Assessment District - 2021.		Final Action: 04/20/2021

Title: Approving Plans, Specifications, And Schedule Of Assessments For W. Washington Avenue Assessment District - 2021. (4th AD)

Notes: Reid Stiteley

Code Sections:

CC Agenda Date: 04/20/2021

Indexes:

Agenda Number: 6.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date: 04/26/2021

Attachments: BPW Hearing Notice W Washington Avenue Assessment Dist 2021.pdf, 13173 BPW Notes Rev2.pdf, 13173 BPW OVERVIEW.pdf, 13173 W Washington Ave- Approved TC Lane Option.pdf, Public Comment - Sweeney.pdf, Public registrant 64806.pdf, 64806 CC Mailing.pdf

Enactment Number: RES-21-00275

Author: Rob Phillips, City Engineer

Hearing Date:

Entered by: Imparker@cityofmadison.com

Published Date:

Approval History

Version	Date	Approver	Action
1		Stephanie Mabrey	Approve

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/23/2021	Refer	BOARD OF PUBLIC WORKS	03/31/2021	03/31/2021	
Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 3/31/2021							
Notes:							

1	BOARD OF PUBLIC WORKS	03/31/2021	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
	Action Text:	Jim Wolfe and Reid Stiteley, City Engineering, presented details. A motion was made by Branson, seconded by Clausius, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.		
	Notes:			
1	COMMON COUNCIL	04/20/2021	Adopt Unanimously	Pass
	Action Text:	A motion was made by Abbas, seconded by Martin, to Adopt Unanimously. The motion passed by voice vote/other.		
	Notes:			

Text of Legislative File 64806

Fiscal Note

The proposed resolution approves plans, specifications, and a schedule of assessments for W. Washington Avenue Assessment District - 2021 at an estimated cost of \$3,495,000.

Funds are available in the following MUNIS accounts:

13173-402-170	W WASHINGTON RESURF-STREET	\$1,400,000
13173-402-174	W WASHINGTON RESURF-STREET/STORM	\$95,000
13173-84-174	W WASHINGTON RESURF-STORM	\$450,000
13173-83-173	W WASHINGTON RESURF-SEWER	\$850,000
13173-86-179	W WASHINGTON RESURF-WATER	\$450,000
13173-402-176	W WASHINGTON RESURF-SIGNALS	\$130,000
13173-402-177	W WASHINGTON RESURF-STRT LIGHT	\$120,000

Assessments \$430,990

Title

Approving Plans, Specifications, And Schedule Of Assessments For W. Washington Avenue Assessment District - 2021. (4th AD)

Body

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of W. Washington Avenue Assessment District - 2021 pursuant to a resolution of the Common Council, Resolution No. RES-21-00126, ID No. 63850, adopted 2/23/2021, 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 \$3,064,010.00 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 2.0 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 W. Washington Avenue Assessment District - 2021 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 2.0 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 therefrom 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 - Schedule of Assessments

Proj. ID: 1317; Project Name: W. Washington Avenue Assessment District - 2021

Project Limits: Bedford Street to Broom Street

Date: 3/19/21

*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 Construction Items										Sanitary Sewer Items				Storm Sewer Items		Street Lighting Items		TOTAL ASSM'T
				Remove Concrete Driveway or Terrace @ \$2.50 per Sq Ft.		Install Concrete Driveway Apron @ \$6.00 per Sq Ft.		Remove & Replace Concrete Sidewalk @ \$8.50 per Square Foot (SF)			Remove & Replace Curb and Gutter @ \$20.00 per Linear Foot (LF)			Sanitary Sewer Reconnect @ \$1,250 Each		Remove & Replace Sanitary Lateral @ \$21.00 per LF		Private Storm Sewer Reconnect @ \$2,500 Each		Install Pedestrian Lighting \$50.00 per LF		
				SF	Cost	SF	Cost	Factor*	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each	Cost	LF	Cost	
Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage LF																			
0709-231-2328-9 PD	MADISON DEVELOPMENT CORP 550 W WASHINGTON AVE MADISON WI	1 N Bedford St	57.00	0.00	\$ -	0.00	\$ -	1.00	0.00	\$ -	1.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	57.00	\$ 2,850.00	\$ 2,850.00
0709-231-2206-7 DR2, HIS-L	PFEIFFER, DAVID & BRENDA 403 W WASHINGTON AVE MADISON WI	403 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	0.00	\$ -	1.00	20.00	\$ 400.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	33.00	\$ 1,650.00	\$ 2,050.00
0709-231-1641-6 PD	BROOM & WASH LLC # 290 N14 W23755 STONE RIDGE DR WAUKESHA WI	404 W Washington Ave	66.00	0.00	\$ -	0.00	\$ -	0.50	100.00	\$ 425.00	0.50	30.00	\$ 300.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	66.00	\$ 3,300.00	\$ 6,430.00
0709-231-2207-5 DR2	ELICKSON LIVING TRUST WILLIAM G ELICKSON 6427 HYSLOP RD WAUNAKEE WI	405 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	165.00	\$ 1,402.50	1.00	33.00	\$ 660.00	2.00	\$ 2,500.00	110.00	\$ 2,310.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 8,522.50
0709-231-2208-3 DR2	ELICKSON LIVING TRUST WILLIAM G ELICKSON 6427 HYSLOP RD WAUNAKEE WI	407 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	165.00	\$ 1,402.50	1.00	33.00	\$ 660.00	2.00	\$ 2,500.00	110.00	\$ 2,310.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 8,522.50
0709-231-1640-8 PD	BROOM & WASH LLC # 290 N14 W23755 STONE RIDGE DR WAUKESHA WI	408 W Washington Ave	33.00	200.00	\$ 500.00	200.00	\$ 1,200.00	1.00	165.00	\$ 1,402.50	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	1.00	\$ 2,500.00	33.00	\$ 1,650.00	\$ 10,317.50
0709-231-2209-1 PD	HAZEN II, JOHN C 1143 BLUE BIRD TRL WAUNAKEE WI	411 W Washington Ave	72.00	275.00	\$ 687.50	275.00	\$ 1,650.00	1.00	300.00	\$ 2,550.00	1.00	72.00	\$ 1,440.00	3.00	\$ 3,750.00	165.00	\$ 3,465.00	0.00	\$ -	72.00	\$ 3,600.00	\$ 17,142.50
0709-231-1639-1 DR2	WHITE, SIDNEY W 1447 DORMONT AVE PITTSBURGH PA	412 W Washington Ave	33.00	200.00	\$ 500.00	200.00	\$ 1,200.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 7,265.00
0709-231-1638-3 DR2	FOWLER COMPANY LLC, THE E7949 SOUTH AVE REEDSBURG WI	416 W Washington Ave	33.00	180.00	\$ 450.00	180.00	\$ 1,080.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 7,095.00
0709-231-1637-5 DR2	WASHINGTON APARTMENTS CO % OAKLAND PROP SERV LLC 122 E OLIN AVE # 195 MADISON WI	418 W Washington Ave	33.00	180.00	\$ 450.00	180.00	\$ 1,080.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	60.00	\$ 1,260.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 7,200.00
0709-231-2212-4 PD	ELICKSON LIVING TRUST WILLIAM G ELICKSON 6427 HYSLOP RD WAUNAKEE WI	419 W Washington Ave	60.00	275.00	\$ 687.50	275.00	\$ 1,650.00	1.00	200.00	\$ 1,700.00	1.00	40.00	\$ 800.00	2.00	\$ 2,500.00	110.00	\$ 2,310.00	0.00	\$ -	60.00	\$ 3,000.00	\$ 12,647.50
0709-231-1636-7 DR2	WASHINGTON APARTMENTS CO % OAKLAND PROP SERV LLC 122 E OLIN AVE # 195 MADISON WI	420 W Washington Ave	33.00	190.00	\$ 475.00	190.00	\$ 1,140.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 7,180.00

*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 No./ Zoning	Owner's Name / Mailing Address	Situation Address	Frontage LF	Street Construction Items									Sanitary Sewer Items				Storm Sewer Items		Street Lighting Items		TOTAL ASSMT	
				Remove Concrete Driveway or Terrace @ \$2.50 per Sq Ft.		Install Concrete Driveway Apron @ \$6.00 per Sq Ft.		Remove & Replace Concrete Sidewalk @ \$8.50 per Square Foot (SF)			Remove & Replace Curb and Gutter @ \$20.00 per Linear Foot (LF)			Sanitary Sewer Reconnect @ \$1,250 Each		Remove & Replace Sanitary Lateral @ \$21.00 per LF		Private Storm Sewer Reconnect @ \$2,500 Each		Install Pedestrian Lighting \$50.00 per LF		
				SF	Cost	SF	Cost	Factor*	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each	Cost	LF		Cost
0709-231-2214-9 DR2	WASHINGTON APARTMENTS CO % OAKLAND PROP SERV LLC 122 E OLIN AVE # 195 MADISON WI	422 W Washington Ave	33.00	190.00	\$ 475.00	190.00	\$ 1,140.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 7,180.00
0709-231-2214-0 UMX	TWENTY FIFTEEN LLC 21 N BUTLER ST # 101 MADISON WI	425 W Washington Ave	99.00	625.00	\$ 1,562.50	625.00	\$ 3,750.00	1.00	200.00	\$ 1,700.00	1.00	50.00	\$ 1,000.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	1.00	\$ 2,500.00	99.00	\$ 4,950.00	\$ 17,867.50
0709-231-1634-1 DR2	WASHINGTON APARTMENTS CO % OAKLAND PROP SERV LLC 122 E OLIN AVE # 195 MADISON WI	426 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 7,052.50
0709-231-1633-3 DR2	WASHINGTON APARTMENTS CO % OAKLAND PROP SERV LLC 122 E OLIN AVE # 195 MADISON WI	430 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	60.00	\$ 1,260.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 7,157.50
0709-231-1632-5 DR2	WASHINGTON APARTMENTS CO % OAKLAND PROP SERV LLC 122 E OLIN AVE # 195 MADISON WI	432 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 7,052.50
0709-231-2215-8 DR2	SHIRLEY MAE INVESTORS LLC 11777 W LAKE PARK DR MILWAUKEE WI	433 W Washington Ave	165.00	850.00	\$ 2,125.00	850.00	\$ 5,100.00	1.00	400.00	\$ 3,400.00	1.00	165.00	\$ 3,300.00	3.00	\$ 3,750.00	165.00	\$ 3,465.00	1.00	\$ 2,500.00	165.00	\$ 8,250.00	\$ 31,890.00
0709-231-1631-7 DR2	WASHINGTON APARTMENTS CO % OAKLAND PROP SERV LLC 122 E OLIN AVE # 195 MADISON WI	436 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 7,052.50
0709-231-1630-9 DR2	CJK INC 448 W WASHINGTON AVE MADISON WI	440 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	165.00	\$ 1,402.50	1.00	33.00	\$ 660.00	2.00	\$ 2,500.00	110.00	\$ 2,310.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 10,010.00
0709-231-1629-2 DR2	CJK INC 448 W WASHINGTON AVE MADISON WI	444 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	165.00	\$ 1,402.50	1.00	33.00	\$ 660.00	2.00	\$ 2,500.00	120.00	\$ 2,520.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 10,220.00
0709-231-2216-6 DR2	WEST WASH LLC PO BOX 259324 MADISON WI	447 W Washington Ave	33.00	320.00	\$ 800.00	320.00	\$ 1,920.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 8,285.00
0709-231-1628-4 DR2	448 W WASHINGTON LLC 448 W WASHINGTON AVE MADISON WI	448 W Washington Ave	66.00	375.00	\$ 937.50	375.00	\$ 2,250.00	1.00	300.00	\$ 2,550.00	1.00	66.00	\$ 1,320.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	2.00	\$ 5,000.00	66.00	\$ 3,300.00	\$ 17,762.50
0709-231-1627-6 DR2	KARRAS PROPERTY MANAGEMENT LLC BOX 333 ELKART LAKE WI	450 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 5,565.00
0709-231-2217-4 DR2	WEST WASH LLC PO BOX 259324 MADISON WI	451 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 5,565.00

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Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage LF	Street Construction Items										Sanitary Sewer Items				Storm Sewer Items		Street Lighting Items		TOTAL ASSMT
				Remove Concrete Driveway or Terrace @ \$2.50 per Sq Ft.		Install Concrete Driveway Apron @ \$6.00 per Sq Ft.		Remove & Replace Concrete Sidewalk @ \$8.50 per Square Foot (SF)			Remove & Replace Curb and Gutter @ \$20.00 per Linear Foot (LF)			Sanitary Sewer Reconnect @ \$1,250 Each		Remove & Replace Sanitary Lateral @ \$21.00 per LF		Private Storm Sewer Reconnect @ \$2,500 Each		Install Pedestrian Lighting \$50.00 per LF		
				SF	Cost	SF	Cost	Factor*	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each	Cost	LF	Cost	
0709-231-2218-2 DR2	WEST WASH LLC PO BOX 259324 MADISON WI	453 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	0.00	\$ -	1.00	33.00	\$ 660.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	33.00	\$ 1,650.00	\$ 2,310.00
0709-231-1626-8 DR2	TRISHULLA REAL ESTATE LLC 10 PRESCOTT CIR MADISON WI	454 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	0.00	\$ -	1.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	33.00	\$ 1,650.00	\$ 1,650.00
0709-231-2505-3 DR2	501 WEST WASHINGTON LLC ATTN JOSH LANGLOIS 444 W MAIN ST MADISON WI	501 W Washington Ave	33.00 93.00	350.00	\$ 875.00	350.00	\$ 2,100.00	0.50	100.00	\$ 425.00	0.50	33.00	\$ 330.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 7,785.00
0709-231-2506-1 DR2	503 WEST WASH LLC PO BOX 259324 MADISON WI	503 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	165.00	\$ 1,402.50	1.00	33.00	\$ 660.00	2.00	\$ 2,500.00	110.00	\$ 2,310.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 10,010.00
0709-231-2507-9 DR2	509 WEST WASH LLC PO BOX 259324 MADISON WI	509 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	50.00	\$ 1,050.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 6,947.50
0709-231-2343-7 PD	CIJ INC 448 W WASHINGTON AVE MADISON WI	510 W Washington Ave	215.00	1020.00	\$ 2,550.00	0.00	\$ -	1.00	450.00	\$ 3,825.00	1.00	107.00	\$ 2,140.00	0.00	\$ -	0.00	\$ -	1.00	\$ 2,500.00	215.00	\$ 10,750.00	\$ 21,765.00
0709-231-2508-7 DR2	WEST WASH LLC ATTN GREENBUSH PROPERTIES 444 W MAIN ST MADISON WI	511 W Washington Ave	33.00	350.00	\$ 875.00	350.00	\$ 2,100.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 8,540.00
0709-231-2509-5 DR2	WEST WASH LLC ATTN GREENBUSH PROPERTIES 444 W MAIN ST MADISON WI	515 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	50.00	\$ 1,050.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 6,947.50
0709-231-2510-2 DR2	WEST WASH LLC PO BOX 259324 MADISON WI	517 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 7,052.50
0709-231-2336-2 DR2	SAUER, WALTER ATTN JANE SAUER 3422 MAPLE GROVE DR MADISON WI	518 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	0.00	\$ -	1.00	10.00	\$ 200.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	33.00	\$ 1,650.00	\$ 1,850.00
0709-231-2511-0 DR2	AUFDERHAAR, JOHN CHRISTINE AUFDERHAAR 1400 COUNTRY CLUB LN WATERTOWN WI	519 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	165.00	\$ 1,402.50	1.00	33.00	\$ 660.00	2.00	\$ 2,500.00	110.00	\$ 2,310.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 10,010.00
0709-231-2512-8 DR2	WEST WASH ASSOCIATES % MADISON PROPERTY MGMT 1202 REGENT ST MADISON WI	521 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	165.00	\$ 1,402.50	1.00	33.00	\$ 660.00	2.00	\$ 2,500.00	110.00	\$ 2,310.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 10,010.00
0709-231-2335-4 DR2	ROTHFUSS TRUST, JAMES S ATTN JAMIE ROTHFUSS 4364 MESSERSCHMIDT RD MADISON WI	522 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	0.00	\$ -	1.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	33.00	\$ 1,650.00	\$ 1,650.00

*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 No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage LF	Street Construction Items										Sanitary Sewer Items				Storm Sewer Items		Street Lighting Items		TOTAL ASSMT
				Remove Concrete Driveway or Terrace @ \$2.50 per Sq Ft.		Install Concrete Driveway Apron @ \$6.00 per Sq Ft.		Remove & Replace Concrete Sidewalk @ \$8.50 per Square Foot (SF)			Remove & Replace Curb and Gutter @ \$20.00 per Linear Foot (LF)			Sanitary Sewer Reconnect @ \$1,250 Each		Remove & Replace Sanitary Lateral @ \$21.00 per LF		Private Storm Sewer Reconnect @ \$2,500 Each		Install Pedestrian Lighting \$50.00 per LF		
				SF	Cost	SF	Cost	Factor*	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each	Cost	LF	Cost	
0709-231-2334-6 DR2	SHEPHERD, ROBERT C 5590 MARY LAKE RD WAUNAKEE WI	524 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	0.00	\$ -	1.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	33.00	\$ 1,650.00	\$ 1,650.00
0709-231-2513-6 DR2	WEST WASH ASSOCIATES % MADISON PROPERTY MGMT 1202 REGENT ST MADISON WI	525 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	50.00	\$ 1,050.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 6,947.50
0709-231-2514-4 DR2	WEST WASH ASSOCIATES % MADISON PROPERTY MGMT 1202 REGENT ST MADISON WI	527 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	50.00	\$ 1,050.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 6,947.50
0709-231-2333-8 DR2	CIMA WEST WASH LLC 311 FOREST ST MADISON WI	528 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	0.00	\$ -	1.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	33.00	\$ 1,650.00	\$ 1,650.00
0709-231-2515-2 DR2	WEST WASH ASSOCIATES % MADISON PROPERTY MGMT 1202 REGENT ST MADISON WI	533 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	50.00	\$ 1,050.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 5,460.00
0709-231-2516-0 DR2	WEST WASH ASSOCIATES % MADISON PROPERTY MGMT 1202 REGENT ST MADISON WI	535 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	50.00	\$ 1,050.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 5,460.00
0709-231-2517-8 DR2	WEST WASH ASSOCIATES % MADISON PROPERTY MGMT 1202 REGENT ST MADISON WI	537 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	50.00	\$ 1,050.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 6,947.50
0709-231-2330-4 PD	CJK INC 448 W WASHINGTON AVE MADISON WI	540 W Washington Ave	127.00	0.00	\$ -	0.00	\$ -	1.00	475.00	\$ 4,037.50	1.00	40.00	\$ 800.00	0.00	\$ -	0.00	\$ -	2.00	\$ 5,000.00	127.00	\$ 6,350.00	\$ 16,187.50
0709-231-2518-6 DR2	WEST WASH ASSOCIATES % MADISON PROPERTY MGMT 1202 REGENT ST MADISON WI	541 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	50.00	\$ 1,050.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 6,947.50
0709-231-2519-4 DR2	WEST WASH ASSOCIATES % MADISON PROPERTY MGMT 1202 REGENT ST MADISON WI	543 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	50.00	\$ 1,050.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 5,460.00
0709-231-2329-7 UMX	KELLER, DAVID & DEBRA 1102 WINSTON DR MADISON WI	544 W Washington Ave	65.00	300.00	\$ 750.00	300.00	\$ 1,800.00	1.00	200.00	\$ 1,700.00	1.00	65.00	\$ 1,300.00	0.00	\$ -	0.00	\$ -	2.00	\$ 5,000.00	65.00	\$ 3,250.00	\$ 13,800.00
0709-231-2520-1 UMX	PJB-II INC 2303 W BELTLINE HWY MADISON WI	555 W Washington Ave	99.00	730.00	\$ 1,825.00	730.00	\$ 4,380.00	1.00	325.00	\$ 2,762.50	1.00	40.00	\$ 800.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	99.00	\$ 4,950.00	\$ 17,122.50
Totals				9,410.00	\$ 23,525.00	8,390.00	\$ 50,340.00	6,670.00	\$ 55,845.00	1,794.00	\$ 35,250.00	51.00	\$ 63,750.00	2,780.00	\$ 58,380.00	10.00	\$ 25,000.00	2,378.00	\$ 118,900.00	\$ 430,990.00		

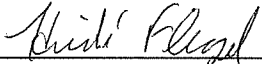
AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

HEIDI FLEEGEL, being first duly sworn on oath, deposes and says that:

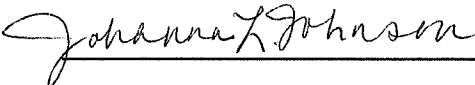
1. She is an Program Assistant with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 27th day of September, 2021 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled **W. WASHINGTON AVENUE ASSESSMENT DISTRICT - 2021** attached hereto.

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



Heidi Fleegel

Subscribed and sworn to before me
this 27th day of September, 2021



Johanna L. Johnson
Notary Public, State of Wisconsin
My Commission expires: January 8, 2022

