



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

Parcel No.: 70932303020
Situs: 1301 REETZ RD

STEVENS, PAUL R
1301 REETZ RD
MADISON, WI 53711-2645

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

Deputy Division Manager
Kathleen M. Cryan

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

Principal Engineer 1
Christina M. Bachmann, P.E.
Mark D. Moder, P.E.

Financial Manager
Steven B. Danner-Rivers

September 29, 2022

TO: Property owners along Hammersley Road

RE: Proposed Street Resurfacing Project & Public Hearing

The City of Madison is proposing to resurface Hammersley Road from Gilbert Road to the W Beltline Frontage Rd in 2024. The proposed project includes redesigning Hammersley Rd to a 24-ft wide street (two 10-ft lanes), removing all existing on-street parking and on-street bike lanes, and constructing an off-street, multi-use path for bikes & pedestrians on the north side. Enclosed with this letter is a fact sheet with details on the proposed project along with a notification for the Public Hearing before the Board of Public Works. The date and time of the public hearing can be found 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 those items are assessed fully or partially to the owner. A table detailing the City's standard assessment policy for these items is included in the attached fact sheet.

Included is a preliminary Schedule of Assessments, which shows the estimated costs for your property adjacent to the project. The frontages and lot areas of each property to be assessed are listed on the full schedule. After work is complete, a final assessment cost will be calculated based on bid prices and work actually performed. The final assessment cost, which will be billed after the completion of the project, is payable in one lump sum or over a period of 8 years, with the 2% 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 the Project Engineer, Aaron Canton at (608) 242-4763 or acanton@cityofmadison.com. This includes requests relating to the Public Hearing and requests relating to the actual operations of construction.

Sincerely,

James M. Wolfe, P.E.
City Engineer

JMW: ajc
Cc by Email:

Ald. Figueroa Cole
Yang Tao, City Traffic Engineering
Marla Eddy, City Forestry
Adam Wiederhoeft, Water Utility
Jeremy Nash, City Traffic Engineering
Christy Bachmann, City Engineering
Dane County 911
Mark Moder, City Engineering

Jerry Schippa, City Traffic Engineering
Daniel Olivares, City Engineering
Jeff Heinecke, City Forestry
Chris Petykowski, City Engineering
Jim Wolfe, City Engineering
Carissa Wegner, City Engineering
Charles Romines, Streets Division
Janet Schmidt, City Engineering

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

PART I

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN:

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

That the plans, specifications, a proposed schedule of assessments, and an estimate of the entire cost of the improvements listed hereto are available and open to inspection by all interested persons in the office of the City Engineer, Room 115, City-County Building, 210 Martin Luther King Jr. Blvd. and will so continue to be for ten (10) working days from the first published date of this notice, (please email Board of Public Works, boardofpublicworks@cityofmadison.com) and;

That on **WEDNESDAY, OCTOBER 12, 2022 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 two (2%) 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

HAMMERSLEY ROAD RESURFACING ASSESSMENT DISTRICT – 2024
S. PINCKNEY STREET ASSESSMENT DISTRICT - 2023

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **SEPTEMBER 30, 2022**



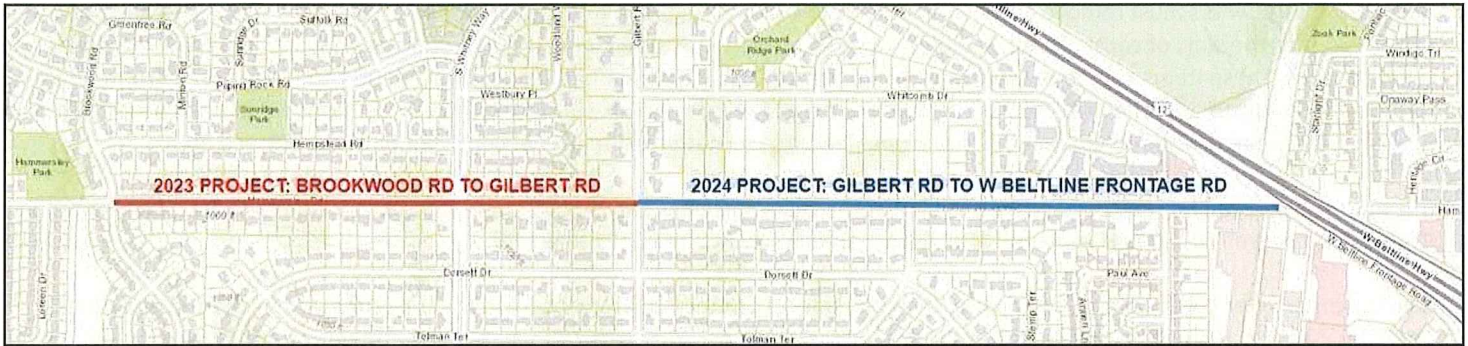
Department of Public Works
Engineering Division

**Fact and Details Sheet:
 PROPOSED HAMMERSLEY ROAD
 RESURFACING PHASE 2 – 2024
 (GILBERT RD TO W BELTLINE FRONTAGE RD)**

Project Details – Proposed Work

PROJECT CONTACTS

- » **Project Manager:** Aaron Canton
 (608) 242-4763, acanton@cityofmadison.com
- » **Storm and Sanitary Sewer:** Daniel Olivares
 (608) 261-9285, daolivares@cityofmadison.com
- » **Water Utility:** Kelly Miess
 (608) 261-9640, kmiess@cityofmadison.com
- » **Traffic:** Jeremy Nash
 (608) 266-6585, jnash@cityofmadison.com
- » **Construction:** John Fahrney
 (608) 266-9091, jfahrney@cityofmadison.com
- » **Contractor:** To be determined



Sanitary Sewer: Replace the existing sanitary sewer mains with new PVC pipes and replace laterals from the new main to the property line.

Water Main: Replace the existing water main with ductile iron pipes through the Gilbert Rd intersection only.

Storm Sewer: Replace and upgrade the existing storm sewer pipes, inlets, and access structures.

If you have experienced drainage/stormwater issues in front of your property and would be interested in an optional private storm sewer connection to help move rainwater away from your home, please contact Daniel Olivares at daolivares@cityofmadison.com for more information. If selected, the cost to install a private storm sewer connection is assessed 100% to the property owner and is estimated at \$3,500.

Street: Replace all asphalt pavement. Replace curb & gutter, driveway aprons, and sidewalk as needed due to condition, utility work, or to accommodate the proposed design.

Assessment Policy Breakdown Item	Property Owner Share	City Share
Curb & Gutter Replacement (<i>due to condition or sanitary lateral work</i>)	50%	50%
Driveway Apron Replacement (<i>due to condition or sanitary lateral work</i>)	50%	50%
Sidewalk Replacement (<i>due to condition or sanitary lateral work</i>)	50%	50%
New Sidewalk Installation (<i>50% Covered with Safe Routes Grant</i>)	100%	0%
Multi-Use Path Installation (<i>including curb and/or driveway work for path</i>)	0%	100%
ADA-Compliant Sidewalk Ramps	0%	100%
Sanitary Laterals to property line	25%	75%
Sanitary Sewer Main	0%	100%
Storm Sewer Main	0%	100%
Water Main	0%	100%
Street Lighting	0%	100%
Private Storm Sewer Lateral	100%	0%

In continuation of the Hammersley Phase 1 re-design, the City is proposing to redesign Hammersley Rd (from Gilbert Rd to the W Beltline Frontage Rd) to a 24-ft wide street with two, 10-ft travel lanes (one in each direction), removing all existing on-street parking and on-street bike lanes, and constructing an 10-ft off-street, multi-use path (for bikes & pedestrians) on the north side of Hammersley Rd. The north side curb would be entirely reconstructed and a 5-ft grass terrace would be installed between the curb and the path. The grass terrace is necessary to provide space for snow removal, mailboxes, trash pick-up, leaf collection, and to provide separation between car traffic and path users.

The work necessary to construct the multi-use path, including reconstructing the north-side curb, will NOT be assessed to adjacent property owners. Assessments will still include work necessary due to condition or sanitary lateral replacement (including curb work), following the typical resurfacing assessment policy. The City would be responsible for maintaining the proposed multi-use path, including snow removal. The fronting property owner would be responsible for maintaining the proposed grass terrace between the path and street, including mowing.

Street Lights: Street lighting on existing MG&E poles will be added and/or upgraded to enhance lighting on both the path and the street.

Trees: Tree removals due to poor health conditions within Phase 2 (Gilbert Rd to W Beltline Frontage Rd) are planned at the following locations: 5313 Hammersley (35" Silver Maple), 5314 Hammersley (40" Bur Oak), 5217 Hammersley (20" Norway Maple), 5225 Hammersley (12" Norway Maple), and 5222 Hammersley (16" Green Ash).

Tree removals necessary due to the 2024 construction are anticipated at the following locations: 4902 Hammersley (6, 2-5" terrace trees; removal due to installation of multi-use path).

Any additional tree removals necessary beyond what is listed on this fact sheet will include additional notification to residents within 100-ft of individual trees.

Terrace Areas: Owners must remove any plantings, structures, or any special landscaping features from the terrace area and public Right of Way prior to the start of construction, including raised planting beds, stone landscaping, retaining walls, railings, pavers, planters, etc. If left in place, these items will be removed by the contractor. For residents between Gilbert Rd and the W Beltline Frontage Rd, this includes items up to 13-ft behind the existing back-of-curb. The contractor will not replace these items following completion of the project. Owners are invited to contact the project manager to evaluate the impacts of construction in the terrace area.

Bus Pad: Bus pad will be replaced and/or installed at the following locations: 1221 Gilbert Rd, 5118 Hammersley Rd, 5201 Hammersley Rd, 4903 Whitcomb Dr, 5005 Hammersley Rd, 4902 Hammersley Rd, and 1301 Reetz Rd.

Assessments: After construction is complete, the assessments are recalculated based on the bid prices and measured quantities. The final assessments will be mailed in the summer of 2025. Property owners can pay the assessments in a lump sum or over 8 years with a 2% interest rate.

Project Website: <https://www.cityofmadison.com/engineering/projects/hammersley-road-resurfacing>

Construction Schedule & Impacts

Tentative Schedule: This project is scheduled to be bid in Fall 2023. Construction is expected to begin in April 2024 and be finished September 2024.

Traffic Impacts: Hammersley Rd will be closed to thru-traffic from Gilbert Rd to the W Beltline Frontage Rd but will remain open to local traffic (residents). Residential driveways along Hammersley Rd will be maintained throughout construction, but will be disrupted at times during immediately adjacent work such as utility replacements, asphalt paving, etc... The Contractor will notify impacted residents prior to their driveway access being disrupted.

Water Impacts: There will be 2-3 planned water service outages (~6 hrs) for residents at the Hammersley Rd and Gilbert Rd intersection. All planned service disruptions will have 2 days advance notice by the Contractor. There is the potential for unplanned water service outages, in which case the Contractor will notify residents and repair damages ASAP. Construction may cause temporary discolored water events, please see link for more information: <https://www.cityofmadison.com/water/water-quality/discolored-water>

Refuse Collection: It will be the contractor's responsibility to allow for refuse collection to continue during construction. Please mark your address on your cart to make sure it is returned if moved. We ask that you place your carts at the street the evening prior to or at the very latest 6:00 a.m. the morning of your scheduled refuse/recycling day.

Supplemental Forestry Information

Tree pruning in advance of the project is required to reduce the risk of damage to the trees during construction.

The City of Madison Forestry Section will perform the necessary work. For certain species, especially oak and elm trees, the pruning must be completed by April 1 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. Forestry Section staff 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.

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: 9/26/2022
 Project ID: 13924
 Project Name: Hammersley Road Resurfacing w/Utilities Phase 2
 Project Limits: Gilbert Rd to W Beltline Frontage Rd
 *A factor has been applied for sidewalk and curb and gutter work adjacent to lots that about more than one street and are single-family or two-family residential dwellings.

Parcel No./ Zoning	Owner Name Address	Parcel Location/Condo	Frontage			Street Reconstruction Items												Sanitary Sewer Items						Storm Sewer Items		Total Assessment
			LF	Frontage St	Multiple Front	Remove Concrete Drive Apron @		Install Concrete Drive Apron @		Remove & Replace Asphalt Drive Apron @		Remove & Replace Concrete Sidewalk @		Remove & Replace Curb & Gutter @		Install New Concrete Sidewalk @			Sanitary Sewer Reconnect @		Remove & Replace Sanitary Sewer Lateral @		Private Storm Sewer Connection @			
						\$4.00	per SF	\$6.00	per SF	\$6.00	per SF	\$8.00	per SF	\$25.00	per LF	Factor	SF	Cost	Factor	SF	Cost	Factor	SF	Cost	\$1,350.00	
070931104023 SR-C1	NECKVATAL, DANIEL B 1221 GILBERT RD MADISON, WI 53711	1221 Gilbert Rd	154 250	Gilbert Rd Hammersley Rd	Yes		\$0.00	\$0.00	\$0.00	0.5	0	\$0.00	0.5	20	\$250.00	0.5	\$0.00	1	\$1,350.00	40	\$1,000.00		\$0.00	\$0.00	\$2,600.00	
070931104031 SR-C1	FERRERO, KATHLEEN 5402 HAMMERSLEY RD MADISON, WI 53711	5402 Hammersley Rd	128	Hammersley Rd	No		\$0.00	\$0.00	\$0.00	1	0	\$0.00	1	40	\$1,000.00	1	\$0.00	1	\$1,350.00	41	\$1,025.00		\$0.00	\$3,375.00		
070931104049 SR-C1	STRANG REALTY LLC 10106 CARTER RD MAZOMANIE, WI 53560	5314 Hammersley Rd	128	Hammersley Rd	No		\$0.00	\$0.00	\$0.00	1	0	\$0.00	1	65	\$1,625.00	1	\$0.00	1	\$1,350.00	40	\$1,000.00		\$0.00	\$3,975.00		
070931104057 SR-C1	MIDELFORT, BRENT L 5310 HAMMERSLEY RD MADISON, WI 53711	5310 Hammersley Rd	128	Hammersley Rd	No		\$0.00	\$0.00	\$0.00	1	0	\$0.00	1	20	\$500.00	1	\$0.00	1	\$1,350.00	40	\$1,000.00		\$0.00	\$2,850.00		
070931104065 SR-C1	LOCHNER, ANDREW M RICHANSON LOCHNER 5302 HAMMERSLEY RD MADISON, WI 53711	5302 Hammersley Rd	213	Hammersley Rd	No		\$0.00	\$0.00	\$0.00	1	0	\$0.00	1	180	\$4,500.00	1	\$0.00	1	\$1,350.00	40	\$1,000.00		\$0.00	\$6,850.00		
070931104073 SR-C1	ATLAS INVESTMENT GROUP LLP PO BOX 46010 MADISON, WI 53744	5222 Hammersley Rd	213	Hammersley Rd	No		\$0.00	\$0.00	\$0.00	1	0	\$0.00	1	60	\$1,500.00	1	\$0.00	1	\$1,350.00	40	\$1,000.00		\$0.00	\$3,850.00		
070931104081 SR-C1	BENEFIELD, DESIREE BRUCE BENEFIELD 5214 HAMMERSLEY RD MADISON, WI 53711	5214 Hammersley Rd	213	Hammersley Rd	No		\$0.00	\$0.00	\$0.00	1	0	\$0.00	1	50	\$1,250.00	1	\$0.00	1	\$1,350.00	40	\$1,000.00		\$0.00	\$3,600.00		
070931104099 SR-C1	SUPENSKY, MARK R LEAH D SUPENSKY 5210 HAMMERSLEY RD MADISON, WI 53711	5210 Hammersley Rd	107	Hammersley Rd	No		\$0.00	\$0.00	\$0.00	1	0	\$0.00	1	30	\$750.00	1	\$0.00	1	\$1,350.00	41	\$1,025.00		\$0.00	\$3,125.00		
070931104106 SR-C1	ELLINGSON, PAUL & KRISS A ELLINGSON 5206 HAMMERSLEY RD MADISON, WI 53711-2620	5206 Hammersley Rd	107	Hammersley Rd	No		\$0.00	\$0.00	\$0.00	1	0	\$0.00	1	40	\$1,000.00	1	\$0.00	1	\$1,350.00	41	\$1,025.00		\$0.00	\$3,375.00		
070931104114 SR-C1	BENTZEN, PAUL & MARGARET J FREDE E284 PHYLANE RD LONE ROCK, WI 53556	5202 Hammersley Rd	107	Hammersley Rd	No		\$0.00	\$0.00	15	\$90.00	1	0	\$0.00	1	50	\$1,250.00	1	\$0.00	1	\$1,350.00	41	\$1,025.00		\$0.00	\$3,715.00	
070931104122 SR-C1	HANDLEY, MEGAN M REID M PAPPAS 5118 HAMMERSLEY RD MADISON, WI 53711-2618	5118 Hammersley Rd	107	Hammersley Rd	No	250	\$1,000.00	250	\$1,500.00		\$0.00	1	0	\$0.00	1	102.5	\$2,562.50	1	\$0.00	1	\$1,350.00	41	\$1,025.00		\$0.00	\$7,437.50
070931104130 SR-C1	HERZBERG, JENNIFER JORDAN 5114 HAMMERSLEY RD MADISON, WI 53711	5114 Hammersley Rd	107	Hammersley Rd	No		\$0.00	\$0.00	400	\$2,400.00	1	0	\$0.00	1	92.5	\$2,312.50	1	\$0.00	1	\$1,350.00	41	\$1,025.00		\$0.00	\$7,087.50	
070931104148 SR-C1	BROWN, JAMES J & SARA J BROWN 5102 HAMMERSLEY RD MADISON, WI 53711	5102 Hammersley Rd	213 157	Hammersley Rd Loruth Ter	Yes		\$0.00	\$0.00	\$0.00	0.5	0	\$0.00	0.5	95	\$1,187.50	0.5	\$0.00	1	\$1,350.00	41	\$1,025.00		\$0.00	\$3,562.50		
070931104354 SR-C1	Withhold pursuant to sec. 19.35(1)(am) Wis. Stats. 5110 HAMMERSLEY ROAD MADISON, WI 53711	5110 Hammersley Rd	107	Hammersley Rd	No	230	\$920.00	230	\$1,380.00		\$0.00	1	0	\$0.00	1	36	\$900.00	1	\$0.00	1	\$1,350.00	41	\$1,025.00		\$0.00	\$5,575.00
070931105055 SR-C1	MEYERS, SARAH M & CHRISTOPHER M MEYERS 5010 HAMMERSLEY RD MADISON, WI 53711-2616	5010 Hammersley Rd	125 175	Hammersley Rd Loruth Ter	Yes		\$0.00	\$0.00	\$0.00	0.5	0	\$0.00	0.5	40	\$500.00	0.5	\$0.00	1	\$1,350.00	28	\$700.00		\$0.00	\$2,550.00		
070931105104 SR-C1	WHITCOMB COTTAGES LLC 448 W WASHINGTON AVE MADISON, WI 53703	4903 Whitcomb Dr	82 125	Whitcomb Dr Hammersley Rd	Yes		\$0.00	\$0.00	\$0.00	0.5	0	\$0.00	0.5	20	\$250.00	0.5	\$0.00	1	\$1,350.00	42	\$1,050.00		\$0.00	\$2,650.00		
070931105097 SR-C1	WHITCOMB COTTAGES LLC 448 W WASHINGTON AVE MADISON, WI 53703	4905 Whitcomb Dr	85	Whitcomb Dr	No		\$0.00	\$0.00	\$0.00	1	0	\$0.00	1	20	\$500.00	1	\$0.00	1	\$1,350.00	42	\$1,050.00		\$0.00	\$2,900.00		
070931402013 SR-C1	ORR, DON 5201 HAMMERSLEY RD MADISON, WI 53711-2619	5201 Hammersley Rd	110 180	Hammersley Rd Lewon Dr	Yes		\$0.00	\$0.00	\$0.00	0.5	0	\$0.00	0.5	90	\$1,125.00	0.5	\$0.00	1	\$1,350.00	25	\$625.00		\$0.00	\$3,100.00		
070931402021 SR-C1	KOYKKAR, JOSEPH & BARBARA 5205 HAMMERSLEY RD MADISON, WI 53711-2619	5205 Hammersley Rd	120	Hammersley Rd	No		\$0.00	\$0.00	60	\$360.00	1	0	\$0.00	1	70	\$1,750.00	1	\$0.00	1	\$1,350.00	25	\$625.00		\$0.00	\$4,085.00	
070931402039 SR-C1	TITUS, ZACHARY 5209 HAMMERSLEY RD MADISON, WI 53711-2619	5209 Hammersley Rd	110	Hammersley Rd	No		\$0.00	\$0.00	\$0.00	1	0	\$0.00	1	50	\$1,250.00	1	\$0.00	1	\$1,350.00	25	\$625.00		\$0.00	\$3,225.00		

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: 9/26/2022

Project ID: 13924

Project Name: Hammersley Road Resurfacing w/Utilities Phase 2

Project Limits: Gilbert Rd to W Beltline Frontage Rd

*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 Name Address	Parcel Location/Condo	Frontage			Street Reconstruction Items												Sanitary Sewer Items				Storm Sewer Items		Total Assessment			
			LF	Frontage St	Multiple Front	Remove Concrete Drive Apron @		Install Concrete Drive Apron @		Remove & Replace Asphalt Drive Apron @		Remove & Replace Concrete Sidewalk @		Remove & Replace Curb & Gutter @		Install New Concrete Sidewalk @		Sanitary Sewer Reconnect @		Remove & Replace Sanitary Sewer Lateral @		Private Storm Sewer Connection @					
						\$4.00 per SF	Cost	\$6.00 per SF	Cost	\$6.00 per SF	Cost	\$8.00 per SF	Cost	\$25.00 per LF	Cost	Factor	SF	Cost	Factor	LF	Cost	\$1,350.00 per Each	Cost		\$25.00 per LF	Cost	\$2,500.00 per Each
070931402047 SR-C1	BIANG, CHRISTOPHER G 5213 HAMMERSLEY RD MADISON, WI 53711-2619	5213 Hammersley Rd	119	Hammersley Rd	No		\$0.00	\$0.00	\$0.00	1	0	\$0.00	1	51	\$1,275.00	1	\$0.00	1	\$1,350.00	25	\$625.00		\$0.00	\$0.00	\$3,250.00		
070931402055 SR-C1	MILLS, MOLLY A ALEX M MILLS 5217 HAMMERSLEY RD MADISON, WI 53711	5217 Hammersley Rd	118	Hammersley Rd	No		\$0.00	\$0.00	\$0.00	1	0	\$0.00	1	50	\$1,250.00	1	\$0.00	1	\$1,350.00	25	\$625.00		\$0.00	\$0.00	\$3,225.00		
070931402063 SR-C1	OGDEN, JANET A CHRISTOPHER & OGDEN 5221 HAMMERSLEY RD MADISON, WI 53711-2619	5221 Hammersley Rd	118	Hammersley Rd	No		\$0.00	\$0.00	250	\$1,500.00	1	0	\$0.00	1	40	\$1,000.00	1	\$0.00	1	\$1,350.00	25	\$625.00		\$0.00	\$0.00	\$4,475.00	
070931402071 SR-C1	RICHARDSON TR, PATRICIA J 716 ARBOR VITAE PL VERONA, WI 53593	5225 Hammersley Rd	118	Hammersley Rd	No		\$0.00	\$0.00	320	\$1,920.00	1	0	\$0.00	1	65	\$1,625.00	1	\$0.00	1	\$1,350.00	26	\$650.00		\$0.00	\$0.00	\$5,545.00	
070931402089 SR-C1	SWENSON, SANDRA M KERRY J RHODES 5301 HAMMERSLEY RD MADISON, WI 53711	5301 Hammersley Rd	118	Hammersley Rd	No		\$0.00	\$0.00	60	\$360.00	1	0	\$0.00	1	90	\$2,250.00	1	\$0.00	1	\$1,350.00	26	\$650.00		\$0.00	\$0.00	\$4,610.00	
070931402097 SR-C1	OLSON, BRIAN L 5309 HAMMERSLEY RD MADISON, WI 53711	5309 Hammersley Rd	117	Hammersley Rd	No		\$0.00	\$0.00		\$0.00	1	0	\$0.00	1	45	\$1,125.00	1	\$0.00	1	\$1,350.00	26	\$650.00		\$0.00	\$0.00	\$3,125.00	
070931402104 SR-C1	WLOZS LIV TR, H J & B A 5313 HAMMERSLEY RD MADISON, WI 53711-2621	5313 Hammersley Rd	100	Hammersley Rd	No		\$0.00	\$0.00		\$0.00	1	0	\$0.00	1	45	\$1,125.00	1	\$0.00	1	\$1,350.00	27	\$675.00		\$0.00	\$0.00	\$3,150.00	
070931402112 SR-C1	GARRISON, MICHAEL E 5401 HAMMERSLEY RD MADISON, WI 53711-3507	5401 Hammersley Rd	95	Hammersley Rd	No		\$0.00	\$0.00		\$0.00	1	0	\$0.00	1	30	\$750.00	1	\$0.00	1	\$1,350.00	27	\$675.00		\$0.00	\$0.00	\$2,775.00	
070931402120 SR-C1	SCHIRO, KEVIN & LYDIA WELLS 5405 HAMMERSLEY RD MADISON, WI 53711	5405 Hammersley Rd	100	Hammersley Rd	No		\$0.00	\$0.00		\$0.00	1	0	\$0.00	1	40	\$1,000.00	1	\$0.00	1	\$1,350.00	27	\$675.00		\$0.00	\$0.00	\$3,025.00	
070931402138 SR-C1	BUSH BRADLEY REV TRUST 5409 HAMMERSLEY RD MADISON, WI 53711-3507	5409 Hammersley Rd	100	Hammersley Rd	No		\$0.00	\$0.00		\$0.00	1	0	\$0.00	1	30	\$750.00	1	\$0.00	1	\$1,350.00	27	\$675.00		\$0.00	\$0.00	\$2,775.00	
070931402146 SR-C1	PARSONS, TIMOTHY ATTN WOOD TRUST BANK PO BOX 1725 WAUSAU, WI 54402-1725	5413 Hammersley Rd	100 187	Hammersley Rd Gilbert Rd	Yes	200	\$800.00	200	\$1,200.00		\$0.00	0.5	0	\$0.00	0.5	100	\$1,250.00	0.5	\$0.00	1	\$1,350.00	31	\$775.00		\$0.00	\$0.00	\$5,375.00
070931402302 SR-C1	ES2 LIVING TRUST 5305 HAMMERSLEY RD MADISON, WI 53711-2621	5305 Hammersley Rd	93	Hammersley Rd	No		\$0.00	\$0.00		\$0.00	1	0	\$0.00	1	40	\$1,000.00	1	\$0.00	1	\$1,350.00	26	\$650.00		\$0.00	\$0.00	\$3,000.00	
070931416022 SR-C1	PATEL, SARJOO 4911 HAMMERSLEY RD MADISON, WI 53711	4911 Hammersley Rd	164 142	Hammersley Rd Retz Rd	Yes		\$0.00	\$0.00	50	\$300.00	0.5	0	\$0.00	0.5	160	\$2,000.00	0.5	\$0.00	1	\$1,350.00	23	\$575.00		\$0.00	\$0.00	\$4,225.00	
070931416048 SR-C1	JANSEN JT REV TR, W & J 4923 HAMMERSLEY RD MADISON, WI 53711-2613	4923 Hammersley Rd	164	Hammersley Rd	No		\$0.00	\$0.00		\$0.00	1	0	\$0.00	1	20	\$500.00	1	\$0.00	1	\$1,350.00	24	\$600.00		\$0.00	\$0.00	\$2,450.00	
070931416056 SR-C1	ANNEN REV LIV TR, RICHARD ROBERT ANNEN 4925 HAMMERSLEY RD MADISON, WI 53711-2613	4925 Hammersley Rd	94	Hammersley Rd	No		\$0.00	\$0.00		\$0.00	1	0	\$0.00	1	20	\$500.00	1	\$0.00	1	\$1,350.00	24	\$600.00		\$0.00	\$0.00	\$2,450.00	
070931416072 SR-C1	FREHEIT, JAMES R 4927 HAMMERSLEY RD MADISON, WI 53711-2613	4927 Hammersley Rd	73	Hammersley Rd	No		\$0.00	\$0.00		\$0.00	1	0	\$0.00	1	31	\$775.00	1	\$0.00	1	\$1,350.00	24	\$600.00		\$0.00	\$0.00	\$2,725.00	
070931416080 SR-C1	FOWLER, JASON T GRANT M STROBANT'S 4937 HAMMERSLEY RD MADISON, WI 53711	4937 Hammersley Rd	119	Hammersley Rd	No	200	\$800.00	200	\$1,200.00		\$0.00	1	0	\$0.00	1	135	\$3,375.00	1	\$0.00	1	\$1,350.00	24	\$600.00		\$0.00	\$0.00	\$7,325.00
070931416098 SR-C1	WING, LISA 4985 HAMMERSLEY RD MADISON, WI 53711	4985 Hammersley Rd	100	Hammersley Rd	No		\$0.00	\$0.00		\$0.00	1	0	\$0.00	1	85	\$2,125.00	1	\$0.00	1	\$1,350.00	24	\$600.00		\$0.00	\$0.00	\$4,075.00	
070931416105 SR-C1	PFISTER, MARY S 5005 HAMMERSLEY RD MADISON, WI 53711-2615	5005 Hammersley Rd	101	Hammersley Rd	No		\$0.00	\$0.00		\$0.00	1	0	\$0.00	1	70	\$1,750.00	1	\$0.00	1	\$1,350.00	24	\$600.00		\$0.00	\$0.00	\$3,700.00	
070931416113 SR-C1	HOLT, JAMES A 5009 HAMMERSLEY RD MADISON, WI 53711	5009 Hammersley Rd	100	Hammersley Rd	No		\$0.00	\$0.00		\$0.00	1	0	\$0.00	1	73	\$1,825.00	1	\$0.00	1	\$1,350.00	24	\$600.00		\$0.00	\$0.00	\$3,775.00	

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: 9/26/2022

Project ID: 13924

Project Name: Hammersley Road Resurfacing w/Utilities Phase 2

Project Limits: Gilbert Rd to W Beltline Frontage Rd

*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 Name Address	Parcel Location/Condo	Frontage			Street Reconstruction Items												Sanitary Sewer Items				Storm Sewer Items		Total Assessment		
			LF	Frontage St	Multiple Front	Remove Concrete Drive Apron @	Install Concrete Drive Apron @	Remove & Replace Asphalt Drive Apron @	Remove & Replace Concrete Sidewalk @			Remove & Replace Curb & Gutter @			Install New Concrete Sidewalk @			Sanitary Sewer Reconnect @		Remove & Replace Sanitary Sewer Lateral @		Private Storm Sewer Connection @				
						\$4.00 per SF	\$6.00 per SF	\$6.00 per SF	Factor	SF	Cost	Factor	LF	Cost	Factor	SF	Cost	Each	Cost	LF	Cost	Each	Cost			
070931416121 SR-C1	REGHEH, KEIL J STACY K REGHEH 5013 HAMMERSLEY RD MADISON, WI 53711-2615	5013 Hammersley Rd	100	Hammersley Rd	No		\$0.00	\$0.00	\$0.00	1	0	\$0.00	1	33	\$825.00	1	\$0.00	1	\$1,350.00	24	\$600.00		\$0.00	\$2,775.00		
070931416139 SR-C1	Withheld pursuant to sec. 19.35(1)(am) Wis. Stats. 5017 HAMMERSLEY RD MADISON, WI 53711-2615	5017 Hammersley Rd	100	Hammersley Rd	No		\$0.00	\$0.00	\$0.00	1	0	\$0.00	1	60	\$1,500.00	1	\$0.00	1	\$1,350.00	24	\$600.00		\$0.00	\$3,450.00		
070931416147 SR-C1	AMEGASHI, GODWIN A 2519 RICHARDSON ST FITCHBURG, WI 53711-5474	5101 Hammersley Rd	111	Hammersley Rd	No	30	\$120.00	30	\$180.00	\$0.00	1	0	\$0.00	1	60	\$1,500.00	1	\$0.00	1	\$1,350.00	25	\$625.00		\$0.00	\$3,775.00	
070931416155 SR-C1	PRITZKOW, EMILY E 5105 HAMMERSLEY RD MADISON, WI 53711-2617	5105 Hammersley Rd	110	Hammersley Rd	No		\$0.00	\$0.00	\$0.00	1	0	\$0.00	1	40	\$1,000.00	1	\$0.00	1	\$1,350.00	25	\$625.00		\$0.00	\$2,975.00		
070931416163 SR-C1	TREBNIJ, JACK & ANNA JUSZCZEL 5109 HAMMERSLEY RD MADISON, WI 53711-2617	5109 Hammersley Rd	100	Hammersley Rd	No		\$0.00	\$0.00	\$0.00	1	0	\$0.00	1	30	\$750.00	1	\$0.00	1	\$1,350.00	25	\$625.00		\$0.00	\$2,725.00		
070931416171 SR-C1	HUSIC, NUTFET 5113 HAMMERSLEY RD MADISON, WI 53711-2617	5113 Hammersley Rd	108 180	Hammersley Rd Lewon Dr	Yes		\$0.00	\$0.00	\$0.00	0.5	0	\$0.00	0.5	31	\$387.50	0.5	\$0.00	1	\$1,350.00	38	\$950.00		\$0.00	\$2,687.50		
070932206076 SR-C1	HUBBUCH, CHRISTOPHER KATHERINE M DAHL 4902 WHITCOMB DR MADISON, WI 53711	4902 Whitcomb Dr	117 107	Whitcomb Dr Hammersley Rd	Yes		\$0.00	\$0.00	\$0.00	0.5	0	\$0.00	0.5	30	\$375.00	0.5	\$0.00	1	\$1,350.00	42	\$1,050.00		\$0.00	\$2,775.00		
070932206084 SR-C1	FONZEN, PHILIP CORTNEY NOWATSKA 4932 HAMMERSLEY RD MADISON, WI 53711	4932 Hammersley Rd	100	Hammersley Rd	No		\$0.00	\$0.00	\$0.00	1	0	\$0.00	1	30	\$750.00	1	\$0.00	1	\$1,350.00	42	\$1,050.00		\$0.00	\$3,150.00		
070932206092 SR-C1	HILGER, ELLEN RUTH JOSEPH DANIEL FRIESEN 4928 HAMMERSLEY RD MADISON, WI 53711	4928 Hammersley Rd	100	Hammersley Rd	No		\$0.00	\$0.00	\$0.00	1	0	\$0.00	1	33	\$825.00	1	\$0.00	1	\$1,350.00	42	\$1,050.00		\$0.00	\$3,225.00		
070932206109 SR-C1	HOFFMAN, ANDREW C ROBYN P MCFAYL 4924 HAMMERSLEY RD MADISON, WI 53711-2614	4924 Hammersley Rd	100	Hammersley Rd	No		\$0.00	\$0.00	\$0.00	1	0	\$0.00	1	33	\$825.00	1	\$0.00	1	\$1,350.00	42	\$1,050.00		\$0.00	\$3,225.00		
070932206117 SR-C1	HANSEN, TESS C CHRISTOPHER D LEE 4920 HAMMERSLEY RD MADISON, WI 53711	4920 Hammersley Rd	100	Hammersley Rd	No		\$0.00	\$0.00	\$0.00	1	0	\$0.00	1	20	\$500.00	1	\$0.00	1	\$1,350.00	42	\$1,050.00		\$0.00	\$2,900.00		
070932206125 SR-C1	SUCH TRUST, JOSEPH W 4916 HAMMERSLEY RD MADISON, WI 53711-2614	4916 Hammersley Rd	100	Hammersley Rd	No	200	\$800.00	200	\$1,200.00	\$0.00	1	0	\$0.00	1	60	\$1,500.00	1	\$0.00	1	\$1,350.00	42	\$1,050.00		\$0.00	\$5,900.00	
070932206133 SR-C1	BARBIAN, MARILYN J 4912 HAMMERSLEY RD MADISON, WI 53711	4912 Hammersley Rd	110	Hammersley Rd	No		\$0.00	\$0.00	\$0.00	1	0	\$0.00	1	40	\$1,000.00	1	\$0.00	1	\$1,350.00	42	\$1,050.00		\$0.00	\$3,400.00		
070932206159 SE	MIDWEST EQUITY PROPERTIES LLC 7719 GREENWOOD DR VERONA, WI 53593	4902 Hammersley Rd	329	Hammersley Rd	No	60	\$240.00	60	\$360.00	\$0.00	1	200	\$1,600.00	1	75	\$1,875.00	1	\$0.00	2	\$2,700.00	83	\$2,075.00		\$0.00	\$8,850.00	
070932302113 IL	BAKKE INVESTMENTS LTD PTR & SCHWARTZ INVEST LTD PTR PO BOX 44130 MADISON, WI 53744-4130	4693 Hammersley Rd	127	Hammersley Rd	No		\$0.00	\$0.00	\$0.00	1	100	\$800.00	1	85	\$2,125.00	1	\$0.00	2	\$2,700.00	65	\$1,625.00		\$0.00	\$7,250.00		
070932302098 IL	BRUNSELL BROTHERS LTD 4611 W BELTLINE HWY MADISON, WI 53711-2701	4681 W Beltline Hwy	0	W Beltline Hwy	No		\$0.00	\$0.00	\$0.00	1	100	\$800.00	1	20	\$500.00	1	\$0.00	1	\$1,350.00	35	\$875.00		\$0.00	\$3,525.00		
070932302155 IL	SUB ZERO FREEZER CO INC 4717 HAMMERSLEY RD MADISON, WI 53711-2708	4717 Hammersley Rd	348	Hammersley Rd	No	250	\$1,000.00	250	\$1,500.00	\$0.00	1	100	\$800.00	1	170	\$4,250.00	1	1500	\$15,000.00	3	\$4,050.00	83	\$2,075.00		\$0.00	\$28,675.00
070932303012 SR-C1	MIDWEST EQUITY PROPERTIES LLC 7719 GREENWOOD RD VERONA, WI 53593-2611	4817 Hammersley Rd	136	Hammersley Rd	No		\$0.00	\$0.00	\$0.00	1	100	\$800.00	1	80	\$2,000.00	1	150	\$1,500.00	1	\$1,350.00	25	\$625.00		\$0.00	\$6,275.00	
070932303020 SR-C1	STEVENS, PAUL R 1301 REETZ RD MADISON, WI 53711-2645	1301 Reetz Rd	96 104	Reetz Rd Hammersley Rd	Yes		\$0.00	\$0.00	\$0.00	0.5	0	\$0.00	0.5	20	\$250.00	0.5	520	\$2,600.00	1	\$1,350.00	23	\$575.00		\$0.00	\$4,775.00	
TOTALS						1420	\$5,680.00	1420	\$8,520.00	1155	\$6,930.00	600	\$4,800.00	3341	\$75,950.00	2170	\$19,100.00	63	\$85,050.00	2033	\$50,825.00	0	\$0.00	\$256,855.00		

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

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

1. She is a Program Assistant 3 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the day of **SEPTEMBER 29, 2022** 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 **HAMMERSLEY ROAD RESURFACING ASSESSMENT DISTRICT - 2024** attached hereto.
2. She did and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.

Johanna L. Johnson

Johanna L. Johnson

Subscribed and sworn to before me
this 29 day of ~~SEPTEMBER, 2022~~
Heidi Fleege

HEIDI FLEEGEL
Notary Public, State of Wisconsin
My Commission expires ~~APRIL 28, 2026~~

