

**AFFIDAVIT OF MAILING**

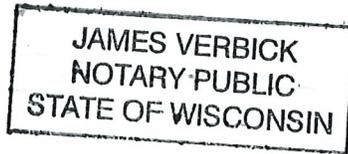
STATE OF WISCONSIN )  
 ) ss.  
COUNTY OF DANE )

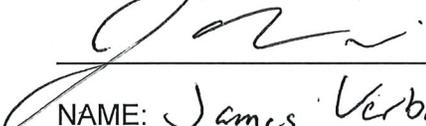
Jerry Schippa, being first duly sworn on oath, deposes and says that:

1. He is a Traffic Engineer with the Office of the Traffic Engineering Department, City of Madison, Dane County, Wisconsin, and did on the 23<sup>rd</sup> day of February, 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 **Milwaukee Street & Sprecher Road Traffic Signal Assessment District – 2026** attached hereto.
2. He delivered the envelopes to the custody of the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.

  
Jerry Schippa, PE

Subscribed and sworn to before me  
this 23<sup>rd</sup> day of February, 2026



  
NAME: James Verbick  
Notary Public, State of Wisconsin  
My Commission expires: 06/30/2029

LEHR PROPERTY LLC  
ATTN: ANTHONY HOVDE REALTY  
122 W. WASHINGTON AVENUE #350  
MADISON, WI 53703

SPRECHER @94 LLC  
4605 DOVETAIL DR.  
MADISON, WI 53704

STEAMFITTERS LOCAL UNION 601  
3300 S 103<sup>RD</sup> ST.  
MILWAUKEE, WI 53227

PQ INVESTMENTS LLC  
8338 S. MORAITY ROAD  
BROADHEAD, WI 53520

HERITAGE GROPU LLC  
6518 MILWAUKEE ST.  
MADISON, WI 53718

STONE FENCE DEVELOPMENT  
ATTN TOM ELLEFSON  
1018 GAMMON LANE. #100  
MADISON, WI 53719

SPRECHER APARTMENTS LLC  
1910 HAWKS RIDGE DR. #322  
VERONA, WI 53593

HOVDE APARTMENTS LLC STE 350  
122 W. WASHINGTON AVENUE #350  
MADISON, WI 53703



Public Works & Transportation

## Traffic Engineering and Parking Divisions

Yang Tao, P.E., PhD, City Traffic Engineer and Parking Manager

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Madison Municipal Building, Suite 100

215 Martin Luther King, Jr. Boulevard

P.O. Box 2986

Madison, Wisconsin 53701-2986

Phone: (608) 266-4761

Fax: (608) 267-1158

[traffic@cityofmadison.com](mailto:traffic@cityofmadison.com)

[www.cityofmadison.com](http://www.cityofmadison.com)

February 23, 2026

**To: Assessed Property owners within the Milwaukee Street & Sprecher Road traffic signal assessment district**

A previous mailing for the public hearing on 2/25/2026 was sent on 2/12/2026, however that public hearing was postponed to 3/11/2026. This notification is for the rescheduled public hearing scheduled at the Board of Public Works on 3/11/2026 and if approved, Common Council meeting on 3/24/2026.

On 3/11/2026, the Board of Public Works and the Madison Common Council will consider plans and assessment schedules to fund the new traffic signal at Milwaukee Street & Sprecher Road. The estimated cost to install the traffic signals is \$275,000.00.

The estimated traffic signal assessments were apportioned among all parcels within the assessment district based on estimated trips generated by each parcel using Institute of Transportation Engineers Trip Generation Handbook and reduced in an equal portion of 40 trips per acre.

The traffic signal construction is expected to begin in 2026 with the goal of being operational by the end of 2026.

Contact Jerry Schippa, P.E., with any questions relating to this project.

(608) 267-1969

[jschippa@cityofmadison.com](mailto:jschippa@cityofmadison.com)

Sincerely,

Jerry Schippa, P.E.  
Traffic Engineer II  
City of Madison

**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](mailto:boardofpublicworks@cityofmadison.com)) and;

That on **WEDNESDAY, MARCH 11, 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](mailto: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 and a half (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](mailto: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**

**MILWAUKEE STREET – SPRECHER AVENUE TRAFFIC SIGNAL ASSESSMENT DISTRICT**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ **FEBRUARY 27, 2026**

## REGARDING THE CRITERIA OF REASONABLENESS AND BENEFIT

This report was prepared and submitted to satisfy the requirements that the City is required to show that the assessments will benefit the properties assessed in the Milwaukee Street – Sprecher Road Traffic Signal Assessment District as per Wisconsin State Supreme Court Decision (Berkvam vs. The City of Glendale, 79 Wis, 2d 279.255 NW 251 (1979)).

### Criteria of Reasonableness

It is the opinion of this office that the assessments are, in fact, reasonable. The assessments have been calculated in accordance with the Madison General Ordinances Section 4.09 for assessing costs for street improvements. The cost of these signals is assessed to the various parcels based on the estimated trips generated by each parcel.

### The Properties Against which the Assessments are proposed are Benefited as follows:

The installation of the traffic signal will effect orderly traffic movement through an appropriate assignment of right-of-way. The proposed traffic signal is needed to accommodate existing development and to minimize traffic impacts on the surrounding transportation system. The proposed improvement will provide positive benefit for all of the land uses in the assessment district. In particular, the proposed traffic signal at Northport Drive & School Road will interrupt traffic flow on Northport Drive at intervals to allow traffic on School Road to enter or cross Northport Drive.

Installation of this traffic signal will improve safety and provide better access for the residents and businesses within this assessment district.

**EXHIBIT "A" - SCHEDULE OF ASSESSMENTS  
MILWAUKEE STREET & SPRECHER ROAD**

<i>Estimated Project Cost:</i>	\$ 275,000.00	<i>Preliminary Assessment Total:</i>	\$ 117,502.90
<i>Total Area Trips:</i>	10468.7	<i>Preliminary City Total:</i>	\$ 157,497.10

LINE	PARCEL NO.	PARCEL ADDRESS	CITY/STATE	EST. TRIPS	DIST. FACTOR	ESTIMATED ASSESSMENT
1	071001202010	6654 MILWAUKEE ST.	Madison, WI 53718	659.7	.5	\$ 17,329.52
2	071001202044	6604 MILWAUKEE ST.	Madison, WI 53718	435.2	.75	\$ 11,432.17
3	071002103035	6530 Town Center Drive	Madison, WI 53718	40.2	.5	\$ 1,056.01
4	071002103100	6310 Town Center Drive	Madison, WI 53718	131.8	.5	\$ 3,462.23
5	071002104017	6517 Town Center Drive	Madison, WI 53718	650.9	.5	\$ 17,098.35
6	071002104025	6518 Milwaukee St.	Madison, WI 53718	960.9	.75	\$ 23,245.25
7	071002105015	6321 Town Center Drive	Madison, WI 53718	209.4	.5	\$ 3,425.45
8	071002447011	102 S Sprecher Rd.	Madison, WI 53718	763.7	.75	\$ 16,572.97
9	071001303016	6702 Reston Heights Dr.	Madison, WI 53718	347.6	.5	\$ 9,131.03
10	071001302133	6610 Reston Heights Dr.	Madison, WI 53718	561.5	.75	\$ 14,749.92

**NOTES:**

Condominium parcels are calculated by overall trips, before applying ownership agreement percentages. Individual parcels will not show trips or distance factors on this sheet.  
 Distance factors used are 0.75 for properties immediately adjacent to the proposed traffic signal; 0.5 for all other properties within the assessm