



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

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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 Engineer 2**  
John S. Fahrney, P.E.  
Janet Schmidt, P.E.  
**Principal Engineer 1**  
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»

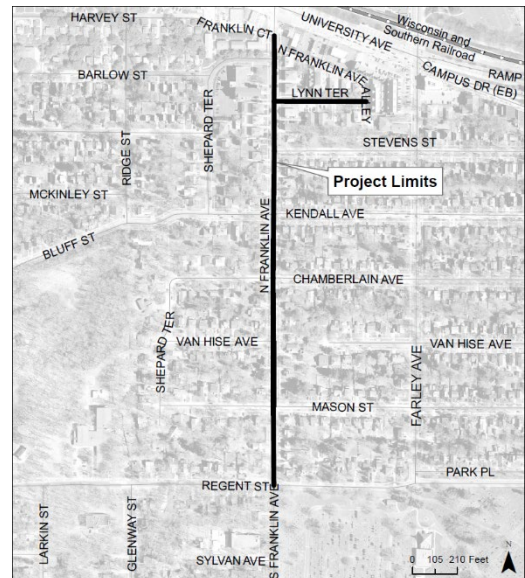
«OwnerLine1»  
«OwnerLine2»  
«OwnerLine3»  
«OwnerLine4»

September 13, 2024

**To: Property Owners along N Franklin Avenue and Lynn Terrace**  
**Re: Proposed Street Resurfacing Project & Public Hearing**

The City of Madison is planning a 2025 project on N Franklin Avenue (from Regent Street to University Avenue) and Lynn Terrace (from N Franklin Avenue to N Franklin Avenue Alley). Construction on N Franklin Avenue and Lynn Terrace will start in spring of 2025 and expected to end in summer of 2025. Enclosed with this letter is a fact sheet with 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 properties 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. Tables 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/north-franklin-avenue-and-stevens-street-resurfacing>; a hard copy can be mailed upon request. 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 5% interest charged on the unpaid balance.

To request accommodations for the special needs or disabilities or if you have any other questions regarding this project, please contact Grecia Izquierdo, Project Manager, (608) 266-4763, [gizquierdo@cityofmadison.com](mailto:gizquierdo@cityofmadison.com). This includes request relating to the Public Hearing and operations of construction.

Sincerely,

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

**Project Name: N Franklin Avenue and Lynn Terrace Assessment District – 2025**

**Project Limits: Regent Street to University Avenue & N Franklin Street to N Franklin Alley**

**Project ID: 15113**

Owner:

«OwnerLine1»  
«OwnerLine2»

Parcel(s) being assessed:

Parcel Number: «Parcel\_No»                      Parcel Location: «Situs\_Address»

<b>Street Reconstruction Items</b>				
Remove Concrete Driveway Apron & Terrace Walk	Replace Concrete Driveway Apron	Replace Concrete Terrace Walk	10' Pavement Reconstruction	<b>Subtotal</b>
«Cost1»	«Cost2»	«Cost3»	«Cost4»	«SubT1»

<b>Sanitary and Storm Sewer Items</b>			
Sanitary Sewer Reconnect	Remove & Replace Sanitary Lateral	Private Storm Sewer Connection	<b>Subtotal</b>
«Cost5»	«Cost6»	«Cost7»	«SubT2»

<b>Subtotal</b>	<b>Subtotal</b>	<b>Total</b>
«SubT1»	«SubT2»	«Total»

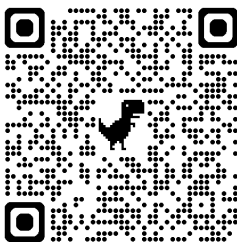
The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/north-franklin-avenue-and-stevens-street-resurfacing>; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.

JMW:gcit

Cc by email: Regina Vidaver, District 5 Alder  
Todd Chojnowski, City Engineering  
Janet Schmidt, City Engineering  
Tim Pearson, Water Utility  
Hannah Mohelnitzky, City Engineering  
Tim Sobota, Madison Metro Transit  
Jennifer Hannah, Police Department  
Dana S Scheel [dsscheel@madison.k12.wi.us](mailto:dsscheel@madison.k12.wi.us)  
John Meier [johnm@badgerbus.com](mailto:johnm@badgerbus.com)  
Vanessa Cruz [vacruz@madison.k12.wi.us](mailto:vacruz@madison.k12.wi.us)

Grecia Izquierdo, City Engineering  
Ali Heinritz, Traffic Engineering  
Tom Mohr, Traffic Engineering  
Lorissa Banuelos, Common Council  
Brad Hofmann, City Forestry  
Bill Sullivan, Fire Department  
Amanda J Nagel [ajnagel@madison.k12.wi.us](mailto:ajnagel@madison.k12.wi.us)  
Jenni Lawler [jennil@badgerbus.com](mailto:jennil@badgerbus.com)  
Kenneth R Thomas [krthomas1@madison.k12.wi.us](mailto:krthomas1@madison.k12.wi.us)

Andrew Zwieg, City Engineering  
Mark Moder, City Engineering  
Adam Wiederhoeft, Water Utility  
Charles Romines, Streets Division  
Aaron Leair, City Forestry  
Dane County 911  
Cedric D Hodo [cdhodo@madison.k12.wi.us](mailto:cdhodo@madison.k12.wi.us)  
John Bain [jobain@madison.k12.wi.us](mailto:jobain@madison.k12.wi.us)



**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, SEPTEMBER 25, 2024 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 five (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**

**N. FRANKLIN AND LYNN TERRACE ASSESSMENT DISTRICT – 2025**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ **September 13, 2024**



**PROJECT CONTACTS**

» **Project Manager:** Grecia Izquierdo  
(608) 266-4763, [gizquierdo@cityofmadison.com](mailto:gizquierdo@cityofmadison.com)

## Fact and Details Sheet: **PROPOSED N FRANKLIN AVENUE RESURFACING WITH UTILITIES**

### Project Details – Proposed Work

**Sanitary Sewer:** The City will replace the existing 8” clay pipe sewer main in N Franklin Avenue with new 8” PVC pipes and replace laterals from the new main to the property line. This replacement will be from Regent Street to Chamberlain Avenue, and from Stevens Street to University Avenue. The main between Chamberlain and Stevens was replaced with a prior project. The City will replace the existing 8” clay pipe sewer main in Lynn Terrace with new 8” PVC pipes and replace laterals from the new 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 12” water main along N Franklin Avenue (from Regent Street to University Avenue) and will reconnect water services to the new 12” water main. The existing water main will remain on Lynn Terrace.

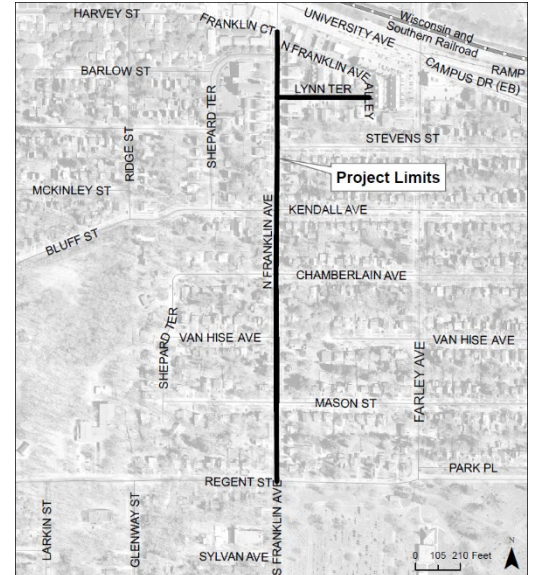
**Storm Sewer:** The City will replace inlets that are found in poor condition on N Franklin Avenue. The City is not planning to add storm sewer on Lynn Terrace.

**Street:** The City will replace all the existing base course and pavement, spot replace curb & gutter, driveway aprons, and sidewalk as needed due to condition, for utility work, or to accommodate the proposed design. (*10 ft. pavement and driveway aprons are assessable*). N Franklin Avenue will maintain its current dimensions (40 ft wide from face of curb to face of curb), 5 ft sidewalk on both sides of the street and 6.5 ft terraces. Lynn Terrace will maintain its current dimensions (30 ft wide from face of curb to face of curb), and 5’ sidewalk on the north side of the street.

The City will install traffic calming measures with the project which includes the addition of curb bump outs at the Shepard Terrace/N Franklin Avenue, Lynn Terrace/N Franklin Avenue, Stevens Street/N Franklin Avenue, Chamberlain Avenue/N Franklin Avenue, and Mason Street/N Franklin Avenue intersections.

The existing medians at the Mason Street/N Franklin Avenue and Stevens Street/N Franklin Avenue intersections will be removed and replaced with curb bump outs. The existing medians at the Kendall Avenue/N Franklin Avenue and Regent Street/N Franklin Avenue will be removed and reinstalled due to utility work. There will be the addition/improvement of pedestrian crossings, in which new pedestrian ramps will be added. Those will include new sidewalk pedestrian ramps in Lynn Terrace/N Franklin Avenue intersection, and Stevens Street/N Franklin Avenue intersection. Sidewalk pedestrian ramps will be improved at the Shepard Terrace/N Franklin Avenue intersection.

Two traffic medians may be installed during this street construction project. If installed, these traffic calming features will be located on N Franklin Avenue at the Kendall Avenue and Mason Street intersections. City Engineering would like to invite neighborhood volunteers to plant and maintain eligible traffic calming features through the Adopt A Median program <https://www.cityofmadison.com/engineering/stormwater/programs-initiatives/adopt-a-median>. Median volunteers are asked to fill out the program application and waiver by May 9<sup>th</sup>, 2025. In the absence of volunteers, the traffic calming features will be constructed with colored concrete instead of a planting area. Eligible traffic calming features must meet certain size criteria. If you have questions, please reach out to Carissa Wegner [cwegner@cityofmadison.com](mailto:cwegner@cityofmadison.com).



**Driveways Aprons:** Driveway aprons will be spot replaced with concrete as needed, if they're in poor condition or if impacted by other street or utility work. Driveway aprons will be replaced per the City of Madison standard detail. (*Driveway aprons assessable*).

**Bus pads:** No new bus pads will be installed within the project limits.

**Streetlights:** There are no proposed changes to street lighting along N Franklin Avenue.

**Assessments:** The project will have special assessments for the street construction and portions of the utility work. The assessments are a special charge for work being done that has a direct benefit to the property. The preliminary assessments are mailed during the design phase and will give the property owners an estimated cost due after construction is complete. The final assessments bill will be mailed in 2026 to adjacent property owners. The bill is calculated based on measured quantities for driveway aprons and sewer laterals removed and replaced during construction. The unit prices for driveway aprons and pavement are based on 2024 street improvement rates and will carry over from the preliminary assessment to the final assessments. The sanitary sewer laterals and private storm sewer connections will be billed based on bid prices and measured quantities during construction. The property payment options include payment by lump sum or over eight years with 5 percent interest.

**Trees:** There are no planned tree removals within the project limits. If, during construction, it is determined that any additional trees must be removed, adjacent property owners will be notified prior to removal of trees. The trees within the project limits that remain may have the roots trimmed during construction.

Item	Property Owner Share	City Share
10' Pavement Replacement*	100%	0%
10' Pavement Resurfacing*	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 assessed per linear ft of frontage		

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 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. 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.

**Project Website:** <https://www.cityofmadison.com/engineering/projects/north-franklin-avenue-and-stevens-street-resurfacing>

The project website will be updated periodically with any information on public meetings, status of the project, and construction updates.

## Construction Schedule & Impacts

**Tentative Schedule:** This project is scheduled to be bid in early 2025. Construction along N Franklin Avenue and Lynn Terrace is expected to begin in the spring of 2025 and be completed during the summer of 2025.

**Traffic Impacts:** N Franklin Avenue will be closed to through traffic within the project limits until the project is complete. Local access for N Franklin Avenue and Lynn Terrace will be provided, but driveways may not be accessible at times when work is being performed in front of the driveway and while new curb and gutter, sidewalk, or driveway aprons are constructed. Driveway closures may last up to a cumulative total of 20 days during the project, primarily when 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 such as, Regent Street, Mason Street, Van Hise



Avenue, Chamberlain Avenue, Kendall Avenue, Stevens Street, and Shepard Terrace. For the times in which parking on the adjacent streets is required, the city will issue free temporary parking permits to residents that live within the project limits. For more information contact the project manager.

During the construction process of N Franklin Avenue, the bus stops located by University Avenue and Kendall Avenue will be closed, and the bus will detour through Ridge Street, with the temporary bus stops being located on both sides of Ridge Street, south of University Avenue, and on the east side of Ridge Street, north of Bluff Street/Kendall Avenue.

Please visit the website for detour information: [cityofmadison.com/metro/detours](http://cityofmadison.com/metro/detours).

**Water Shut-offs:** An average of two water shut-off are expected for each property within the project limits. A minimum of 48 hours of notice will be provided prior to the shutoffs. Each shut-off 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 service to the new main. At the start of construction, the existing main will remain in service until the new main is installed and connected. 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:** 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.

**Landscaping:** Existing landscaping and/or plantings within the terrace (between curb and sidewalk) may be impacted. If you wish to save any landscaping, it should be removed prior to the start of work. Stone or brick pavers within the terrace you wish to save should also be removed prior to construction and you may reinstall those items after construction is complete.

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: Wednesday, September 25, 2024  
 Project ID: 15113  
 Project Name: N Franklin Avenue & Lynn Terrace Assessment District 2025  
 Project Description: Regent Street to University Avenue & N Franklin Street to N Franklin Alley

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

Parcel No./Zoning	Parcel Information	LF	Frontage			Multiple Frontage	Street Reconstruction Items				Sanitary Sewer Items				Storm Sewer Item		Total Assessment					
			Stilus Address/Parcel Location	Frontage Streets	LF		Frontage Streets	Remove Concrete Driveway Apron & Terrace Walk Assessment @	Replace Concrete Driveway Apron Assessment @	Replace Concrete Terrace Walk Assessment @	10' Pavement Reconstruction Assessment @	Sanitary Sewer Reconnect Assessment @	Remove & Replace Sanitary Lateral Assessment @	Private Storm Sewer Connection Assessment @								
								\$1.51 per SF	\$4.56 per SF	\$4.19 per SF	\$44.52 per LF	\$1,350.00 per Each	\$25.00 per LF	\$3,200.00 per Each								
070921207069 CC-T	CITY OF MADISON WATER UT WELL # 6 119 E OLIN AVE MADISON, WI 53713-1431	120.00	N Franklin Ave	120.00	University Ave	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	15.00	\$667.80	0.00	\$0.00	0.00	\$0.00	\$667.80		
070921206326 TR-U1	SNIP SHIPARD LLC % BRUNER REALTY & MGMT PO BOX 45078 MADISON, WI 53744	602	N Franklin Ave	78.00	Shepard Terrace	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	75.00	\$3,472.56	0.00	\$0.00	0.00	\$0.00	\$3,472.56		
070921207077 TR-U1	FRANKLIN MANOR LLC % STEPHEN D BROWN 120 W GORHAM ST MADISON, WI 53703	521	N Franklin Ave	95.00	N Franklin Alley	Yes	50.00	\$75.50	0.00	\$0.00	0.00	\$0.00	1.00	95.00	\$4,229.40	0.00	\$0.00	0.00	\$0.00	\$4,304.90		
070921207085 TR-U1	SUKOWATY, MARK G 409 S RANDALL AVE MADISON, WI 53715-1651	517	N Franklin Ave	60.00		No	50.00	\$75.50	0.00	\$0.00	0.00	\$0.00	1.00	60.00	\$2,671.20	1.00	\$1,350.00	33.00	\$825.00	0.00	\$0.00	\$4,921.70
070921207093 TR-U1	SUKOWATY, MARK G 409 S RANDALL AVE MADISON, WI 53715-1651	513	N Franklin Ave	60.00	Lynn Terrace	Yes	50.00	\$75.50	0.00	\$0.00	0.00	\$0.00	1.00	170.00	\$2,671.20	1.00	\$1,350.00	25.00	\$625.00	0.00	\$0.00	\$4,721.70
070921207192 TR-U1	SUKOWATY, MARK G 409 S RANDALL AVE MADISON, WI 53715-1651	509	N Franklin Ave	60.00	Lynn Terrace	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	170.00	\$2,671.20	1.00	\$1,350.00	31.00	\$775.00	0.00	\$0.00	\$4,796.20
070921207209 TR-U1	FRANKLIN COURT LLC % STEPHEN D BROWN 120 W GORHAM ST MADISON, WI 53703	505	N Franklin Ave	60.00		No	50.00	\$75.50	0.00	\$0.00	0.00	\$0.00	1.00	60.00	\$2,671.20	1.00	\$1,350.00	28.00	\$700.00	0.00	\$0.00	\$4,796.70
070921207217 TR-C2	MARQUARDT, JUDY LYNN 501 N FRANKLIN AVE MADISON, WI 53705-3639	501	N Franklin Ave	49.50	Stevens Street	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	49.50	\$1,101.87	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,101.87
070921208017 TR-U1	FIRST BAPTIST CHURCH 518 N FRANKLIN AVE MADISON, WI 53705-3699	518	N Franklin Ave	175.00	Shepard Terrace	Yes	0.00	\$0.00	0.00	\$0.00	200.00	\$838.00	1.00	205.00	\$7,791.00	1.00	\$1,350.00	33.00	\$825.00	0.00	\$0.00	\$10,804.00
070921208108 TR-C2	SCHNEIDER, BRYAN JOSEPH & HANNAH ELIZABETH JAMSEN 402 N FRANKLIN AVE MADISON, WI 53705	402	N Franklin Ave	55.00	Kendall Avenue	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	55.00	\$1,224.30	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,224.30
070921208116 TR-C2	KEMPFERT, JONATHAN D 406 N FRANKLIN AVE MADISON, WI 53705	406	N Franklin Ave	55.00		No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	55.00	\$2,448.60	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,448.60
070921208124 TR-C2	BLUM, TYLER B CHLOE E BONAMICI 410 N FRANKLIN AVE MADISON, WI 53705-3638	410	N Franklin Ave	55.00		No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	55.00	\$2,448.60	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,448.60
070921208132 TR-C2	LEMON TRUST, MARGARET L 414 N FRANKLIN AVE MADISON, WI 53705	414	N Franklin Ave	55.00		No	50.00	\$75.50	50.00	\$228.00	0.00	\$0.00	1.00	55.00	\$2,448.60	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,752.10
070921208140 TR-C2	JOHNSON, THOMAS N & JEAN L ZANDVA 418 N FRANKLIN AVE MADISON, WI 53705-3638	418	N Franklin Ave	50.00		No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	50.00	\$2,226.00	1.00	\$1,350.00	44.00	\$1,100.00	0.00	\$0.00	\$4,676.00
070921208158 TR-C2	CHAN, KEITH & EDITH 422 N FRANKLIN AVE MADISON, WI 53705-3638	422	N Franklin Ave	60.00		No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	60.00	\$2,671.20	1.00	\$1,350.00	42.00	\$1,050.00	0.00	\$0.00	\$5,071.20
070921208166 TR-U1	CHAN, EDITH & KEITH 422 N FRANKLIN AVE MADISON, WI 53705-3638	502	N Franklin Ave	55.00		No	100.00	\$151.00	100.00	\$456.00	0.00	\$0.00	1.00	55.00	\$2,448.60	1.00	\$1,350.00	40.00	\$1,000.00	0.00	\$0.00	\$5,405.60
070921208174 TR-U1	SUKOWATY, MARK G 409 S RANDALL AVE MADISON, WI 53715-1651	506	N Franklin Ave	55.00		No	100.00	\$151.00	100.00	\$456.00	0.00	\$0.00	1.00	55.00	\$2,448.60	1.00	\$1,350.00	37.00	\$925.00	0.00	\$0.00	\$5,330.60
070921208182 TR-U1	YOUNGER FRANKLIN LLC 3942 COTH RD VERONA, WI 53593	510	N Franklin Ave	55.00		No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	55.00	\$2,448.60	1.00	\$1,350.00	36.00	\$900.00	0.00	\$0.00	\$4,698.60
070921213131 TR-C3	DEJESUS, ONDRET T PEGGY H DEJESUS 421 N FRANKLIN AVE MADISON, WI 53705-3637	421	N Franklin Ave	45.00	Stevens Street	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	45.00	\$1,001.70	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,001.70
070921213149 TR-C3	EKLEBERRY, JAY & IRENE 417 N FRANKLIN AVE MADISON, WI 53705-3637	417	N Franklin Ave	50.00		No	100.00	\$151.00	100.00	\$456.00	0.00	\$0.00	1.00	50.00	\$2,226.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,833.00
070921213157 TR-C3	BLAKE TRUST, BENJAMIN H 409 N FRANKLIN AVE MADISON, WI 53705	409	N Franklin Ave	50.00		No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	50.00	\$2,226.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,226.00
070921213165 TR-C3	405 NIA LLE 405 N FRANKLIN AVE MADISON, WI 53705-3637	405	N Franklin Ave	45.00		No	50.00	\$75.50	50.00	\$228.00	0.00	\$0.00	1.00	45.00	\$2,003.40	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,306.90
070921213173 TR-C3	ROCKMAN-LEE, SUSANNAH J JIN WOO LEE 401 N FRANKLIN AVE MADISON, WI 53705-3637	401	N Franklin Ave	50.00	Kendall Avenue	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	50.00	\$1,113.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,113.00
070921214155 TR-C2	DUNKUACOBSONLTEN, DANIEL & KRISTEN J TWEETEN ALMAN 2755 KENDALL AVE MADISON, WI 53705	2755	Kendall Ave	40.00	N Franklin Avenue	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	120.00	\$890.40	0.00	\$0.00	0.00	\$0.00	1.00	\$3,200.00	\$4,090.40
070921214163 TR-C2	MASTROPASQUA, LUCA RAPHAELLA FRIEDMAN 2758 CHAMBERLAIN AVE MADISON, WI 53705	2758	Chamberlain Ave	40.00	N Franklin Avenue	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	120.00	\$890.40	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$890.40

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: Wednesday, September 25, 2024  
 Project ID: 15113  
 Project Name: N Franklin Avenue & Lynn Terrace Assessment District 2025  
 Project Description: Regent Street to University Avenue & N Franklin Street to N Franklin Alley

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

Parcel No./ Zoning	Parcel Information	LF	Frontage			Multiple Frontage	Street Reconstruction Items												Sanitary Sewer Items				Storm Sewer Item		Total Assessment
			Owner Name/ Mailing Address	Slus Address/ Parcel Location	Frontage Streets		LF	Frontage Streets	Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Concrete Terrace Walk Assessment @		10' Pavement Reconstruction Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @				
									\$1.51 per SF	Cost	\$4.56 per SF	Cost	\$4.19 per SF	Cost	\$44.52 per LF	Cost	\$1,350.00 per LF	Cost	\$25.00 per LF	Cost	\$3,200.00 per LF	Cost			
070921215111 TR-C2	HONAKER, AUDREY D 302 N FRANKLIN AVE MADISON, WI 53705-3636	120.00	N Franklin Ave	80.00	Chamberlain Avenue	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	120.00	\$2,671.20	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,671.20			
070921215129 TR-C2	ROSS, PAUL L & RUTH A 318 N FRANKLIN AVE MADISON, WI 53705-3636	120.40	N Franklin Ave	68.00	Kendall Avenue	Yes	100.00	\$151.00	100.00	\$456.00	0.00	\$0.00	0.50	120.40	\$2,680.10	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$3,287.10			
070921219113 TR-C2	OH, JEE HWAN & MIRYONG HONG 2802 REGENT ST MADISON, WI 53705	79.40	Regent St	125.00	N Franklin Avenue	Yes	150.00	\$226.50	150.00	\$684.00	0.00	\$0.00	0.50	125.00	\$1,767.44	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,677.94			
070921219121 TR-C2	YAVUZ, DENIZ D & SUNGJUZ KELLES 4 N FRANKLIN AVE MADISON, WI 53705	58.60	N Franklin Ave	---	---	No	200.00	\$302.00	200.00	\$912.00	0.00	\$0.00	1.00	58.60	\$2,608.87	1.00	\$1,350.00	48.00	\$1,200.00	0.00	\$0.00	\$6,372.87			
070921219139 TR-C2	KOCH, PAUL L KIMBERLY A MIESCHER 2801 MASON ST MADISON, WI 53705-3605	59.40	Mason St	133.60	N Franklin Avenue	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	133.60	\$1,322.24	1.00	\$1,350.00	45.00	\$1,125.00	0.00	\$0.00	\$3,797.24			
070921220136 TR-C2	SURMA, DEANN M 202 N FRANKLIN AVE MADISON, WI 53705-3634	70.70	N Franklin Ave	120.00	Van Hise Avenue	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	70.70	\$1,573.78	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,573.78			
070921220144 TR-C2	SCHAULT, CHRISTOPHER R 1719 RIDGEMONT COLUMBIA, MO 65203-1947	60.00	N Franklin Ave	---	---	No	100.00	\$151.00	100.00	\$456.00	0.00	\$0.00	1.00	60.00	\$2,671.20	1.00	\$1,350.00	44.00	\$1,100.00	0.00	\$0.00	\$5,728.20			
070921220152 TR-C2	PODESTA, GUIDO & BLANCA 210 N FRANKLIN AVE MADISON, WI 53705-3634	50.00	N Franklin Ave	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	50.00	\$2,226.00	1.00	\$1,350.00	44.00	\$1,100.00	0.00	\$0.00	\$4,676.00			
070921220160 TR-C2	THORNTON, ALEXANDER L F NICOLE J MENG 214 N FRANKLIN AVE MADISON, WI 53705	54.30	N Franklin Ave	120.00	Chamberlain Avenue	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	54.30	\$1,208.72	1.00	\$1,350.00	80.00	\$2,000.00	0.00	\$0.00	\$4,558.72			
070921221118 TR-C2	HOFFMAN, CAROLYN J 2751 CHAMBERLAIN AVE MADISON, WI 53705-3719	118.00	Chamberlain Ave	52.00	N Franklin Avenue	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	52.00	\$2,626.68	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,626.68			
070921221126 TR-C2	MOORE LIVING TRUST 209 N FRANKLIN AVE MADISON, WI 53705-3633	79.80	N Franklin Ave	---	---	No	50.00	\$75.50	100.00	\$456.00	50.00	\$209.50	1.00	79.80	\$3,552.70	1.00	\$1,350.00	23.00	\$575.00	0.00	\$0.00	\$6,218.70			
070921221134 TR-C2	OXEFER, JOHN R 205 N FRANKLIN AVE MADISON, WI 53705-3633	80.00	N Franklin Ave	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	80.00	\$3,561.60	1.00	\$1,350.00	23.00	\$575.00	0.00	\$0.00	\$5,486.60			
070921221142 TR-C2	MOSER, HAROLD W 138 N FRANKLIN AVE MADISON, WI 53705-3603	55.00	N Franklin Ave	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	55.00	\$2,448.60	1.00	\$1,350.00	23.00	\$575.00	0.00	\$0.00	\$4,373.60			
070921221150 TR-C2	HOWARD, STEVEN P 127 N FRANKLIN AVE MADISON, WI 53705	50.00	N Franklin Ave	---	---	No	150.00	\$226.50	100.00	\$456.00	0.00	\$0.00	1.00	50.00	\$2,226.00	1.00	\$1,350.00	23.00	\$575.00	0.00	\$0.00	\$4,833.50			
070921221168 TR-C2	SECKEL, COLE ELLINA SECKEL 125 N FRANKLIN AVE MADISON, WI 53705	60.00	N Franklin Ave	---	---	No	0.00	\$0.00	100.00	\$456.00	0.00	\$0.00	1.00	60.00	\$2,671.20	1.00	\$1,350.00	25.00	\$625.00	0.00	\$0.00	\$5,102.20			
070921221176 TR-C2	WANG, HUMING XIAOSHU SHI 117 N FRANKLIN AVE MADISON, WI 53705	50.00	N Franklin Ave	---	---	No	100.00	\$151.00	100.00	\$456.00	0.00	\$0.00	1.00	50.00	\$2,226.00	1.00	\$1,350.00	25.00	\$625.00	0.00	\$0.00	\$4,808.00			
070921221184 TR-C2	WACHTER, MATTHEW JANINE WACHTER 113 N FRANKLIN AVE MADISON, WI 53705-3603	50.00	N Franklin Ave	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	50.00	\$2,226.00	1.00	\$1,350.00	23.00	\$575.00	0.00	\$0.00	\$4,151.00			
070921221192 TR-C2	LAURINZ & REBEL REV TRUST 2742 MASON ST MADISON, WI 53705	120.90	Mason St	54.20	N Franklin Avenue	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	54.20	\$2,691.23	1.00	\$1,350.00	23.00	\$575.00	0.00	\$0.00	\$4,616.23			
070921222140 TR-C2	FABER, BENJAMIN JUSTUS & ADLENE WRIGHT 2800 MASON ST MADISON, WI 53705	115.00	Mason St	89.30	N Franklin Avenue	Yes	50.00	\$75.50	50.00	\$228.00	0.00	\$0.00	0.50	89.30	\$2,559.90	1.00	\$1,350.00	43.00	\$1,075.00	0.00	\$0.00	\$5,288.40			
070921222158 TR-C2	WEBER, FEUERSTRAEHER FAMILY TRST SMDPS PROP MGMT 1202 REGENT ST MADISON, WI 53715	70.00	N Franklin Ave	---	---	No	100.00	\$151.00	100.00	\$456.00	0.00	\$0.00	1.00	70.00	\$3,116.40	1.00	\$1,350.00	44.00	\$1,100.00	0.00	\$0.00	\$6,173.40			
070921222166 TR-C2	ZAREMBA, THOMAS J 126 N FRANKLIN AVE MADISON, WI 53705	85.00	N Franklin Ave	100.00	Van Hise Avenue	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	85.00	\$1,892.10	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,892.10			
070921223106 TR-C2	MARLIN & EDELSTEIN TRUST 2741 MASON ST MADISON, WI 53705-3711	87.00	Mason St	65.00	N Franklin Avenue	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	65.00	\$1,936.62	1.00	\$1,350.00	24.00	\$600.00	0.00	\$0.00	\$3,886.62			
070921223114 TR-C2	MALLETT, DANIELLE JEFFERY KENNEDY 25 N FRANKLIN AVE MADISON, WI 53705	60.00	N Franklin Ave	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	60.00	\$2,671.20	1.00	\$1,350.00	24.00	\$600.00	0.00	\$0.00	\$4,621.20			
070921223122 TR-C2	MILLER, STEPHEN M 17 N FRANKLIN AVE MADISON, WI 53705-3601	50.00	N Franklin Ave	---	---	No	100.00	\$151.00	100.00	\$456.00	0.00	\$0.00	1.00	50.00	\$2,226.00	1.00	\$1,350.00	24.00	\$600.00	0.00	\$0.00	\$4,783.00			
070921223130 TR-C2	HORTON, RYAN J 11 N FRANKLIN AVE MADISON, WI 53705	50.00	N Franklin Ave	---	---	No	100.00	\$151.00	100.00	\$456.00	0.00	\$0.00	1.00	50.00	\$2,226.00	1.00	\$1,350.00	24.00	\$600.00	0.00	\$0.00	\$4,783.00			
070921223148 TR-C2	ZDRALE, MCKENZIE ZACHARY ZDRALE 2740 REGENT ST MADISON, WI 53705-3714	84.30	Regent St	92.10	N Franklin Avenue	Yes	150.00	\$226.50	150.00	\$684.00	0.00	\$0.00	0.50	92.10	\$1,876.52	1.00	\$1,350.00	24.00	\$600.00	0.00	\$0.00	\$4,737.02			



City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: Wednesday, September 25, 2024  
 Project ID: 15113  
 Project Name: N Franklin Avenue & Lynn Terrace Assessment District 2025  
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\* A factor has been applied for pavement reconstruction work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.


Parcel Information								Street Reconstruction Items						Sanitary Sewer Items				Storm Sewer Item		Total Assessment					
								Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Concrete Terrace Walk Assessment @		10' Pavement Reconstruction Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @			Private Storm Sewer Connection Assessment @				
Parcel No./ Zoning	Owner Name/ Mailing Address	Site Address/ Parcel Location	LF	Frontage Streets	LF	Frontage Streets	Multiple Frontage	\$1.51 per SF	per SF Cost	\$4.56 per SF	per SF Cost	\$4.19 per SF	per SF Cost	\$44.52 Factor	per LF	Cost	\$1,350.00 Each	per Each	Cost	\$25.00 per LF	per LF	Cost	\$3,200.00 Each	per Each	Cost
070921207100 TR-U1	VECTON COURT LLC %STEPHEN D BROWN 120 W GORHAM ST MADISON, WI 53703	2738 Lynn Ter	110.00	Lynn Ter	---	----	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	110.00	\$4,897.20	2.00	\$2,700.00	50.00	\$1,250.00	0.00	\$0.00	0.00	\$0.00	\$8,847.20
070921207126 TR-U1	SUKOWATY, MARK G 409 S RANDALL AVE MADISON, WI 53715	2730 Lynn Ter	55.00	Lynn Ter	---	----	No	50.00	\$75.50	0.00	\$0.00	50.00	\$209.50	1.00	55.00	\$2,448.60	1.00	\$1,350.00	25.00	\$625.00	0.00	\$0.00	0.00	\$0.00	\$4,708.60
070921207134 TR-U1	SUGAR INVESTMENTS LLC ATTN GARY VOSS 6190 CROOK HILL RD SPRING GREEN, WI 53588	2726 Lynn Ter	55.00	Lynn Ter	---	----	No	50.00	\$75.50	0.00	\$0.00	50.00	\$209.50	1.00	55.00	\$2,448.60	1.00	\$1,350.00	25.00	\$625.00	0.00	\$0.00	0.00	\$0.00	\$4,708.60
070921207142 TR-U1	KIM AND LEE TRUST 7538 RED FOX TRL MADISON, WI 53717	2722 Lynn Ter	55.70	Lynn Ter	---	----	No	50.00	\$75.50	0.00	\$0.00	50.00	\$209.50	1.00	55.70	\$2,479.76	1.00	\$1,350.00	28.00	\$700.00	0.00	\$0.00	0.00	\$0.00	\$4,814.76
070921207150 TR-U1	VOSS APARTMENTS TWO LLC ATTN GARY VOSS 6190 CROOK HILL RD SPRING GREEN, WI 53588	2721 Lynn Ter	56.60	Lynn Ter	---	----	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	56.60	\$2,519.83	1.00	\$1,350.00	23.00	\$575.00	0.00	\$0.00	0.00	\$0.00	\$4,444.83
070921207168 TR-U1	CHWOOD PROPERTIES LLC 3076 HIDDEN VIEW TRL VERONA, WI 53593-9188	2725 Lynn Ter	82.50	Lynn Ter	---	----	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	82.50	\$3,672.90	1.00	\$1,350.00	23.00	\$575.00	0.00	\$0.00	0.00	\$0.00	\$5,597.90
070921207176 TR-U1	RHP SHEPARD LLC % BRUNER REALTY & MGMT PO BOX 45078 MADISON, WI 53744	2737 Lynn Ter	82.50	Lynn Ter	---	----	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	82.50	\$3,672.90	1.00	\$1,350.00	24.00	\$600.00	0.00	\$0.00	0.00	\$0.00	\$5,622.90
070921207184 TR-U1	FRANKLIN COURT LLC %STEPHEN D BROWN 120 W GORHAM ST MADISON, WI 53703	507 N Franklin Ave	55.00	Lynn Ter	---	----	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	55.00	\$2,448.60	1.00	\$1,350.00	25.00	\$625.00	0.00	\$0.00	0.00	\$0.00	\$4,423.60
<b>TOTALS</b>								2,100.00	\$3,171.00	1,850.00	\$8,436.00	400.00	\$1,676.00	49.00	4,296.80	\$144,496.34	39.00	\$52,650.00	1,228.00	\$30,700.00	1.00	\$3,200.00	\$244,329.34		

**AFFIDAVIT OF MAILING**

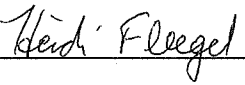
STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

ISAAC GABRIEL, being first duly sworn on oath, deposes and says that:

1. He is an Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 13th day of September, 2024 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 **N. FRANKLIN AND LYNN TERRACE ASSESSMENT DISTRICT - 2025** 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.

  
\_\_\_\_\_  
Isaac Gabriel

Subscribed and sworn to before me  
this 13<sup>rd</sup> day of September, 2024.

  
\_\_\_\_\_

Heidi Fleegel  
Notary Public, State of Wisconsin  
My Commission expires: April 28, 2026

