



Department of Public Works
Engineering Division
James M. Wolfe, P.E., City Engineer
City-County Building, Room 115
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Madison, Wisconsin 53703
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www.cityofmadison.com/engineering

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

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.
Andrew J. Zwiieg, P.E.
Financial Manager
Steven B. Danner-Rivers

December 19, 2023

TO: Property owners along Lake Mendota Drive

RE: Proposed Street Reconstruction & Utility Replacement Project & Public Hearing

The City of Madison is proposing to reconstruct a portion of Lake Mendota Drive from Epworth Court to Spring Harbor Drive in 2024, as the third (last) phase of the reconstruction of Lake Mendota Drive, along with Norman Way from Lake Mendota Drive to Spring Harbor Beach. Enclosed with this letter is a fact sheet with some details on the proposed project, which includes a map of the project limits. Also enclosed is a notification for the Public Hearing before the Board of Public Works, which will be held virtually over Zoom. The date and time of the public hearing can be found on the notification, and once available, links to register for the public hearing can be found at www.cityofmadison.com/clerk. The project geometrics, including the limits of sidewalk installation, intersection modifications and traffic calming elements were previously approved by the Common Council on April 19, 2022.

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.

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/lake-mendota-drive>; a hard copy can be mailed to you upon request. The linear street frontages and estimated areas of assessable items are listed on the full schedule. After work is complete, a final assessment cost will be calculated based on a mix of historic average costs, project bid prices and the actual work completed. 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 a 5% interest charged on the unpaid balance.

To request accommodations for special needs or disabilities or if you have any other questions regarding this project, please contact 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

Project Name: Lake Mendota Drive Assessment District – 2024

Project Limits: Lake Mendota Drive (Epworth Ct to Spring Harbor Drive)

Project ID: 14083

Owner:

«OwnerLine1»

«OwnerLine2»

Parcel(s) being assessed:

Parcel Number: «Parcel_No»

Parcel Location: «Situs_Address»

Street Reconstruction Items – Terrace Walk, Apron and Driveway				
Remove Concrete Driveway and/or Terrace Walk	Install Concrete Driveway Apron	Install Concrete Terrace Walk	Replace Asphalt Driveway	Subtotal
«Cost1»	«Cost2»	«Cost3»	«Cost4»	«SubT1»

Street Reconstruction Items – Reconstruction and Resurfacing		
Asphalt Pavement Reconstruction (10-ft Width)	Asphalt Pavement Resurfacing (10-ft Width)	Subtotal
«Cost5»	«Cost6»	«SubT2»

Sanitary and Storm Sewer Items			
Sanitary Sewer Reconnect	Remove and Replace Sanitary Lateral	Private Storm Sewer Connection	Subtotal
«Cost7»	«Cost8»	«Cost9»	«SubT3»

Street Reconstruction (Walk, Apron, Driveway) Subtotal	Street Reconstruction and Resurfacing Subtotal	Sanitary and Storm Sewer Items Subtotal	Total
«SubT1»	«SubT2»	«SubT3»	«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/lake-mendota-drive>; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.

JMW: ajc

Cc by email:

District 19 Alder
 City Forestry
 Water Utility
 Police Department
 MMSD School District Transportation

City Engineering
 City Traffic Engineering
 Charles Romines, Streets Division
 Fire Department
 Dane County 911



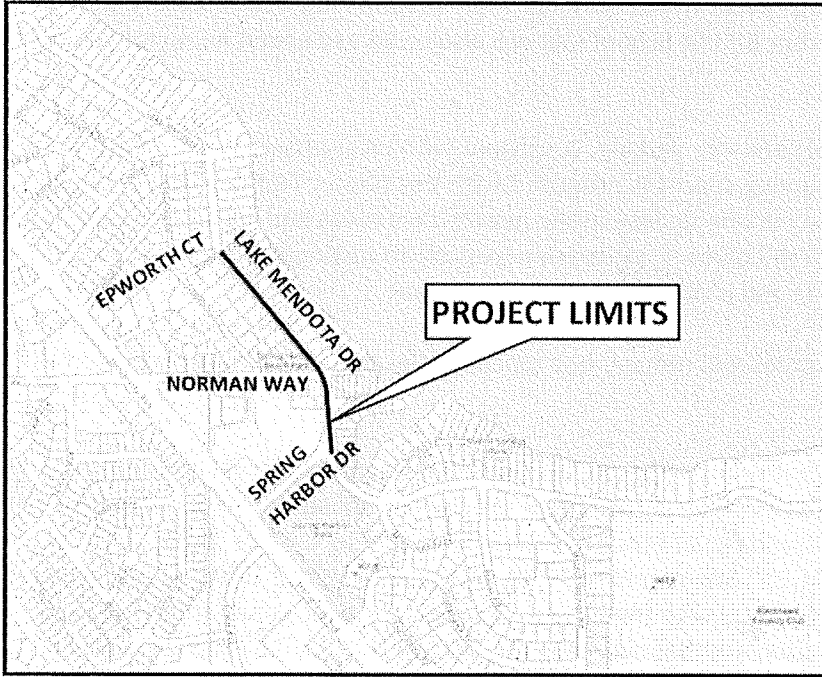
Department of Public Works
Engineering Division

Fact and Details Sheet:
PROPOSED: LAKE MENDOTA DRIVE
RECONSTRUCTION – 2024
(EPWORTH CT TO SPRING HARBOR DR)

Project Details – Proposed Work

PROJECT CONTACTS

- » **Project Manager:** Aaron Canton
(608) 242-4763, acanton@cityofmadison.com
- » **Storm & Sanitary Sewer:** Daniel Olivares
(608) 261-9285, daolivares@cityofmadison.com
- » **Water Utility:** Nathan Mendez
(608) 266-4467, nmendez@madisonwater.org
- » **Traffic Engineering:** Lukas Collins
(608) 261-9625, lcollins@cityofmadison.com
- » **Water Quality/Rain Gardens:** Phil Gaebler
(608) 266-4059, pgaebler@cityofmadison.com
- » **Construction:** John Fahrney
(608) 266-9091, jfahrney@cityofmadison.com
- » **Contractor:** To be determined



Assessment Policy Breakdown Item	Property Owner Share	City Share
Replace 10' of Asphalt Pavement	100%	0%
Remainder of Pavement, if any	0%	100%
Replace Driveway Apron & Terrace Walks	50%	50%
Install New Sidewalk*	100%	0%
Install Curb & Gutter*	100%	0%
Install Shared-Use Path	0%	100%
Sanitary Laterals to property line	25%	75%
Sanitary Sewer Main	0%	100%
Storm Sewer Main	0%	100%
Water Main & Services	0%	100%
Private Storm Sewer Lateral	100%	0%

* The City's street improvement grant program will apply to this project, which will cover the entire property owner share of the new curb and sidewalk, so the cost of these items will be \$0 for adjacent property owners. Therefore, these items are not reflected on the cost breakdowns.

Sanitary Sewer: Some of the existing main within the project limits is owned by Madison Metropolitan Sewerage District (MMSD), and some of the mains are owned by the City of Madison. Some of the City mains are within the street and other portions are in easements along the front, back, or side yards of the properties. The City's mains within the street will be replaced, and the laterals connected to those mains will be replaced up to the property line (assessable).

Water Main: The existing mains within the project limits were lined by the Water Utility in advance of the project and will remain.

Storm Sewer: The existing storm sewer will be replaced, and new storm sewer installed as necessary to adequately drain the new street. The existing storm sewer box culvert that outfalls at Spring Harbor Beach will remain and an additional storm sewer pipe will be installed parallel to the box culvert with a single, combined outfall at the Beach – the additional pipe is needed to meet stormwater capacity as recommended in the Flood Mitigation Study for this area.

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, and install new curb and gutter and new sidewalk, as previously approved with the project geometrics (April 2022). The new curb will be modified from the City-standard to be a smaller, rolled curb head

similar to the standard Village of Shorewood Hills-curb. New sidewalk will be installed on both sides of LMD from Epworth Ct to Spring Harbor Dr. ADA compliant ramps and crosswalks will be installed at the intersections.

Portions of driveways will be replaced as necessary for the street and sidewalk work. Driveways will generally match the existing material type, but pavers will not be re-installed by the City's contractor. Concrete aprons will be installed between the new curb and sidewalk.

Lake Mendota Drive will be a 26-28 ft wide street within the project limits. Several bump-outs in the curb and sidewalk are included with this project to provide traffic calming, preserve trees, and to accommodate terrace rain gardens as desired/approved. No parking will be allowed adjacent to any of the curb bump-out areas. A traffic circle is proposed at the LMD-Norman Way intersection to reduce pavement and provide traffic calming, while maintaining the necessary turning movements. A raised crosswalk is proposed by Spring Harbor Middle School that will also serve as a speed hump for vehicle traffic.

Lake Mendota Drive on this phase will be signed for alternate-side parking, consistent with prior phases of reconstruction to provide traffic calming. Space for approximately 44 parking spaces is proposed with this phase. Traffic Engineering will work with residents to the extent possible when installing parking signage in the new terrace areas and will also review the signing plan to minimize the total number of signs needed; however, signs are necessary to distinguish on-street parking areas. Painted curb is not reliable, as paint fades over time and is not visible under snowpack.

Street Lighting: Street lighting on existing MG&E wood poles will remain, but specific poles may need to be relocated to accommodate the new street.

Street Trees: City Forestry will prune trees along the street prior to the project, including several that will be pruned this winter. Pruning in advance of construction will reduce the risk of damage to the trees. Tree removals due to poor condition, as determined by City Forestry, are anticipated at the following locations: 17" Ash (5453 LMD), 16" Spruce (5321 LMD), 17" Norway Maple (5316 LMD), 31" Siberian Elm (5328 LMD), 36" Siberian Elm (5330), 6" Mulberry (5412 LMD), 15" Boxelder (5412 LMD), 21" Ash (5418 LMD). Tree removals due to conflicts with the proposed design are anticipated at the following locations: 13" Black Locust (5453 LMD). Trees on private property that overhang the roadway will be required to be pruned by the owner to the clearance required by City Ordinance.

Engineering and City Forestry will work closely with the Contractor to protect all trees that are planned to remain. However, if during construction, it's determined that any additional trees need to be removed, adjacent residents will be notified.

Forestry staff will evaluate the project 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 right-of-way. For any questions regarding street tree maintenance or planting, please contact the general Forestry line at 266-4816.

Terrace Areas: A majority of the right-of-way, primarily areas closer to the existing street, will be disturbed with the project, but the disturbance will be limited in some areas, especially around steep grades and trees. However, any plantings, structures, or special landscaping features, such as raised planter beds, small landscaping walls, paver walkways or driveways, that you wish to save should be moved prior to the start of construction. If left in place, these items will be removed by the contractor and not reinstalled. More fixed features, such as large walls, may remain, and these will either be left in place or will be reinstalled, if necessary. Owners are invited to contact the project manager, Aaron Canton, with any questions and to evaluate the impacts of construction in the right-of-way.

Rain Gardens & Stormwater Treatment Features: There may be some limited opportunities to install terrace rain gardens as part of this project. Requirements for size and spacing, along with additional information can be found on the rain garden program webpage: www.cityofmadison.com/raingardens.

With the new street design, several stormwater treatment opportunities are being created. These sites would have a larger rain garden (or bioretention) area installed with the project, including the initial planting, and then the neighborhood would be responsible for the future maintenance. Locations of these features are in the extra right-of-way areas near Spring Harbor Middle School and Spring Harbor Beach Parking Lot.

Fence Removals: Fences in the right-of-way that dedicate space for private use may not remain. Encroaching fences that must be removed prior to construction are at the following locations: 5400 LMD.

Assessments: After construction is complete, the assessments are recalculated based on the final 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 5% interest rate.

Project Website: Updates will be regularly posted to the project page throughout construction, along with the project plan. The full schedule of assessments can also be viewed here:

<https://www.cityofmadison.com/engineering/projects/lake-mendota-drive>.

Construction Schedule & Impacts

Tentative Schedule: This project is scheduled to be bid in February 2024. Construction is expected to begin in May 2024 and be finished September 2024. Timing of construction may be adjusted to avoid impacts on Spring Harbor Middle School access. Allowed hours of construction are 7AM-7PM Monday-Saturday, and 10AM-7PM on Sundays. The Contractor will typically start work promptly at 7AM and work until around 5PM or 6PM on most weekdays, and limited weekend work is expected with this project.

Traffic Impacts: Lake Mendota Dr. will be closed to thru traffic within the project limits during construction. Per the City's standard specs, residential driveways may be closed for up to 20 days during the project, during which time residents will need to park on adjacent streets. The Contractor will notify impacted residents prior to their driveway access being closed for an extended period of time, but there will likely be several short-duration closures during some of the utility work that may not have much advanced notice. During these disruptions, the Contractor will work with residents to provide access as quickly as possible.

Water Impacts: There are not any planned water outages for this project. While unlikely, there is the potential for unplanned water service outages during construction, in which case the Contractor will notify residents and repair damages ASAP.

Refuse & Mail 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 to the correct property if moved. We ask that you place your carts at the street the evening prior to or at the very latest 5:00 a.m. the morning of your scheduled refuse/recycling day. To allow for mail delivery to safely continue throughout construction, temporary mailboxes will be set up at cross streets just outside of the project boundaries, and the permanent mailboxes will be reinstalled near the end of construction. The temporary location for mailboxes has not been coordinated with USPS, yet. Unfortunately, it's unlikely that City equipment will be able to collect brush or leaves during construction, but they will try to make schedule pick-ups, if the street is passable. It's best to plan to take these items to a drop-off site, or plan to Leave the Leaf (www.cityofmadison.com/streets/leavetheleaf).

**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, JANUARY 10, 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. 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. Please make contact at least 72 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

E. WILSON AND E. DOTY RECONSTRUCTION ASSESSMENT DISTRICT – 2024

LAKE MENDOTA DRIVE AND NORMAN WAY RECONSTRUCTION ASSESSMENT DISTRICT – 2024

LOWELL STREET RECONSTRUCTION ASSESSMENT DISTRICT – 2024

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **December 29, 2023**

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: 12/18/2023
 Project ID: 14083
 Project Name: Lake Mendota Drive Assessment District - 2024
 Project Description: Lake Mendota Drive (Epworth Ct to Spring Harbor Dr)

*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 Information						Street Reconstruction Items												Sanitary Sewer Items				Storm Sewer Item		Total Assessment			
						Remove Concrete Driveway and/or Terrace Walk Assessment @		Install Concrete Driveway Apron Assessment @		Install Concrete Terrace Walk Assessment @		Replace Asphalt Driveway Assessment @		Asphalt Pavement Reconstruction (10-ft Width) Assessment @			Asphalt Pavement Resurfacing (10-ft Width) Assessment @			Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @			Private Storm Sewer Connection Assessment @		
						\$1.51 per SF	per SF Cost	\$4.56 per SF	per SF Cost	\$4.19 per SF	per SF Cost	\$1.92 per SF	per SF Cost	Factor	LF	Cost	Factor	LF	Cost	\$1,500.00 per Each	per Each Cost	\$25.00 per LF	per LF Cost		\$2,000.00 per Each	per Each Cost	
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF	Frontage Streets	Multiple Frontage																						
070918103022 TR-C1	COX, KATHLEEN S 5454 LAKE MENDOTA DR MADISON, WI 53705	5454 Lake Mendota Dr	66	Lake Mendota Dr	No	200	\$301.00	250	\$1,138.75		\$0.00		\$0.00	1	66	\$2,938.32	1		\$0.00		\$0.00		\$0.00		\$0.00		\$4,378.07
070918103030 TR-C1	COX, KATHLEEN 25 TURNWOOD CIR VERONA, WI 53593	5450 Lake Mendota Dr	52	Lake Mendota Dr	No	200	\$301.00	250	\$1,138.75		\$0.00		\$0.00	1	52	\$2,315.04	1		\$0.00		\$0.00		\$0.00		\$0.00		\$3,754.79
070918103048 TR-C1	ZWEIFEL-DELEMATER, P A & JAMES A DELEMATER 5448 LAKE MENDOTA DR MADISON, WI 53705-1245	5448 Lake Mendota Dr	40	Lake Mendota Dr	No	300	\$451.50	250	\$1,138.75		\$0.00		\$0.00	1	40	\$1,780.80	1		\$0.00		\$0.00		\$0.00		\$0.00		\$3,371.05
070918103056 TR-C1	REDMOND & TEMPLE REV TR ATTN MICHAEL REDMOND 5446 LAKE MENDOTA DR MADISON, WI 53705-1245	5446 Lake Mendota Dr	40	Lake Mendota Dr	No	200	\$301.00	250	\$1,138.75		\$0.00		\$0.00	1	40	\$1,780.80	1		\$0.00		\$0.00		\$0.00		\$0.00		\$3,220.55
070918103064 TR-C1	Withheld pursuant to sec. 19.35(1)(am) Wis. Stats. 5442 LAKE MENDOTA DR MADISON, WI 53705-1200	5442 Lake Mendota Dr	66	Lake Mendota Dr	No		\$0.00	100	\$455.50		\$0.00		\$192.28	1	66	\$2,938.32	1		\$0.00		\$0.00		\$0.00		\$0.00		\$3,586.10
070918103072 TR-C1	FUCINATO, MARK J NANCY A FUCINATO 5438 LAKE MENDOTA DR MADISON, WI 53705	5438 Lake Mendota Dr	66	Lake Mendota Dr	No	300	\$451.50	275	\$1,252.63		\$0.00		\$0.00	1	66	\$2,938.32	1		\$0.00		\$0.00		\$0.00		\$0.00		\$4,642.45
070918103080 TR-C1	ALBAN LIVING TRUST 5434 LAKE MENDOTA DR MADISON, WI 53705	5434 Lake Mendota Dr	66 251	Lake Mendota Dr Clifford Ct	Yes	200	\$301.00	250	\$1,138.75		\$0.00		\$0.00	0.5	133.2	\$2,965.03	0.5		\$0.00		\$0.00		\$0.00		\$0.00		\$4,404.78
070918104012 TR-C1	SCHLAGETER, MICHAEL J MARY E SCHLAGETER 5430 LAKE MENDOTA DR MADISON, WI 53705	5430 Lake Mendota Dr	80 200.2	Lake Mendota Dr Clifford Ct	Yes		\$0.00		\$0.00	50	\$209.25		\$0.00	0.5	148.3	\$3,301.16	0.5		\$0.00		\$0.00		\$0.00		\$0.00		\$3,510.41
070918104038 TR-C1	WIENCEK, JOHN S 5426 LAKE MENDOTA DR MADISON, WI 53705-1245	5426 Lake Mendota Dr	51.52	Lake Mendota Dr	No	200	\$301.00	275	\$1,252.63		\$0.00		\$0.00	1	51.52	\$2,293.67	1		\$0.00	1	\$1,500.00	30	\$750.00		\$0.00		\$6,097.30
070918104046 TR-C1	WENDEL TRUST, JOHN T 8301 OLD SAUK RD # 206 MIDDLETON, WI 53562-4392	5422 Lake Mendota Dr	66	Lake Mendota Dr	No		\$0.00	75	\$341.63		\$0.00		\$288.42	1	66	\$2,938.32	1		\$0.00	1	\$1,500.00	30	\$750.00		\$0.00		\$5,818.36
070918104054 TR-C1	PAGLIARI JR, JOSEPH L & KAREN PAGLIARI 5418 LAKE MENDOTA DR MADISON, WI 53705	5418 Lake Mendota Dr	99	Lake Mendota Dr	No		\$0.00	100	\$455.50		\$0.00		\$288.42	1	99	\$4,407.48	1		\$0.00		\$0.00		\$0.00		\$0.00		\$5,151.40
070918104070 TR-C1	CHRISTENSEN, DIANNE C 5412 LAKE MENDOTA DR MADISON, WI 53705	5412 Lake Mendota Dr	99	Lake Mendota Dr	No		\$0.00	100	\$455.50		\$0.00		\$288.42	1	99	\$4,407.48	1		\$0.00		\$0.00		\$0.00		\$0.00		\$5,151.40
070918104088 TR-C1	VOSS, THOMAS G AUDREY A VOSS 5406 LAKE MENDOTA DR MADISON, WI 53705-1245	5406 Lake Mendota Dr	44	Lake Mendota Dr	No	100	\$150.50	250	\$1,138.75		\$0.00		\$0.00	1	44	\$1,958.88	1		\$0.00		\$0.00		\$0.00		\$0.00		\$3,248.13
070918104096 TR-C1	SHERIFF, DAVID B 5404 LAKE MENDOTA DR MADISON, WI 53705-1245	5404 Lake Mendota Dr	65.73	Lake Mendota Dr	No	250	\$376.25	350	\$1,594.25		\$0.00		\$0.00	1	65.73	\$2,926.30	1		\$0.00		\$0.00		\$0.00		\$0.00		\$4,896.80
070918104111 TR-C1	TORZEWSKI, JAMES P & MARIBETH B TORZEWSKI 5400 LAKE MENDOTA DR MADISON, WI 53705-1245	5400 Lake Mendota Dr	111	Lake Mendota Dr	No		\$0.00		\$0.00		\$0.00		\$240.35	1		\$0.00	1	111	\$1,315.35		\$0.00		\$0.00		\$0.00		\$1,555.70
070918104129 TR-C1	CITY OF MADISON PARKS SPRING HARBOR BEACH 330 E LAKESIDE ST MADISON, WI 53715	1918 Norman Way	290	Norman Way	No		\$0.00		\$0.00		\$0.00		\$0.00	1		\$0.00	1	42.3	\$501.26	1	\$1,500.00	25	\$625.00		\$0.00		\$2,626.26
070918105078 TR-C1	MANKOPF, JAMES 5431 LAKE MENDOTA DR MADISON, WI 53705	5431 Lake Mendota Dr	59	Lake Mendota Dr	No		\$0.00	100	\$455.50		\$0.00		\$384.56	1	59	\$2,626.68	1		\$0.00		\$0.00		\$0.00		\$0.00		\$3,466.74
070918105094 TR-C1	CITY OF MADISON PARKS SPRING HARBOR PARKING 330 E LAKESIDE ST MADISON, WI 53715	5417 Lake Mendota Dr	285.2 343	Lake Mendota Dr Norman Way	Yes		\$0.00		\$0.00		\$0.00		\$0.00	0.5	285.2	\$6,348.55	0.5		\$0.00		\$0.00		\$0.00		\$0.00		\$6,348.55
070918105101 TR-C1	RILEY, JAKE LAURA HILL 5423 LAKE MENDOTA DR MADISON, WI 53705	5423 Lake Mendota Dr	89	Lake Mendota Dr	No		\$0.00	200	\$911.00	50	\$209.25		\$192.28	1	89	\$3,962.28	1		\$0.00		\$0.00		\$0.00		\$0.00		\$5,274.81

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: 12/18/2023
 Project ID: 14083
 Project Name: Lake Mendota Drive Assessment District - 2024
 Project Description: Lake Mendota Drive (Epworth Ct to Spring Harbor Dr)

*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 Information						Street Reconstruction Items												Sanitary Sewer Items				Storm Sewer Item		Total Assessment		
						Remove Concrete Driveway and/or Terrace Walk Assessment @		Install Concrete Driveway Apron Assessment @		Install Concrete Terrace Walk Assessment @		Replace Asphalt Driveway Assessment @		Asphalt Pavement Reconstruction (10-ft Width) Assessment @			Asphalt Pavement Resurfacing (10-ft Width) Assessment @			Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @			Private Storm Sewer Connection Assessment @	
						\$1.51 per SF	per SF Cost	\$4.56 per SF	per SF Cost	\$4.19 per SF	per SF Cost	\$1.92 per SF	per SF Cost	\$44.52 per LF	Factor	LF	Cost	\$11.85 per LF	Factor	LF	Cost	\$1,500.00 per Each	per Each Cost		\$25.00 per LF	per LF Cost
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF	Frontage Streets	Multiple Frontage																					
070918105119 TR-C1	GOODIN, FRANK L KAREN A MCLAUGHLIN-GOODIN 5433 LAKE MENDOTA DR MADISON, WI 53705	5433 Lake Mendota Dr	50	Lake Mendota Dr	No		\$0.00	125	\$569.38		\$0.00	225	\$432.63	1	50	\$2,226.00	1		\$0.00		\$0.00		\$0.00	\$3,228.00		
070918105127 TR-C1	SCHEER, VIRGINIA A 24 ARCADIA PL CINCINNATI, OH 45208	5435 Lake Mendota Dr	99	Lake Mendota Dr	No	200	\$301.00	200	\$911.00		\$0.00	1	99	\$4,407.48	1		\$0.00		\$0.00		\$0.00		\$0.00	\$5,619.48		
070918105135 TR-C1	O'KEEFE FAMILY REV TRUST SURVIVOR'S TRUST 5437 LAKE MENDOTA DR MADISON, WI 53705-1246	5437 Lake Mendota Dr	99	Lake Mendota Dr	No		\$0.00	100	\$455.50		\$0.00	150	\$288.42	1	99	\$4,407.48	1		\$0.00		\$0.00		\$0.00	\$5,151.40		
070918105143 TR-C1	CARLSON III, DONALD A RACHEL M F CARLSON 5445 LAKE MENDOTA DR MADISON, WI 53705	5445 Lake Mendota Dr	90	Lake Mendota Dr	No		\$0.00	100	\$455.50		\$0.00	150	\$288.42	1	90	\$4,006.80	1		\$0.00		\$0.00		\$0.00	\$4,750.72		
070918105151 TR-C1	SCOTT, GARTH K & KAREN L 5453 LAKE MENDOTA DR MADISON, WI 53705	5453 Lake Mendota Dr	90	Lake Mendota Dr	No		\$0.00		\$0.00		\$0.00	1	90	\$4,006.80	1		\$0.00		\$0.00		\$0.00		\$0.00	\$4,006.80		
070918403109 TR-C2	FURMAN, KEITH SANDRA REINARDY 5328 LAKE MENDOTA DR MADISON, WI 53705	5328 Lake Mendota Dr	135.3	Lake Mendota Dr	No	300	\$451.50	300	\$1,366.50		\$0.00	1	135.3	\$6,023.56	1		\$0.00		\$0.00		\$0.00		\$0.00	\$7,841.56		
070918403117 TR-C2	LAUFFER REV TR, DONALD E 1806 MOONLIGHT DR BARTLESVILLE, OK 74006	5324 Lake Mendota Dr	50	Lake Mendota Dr	No	150	\$225.75	200	\$911.00		\$0.00	1	50	\$2,226.00	1		\$0.00		\$0.00		\$0.00		\$0.00	\$3,362.75		
070918403125 TR-C2	STEINKAMP, LISA JOHN ROBERT WALSH 5320 LAKE MENDOTA DR MADISON, WI 53705	5320 Lake Mendota Dr	50	Lake Mendota Dr	No	200	\$301.00	250	\$1,138.75		\$0.00	1	50	\$2,226.00	1		\$0.00		\$0.00		\$0.00		\$0.00	\$3,665.75		
070918403133 TR-C2	BUTLER, GREGORY CAMERON 5316 LAKE MENDOTA DR MADISON, WI 53705	5316 Lake Mendota Dr	50	Lake Mendota Dr	No		\$0.00		\$0.00		\$0.00	1	17.5	\$779.10	1		\$0.00		\$0.00		\$0.00		\$0.00	\$779.10		
070918404016 TR-C2	BRIGGS, PAMELA J & DEVIN FOWLER 5102 RUSTIC WAY MCFARLAND, WI 53558	5330 Lake Mendota Dr	135 39 42	Lake Mendota Dr Harbor Ct Norman Way	Yes		\$0.00		\$0.00		\$0.00	0.33	146.3	\$2,149.38	0.33	42	\$164.24		\$0.00		\$0.00		\$0.00	\$2,313.62		
070918404024 TR-C2	STRAHL, JACQUELYN K 5240 HARBOR CT MADISON, WI 53705-1306	5240 Harbor Ct	39 42	Harbor Ct Norman Way	Yes		\$0.00		\$0.00		\$0.00	0.5		\$0.00	0.5	42	\$248.85		\$0.00		\$0.00		\$0.00	\$248.85		
070918404032 TR-C2	MIRKIN, BARRY B IRENE R MIRKIN 5236 HARBOR CT MADISON, WI 53705-1306	5236 Harbor Ct	39 42	Harbor Ct Norman Way	Yes		\$0.00		\$0.00		\$0.00	0.5		\$0.00	0.5	33.2	\$196.71		\$0.00		\$0.00		\$0.00	\$196.71		
070918404058 TR-C2	BRUNSON FAMILY TRUST 6555 N SAINT ANDREWS DR TUCSON, AZ 85718	5230 Harbor Ct	45 46	Harbor Ct Norman Way	Yes		\$0.00		\$0.00		\$0.00	0.5		\$0.00	0.5		\$0.00		\$0.00		\$0.00	1	\$2,000.00	\$2,000.00		
070918404066 TR-C2	JAGEMANN TR, JULIE A 5226 HARBOR CT MADISON, WI 53705-1306	5226 Harbor Ct	45 46	Harbor Ct Norman Way	Yes		\$0.00		\$0.00		\$0.00	0.5		\$0.00	0.5		\$0.00		\$0.00		\$0.00	1	\$2,000.00	\$2,000.00		
070918405014 HIS-L	MADISON METRO SCHOOL DIST SPRING HARBOR SCHOOL 545 W DAYTON ST MADISON, WI 53703-1991	1110 Spring Harbor Dr	550 82.6 260.2 177.8	Spring Harbor Dr Lake Mendota Dr Norman Way University Ave	Yes		\$0.00		\$0.00		\$0.00	0.25	231.1	\$2,572.14	0.25		\$0.00		\$0.00		\$0.00		\$0.00	\$2,572.14		
070918405022 TR-C1	PUNT, COLIN P & MARGARET 5317 LAKE MENDOTA DR MADISON, WI 53705-1362	5317 Lake Mendota Dr	80	Lake Mendota Dr	No	100	\$150.50	175	\$797.13		\$0.00	1	80	\$3,561.60	1		\$0.00		\$0.00		\$0.00		\$0.00	\$4,509.23		
070918405030 TR-C1	CHAO, RICHARD T 5321 LAKE MENDOTA DR MADISON, WI 53705-1362	5321 Lake Mendota Dr	100 90.2	Lake Mendota Dr Norman Way	Yes	100	\$150.50	175	\$797.13		\$0.00	0.5	100	\$2,226.00	0.5		\$0.00	1	\$1,500.00	38	\$950.00		\$0.00	\$5,623.63		
070918405048 TR-C1	STANLEY LIV TR, JEFFERSON 1815 NORMAN WAY MADISON, WI 53705	1815 Norman Way	100	Norman Way	No		\$0.00		\$0.00		\$0.00	1		\$0.00	1		\$0.00	1	\$1,500.00	38	\$950.00		\$0.00	\$2,450.00		
TOTALS						3000	\$4,515.00	4700	\$21,408.50	100	\$418.50	1500	\$2,884.17	2708.15	\$93,645.77	270.5	\$2,426.41	5	\$7,500.00	161	\$4,025.00	2	\$4,000.00	\$140,823.34		


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 19 day of December, 2023 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 **LAKE MENDOTA DRIVE RECONSTRUCTION ASSESSMENT DISTRICT - 2024** 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 19TH day of December, 2023



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

