


**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 **OCTOBER 20, 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 **SOUTH STREET, HIGH STREET, AND WEST WINGRA DRIVE ASSESSMENT DISTRICT - 2021**
  
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.

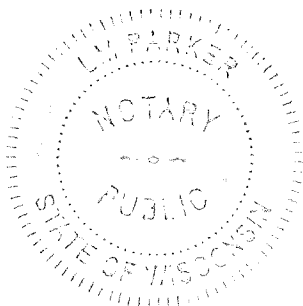
  
\_\_\_\_\_  
Johanna L. Johnson

Subscribed and sworn to before me  
this 20 day of OCTOBER, 2022

  
\_\_\_\_\_

L M Parker

Notary Public, State of Wisconsin  
My Commission expires: October 28, 2024





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](mailto:engineering@cityofmadison.com)  
[www.cityofmadison.com/engineering](http://www.cityofmadison.com/engineering)

**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

Parcel Number: 0709-262-0905-2  
Situs Address: 1202 S Park St

CITY OF MADISON CDA  
TELEPHONE 266-4675  
PO BOX 1785  
MADISON WI

October 21, 2022

**To: Property Owners along South Street, High Street, and West Wingra Drive**

**Re: Amended Final Schedule of Assessments**

The Common Council of the City of Madison, Wisconsin, assessed benefits for the South Street, High Street, and West Wingra Drive Assessment District - 2021, on November 17, 2020, File ID RES-20-00746.

The project has been completed and actual project costs exceeded the estimates which formed the basis for the preliminary assessment. An amended final schedule of assessments for the South Street, High Street, and West Wingra Drive Assessment District – 2021 has been prepared and is enclosed with this letter, which Amended schedule shows the final costs for each property adjacent to the project. A resolution to approve the amended final schedule of assessments has been prepared and was approved by the Board of Public Works on October 12, 2022. The Common Council will hold a Public Hearing and consider the resolution for approval of the amended final schedule of assessments on November 1, 2022.

If you have any questions regarding the public hearing or amended assessments, please contact Andrew Zwieg at [azwieg@cityofmadison.com](mailto:azwieg@cityofmadison.com) or 608-266-9219.

Sincerely,

For:

---

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

JMW:ajz  
Cc by email:

Tag Evers, District 13 Alder  
Mark Moder, City Engineering  
Daniel Olivares, City Engineering  
Rebecca Qureishi, Traffic Engineering  
Gretchen Aviles-Pineiro, City Traffic Engineering

Christy Bachmann, City Engineering  
Janet Schmidt, City Engineering  
Yang Tao, Traffic Engineering  
Sean Malloy, Traffic Engineering  
Dan Rolfs, Economic Development

**Project Name: South Street, High Street, and West Wingra Drive Assessment District - 2021**

**Project Limits: West Wingra Drive to Midland Street; High Street Cul-De-Sac to Midland Street; Fish Hatchery Road to South Street**

**Project ID: 12956**

Owner:

CITY OF MADISON CDA  
 TELEPHONE 266-4675  
 PO BOX 1785  
 MADISON WI

Parcel(s) being assessed:

Parcel Number: 0709-262-0905-2

Parcel Location: 1202 S Park St

<b>Driveway Apron Reconstruction Items</b>			<b>Subtotal</b>
Remove Concrete Driveway Apron	Replace Concrete Driveway Apron	Replace Asphalt Driveway Apron	
\$0.00	\$0.00	\$0.00	\$0.00

<b>Sidewalk Items</b>		<b>Subtotal</b>
Remove & Replace Concrete Sidewalk	Install New Concrete Sidewalk	
\$0.00	\$2,978.50	\$2,978.50

<b>Street Reconstruction &amp; Lighting Items</b>			<b>Subtotal</b>
Remove & Replace Curb & Gutter	Install Street Improvements, 4' Pavement & Curb	Street Lights	
\$0.00	\$4,731.10	\$1,125.83	\$5,856.93

<b>Sanitary Sewer Items</b>		<b>Subtotal</b>
Sanitary Sewer Reconnect	Remove & Replace Sanitary Lateral	
\$0.00	\$0.00	\$0.00

<b>Storm Sewer Items</b>			<b>Subtotal</b>
Storm Sewer Re-Routing	Private Storm Sewer Facilities	Private Storm Connection	
\$0.00	\$0.00	\$0.00	\$0.00

<b>Driveway Subtotal</b>	<b>Sidewalk Subtotal</b>	<b>Street Subtotal</b>	<b>Sanitary Sewer Subtotal</b>	<b>Storm Sewer Subtotal</b>	<b>Total</b>
\$0.00	\$2,978.50	\$5,856.93	\$0.00	\$0.00	\$8,835.43

The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/cedar-st-south-st-high-st-w-wingra-dr>; a hard copy can be mailed to you upon request. The full Schedule details how costs are determined and any other notes for the assessments.



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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

Parcel Number: 0709-263-0304-4  
Situs Address: 910 W Wingra Dr

STRAND ASSOC INC

910 W WINGRA DR  
MADISON WI 53715

October 21, 2022

**To: Property Owners along South Street, High Street, and West Wingra Drive**

**Re: Amended Final Schedule of Assessments**

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If you have any questions regarding the public hearing or amended assessments, please contact Andrew Zwiag at [azwiag@cityofmadison.com](mailto:azwiag@cityofmadison.com) or 608-266-9219.

Sincerely,

For:

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

JMW:ajz

Cc by email:

Tag Evers, District 13 Alder  
Mark Moder, City Engineering  
Daniel Olivares, City Engineering  
Rebecca Qureishi, Traffic Engineering  
Gretchen Aviles-Pineiro, City Traffic Engineering

Christy Bachmann, City Engineering  
Janet Schmidt, City Engineering  
Yang Tao, Traffic Engineering  
Sean Malloy, Traffic Engineering  
Dan Rolfs, Economic Development

**Project Name: South Street, High Street, and West Wingra Drive Assessment District - 2021**

**Project Limits: West Wingra Drive to Midland Street; High Street Cul-De-Sac to Midland Street; Fish Hatchery Road to South Street**

**Project ID: 12956**

Owner:

STRAND ASSOC INC  
910 W WINGRA DR  
MADISON WI 53715

Parcel(s) being assessed:

Parcel Number: 0709-263-0304-4

Parcel Location: 910 W Wingra Dr

<b>Driveway Apron Reconstruction Items</b>			<b>Subtotal</b>
Remove Concrete Driveway Apron	Replace Concrete Driveway Apron	Replace Asphalt Driveway Apron	
\$191.13	\$239.91	\$0.00	\$431.04

<b>Sidewalk Items</b>		<b>Subtotal</b>
Remove & Replace Concrete Sidewalk	Install New Concrete Sidewalk	
\$2,040.15	\$0.00	\$2,040.15

<b>Street Reconstruction &amp; Lighting Items</b>			<b>Subtotal</b>
Remove & Replace Curb & Gutter	Install Street Improvements, 4' Pavement & Curb	Street Lights	
\$5,098.14	\$0.00	\$2,196.19	\$7,294.34

<b>Sanitary Sewer Items</b>		<b>Subtotal</b>
Sanitary Sewer Reconnect	Remove & Replace Sanitary Lateral	
\$4,354.64	\$604.34	\$4,958.98

<b>Storm Sewer Items</b>			<b>Subtotal</b>
Storm Sewer Re-Routing	Private Storm Sewer Facilities	Private Storm Connection	
\$0.00	\$0.00	\$2,547.11	\$2,547.11

<b>Driveway Subtotal</b>	<b>Sidewalk Subtotal</b>	<b>Street Subtotal</b>	<b>Sanitary Sewer Subtotal</b>	<b>Storm Sewer Subtotal</b>	<b>Total</b>
\$431.04	\$2,040.15	\$7,294.34	\$4,958.98	\$2,547.11	\$17,271.61

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Janet Schmidt, P.E.

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

**Financial Manager**  
Steven B. Danner-Rivers

Parcel Number: 0709-262-0907-8  
Situs Address: 1124 S Park St

1118 PARK ST LLC

7014 WILDBERRY DR  
MADISON WI 53719

October 21, 2022

**To: Property Owners along South Street, High Street, and West Wingra Drive**

**Re: Amended Final Schedule of Assessments**

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Sincerely,

For:

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

JMW:ajz

Cc by email:

Tag Evers, District 13 Alder  
Mark Moder, City Engineering  
Daniel Olivares, City Engineering  
Rebecca Qureishi, Traffic Engineering  
Gretchen Aviles-Pineiro, City Traffic Engineering

Christy Bachmann, City Engineering  
Janet Schmidt, City Engineering  
Yang Tao, Traffic Engineering  
Sean Malloy, Traffic Engineering  
Dan Rolfs, Economic Development

**Project Name: South Street, High Street, and West Wingra Drive Assessment District - 2021**

**Project Limits: West Wingra Drive to Midland Street; High Street Cul-De-Sac to Midland Street; Fish Hatchery Road to South Street**

**Project ID: 12956**

Owner:

1118 PARK ST LLC  
7014 WILDBERRY DR  
MADISON WI 53719

Parcel(s) being assessed:

Parcel Number: 0709-262-0907-8

Parcel Location: 1124 S Park St

<b>Driveway Apron Reconstruction Items</b>			<b>Subtotal</b>
Remove Concrete Driveway Apron	Replace Concrete Driveway Apron	Replace Asphalt Driveway Apron	
\$0.00	\$142.89	\$778.40	\$921.29

<b>Sidewalk Items</b>		<b>Subtotal</b>
Remove & Replace Concrete Sidewalk	Install New Concrete Sidewalk	
\$386.86	\$1,734.45	\$2,121.31

<b>Street Reconstruction &amp; Lighting Items</b>			<b>Subtotal</b>
Remove & Replace Curb & Gutter	Install Street Improvements, 4' Pavement & Curb	Street Lights	
\$0.00	\$3,291.20	\$783.19	\$4,074.39

<b>Sanitary Sewer Items</b>		<b>Subtotal</b>
Sanitary Sewer Reconnect	Remove & Replace Sanitary Lateral	
\$0.00	\$0.00	\$0.00

<b>Storm Sewer Items</b>			<b>Subtotal</b>
Storm Sewer Re-Routing	Private Storm Sewer Facilities	Private Storm Connection	
\$0.00	\$0.00	\$0.00	\$0.00

<b>Driveway Subtotal</b>	<b>Sidewalk Subtotal</b>	<b>Street Subtotal</b>	<b>Sanitary Sewer Subtotal</b>	<b>Storm Sewer Subtotal</b>	<b>Total</b>
\$921.29	\$2,121.31	\$4,074.39	\$0.00	\$0.00	\$7,116.99

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

**Financial Manager**  
Steven B. Danner-Rivers

Parcel Number: 0709-263-0307-8  
Situs Address: 1347 Fish Hatchery Rd

OUR LADY OF HELP CORP  
ST MARY'S CARE CENTER  
700 S PARK ST  
MADISON WI 53715

October 21, 2022

**To: Property Owners along South Street, High Street, and West Wingra Drive**

**Re: Amended Final Schedule of Assessments**

The Common Council of the City of Madison, Wisconsin, assessed benefits for the South Street, High Street, and West Wingra Drive Assessment District - 2021, on November 17, 2020, File ID RES-20-00746.

The project has been completed and actual project costs exceeded the estimates which formed the basis for the preliminary assessment. An amended final schedule of assessments for the South Street, High Street, and West Wingra Drive Assessment District – 2021 has been prepared and is enclosed with this letter, which Amended schedule shows the final costs for each property adjacent to the project. A resolution to approve the amended final schedule of assessments has been prepared and was approved by the Board of Public Works on October 12, 2022. The Common Council will hold a Public Hearing and consider the resolution for approval of the amended final schedule of assessments on November 1, 2022.

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Sincerely,

For:

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

JMW:ajz

Cc by email:

Tag Evers, District 13 Alder  
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Gretchen Aviles-Pineiro, City Traffic Engineering

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Yang Tao, Traffic Engineering  
Sean Malloy, Traffic Engineering  
Dan Rolfs, Economic Development



**Project Name: South Street, High Street, and West Wingra Drive Assessment District - 2021**

**Project Limits: West Wingra Drive to Midland Street; High Street Cul-De-Sac to Midland Street; Fish Hatchery Road to South Street**

**Project ID: 12956**

Owner:

OUR LADY OF HELP CORP  
 ST MARY'S CARE CENTER  
 700 S PARK ST  
 MADISON WI 53715

Parcel(s) being assessed:

Parcel Number: 0709-263-0307-8

Parcel Location: 1347 Fish Hatchery Rd

<b>Driveway Apron Reconstruction Items</b>			<b>Subtotal</b>
Remove Concrete Driveway Apron	Replace Concrete Driveway Apron	Replace Asphalt Driveway Apron	
\$204.19	\$293.57	\$0.00	\$497.76

<b>Sidewalk Items</b>		<b>Subtotal</b>
Remove & Replace Concrete Sidewalk	Install New Concrete Sidewalk	
\$2,075.17	\$0.00	\$2,075.17

<b>Street Reconstruction &amp; Lighting Items</b>			<b>Subtotal</b>
Remove & Replace Curb & Gutter	Install Street Improvements, 4' Pavement & Curb	Street Lights	
\$5,683.32	\$0.00	\$4,771.77	\$10,455.08

<b>Sanitary Sewer Items</b>		<b>Subtotal</b>
Sanitary Sewer Reconnect	Remove & Replace Sanitary Lateral	
\$0.00	\$284.13	\$284.13

<b>Storm Sewer Items</b>			<b>Subtotal</b>
Storm Sewer Re-Routing	Private Storm Sewer Facilities	Private Storm Connection	
\$0.00	\$23,995.73	\$7,641.33	\$31,637.06

<b>Driveway Subtotal</b>	<b>Sidewalk Subtotal</b>	<b>Street Subtotal</b>	<b>Sanitary Sewer Subtotal</b>	<b>Storm Sewer Subtotal</b>	<b>Total</b>
\$497.76	\$2,075.17	\$10,455.08	\$284.13	\$31,637.06	\$44,949.21

The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/cedar-st-south-st-high-st-w-wingra-dr>; a hard copy can be mailed to you upon request. The full Schedule details how costs are determined and any other notes for the assessments.



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[engineering@cityofmadison.com](mailto:engineering@cityofmadison.com)  
[www.cityofmadison.com/engineering](http://www.cityofmadison.com/engineering)

Parcel Number: 0709-262-0909-4  
Situs Address: 833 Midland St

833 MIDLAND STREET LLC

4876 OREGON TRL  
OREGON WI 53575

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

**Deputy Division Manager**  
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October 21, 2022

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JMW:ajz

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**Project Limits: West Wingra Drive to Midland Street; High Street Cul-De-Sac to Midland Street; Fish Hatchery Road to South Street**

**Project ID: 12956**

Owner:

833 MIDLAND STREET LLC  
 4876 OREGON TRL  
 OREGON WI 53575

Parcel(s) being assessed:

Parcel Number: 0709-262-0909-4

Parcel Location: 833 Midland St

<b>Driveway Apron Reconstruction Items</b>			<b>Subtotal</b>
Remove Concrete Driveway Apron	Replace Concrete Driveway Apron	Replace Asphalt Driveway Apron	
\$217.12	\$1,116.73	\$0.00	\$1,333.84

<b>Sidewalk Items</b>		<b>Subtotal</b>
Remove & Replace Concrete Sidewalk	Install New Concrete Sidewalk	
\$2,025.02	\$223.78	\$2,248.80

<b>Street Reconstruction &amp; Lighting Items</b>			<b>Subtotal</b>
Remove & Replace Curb & Gutter	Install Street Improvements, 4' Pavement & Curb	Street Lights	
\$1,142.68	\$82.28	\$978.98	\$2,203.94

<b>Sanitary Sewer Items</b>		<b>Subtotal</b>
Sanitary Sewer Reconnect	Remove & Replace Sanitary Lateral	
\$0.00	\$0.00	\$0.00

<b>Storm Sewer Items</b>			<b>Subtotal</b>
Storm Sewer Re-Routing	Private Storm Sewer Facilities	Private Storm Connection	
\$0.00	\$0.00	\$0.00	\$0.00

<b>Driveway Subtotal</b>	<b>Sidewalk Subtotal</b>	<b>Street Subtotal</b>	<b>Sanitary Sewer Subtotal</b>	<b>Storm Sewer Subtotal</b>	<b>Total</b>
\$1,333.84	\$2,248.80	\$2,203.94	\$0.00	\$0.00	\$5,786.59

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

Parcel Number: 0709-262-0901-0  
Situs Address: 1224 S Park St

TWELVE PARK LLC  
  
1955 ATWOOD AVE  
MADISON WI 53704

**Deputy City Engineer**  
Bryan Cooper, AIA  
Gregory T. Fries, P.E.  
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Tag Evers, District 13 Alder  
Mark Moder, City Engineering  
Daniel Olivares, City Engineering  
Rebecca Qureishi, Traffic Engineering  
Gretchen Aviles-Pineiro, City Traffic Engineering

Christy Bachmann, City Engineering  
Janet Schmidt, City Engineering  
Yang Tao, Traffic Engineering  
Sean Malloy, Traffic Engineering  
Dan Rolfs, Economic Development

**Project Name: South Street, High Street, and West Wingra Drive Assessment District - 2021**

**Project Limits: West Wingra Drive to Midland Street; High Street Cul-De-Sac to Midland Street; Fish Hatchery Road to South Street**

**Project ID: 12956**

Owner:

TWELVE PARK LLC  
 1955 ATWOOD AVE  
 MADISON WI 53704

Parcel(s) being assessed:

Parcel Number: 0709-262-0901-0

Parcel Location: 1224 S Park St

<b>Driveway Apron Reconstruction Items</b>			<b>Subtotal</b>
Remove Concrete Driveway Apron	Replace Concrete Driveway Apron	Replace Asphalt Driveway Apron	
\$0.00	\$149.42	\$0.00	\$149.42

<b>Sidewalk Items</b>		<b>Subtotal</b>
Remove & Replace Concrete Sidewalk	Install New Concrete Sidewalk	
\$0.00	\$1,271.69	\$1,271.69

<b>Street Reconstruction &amp; Lighting Items</b>			<b>Subtotal</b>
Remove & Replace Curb & Gutter	Install Street Improvements, 4' Pavement & Curb	Street Lights	
\$0.00	\$4,114.00	\$978.98	\$5,092.98

<b>Sanitary Sewer Items</b>		<b>Subtotal</b>
Sanitary Sewer Reconnect	Remove & Replace Sanitary Lateral	
\$0.00	\$0.00	\$0.00

<b>Storm Sewer Items</b>			<b>Subtotal</b>
Storm Sewer Re-Routing	Private Storm Sewer Facilities	Private Storm Connection	
\$0.00	\$0.00	\$2,547.11	\$2,547.11

<b>Driveway Subtotal</b>	<b>Sidewalk Subtotal</b>	<b>Street Subtotal</b>	<b>Sanitary Sewer Subtotal</b>	<b>Storm Sewer Subtotal</b>	<b>Total</b>
\$149.42	\$1,271.69	\$5,092.98	\$0.00	\$2,547.11	\$9,061.21

The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/cedar-st-south-st-high-st-w-wingra-dr>; a hard copy can be mailed to you upon request. The full Schedule details how costs are determined and any other notes for the assessments.



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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[engineering@cityofmadison.com](mailto:engineering@cityofmadison.com)  
[www.cityofmadison.com/engineering](http://www.cityofmadison.com/engineering)

**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

Parcel Number: 0709-262-1006-7  
Situs Address: 1219 South St

WINGRA BUILDING GROUP

1808 W BELTLINE HWY  
MADISON WI 53713

October 21, 2022

**To: Property Owners along South Street, High Street, and West Wingra Drive**

**Re: Amended Final Schedule of Assessments**

The Common Council of the City of Madison, Wisconsin, assessed benefits for the South Street, High Street, and West Wingra Drive Assessment District - 2021, on November 17, 2020, File ID RES-20-00746.

The project has been completed and actual project costs exceeded the estimates which formed the basis for the preliminary assessment. An amended final schedule of assessments for the South Street, High Street, and West Wingra Drive Assessment District – 2021 has been prepared and is enclosed with this letter, which Amended schedule shows the final costs for each property adjacent to the project. A resolution to approve the amended final schedule of assessments has been prepared and was approved by the Board of Public Works on October 12, 2022. The Common Council will hold a Public Hearing and consider the resolution for approval of the amended final schedule of assessments on November 1, 2022.

If you have any questions regarding the public hearing or amended assessments, please contact Andrew Zwieg at [azwieg@cityofmadison.com](mailto:azwieg@cityofmadison.com) or 608-266-9219.

Sincerely,

For:

---

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

JMW:ajz  
Cc by email:

Tag Evers, District 13 Alder  
Mark Moder, City Engineering  
Daniel Olivares, City Engineering  
Rebecca Qureishi, Traffic Engineering  
Gretchen Aviles-Pineiro, City Traffic Engineering

Christy Bachmann, City Engineering  
Janet Schmidt, City Engineering  
Yang Tao, Traffic Engineering  
Sean Malloy, Traffic Engineering  
Dan Rolfs, Economic Development

**Project Name: South Street, High Street, and West Wingra Drive Assessment District - 2021**

**Project Limits: West Wingra Drive to Midland Street; High Street Cul-De-Sac to Midland Street; Fish Hatchery Road to South Street**

**Project ID: 12956**

Owner:

WINGRA BUILDING GROUP  
1808 W BELTLINE HWY  
MADISON WI 53713

Parcel(s) being assessed:

Parcel Number: 0709-262-1006-7

Parcel Location: 1219 South St

<b>Driveway Apron Reconstruction Items</b>			<b>Subtotal</b>
Remove Concrete Driveway Apron	Replace Concrete Driveway Apron	Replace Asphalt Driveway Apron	
\$430.90	\$622.30	\$1,353.30	\$2,406.51

<b>Sidewalk Items</b>		<b>Subtotal</b>
Remove & Replace Concrete Sidewalk	Install New Concrete Sidewalk	
\$13,705.53	\$0.00	\$13,705.53

<b>Street Reconstruction &amp; Lighting Items</b>			<b>Subtotal</b>
Remove & Replace Curb & Gutter	Install Street Improvements, 4' Pavement & Curb	Street Lights	
\$7,815.46	\$18,016.03	\$6,561.94	\$32,393.43

<b>Sanitary Sewer Items</b>		<b>Subtotal</b>
Sanitary Sewer Reconnect	Remove & Replace Sanitary Lateral	
\$1,088.66	\$148.83	\$1,237.49

<b>Storm Sewer Items</b>			<b>Subtotal</b>
Storm Sewer Re-Routing	Private Storm Sewer Facilities	Private Storm Connection	
\$0.00	\$0.00	\$2,547.11	\$2,547.11

<b>Driveway Subtotal</b>	<b>Sidewalk Subtotal</b>	<b>Street Subtotal</b>	<b>Sanitary Sewer Subtotal</b>	<b>Storm Sewer Subtotal</b>	<b>Total</b>
\$2,406.51	\$13,705.53	\$32,393.43	\$1,237.49	\$2,547.11	\$52,290.07

The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/cedar-st-south-st-high-st-w-wingra-dr>; a hard copy can be mailed to you upon request. The full Schedule details how costs are determined and any other notes for the assessments.



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Fax: (608) 264-9275  
[engineering@cityofmadison.com](mailto:engineering@cityofmadison.com)  
[www.cityofmadison.com/engineering](http://www.cityofmadison.com/engineering)

Parcel Number: 0709-262-1119-8  
Situs Address: 1211 Fish Hatchery Rd

WINGRA BUILDING GROUP

1808 W BELTLINE HWY  
MADISON WI 53713

**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

October 21, 2022

**To: Property Owners along South Street, High Street, and West Wingra Drive**

**Re: Amended Final Schedule of Assessments**

The Common Council of the City of Madison, Wisconsin, assessed benefits for the South Street, High Street, and West Wingra Drive Assessment District - 2021, on November 17, 2020, File ID RES-20-00746.

The project has been completed and actual project costs exceeded the estimates which formed the basis for the preliminary assessment. An amended final schedule of assessments for the South Street, High Street, and West Wingra Drive Assessment District – 2021 has been prepared and is enclosed with this letter, which Amended schedule shows the final costs for each property adjacent to the project. A resolution to approve the amended final schedule of assessments has been prepared and was approved by the Board of Public Works on October 12, 2022. The Common Council will hold a Public Hearing and consider the resolution for approval of the amended final schedule of assessments on November 1, 2022.

If you have any questions regarding the public hearing or amended assessments, please contact Andrew Zwieg at [azwieg@cityofmadison.com](mailto:azwieg@cityofmadison.com) or 608-266-9219.

Sincerely,

For:

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

JMW:ajz  
Cc by email:

Tag Evers, District 13 Alder  
Mark Moder, City Engineering  
Daniel Olivares, City Engineering  
Rebecca Qureishi, Traffic Engineering  
Gretchen Aviles-Pineiro, City Traffic Engineering

Christy Bachmann, City Engineering  
Janet Schmidt, City Engineering  
Yang Tao, Traffic Engineering  
Sean Malloy, Traffic Engineering  
Dan Rolfs, Economic Development



**Project Name: South Street, High Street, and West Wingra Drive Assessment District - 2021**

**Project Limits: West Wingra Drive to Midland Street; High Street Cul-De-Sac to Midland Street; Fish Hatchery Road to South Street**

**Project ID: 12956**

Owner:

WINGRA BUILDING GROUP  
1808 W BELTLINE HWY  
MADISON WI 53713

Parcel(s) being assessed:

Parcel Number: 0709-262-1119-8

Parcel Location: 1211 Fish Hatchery Rd

<b>Driveway Apron Reconstruction Items</b>			<b>Subtotal</b>
Remove Concrete Driveway Apron	Replace Concrete Driveway Apron	Replace Asphalt Driveway Apron	
\$968.55	\$1,505.37	\$1,911.53	\$4,385.45

<b>Sidewalk Items</b>		<b>Subtotal</b>
Remove & Replace Concrete Sidewalk	Install New Concrete Sidewalk	
\$15,567.77	\$0.00	\$15,567.77

<b>Street Reconstruction &amp; Lighting Items</b>			<b>Subtotal</b>
Remove & Replace Curb & Gutter	Install Street Improvements, 4' Pavement & Curb	Street Lights	
\$8,773.92	\$0.00	\$8,590.39	\$17,364.31

<b>Sanitary Sewer Items</b>		<b>Subtotal</b>
Sanitary Sewer Reconnect	Remove & Replace Sanitary Lateral	
\$2,177.32	\$220.99	\$2,398.31

<b>Storm Sewer Items</b>			<b>Subtotal</b>
Storm Sewer Re-Routing	Private Storm Sewer Facilities	Private Storm Connection	
\$176,720.48	\$0.00	\$0.00	\$176,720.48

<b>Driveway Subtotal</b>	<b>Sidewalk Subtotal</b>	<b>Street Subtotal</b>	<b>Sanitary Sewer Subtotal</b>	<b>Storm Sewer Subtotal</b>	<b>Total</b>
\$4,385.45	\$15,567.77	\$17,364.31	\$2,398.31	\$176,720.48	\$216,436.32

The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/cedar-st-south-st-high-st-w-wingra-dr>; a hard copy can be mailed to you upon request. The full Schedule details how costs are determined and any other notes for the assessments.



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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

Parcel Number: 0709-263-0107-2  
Situs Address: 1331 South St

**SHENANDOAH APARTMENTS LLC**

1331 SOUTH ST STE 2  
MADISON WI 53715

October 21, 2022

**To: Property Owners along South Street, High Street, and West Wingra Drive**

**Re: Amended Final Schedule of Assessments**

The Common Council of the City of Madison, Wisconsin, assessed benefits for the South Street, High Street, and West Wingra Drive Assessment District - 2021, on November 17, 2020, File ID RES-20-00746.

The project has been completed and actual project costs exceeded the estimates which formed the basis for the preliminary assessment. An amended final schedule of assessments for the South Street, High Street, and West Wingra Drive Assessment District – 2021 has been prepared and is enclosed with this letter, which Amended schedule shows the final costs for each property adjacent to the project. A resolution to approve the amended final schedule of assessments has been prepared and was approved by the Board of Public Works on October 12, 2022. The Common Council will hold a Public Hearing and consider the resolution for approval of the amended final schedule of assessments on November 1, 2022.

If you have any questions regarding the public hearing or amended assessments, please contact Andrew Zwieg at [azwieg@cityofmadison.com](mailto:azwieg@cityofmadison.com) or 608-266-9219.

Sincerely,

For:

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

JMW:ajz

Cc by email:

Tag Evers, District 13 Alder  
Mark Moder, City Engineering  
Daniel Olivares, City Engineering  
Rebecca Qureishi, Traffic Engineering  
Gretchen Aviles-Pineiro, City Traffic Engineering

Christy Bachmann, City Engineering  
Janet Schmidt, City Engineering  
Yang Tao, Traffic Engineering  
Sean Malloy, Traffic Engineering  
Dan Rolfs, Economic Development

**Project Name: South Street, High Street, and West Wingra Drive Assessment District - 2021**

**Project Limits: West Wingra Drive to Midland Street; High Street Cul-De-Sac to Midland Street; Fish Hatchery Road to South Street**

**Project ID: 12956**

Owner:

SHENANDOAH APARTMENTS LLC  
 1331 SOUTH ST STE 2  
 MADISON WI 53715

Parcel(s) being assessed:

Parcel Number: 0709-263-0107-2

Parcel Location: 1331 South St

<b>Driveway Apron Reconstruction Items</b>			<b>Subtotal</b>
Remove Concrete Driveway Apron	Replace Concrete Driveway Apron	Replace Asphalt Driveway Apron	
\$271.05	\$404.91	\$0.00	\$675.96

<b>Sidewalk Items</b>		<b>Subtotal</b>
Remove & Replace Concrete Sidewalk	Install New Concrete Sidewalk	
\$4,789.53	\$0.00	\$4,789.53

<b>Street Reconstruction &amp; Lighting Items</b>			<b>Subtotal</b>
Remove & Replace Curb & Gutter	Install Street Improvements, 4' Pavement & Curb	Street Lights	
\$8,103.70	\$0.00	\$6,803.94	\$14,907.64

<b>Sanitary Sewer Items</b>		<b>Subtotal</b>
Sanitary Sewer Reconnect	Remove & Replace Sanitary Lateral	
\$3,265.98	\$324.72	\$3,590.70

<b>Storm Sewer Items</b>			<b>Subtotal</b>
Storm Sewer Re-Routing	Private Storm Sewer Facilities	Private Storm Connection	
\$0.00	\$0.00	\$0.00	\$0.00

<b>Driveway Subtotal</b>	<b>Sidewalk Subtotal</b>	<b>Street Subtotal</b>	<b>Sanitary Sewer Subtotal</b>	<b>Storm Sewer Subtotal</b>	<b>Total</b>
\$675.96	\$4,789.53	\$14,907.64	\$3,590.70	\$0.00	\$23,963.83

The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/cedar-st-south-st-high-st-w-wingra-dr>; a hard copy can be mailed to you upon request. The full Schedule details how costs are determined and any other notes for the assessments.



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Janet Schmidt, P.E.

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

**Financial Manager**  
Steven B. Danner-Rivers

Parcel Number: 0709-263-0108-0  
Situs Address: 890 W Wingra Dr

THE ROAD HOME DANE COUNTY

128 E OLIN AVE # 202  
MADISON WI 53713

October 21, 2022

**To: Property Owners along South Street, High Street, and West Wingra Drive**

**Re: Amended Final Schedule of Assessments**

The Common Council of the City of Madison, Wisconsin, assessed benefits for the South Street, High Street, and West Wingra Drive Assessment District - 2021, on November 17, 2020, File ID RES-20-00746.

The project has been completed and actual project costs exceeded the estimates which formed the basis for the preliminary assessment. An amended final schedule of assessments for the South Street, High Street, and West Wingra Drive Assessment District – 2021 has been prepared and is enclosed with this letter, which Amended schedule shows the final costs for each property adjacent to the project. A resolution to approve the amended final schedule of assessments has been prepared and was approved by the Board of Public Works on October 12, 2022. The Common Council will hold a Public Hearing and consider the resolution for approval of the amended final schedule of assessments on November 1, 2022.

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Sincerely,

For:

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

JMW:ajz

Cc by email:

Tag Evers, District 13 Alder  
Mark Moder, City Engineering  
Daniel Olivares, City Engineering  
Rebecca Qureishi, Traffic Engineering  
Gretchen Aviles-Pineiro, City Traffic Engineering

Christy Bachmann, City Engineering  
Janet Schmidt, City Engineering  
Yang Tao, Traffic Engineering  
Sean Malloy, Traffic Engineering  
Dan Rolfs, Economic Development

**Project Name: South Street, High Street, and West Wingra Drive Assessment District - 2021**

**Project Limits: West Wingra Drive to Midland Street; High Street Cul-De-Sac to Midland Street; Fish Hatchery Road to South Street**

**Project ID: 12956**

Owner:

THE ROAD HOME DANE COUNTY  
128 E OLIN AVE # 202  
MADISON WI 53713

Parcel(s) being assessed:

Parcel Number: 0709-263-0108-0

Parcel Location: 890 W Wingra Dr

<b>Driveway Apron Reconstruction Items</b>			<b>Subtotal</b>
Remove Concrete Driveway Apron	Replace Concrete Driveway Apron	Replace Asphalt Driveway Apron	
\$0.00	\$0.00	\$0.00	\$0.00

<b>Sidewalk Items</b>		<b>Subtotal</b>
Remove & Replace Concrete Sidewalk	Install New Concrete Sidewalk	
\$430.24	\$0.00	\$430.24

<b>Street Reconstruction &amp; Lighting Items</b>			<b>Subtotal</b>
Remove & Replace Curb & Gutter	Install Street Improvements, 4' Pavement & Curb	Street Lights	
\$854.33	\$0.00	\$717.30	\$1,571.63

<b>Sanitary Sewer Items</b>		<b>Subtotal</b>
Sanitary Sewer Reconnect	Remove & Replace Sanitary Lateral	
\$1,088.66	\$135.30	\$1,223.96

<b>Storm Sewer Items</b>			<b>Subtotal</b>
Storm Sewer Re-Routing	Private Storm Sewer Facilities	Private Storm Connection	
\$0.00	\$0.00	\$0.00	\$0.00

<b>Driveway Subtotal</b>	<b>Sidewalk Subtotal</b>	<b>Street Subtotal</b>	<b>Sanitary Sewer Subtotal</b>	<b>Storm Sewer Subtotal</b>	<b>Total</b>
\$0.00	\$430.24	\$1,571.63	\$1,223.96	\$0.00	\$3,225.83

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[engineering@cityofmadison.com](mailto:engineering@cityofmadison.com)  
[www.cityofmadison.com/engineering](http://www.cityofmadison.com/engineering)

Parcel Number: 0709-262-0903-6  
Situs Address: 1214 S Park St

LEE, SOKDAE  
& SONHWA LEE  
1206 S PARK ST  
MADISON WI 53715

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

**Deputy Division Manager**  
Kathleen M. Cryan

**Principal Engineer 2**  
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Christina M. Bachmann, P.E.  
Mark D. Moder, P.E.

**Financial Manager**  
Steven B. Danner-Rivers

October 21, 2022

**To: Property Owners along South Street, High Street, and West Wingra Drive**

**Re: Amended Final Schedule of Assessments**

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Sincerely,

For:

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

JMW:ajz

Cc by email:

Tag Evers, District 13 Alder  
Mark Moder, City Engineering  
Daniel Olivares, City Engineering  
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Gretchen Aviles-Pineiro, City Traffic Engineering

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Sean Malloy, Traffic Engineering  
Dan Rolfs, Economic Development

**Project Name: South Street, High Street, and West Wingra Drive Assessment District - 2021**

**Project Limits: West Wingra Drive to Midland Street; High Street Cul-De-Sac to Midland Street; Fish Hatchery Road to South Street**

**Project ID: 12956**

Owner:

LEE, SOKDAE  
 & SONHWA LEE  
 1206 S PARK ST  
 MADISON WI 53715

Parcel(s) being assessed:

Parcel Number: 0709-262-0903-6

Parcel Location: 1214 S Park St

<b>Driveway Apron Reconstruction Items</b>			<b>Subtotal</b>
Remove Concrete Driveway Apron	Replace Concrete Driveway Apron	Replace Asphalt Driveway Apron	
\$0.00	\$153.73	\$0.00	\$153.73

<b>Sidewalk Items</b>		<b>Subtotal</b>
Remove & Replace Concrete Sidewalk	Install New Concrete Sidewalk	
\$0.00	\$1,165.50	\$1,165.50

<b>Street Reconstruction &amp; Lighting Items</b>			<b>Subtotal</b>
Remove & Replace Curb & Gutter	Install Street Improvements, 4' Pavement & Curb	Street Lights	
\$0.00	\$1,851.30	\$440.54	\$2,291.84

<b>Sanitary Sewer Items</b>		<b>Subtotal</b>
Sanitary Sewer Reconnect	Remove & Replace Sanitary Lateral	
\$0.00	\$0.00	\$0.00

<b>Storm Sewer Items</b>			<b>Subtotal</b>
Storm Sewer Re-Routing	Private Storm Sewer Facilities	Private Storm Connection	
\$0.00	\$0.00	\$0.00	\$0.00

<b>Driveway Subtotal</b>	<b>Sidewalk Subtotal</b>	<b>Street Subtotal</b>	<b>Sanitary Sewer Subtotal</b>	<b>Storm Sewer Subtotal</b>	<b>Total</b>
\$153.73	\$1,165.50	\$2,291.84	\$0.00	\$0.00	\$3,611.08

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Christina M. Bachmann, P.E.  
Mark D. Moder, P.E.

**Financial Manager**  
Steven B. Danner-Rivers

Parcel Number: 0709-262-0904-4  
Situs Address: 1204 S Park St

JI-YOUNG INC

1206 S PARK ST  
MADISON WI 53715

October 21, 2022

**To: Property Owners along South Street, High Street, and West Wingra Drive**

**Re: Amended Final Schedule of Assessments**

The Common Council of the City of Madison, Wisconsin, assessed benefits for the South Street, High Street, and West Wingra Drive Assessment District - 2021, on November 17, 2020, File ID RES-20-00746.

The project has been completed and actual project costs exceeded the estimates which formed the basis for the preliminary assessment. An amended final schedule of assessments for the South Street, High Street, and West Wingra Drive Assessment District – 2021 has been prepared and is enclosed with this letter, which Amended schedule shows the final costs for each property adjacent to the project. A resolution to approve the amended final schedule of assessments has been prepared and was approved by the Board of Public Works on October 12, 2022. The Common Council will hold a Public Hearing and consider the resolution for approval of the amended final schedule of assessments on November 1, 2022.

If you have any questions regarding the public hearing or amended assessments, please contact Andrew Zwieg at [azwieg@cityofmadison.com](mailto:azwieg@cityofmadison.com) or 608-266-9219.

Sincerely,

For:

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

JMW:ajz

Cc by email:

Tag Evers, District 13 Alder  
Mark Moder, City Engineering  
Daniel Olivares, City Engineering  
Rebecca Qureishi, Traffic Engineering  
Gretchen Aviles-Pineiro, City Traffic Engineering

Christy Bachmann, City Engineering  
Janet Schmidt, City Engineering  
Yang Tao, Traffic Engineering  
Sean Malloy, Traffic Engineering  
Dan Rolfs, Economic Development



**Project Name: South Street, High Street, and West Wingra Drive Assessment District - 2021**

**Project Limits: West Wingra Drive to Midland Street; High Street Cul-De-Sac to Midland Street; Fish Hatchery Road to South Street**

**Project ID: 12956**

Owner:

JJ-YOUNG INC  
1206 S PARK ST  
MADISON WI 53715

Parcel(s) being assessed:

Parcel Number: 0709-262-0904-4

Parcel Location: 1204 S Park St

<b>Driveway Apron Reconstruction Items</b>			<b>Subtotal</b>
Remove Concrete Driveway Apron	Replace Concrete Driveway Apron	Replace Asphalt Driveway Apron	
\$0.00	\$153.87	\$0.00	\$153.87

<b>Sidewalk Items</b>		<b>Subtotal</b>
Remove & Replace Concrete Sidewalk	Install New Concrete Sidewalk	
\$0.00	\$1,554.00	\$1,554.00

<b>Street Reconstruction &amp; Lighting Items</b>			<b>Subtotal</b>
Remove & Replace Curb & Gutter	Install Street Improvements, 4' Pavement & Curb	Street Lights	
\$0.00	\$2,468.40	\$587.39	\$3,055.79

<b>Sanitary Sewer Items</b>		<b>Subtotal</b>
Sanitary Sewer Reconnect	Remove & Replace Sanitary Lateral	
\$0.00	\$0.00	\$0.00

<b>Storm Sewer Items</b>			<b>Subtotal</b>
Storm Sewer Re-Routing	Private Storm Sewer Facilities	Private Storm Connection	
\$0.00	\$0.00	\$0.00	\$0.00

<b>Driveway Subtotal</b>	<b>Sidewalk Subtotal</b>	<b>Street Subtotal</b>	<b>Sanitary Sewer Subtotal</b>	<b>Storm Sewer Subtotal</b>	<b>Total</b>
\$153.87	\$1,554.00	\$3,055.79	\$0.00	\$0.00	\$4,763.66

The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/cedar-st-south-st-high-st-w-wingra-dr>; a hard copy can be mailed to you upon request. The full Schedule details how costs are determined and any other notes for the assessments.

**NOTICE OF PUBLIC HEARING BEFORE THE COMMON COUNCIL  
FOR  
AMENDED SCHEDULE OF SPECIAL ASSESSMENTS  
MADISON, WISCONSIN**

**PART I**

Notice is hereby given that the project listed in Part II hereof has been completed and actual project costs exceeded the estimates which formed the basis for the preliminary assessment. An amended final schedule of assessments for the project has been prepared and will be presented to the Common Council at a regular meeting to be held **TUESDAY, NOVEMBER 1, 2022, at 6:30 P.M., VIA A HYBRID MEETING** and that the Common Council will then and there consider a resolution to amend the final schedule of special assessments and will hold a public hearing to hear all persons interested, or their agents or attorneys, concerning the amended final schedule of special assessments.

**IF YOU WISH TO SPEAK VIRTUALLY AT THE MEETING, YOU MUST REGISTER.** You can register at <https://www.cityofmadison.com/MeetingRegistration>. When you register to speak, you will be sent an email with the information you need to join the virtual meeting.

**IF YOU WISH TO SPEAK IN-PERSON AT THE MEETING, YOU MUST REGISTER WITH THE COUNCIL'S SECRETARY PRIOR TO 6:30 P.M.**

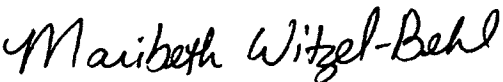
The Common Council meeting is held in Room 201 of the City-County Building, 210 Martin Luther King Jr., Blvd., Madison, WI.

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**

**CEDAR STREET ASSESSMENT DISTRICT – 2021**

**SOUTH STREET, HIGH STREET, AND WEST WINGRA DRIVE ASSESSMENT DISTRICT - 2021**

BY:   
MariBeth Witzel-Behl, City Clerk

PUB: WSJ October 21, 2022

