



Department of Public Works  
**Engineering Division**  
Robert F. Phillips, 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)

Parcel Number: 0709-231-1626-8  
Situs Address: 454 W Washington Ave  
TRISHULLA REAL ESTATE LLC  
10 PRESCOTT CIR  
MADISON, WI 53719-0000

**Deputy City Engineer**  
Gregory T. Fries, P.E.  
**Deputy Division Manager**  
Kathleen M. Cryan  
**Principal Engineer 2**  
John S. Fahrney, P.E.  
Christopher J. Petykowski, P.E.  
Janet Schmidt, P.E.  
**Principal Engineer 1**  
Christina M. Bachmann, P.E.  
Mark D. Moder, P.E.  
James M. Wolfe, P.E.  
**Facilities & Sustainability**  
Bryan Cooper, Principal Architect  
**Mapping Section Manager**  
Eric T. Pederson, P.S.  
**Financial Manager**  
Steven B. Danner-Rivers

March 19, 2021

**To: Property Owners along W. Washington Ave**  
**Re: Proposed Street Resurfacing & Public Hearing**

The City of Madison is planning a 2021 construction project for W. Washington Avenue. The proposed project will include street improvements, pedestrian lighting installations, sanitary sewer main and lateral replacements, storm sewer replacements, and water main replacements. Enclosed with this letter is a fact sheet with some details on the proposed project, which includes a map of the proposed project limits. Also enclosed is a notification for the Public Hearing before the Board of Public Works. The public hearing will be held virtually on **Wednesday, March 31, 2021 at 5:30PM**. Please see instructions for attending on the included hearing notice.

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 some of those items are assessed entirely to the owner. A table detailing the City's standard assessment policy for the items of work is included on the fact sheet.

Also enclosed is a Schedule of Assessments, which shows the estimated costs for each property adjacent to the project. After the work is complete, a final assessment will be calculated based on bid prices and work actually performed. The final assessment, which will be billed after the completion of the project, is payable in one lump sum or over a period of 8 years, with 2% interest charged on the unpaid balance.

To request accommodations for special needs or disabilities or if you have any other questions regarding this project, please contact the Project Manager, Reid Stiteley, at [rstiteley@cityofmadison.com](mailto:rstiteley@cityofmadison.com) or at (608) 266-4093. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction. A list of contacts for this project can be found on the enclosed fact sheet.

Sincerely,

Robert F. Phillips, P.E.  
City Engineer

RFP: RES  
CC by Email:

Ald. Michael Verveer  
Greg Fries, City Engineering  
Christy Bachmann, City Engineering  
Mark Moder, City Engineering  
Janet Schmidt, City Engineering  
Kyle Frank, City Engineering  
Jerry Schippa, Traffic Engineering

Peter Holmgren, Water Utility  
Brad Hofmann, City Forestry  
Marla Eddy, City Forestry  
Charlie Romines, Streets Division  
Carl Strasburg, Police Department  
Cindy Mierow, Police Department  
Yang Tao, Traffic Engineering  
Ed Ruckriegel, Fire Department  
De'Kendra Stamps, School District Trans Coordinator, [dbstamps@madison.k12.wi.us](mailto:dbstamps@madison.k12.wi.us)  
Jason Fenske, Badger Bus Lines, [jasonf@badgerbus.com](mailto:jasonf@badgerbus.com)  
Michael LaCount, MMSD [mlacount@madison.k12.wi.us](mailto:mlacount@madison.k12.wi.us)  
Mick Howan, Madison School District Transportation, [mjhowan@madison.k12.wi.us](mailto:mjhowan@madison.k12.wi.us)  
Jeff Fedler, Madison School District Transportation Coordinator, [jfedler@madison.k12.wi.us](mailto:jfedler@madison.k12.wi.us)  
Bob Byington, Madison School District Transportation, [rlbyington@madison.k12.wi.us](mailto:rlbyington@madison.k12.wi.us)  
Sandra Mell, Madison School District Transportation, [smell@madison.k12.wi.us](mailto:smell@madison.k12.wi.us)  
Dane County 911

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

**PART I**

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN:

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

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

That on **WEDNESDAY, MARCH 31, 2021 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 two (2%) percent interest on the unpaid balance, as determined by the Board of Public Works.**

That if the total assessment is paid in full before October 31st in the year that the billing is made, irrespective of project completion, then no interest shall be charged.

If you require an interpreter, materials in alternate formats, or other accommodations to access this public hearing, please contact the Engineering Division at phone (608) 266-4751 or email us at [engineering@cityofmadison.com](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**

**FELLAND ROAD & TRANQUILITY TRAIL ROUNDABOUT ASSESSMENT DISTRICT - 2021**  
**NORTH PARK STREET SIDEWALK AND TERRACE ASSESSMENT DISTRICT - 2021**  
**W. WASHINGTON AVENUE ASSESSMENT DISTRICT - 2021**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ **MARCH 19, 2021**



## Fact and Details Sheet: **W. Washington Avenue Assessment District - 2021**

### Project Details – Proposed Work

**Street:** The City will resurface W. Washington Ave between S. Bedford St and S. Broom St. The City will replace the asphalt pavement along W. Washington Ave and roadway base as needed. Concrete curb and gutter and driveway aprons will be replaced as needed (assessable). Sidewalk will be replaced as needed (assessable) and sidewalk ramps will be updated as needed. New concrete islands will be installed at the intersections of S. Bassett St and S. Broom St for traffic signal installations. Street width on all streets will remain the same.

The City will install a parking protected bike lane on S. Bassett St between W. Washington Ave and W. Main St. Intersection improvements for pedestrians and bicyclists will be made at the intersection of W. Washington Ave and Bassett St.

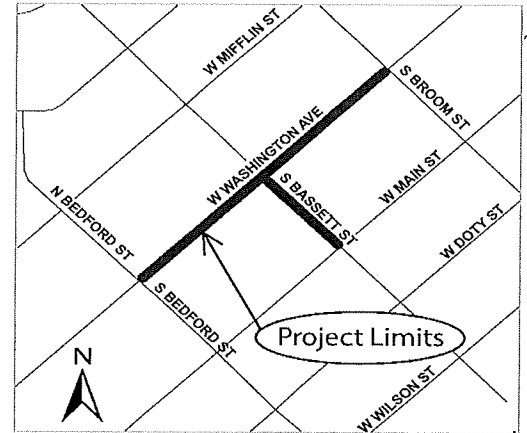
**Lighting & Signals:** Pedestrian lighting will be installed (assessable) adjacent to the sidewalk on both sides of W. Washington Ave between S. Bedford St and S. Broom St. Traffic signals will be installed at the intersection of S. Bassett St and S. Broom St.

**Sanitary Sewer:** The City will replace the existing sanitary main along W. Washington Ave (installed 1905-1931) between S. Bedford St and S. Broom St. The City will also replace sanitary 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 Sanitary Sewer Contact listed to the right. (laterals assessable).

**Water Main:** The City will replace the existing water main along W. Washington Ave (installed 1911-1929) between S. Bedford St and S. Broom St. Water main work at the intersection of S. Bassett St is anticipated. The existing main will remain in service until the new main is installed and connected to.

**Storm Sewer:** The City will replace existing storm sewer inlets, structures, and storm sewer pipe (installed 1920) along W. Washington Ave between S. Bedford St and S. Broom St. If you are aware of any existing private storm sewer or private connections (either to the curb or to a structure) from your property, please contact the Storm Sewer contact listed to the right (private connections assessable).

**Terrace Areas:** Existing concrete terrace walkways and concrete stairs will be replaced as needed with the project (assessable), unless the property owner requests that they are removed. Owners must remove any encroaching plantings, structures or special landscaping features from the terrace area and public right-of-way, prior to the start of construction, including raised planting beds,



#### PROJECT CONTACTS

- » **Project Manager:** Reid Stiteley  
608-266-4093, rstiteley@cityofmadison.com
- » **Storm & Sanitary Engineer:** Kyle Frank  
608-266-4098, kfrank@cityofmadison.com
- » **Traffic Engineer:** Tom Mohr  
608-267-8725, tmohr@cityofmadison.com
- » **Water Utility Engineer:** Peter Holmgren  
608-261-5530, pholmgren@cityofmadison.com
- » **Lighting and Signals Engineer:** Jerry Schippa  
608-267-1969, jschippa@cityofmadison.com
- » **Forestry Specialist:** Brad Hofmann  
608-267-4908, bhofmann@cityofmadison.com

Item	City Share	Property Owner Share
Curb, Sidewalk, & Drive Aprons	50%	50%
Sanitary Laterals	75%	25%
Private Storm Connection	0%	100%
Asphalt Pavement	100%	0%
Sanitary & Storm Mains	100%	0%
Water Main	100%	0%
Sidewalk Ramps	100%	0%
Pedestrian Lighting	0%	100%

stone landscaping, retaining walls, railings, pavers, planters, etc. If left in place, these items will be removed by the contractor. The contractor will not replace these items following completion of the project. Please contact the project manager to request the removal of an existing concrete terrace walkway.

**Trees:** No tree removals are anticipated with this project. Additional info regarding trees can be found below.

**Bus pads:** Bus pads will be replaced as needed at their current locations on W. Washington Ave between S. Bedford St and S. Broom St. The existing bus pad on S. Bassett St between W. Washington Ave and W. Main St will be upgraded with a bus boarding island to accommodate pedestrians at the new parking protected bike lane.

**Assessments:** After construction is complete, the assessments are recalculated based on the bid prices and measured quantities. The final assessments are mailed in 2022. Property owners can pay the assessments in a lump sum or over 8 years with 2% interest.

**Project Website:** <https://www.cityofmadison.com/engineering/projects/west-washington-avenue-resurfacing>

## Construction Schedule & Impacts

**Tentative Schedule:** July 2021 – October 2021

**Traffic Impacts:** Construction will be staged to maintain traffic in both directions. No parking will be allowed during the day for the project duration, however, overnight parking (outside of work hours) will be available when possible. Residential driveways may be closed for up to 21 days. Residents will be given advanced notice when access to driveways will be restricted.

**Water Shut-offs:** An average of two-water shut-offs are expected for properties served off of water mains being replaced. A minimum of 48 hours of notice will be provided prior to the shut-offs. Each shut-off may last up to 8 hours, but typically last about four hours. At the start of construction, the existing main will remain in service until the new main is installed and connected to; emergency shut-offs may occur if the old, brittle main is damaged during construction.

**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. Have your cart out by 5am on day of pick-up or put out the night before collection. Normal operation of brush pickup and large item pickup will try to be accommodated as normal. These services may be temporarily interrupted depending on the status of work and ability for equipment to access necessary areas.

## Supplemental Forestry Information

Tree pruning in advance of the project is required to reduce the risk of damage to the trees during construction. The City of Madison Forestry Section will perform the necessary work. For certain species, especially oak and elm trees, the pruning must be completed by April 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.

**City of Madison Engineering Division - Schedule of Assessments**

**Proj. ID: 1317; Project Name: W. Washington Avenue Assessment District - 2021**

**Project Limits: Bedford Street to Broom Street**

**Date: 3/19/21**

*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.				Street Construction Items									Sanitary Sewer Items				Storm Sewer Items		Street Lighting Items		TOTAL ASSM'T	
				Remove Concrete Driveway or Terrace @ \$2.50 per Sq Ft.		Install Concrete Driveway Apron @ \$6.00 per Sq Ft.		Remove & Replace Concrete Sidewalk @ \$8.50 per Square Foot (SF)			Remove & Replace Curb and Gutter @ \$20.00 per Linear Foot (LF)			Sanitary Sewer Reconnect @ \$1,250 Each		Remove & Replace Sanitary Lateral @ \$21.00 per LF		Private Storm Sewer Reconnect @ \$2,500 Each		Install Pedestrian Lighting \$50.00 per LF		
				SF	Cost	SF	Cost	Factor*	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each	Cost	LF		Cost
Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage LF																			
0709-231-2328-9 PD	MADISON DEVELOPMENT CORP 550 W WASHINGTON AVE MADISON WI	1 N Bedford St	57.00	0.00	\$ -	0.00	\$ -	1.00	0.00	\$ -	1.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	57.00	\$ 2,850.00	\$ 2,850.00
0709-231-2206-7 DR2, HIS-L	PFEIFFER, DAVID & BRENDA 403 W WASHINGTON AVE MADISON WI	403 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	0.00	\$ -	1.00	20.00	\$ 400.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	33.00	\$ 1,650.00	\$ 2,050.00
0709-231-1641-6 PD	BROOM & WASH LLC # 290 N14 W23755 STONE RIDGE DR WAUKESHA WI	404 W Washington Ave	66.00	0.00	\$ -	0.00	\$ -	0.50	100.00	\$ 425.00	0.50	30.00	\$ 300.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	66.00	\$ 3,300.00	\$ 6,430.00
0709-231-2207-5 DR2	ELICKSON LIVING TRUST WILLIAM G ELICKSON 6427 HYSLOP RD WAUNAKEE WI	405 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	165.00	\$ 1,402.50	1.00	33.00	\$ 660.00	2.00	\$ 2,500.00	110.00	\$ 2,310.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 8,522.50
0709-231-2208-3 DR2	ELICKSON LIVING TRUST WILLIAM G ELICKSON 6427 HYSLOP RD WAUNAKEE WI	407 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	165.00	\$ 1,402.50	1.00	33.00	\$ 660.00	2.00	\$ 2,500.00	110.00	\$ 2,310.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 8,522.50
0709-231-1640-8 PD	BROOM & WASH LLC # 290 N14 W23755 STONE RIDGE DR WAUKESHA WI	408 W Washington Ave	33.00	200.00	\$ 500.00	200.00	\$ 1,200.00	1.00	165.00	\$ 1,402.50	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	1.00	\$ 2,500.00	33.00	\$ 1,650.00	\$ 10,317.50
0709-231-2209-1 PD	HAZEN II, JOHN C 1143 BLUE BIRD TRL WAUNAKEE WI	411 W Washington Ave	72.00	275.00	\$ 687.50	275.00	\$ 1,650.00	1.00	300.00	\$ 2,550.00	1.00	72.00	\$ 1,440.00	3.00	\$ 3,750.00	165.00	\$ 3,465.00	0.00	\$ -	72.00	\$ 3,600.00	\$ 17,142.50
0709-231-1639-1 DR2	WHITE, SIDNEY W 1447 DORMONT AVE PITTSBURGH PA	412 W Washington Ave	33.00	200.00	\$ 500.00	200.00	\$ 1,200.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 7,265.00
0709-231-1638-3 DR2	FOWLER COMPANY LLC, THE E7949 SOUTH AVE REEDSBURG WI	416 W Washington Ave	33.00	180.00	\$ 450.00	180.00	\$ 1,080.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 7,095.00
0709-231-1637-5 DR2	WASHINGTON APARTMENTS CO % OAKLAND PROP SERV LLC 122 E OLIN AVE # 195 MADISON WI	418 W Washington Ave	33.00	180.00	\$ 450.00	180.00	\$ 1,080.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	60.00	\$ 1,260.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 7,200.00
0709-231-2212-4 PD	ELICKSON LIVING TRUST WILLIAM G ELICKSON 6427 HYSLOP RD WAUNAKEE WI	419 W Washington Ave	60.00	275.00	\$ 687.50	275.00	\$ 1,650.00	1.00	200.00	\$ 1,700.00	1.00	40.00	\$ 800.00	2.00	\$ 2,500.00	110.00	\$ 2,310.00	0.00	\$ -	60.00	\$ 3,000.00	\$ 12,647.50
0709-231-1636-7 DR2	WASHINGTON APARTMENTS CO % OAKLAND PROP SERV LLC 122 E OLIN AVE # 195 MADISON WI	420 W Washington Ave	33.00	190.00	\$ 475.00	190.00	\$ 1,140.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 7,180.00

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

Parcel No./ Zoning	Owner's Name / Mailing Address	Situation Address	Frontage LF	Street Construction Items									Sanitary Sewer Items				Storm Sewer Items		Street Lighting Items		TOTAL ASSMT	
				Remove Concrete Driveway or Terrace @ \$2.50 per Sq Ft.		Install Concrete Driveway Apron @ \$6.00 per Sq Ft.		Remove & Replace Concrete Sidewalk @ \$8.50 per Square Foot (SF)			Remove & Replace Curb and Gutter @ \$20.00 per Linear Foot (LF)			Sanitary Sewer Reconnect @ \$1,250 Each		Remove & Replace Sanitary Lateral @ \$21.00 per LF		Private Storm Sewer Reconnect @ \$2,500 Each		Install Pedestrian Lighting \$50.00 per LF		
				SF	Cost	SF	Cost	Factor*	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each	Cost	LF		Cost
0709-231-2214-9 DR2	WASHINGTON APARTMENTS CO % OAKLAND PROP SERV LLC 122 E OLIN AVE # 195 MADISON WI	422 W Washington Ave	33.00	190.00	\$ 475.00	190.00	\$ 1,140.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 7,180.00
0709-231-2214-0 UMX	TWENTY FIFTEEN LLC 21 N BUTLER ST # 101 MADISON WI	425 W Washington Ave	99.00	625.00	\$ 1,562.50	625.00	\$ 3,750.00	1.00	200.00	\$ 1,700.00	1.00	50.00	\$ 1,000.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	1.00	\$ 2,500.00	99.00	\$ 4,950.00	\$ 17,867.50
0709-231-1634-1 DR2	WASHINGTON APARTMENTS CO % OAKLAND PROP SERV LLC 122 E OLIN AVE # 195 MADISON WI	426 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 7,052.50
0709-231-1633-3 DR2	WASHINGTON APARTMENTS CO % OAKLAND PROP SERV LLC 122 E OLIN AVE # 195 MADISON WI	430 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	60.00	\$ 1,260.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 7,157.50
0709-231-1632-5 DR2	WASHINGTON APARTMENTS CO % OAKLAND PROP SERV LLC 122 E OLIN AVE # 195 MADISON WI	432 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 7,052.50
0709-231-2215-8 DR2	SHIRLEY MAE INVESTORS LLC 11777 W LAKE PARK DR MILWAUKEE WI	433 W Washington Ave	165.00	850.00	\$ 2,125.00	850.00	\$ 5,100.00	1.00	400.00	\$ 3,400.00	1.00	165.00	\$ 3,300.00	3.00	\$ 3,750.00	165.00	\$ 3,465.00	1.00	\$ 2,500.00	165.00	\$ 8,250.00	\$ 31,890.00
0709-231-1631-7 DR2	WASHINGTON APARTMENTS CO % OAKLAND PROP SERV LLC 122 E OLIN AVE # 195 MADISON WI	436 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 7,052.50
0709-231-1630-9 DR2	CJK INC 448 W WASHINGTON AVE MADISON WI	440 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	165.00	\$ 1,402.50	1.00	33.00	\$ 660.00	2.00	\$ 2,500.00	110.00	\$ 2,310.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 10,010.00
0709-231-1629-2 DR2	CJK INC 448 W WASHINGTON AVE MADISON WI	444 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	165.00	\$ 1,402.50	1.00	33.00	\$ 660.00	2.00	\$ 2,500.00	120.00	\$ 2,520.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 10,220.00
0709-231-2216-6 DR2	WEST WASH LLC PO BOX 259324 MADISON WI	447 W Washington Ave	33.00	320.00	\$ 800.00	320.00	\$ 1,920.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 8,285.00
0709-231-1628-4 DR2	448 W WASHINGTON LLC 448 W WASHINGTON AVE MADISON WI	448 W Washington Ave	66.00	375.00	\$ 937.50	375.00	\$ 2,250.00	1.00	300.00	\$ 2,550.00	1.00	66.00	\$ 1,320.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	2.00	\$ 5,000.00	66.00	\$ 3,300.00	\$ 17,762.50
0709-231-1627-6 DR2	KARRAS PROPERTY MANAGEMENT LLC BOX 333 ELKART LAKE WI	450 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 5,565.00
0709-231-2217-4 DR2	WEST WASH LLC PO BOX 259324 MADISON WI	451 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 5,565.00

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

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage LF	Street Construction Items									Sanitary Sewer Items				Storm Sewer Items		Street Lighting Items		TOTAL ASSMT	
				Remove Concrete Driveway or Terrace @ \$2.50 per Sq Ft.		Install Concrete Driveway Apron @ \$6.00 per Sq Ft.		Remove & Replace Concrete Sidewalk @ \$8.50 per Square Foot (SF)			Remove & Replace Curb and Gutter @ \$20.00 per Linear Foot (LF)			Sanitary Sewer Reconnect @ \$1,250 Each		Remove & Replace Sanitary Lateral @ \$21.00 per LF		Private Storm Sewer Reconnect @ \$2,500 Each		Install Pedestrian Lighting \$50.00 per LF		
				SF	Cost	SF	Cost	Factor*	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each	Cost	LF		Cost
0709-231-2218-2 DR2	WEST WASH LLC PO BOX 259324 MADISON WI	453 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	0.00	\$ -	1.00	33.00	\$ 660.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	33.00	\$ 1,650.00	\$ 2,310.00
0709-231-1626-8 DR2	TRISHULLA REAL ESTATE LLC 10 PRESCOTT CIR MADISON WI	454 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	0.00	\$ -	1.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	33.00	\$ 1,650.00	\$ 1,650.00
0709-231-2505-3 DR2	501 WEST WASHINGTON LLC ATTN JOSH LANGLOIS 444 W MAIN ST MADISON WI	501 W Washington Ave	33.00 93.00	350.00	\$ 875.00	350.00	\$ 2,100.00	0.50	100.00	\$ 425.00	0.50	33.00	\$ 330.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 7,785.00
0709-231-2506-1 DR2	503 WEST WASH LLC PO BOX 259324 MADISON WI	503 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	165.00	\$ 1,402.50	1.00	33.00	\$ 660.00	2.00	\$ 2,500.00	110.00	\$ 2,310.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 10,010.00
0709-231-2507-9 DR2	509 WEST WASH LLC PO BOX 259324 MADISON WI	509 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	50.00	\$ 1,050.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 6,947.50
0709-231-2343-7 PD	CJK INC 448 W WASHINGTON AVE MADISON WI	510 W Washington Ave	215.00	1020.00	\$ 2,550.00	0.00	\$ -	1.00	450.00	\$ 3,825.00	1.00	107.00	\$ 2,140.00	0.00	\$ -	0.00	\$ -	1.00	\$ 2,500.00	215.00	\$ 10,750.00	\$ 21,765.00
0709-231-2508-7 DR2	WEST WASH LLC ATTN GREENBUSH PROPERTIES 444 W MAIN ST MADISON WI	511 W Washington Ave	33.00	350.00	\$ 875.00	350.00	\$ 2,100.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 8,540.00
0709-231-2509-5 DR2	WEST WASH LLC ATTN GREENBUSH PROPERTIES 444 W MAIN ST MADISON WI	515 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	50.00	\$ 1,050.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 6,947.50
0709-231-2510-2 DR2	WEST WASH LLC PO BOX 259324 MADISON WI	517 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 7,052.50
0709-231-2336-2 DR2	SAUER, WALTER ATTN JANE SAUER 3422 MAPLE GROVE DR MADISON WI	518 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	0.00	\$ -	1.00	10.00	\$ 200.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	33.00	\$ 1,650.00	\$ 1,850.00
0709-231-2511-0 DR2	AUFDERHAAR, JOHN CHRISTINE AUFDERHAAR 1400 COUNTRY CLUB LN WATERTOWN WI	519 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	165.00	\$ 1,402.50	1.00	33.00	\$ 660.00	2.00	\$ 2,500.00	110.00	\$ 2,310.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 10,010.00
0709-231-2512-8 DR2	WEST WASH ASSOCIATES % MADISON PROPERTY MGMT 1202 REGENT ST MADISON WI	521 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	165.00	\$ 1,402.50	1.00	33.00	\$ 660.00	2.00	\$ 2,500.00	110.00	\$ 2,310.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 10,010.00
0709-231-2335-4 DR2	ROTHFUSS TRUST, JAMES S ATTN JAMIE ROTHFUSS 4364 MESSERSCHMIDT RD MADISON WI	522 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	0.00	\$ -	1.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	33.00	\$ 1,650.00	\$ 1,650.00



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

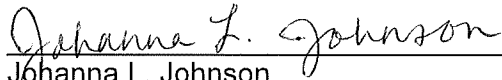
Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage LF	Street Construction Items										Sanitary Sewer Items				Storm Sewer Items		Street Lighting Items		TOTAL ASSMT
				Remove Concrete Driveway or Terrace @ \$2.50 per Sq Ft.		Install Concrete Driveway Apron @ \$6.00 per Sq Ft.		Remove & Replace Concrete Sidewalk @ \$8.50 per Square Foot (SF)			Remove & Replace Curb and Gutter @ \$20.00 per Linear Foot (LF)			Sanitary Sewer Reconnect @ \$1,250 Each		Remove & Replace Sanitary Lateral @ \$21.00 per LF		Private Storm Sewer Reconnect @ \$2,500 Each		Install Pedestrian Lighting \$50.00 per LF		
				SF	Cost	SF	Cost	Factor*	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each	Cost	LF	Cost	
0709-231-2334-6 DR2	SHEPHERD, ROBERT C 5590 MARY LAKE RD WAUNAKEE WI	524 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	0.00	\$ -	1.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	33.00	\$ 1,650.00	\$ 1,650.00
0709-231-2513-6 DR2	WEST WASH ASSOCIATES % MADISON PROPERTY MGMT 1202 REGENT ST MADISON WI	525 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	50.00	\$ 1,050.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 6,947.50
0709-231-2514-4 DR2	WEST WASH ASSOCIATES % MADISON PROPERTY MGMT 1202 REGENT ST MADISON WI	527 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	50.00	\$ 1,050.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 6,947.50
0709-231-2333-8 DR2	CIMA WEST WASH LLC 311 FOREST ST MADISON WI	528 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	0.00	\$ -	1.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	33.00	\$ 1,650.00	\$ 1,650.00
0709-231-2515-2 DR2	WEST WASH ASSOCIATES % MADISON PROPERTY MGMT 1202 REGENT ST MADISON WI	533 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	50.00	\$ 1,050.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 5,460.00
0709-231-2516-0 DR2	WEST WASH ASSOCIATES % MADISON PROPERTY MGMT 1202 REGENT ST MADISON WI	535 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	50.00	\$ 1,050.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 5,460.00
0709-231-2517-8 DR2	WEST WASH ASSOCIATES % MADISON PROPERTY MGMT 1202 REGENT ST MADISON WI	537 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	50.00	\$ 1,050.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 6,947.50
0709-231-2330-4 PD	CJK INC 448 W WASHINGTON AVE MADISON WI	540 W Washington Ave	127.00	0.00	\$ -	0.00	\$ -	1.00	475.00	\$ 4,037.50	1.00	40.00	\$ 800.00	0.00	\$ -	0.00	\$ -	2.00	\$ 5,000.00	127.00	\$ 6,350.00	\$ 16,187.50
0709-231-2518-6 DR2	WEST WASH ASSOCIATES % MADISON PROPERTY MGMT 1202 REGENT ST MADISON WI	541 W Washington Ave	33.00	175.00	\$ 437.50	175.00	\$ 1,050.00	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	50.00	\$ 1,050.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 6,947.50
0709-231-2519-4 DR2	WEST WASH ASSOCIATES % MADISON PROPERTY MGMT 1202 REGENT ST MADISON WI	543 W Washington Ave	33.00	0.00	\$ -	0.00	\$ -	1.00	100.00	\$ 850.00	1.00	33.00	\$ 660.00	1.00	\$ 1,250.00	50.00	\$ 1,050.00	0.00	\$ -	33.00	\$ 1,650.00	\$ 5,460.00
0709-231-2329-7 UMX	KELLER, DAVID & DEBRA 1102 WINSTON DR MADISON WI	544 W Washington Ave	65.00	300.00	\$ 750.00	300.00	\$ 1,800.00	1.00	200.00	\$ 1,700.00	1.00	65.00	\$ 1,300.00	0.00	\$ -	0.00	\$ -	2.00	\$ 5,000.00	65.00	\$ 3,250.00	\$ 13,800.00
0709-231-2520-1 UMX	PJB-II INC 2303 W BELTLINE HWY MADISON WI	555 W Washington Ave	99.00	730.00	\$ 1,825.00	730.00	\$ 4,380.00	1.00	325.00	\$ 2,762.50	1.00	40.00	\$ 800.00	1.00	\$ 1,250.00	55.00	\$ 1,155.00	0.00	\$ -	99.00	\$ 4,950.00	\$ 17,122.50
<b>Totals</b>				<b>9,410.00</b>	<b>\$ 23,525.00</b>	<b>8,390.00</b>	<b>\$ 50,340.00</b>	<b>6,670.00</b>	<b>\$ 55,845.00</b>	<b>1,794.00</b>	<b>\$ 35,250.00</b>	<b>51.00</b>	<b>\$ 63,750.00</b>	<b>2,780.00</b>	<b>\$ 58,380.00</b>	<b>10.00</b>	<b>\$ 25,000.00</b>	<b>2,378.00</b>	<b>\$ 118,900.00</b>	<b>\$ 430,990.00</b>		

**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 **MARCH 19, 2021** placed in envelopes addressed to each interested owner of respective addresses as indicated by attached list, a true and correct copy of the notice **W. WASHINGTON AVENUE ASSESSMENT DISTRICT - 2021** attached hereto.
2.       She did and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.

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

Subscribed and sworn to before me  
this 19 day of MARCH, 2021

  
\_\_\_\_\_  
L M PARKER

Notary Public, State of Wisconsin  
My Commission expires:

