



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
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

Mark D. Moder, P.E.
Fadi El Musa Gonzalez, P.E.
Andrew J. Zweig, P.E.

Financial Manager

Steven B. Danner-Rivers

Parcel Number: «Parcel_No»

Situs Address: «Situs_Address»

«OwnerLine1»

«OwnerLine2»

«OwnerLine3»

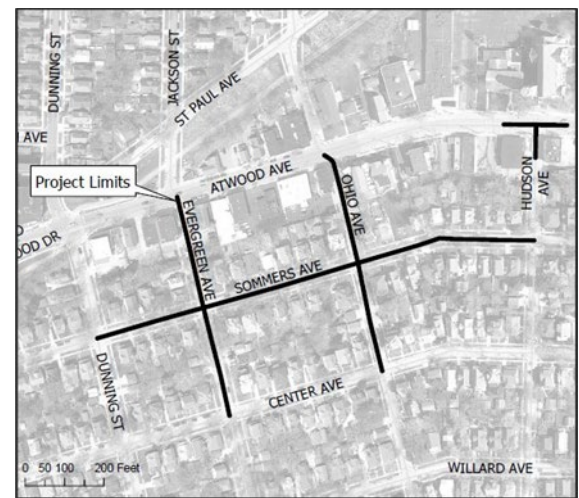
«OwnerLine4»

December 6, 2024

**To: Property Owners along Evergreen Avenue, Ohio Avenue,
and Sommers Avenue**

Re: Proposed Street Reconstruction Project & Public Hearing

The City of Madison is planning a 2025 project on Evergreen Ave (Center Ave to Atwood Ave), Ohio Ave (Center Ave to Atwood Ave), and Sommers Ave (Dunning St to Hudson Ave). Enclosed with this letter is a fact sheet with decisions regarding the street widths throughout the neighborhood as well as some details on the proposed project. Also enclosed is a notification for the Public Hearing before the Board of Public Works. The date, time and location of the public hearing is on the notification.



This project will involve special assessments to the owners of 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. Tables detailing the City's standard assessment policy for the items of work is included on the fact sheet.

Below is a preliminary Schedule of Assessments, which shows the estimated costs for your property adjacent to the project. The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/evergreen-ohio-sommers-reconstruction>, a hard copy can be mailed to you upon request. The frontages and lot areas of each property to be assessed are listed on the full schedule. After work is complete, a final assessment cost will be calculated based on bid prices and work actually performed. The final assessment cost, which will be billed after the completion of the project, is payable in one lump sum or over a period of 8 years, with the 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 Andrew Zweig, Project Manager, (608) 266-9219, azwieg@cityofmadison.com. This includes requests relating to the Public Hearing and operations of construction.

Sincerely,

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

Project Name: Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District – 2025

Project Limits: Evergreen Avenue from Center Avenue to Atwood Avenue, Ohio Avenue from Center Avenue to Atwood Avenue, and Sommers Avenue from Dunning Avenue to Hudson

Project ID: 11825

Owner:

«OwnerLine1»

«OwnerLine2»

Parcel(s) being assessed:

Parcel Number: «Parcel_No»

Parcel Location: «Situs_Address»

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

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

Subtotal	Subtotal	Total
«SubT1»	«SubT2»	«Total»

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

JMW:ajz

Cc by email:

Dina Nina Martinez-Rutherford, District 15 Alder
Mark Moder, City Engineering
Todd Chojnowski, City Engineering
Sean Malloy, City Traffic Engineering
Yang Tao, Traffic Engineering
Adam Wiederhoeft, Water Utility
Charles Romines, Streets Division
Aaron Leair, City Forestry
Hannah Mohelnitzky, City Engineering
Bill Sullivan, Fire Department
Michael Ott, Police Department
Amanda J Nagel ajnagel@madison.k12.wi.us
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MMSD Transportation transportation@madison.k12.wi.us

Andrew Zweg, City Engineering
Janet Schmidt, City Engineering
Lukas Collins, City Traffic Engineering
Tom Mohr, City Traffic Engineering
Nathan Mendez, Water Utility
Taletha Skar, IT Department
Brad Hofmann, City Forestry
Tim Sobota, Madison Metro Transit
Lorissa Banuelos, Common Council
Jennifer Hannah, Police Department
Dane County 911
Cara Hanson cmhanson@madison.k12.wi.us
Jason Northouse janorthouse@madison.k12.wi.us
Mike MacDonald mmacdonald@madison.k12.wi.us
Vanessa Cruz vacruz@madison.k12.wi.us



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

PART I

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN:

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

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

That on **WEDNESDAY, DECEMBER 18, 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

EVERGREEN AVENUE, OHIO AVENUE, AND SOMMERS AVENUE ASSESSMENT DISTRICT - 2025

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **December 6, 2024**



Department of Public Works
Engineering Division

PROJECT CONTACT

» **Project Manager:** Andrew Zwieg
608-266-9219, azwie@cityofmadison.com

Fact and Details Sheet:
**PROPOSED EVERGREEN AVE, OHIO AVE, SOMMERS AVE, &
ATWOOD AVE/HUDSON AVE TRAFFIC SIGNAL CONSTRUCTION**

Project Details – Proposed Work

Sanitary Sewer: The City will replace the existing sewer main with 8" PVC pipe on all streets in the project limits (existing 6" clay main installed in the 1910s), and in most cases replace laterals from the main to the property line. In limited cases where the existing lateral is cast iron, appears to be in good condition upon inspection, and runs under a tree, the lateral will only be replaced to the back of curb. In those cases, the owner will not be assessed for the additional footage of replacement that is not completed. If you would like a full lateral replacement to the property line in cases such as this, please contact the Project Manager (*laterals assessable*).

Water Main: The City will replace the existing water main and reconnect existing water services to the new main along Evergreen Avenue from Center Avenue through Atwood Avenue, Ohio Avenue from Center Avenue to Sommers Avenue, and Sommers Avenue from Dunning Street to Hudson Avenue.

Storm Sewer: The City will replace and improve the storm sewer system in the street and at intersections.

Street: The City will replace all the pavement, gravel base, curb and gutter, replace concrete terrace walks (*concrete walk between curb and sidewalk*), spot replace sidewalk as needed, and replace driveway aprons (*10 ft. pavement, terrace walks, and driveway aprons are assessable*).

The City had previously presented different options for the street widths within the project limits and to gather some additional input from residents in the area. After receiving the input from residents via the posted questionnaire, the public meeting, and additional communication, along with more detailed engineering reviews of the streets' current usage while considering long term potential, the City is proposing the following designs:

- Maintain the existing street width with parking on both sides on Evergreen Ave. (30 ft. from curb to curb). The survey did indicate general support for narrowing the street, but responses from residents specifically on the street were not as supportive of reducing the width, and a significant loss in parking could have a negative impact on businesses in the area, especially when considering existing parking restrictions for street sweeping, etc.
- Maintain the existing street width and parking configuration on Ohio Ave., for similar reasons as on Evergreen Ave. Additionally, prior to the meeting and questionnaire being issued, there was an oversight regarding the very specific parking accommodations on this street, and it preferred to maintain that specific parking situation.
- Narrow Sommers Ave. to 24 ft., which was widely supported by the residents on this street, as well as providing additional benefits such as protecting existing street trees within a narrower terrace space and having some traffic calming effects. The survey indicated that residents in area also have higher concerns about speeding on Sommers Ave., more so than on Evergreen or Ohio.

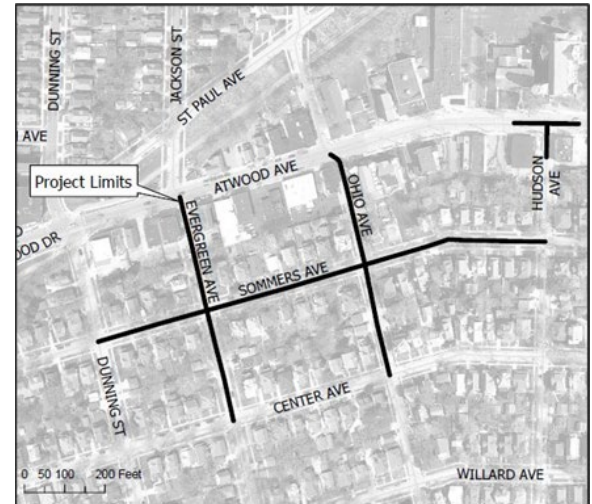
Speed humps will not be installed along Evergreen Avenue, Ohio Avenue, or Sommers Avenue. However, intersection designs will be reviewed for possible bumpouts at the intersections to help improve pedestrian crossings, provide some additional traffic calming, and have some reduction in pavement area.

Driveway Aprons: Driveway aprons constructed with the project will be replaced with concrete. Driveway widths will be replaced per the City of Madison standard detail along Evergreen Ave and Ohio Avenue (*driveway aprons assessable*). Driveway widths will be replaced along Sommers Avenue with 4 ft. driveway flares (standard 2 ft.) to accommodate the tighter spaces for vehicles turning in and out of driveways because of the reduced street width (*driveway aprons assessable*).

Bus Pads: Bus pads will not be installed along Sommers Avenue, Evergreen Avenue, or Ohio Avenue.

Streetlights: Street lighting on existing MG&E wood poles will remain. A new street lighting cabinet will be installed at the Atwood Avenue and Hudson Avenue intersection as part of the traffic signal improvement.

Project Location Map



Traffic Signals: The City will replace traffic signals at the intersection of Atwood Avenue and Hudson Avenue; this includes all the underground wiring, access structures, concrete bases, poles, and 12-inch signal heads. As part of the construction, a new traffic signal cabinet will be reinstalled in the southwest corner of the intersection. The cabinet contains the wiring and controllers to program the signal green, yellow, and red phasing. 16-inch accessible pedestrian signals will be added to the signal as part of the project. Any disturbance to the curb and gutter, sidewalk, and pavement because of the signal construction will be replaced. Curb ramps will be improved to be compliant with Americans with Disabilities Act standards.

Assessments: The project will involve special assessments for some of the improvements. The assessments are a special charge for work being done that has direct benefit to the property. The preliminary assessments are mailed during the design phase and will give the property owner an estimated cost due after construction is complete. The final assessments bill will be mailed in 2026 to adjacent property owners. The bill is calculated based on measured quantities for pavement, driveway aprons, and terrace walks and are based on 2024 street improvements rates and will carry over from the preliminary assessments to the final assessments. The sanitary sewer laterals and private storm sewer connections will also be billed based on bid prices and measured quantities during construction. The property payment options include payment by lump sum or over 8 years with a 5% interest.

Trees: Terrace trees may be pruned prior to construction to provide required clearance for construction equipment. Efforts are being made in the street design to save as many of the existing trees as possible. There are 3 planned tree removals (2205 Sommers Avenue (1-Maple), 2402 Sommers Avenue (1-Maple), and 2417 Sommers Avenue (1-Maple)) with this project because of poor condition. If, during the course of construction, it is determined that any additional trees must be removed, adjacent property owners will be notified, prior to removal of the tree. The trees within the project limits that remain may have the roots trimmed during construction.

Item	Property Owner Share	City Share
10' Pavement Replacement*	100%	0%
Driveway Apron Replacement	50%	50%
Remove & Replace Terrace Walk	50%	50%
Curb & Gutter Replacement	0%	100%
Sidewalk Replacement	0%	100%
Intersection Curb & Pavement	0%	100%
Sanitary Sewer Main	0%	100%
Sanitary Laterals to Property Line	25%	75%
Water Main	0%	100%
Water Main Services	0%	100%
Storm Sewer Main	0%	100%
Private Storm Connections (if any)	100%	0%
*Pavement Replacement assessed per linear ft. of frontage - No assessments at the Atwood Ave/Hudson Ave intersection		

Tree pruning in advance of the project is required to reduce the risk of damage to the trees during construction. The City of Madison Forestry Section will perform the necessary work. For certain species, especially oak and elm trees, the pruning must be completed by June 1st to reduce the chance of disease. If additional trees need to be removed, City Engineering will notify the adjacent property owner prior to removal.

Street trees provide many benefits to our city and are considered an important part of the city's infrastructure. Forestry Section staff will evaluate the terrace for new planting sites and potential replacement sites when the project is complete. There is no additional cost to the adjacent property owner for a tree planting. Street trees are typically planted in the spring of the year following the completion of the construction project. Per Madison General Ordinance 10.10, City Forestry determines tree species and planting locations. Residents cannot choose or plant their own tree in the terrace.

For any questions regarding street tree maintenance or planting, please contact the general forestry line at 266-4816.

Project Website: Please visit the project website for the latest information and sign-up for email updates too.

<https://www.cityofmadison.com/engineering/projects/evergreen-ohio-sommers-reconstruction>

Construction Schedule & Impacts

Tentative Schedule: It is expected the project will take approximately 4-5 months to complete between June 2025 and October 2025.

Traffic Impacts: Evergreen Avenue, Ohio Avenue, and Sommers Avenue will be closed to through traffic within the project limits until the project is complete. Per City's standard specs, residential driveways may be closed for a cumulative of 20 days during the project, primarily when concrete driveway aprons, curb & gutter, and sidewalks are being installed. No parking is allowed within the construction zone during working hours (7AM to 7PM), so when your driveway is not accessible, you will need to park on the adjacent streets outside the project limits (Dunning Street, Center Avenue, Evergreen Avenue (south of Center Avenue), Ohio Avenue (south of Center Avenue)). The contractor will notify impacted residents prior to the driveway access being closed for an extended period, but there likely be several short-duration closures during utility work and asphalt paving that may not have much advance notice. During these shorter disruptions, the Contractor will work with residents to provide access as quickly as possible. Contact the project manager if you have accessibility concerns and need to request special accommodations.

Traffic impacts on Atwood Avenue at Hudson Avenue are anticipated for reconstruction of the traffic signal. Long-term (6-8 weeks) single lane closures in each direction during off-peak hours are anticipated. Short term (2-4 weeks) single lane closures in each direction during peak hours are anticipated. 1-lane in each direction will be maintained for much of the duration, non-peak flagging operations may be required for portions of the work.

Water Shut-offs: An average of two water shut-offs are expected for each property within the project limits. A minimum of 48 hours of notice will be provided prior to the shutoffs. Each shutoff may last up to 8 hours, but typically last about 4 hours. The water will be shutoff when the new

water main is connected to the existing main and connecting the services to the new main. At the start of construction, the existing main will remain in service until the new main is installed and connected to; emergency shutoffs may occur if the old, brittle main is damaged during construction. If this happens, crews will work to notify affected properties as quickly as possible.

Refuse Collection & Mail Delivery: It will be the contractor's responsibility to allow for refuse collection and mail delivery to continue during construction. Please mark your address on your cart to make sure it is returned if moved. We ask that you place your carts at the street the evening prior to or at the very latest 6:00 a.m. the morning of your scheduled refuse/recycling day.

Landscaping: Existing landscaping plantings within the terrace (between curb & sidewalk) will be impacted. If you wish to save any landscaping, it should be removed prior to the start of work in 2025. Stone or brick pavers and wood retaining walls within the terrace you wish to save should be removed prior to construction & reinstalled by you after construction is complete.

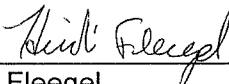
AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

HEIDI FLEEGEL, being first duly sworn on oath, deposes and says that:

1. She is an Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 5th day of December, 2024 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for their property for the project titled **Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District - 2025** attached hereto.

2. She 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.

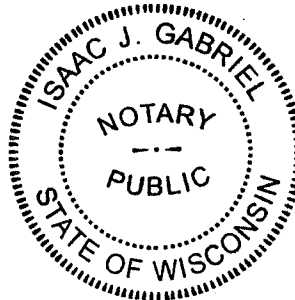


Heidi Fleegel

Subscribed and sworn to before me
this 5TH day of December, 2024



Isaac J. Gabriel
Notary Public, State of Wisconsin
My Commission expires: November 21, 2028



City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: Wednesday, December 18, 2024
Project ID: 11825
Project Name: Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District – 2025
Project Description: Reconstruction: Evergreen Avenue from Center Avenue to Atwood Avenue, Ohio Avenue from Center Avenue to Atwood Avenue, and Sommers Avenue from Dunning Avenue to Hudson Avenue

*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 Reconstruction Items								Sanitary Sewer Items				Storm Sewer Item		Total Assessment	
								Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Concrete Terrace Walk Assessment @		10' Pavement Reconstruction Assessment @				Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @			Private Storm Sewer Connection Assessment @
Parcel Information			Frontage					\$2.00	per SF	\$6.00	per SF	\$4.00	per SF	\$40.95 per LF			\$2,000.00	per Each	\$35.00	per LF	\$3,200.00		per Each
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF	Frontage Street	LF	Frontage Street	Multiple Frontage	SF	Cost	SF	Cost	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each		Cost
071005337061 TSS	PLYMOUTH CONG CHURCH	2401 Atwood Ave	44.00	Atwood Ave	115.00	Ohio Ave	Yes	0.00	\$0.00	0.00	\$0.00	100.00	\$400.00	1.00	115.00	\$4,709.25	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,109.25
	2401 ATWOOD AVE MADISON, WI 53704-5604																						
071005337079 TR-V1	WORZALA, MARY E	2402 Sommers Ave	44.00	Sommers Ave	115.00	Ohio Ave	Yes	150.00	\$300.00	150.00	\$900.00	0.00	\$0.00	0.50	159.00	\$3,255.53	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$7,330.53
	2402 SOMMERS AVE MADISON, WI 53704																						
071005337087 TR-V1	STAPLETON, DEBRA A	2406 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,511.80
	2406 SOMMERS AVE # 1 MADISON, WI 53704-5613																						
071005337095 TR-V1	PLYMOUTH CONGREGATIONAL CHURCH	2410 Sommers Ave	44.00	Sommers Ave	---	---	No	150.00	\$300.00	150.00	\$900.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	27.00	\$945.00	0.00	\$0.00	\$5,946.80
	2401 ATWOOD AVE MADISON, WI 53704-5604																						
071005337102 TR-V1	GRANGER, PETER REBECCA GRANGER	2414 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	27.00	\$945.00	0.00	\$0.00	\$5,546.80
	2414 SOMMERS AVE MADISON, WI 53704-5613																						
071005337110 TR-V1	NELSON, KAREN S & ERNESTINE V NELSON	2418 Sommers Ave	44.50	Sommers Ave	---	---	No	75.00	\$150.00	75.00	\$450.00	0.00	\$0.00	1.00	44.50	\$1,822.28	1.00	\$2,000.00	28.00	\$980.00	0.00	\$0.00	\$5,402.28
	2418 SOMMERS AVE MADISON, WI 53704-5613																						
071005337128 TR-V1	HUTCHISON, JAMES M & ALEIA I MCCORD	2422 Sommers Ave	37.00	Sommers Ave	---	---	No	75.00	\$150.00	75.00	\$450.00	50.00	\$200.00	1.00	37.00	\$1,515.15	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,225.15
	2422 SOMMERS AVE MADISON, WI 53704-5613																						
071005337136 TR-V1	MITCHELL, BRIAN L & NANCY J MITCHELL	2426 Sommers Ave	39.00	Sommers Ave	---	---	No	50.00	\$100.00	50.00	\$300.00	0.00	\$0.00	1.00	39.00	\$1,597.05	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$4,907.05
	1435 N JENKINS DR OCONOMOWOC, WI 53066																						
071005337144 TR-V1	HRYSKOWIAN, ANDREW NICOLE DAVIS	2432 Sommers Ave	39.00	Sommers Ave	---	---	No	50.00	\$100.00	50.00	\$300.00	0.00	\$0.00	1.00	39.00	\$1,597.05	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$4,907.05
	2432 SOMMERS AVE MADISON, WI 53704-5613																						
071005337152 TR-V1	Deacon Housing LLC	2434 Sommers Ave	39.00	Sommers Ave	---	---	No	50.00	\$100.00	50.00	\$300.00	0.00	\$0.00	1.00	39.00	\$1,597.05	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$4,907.05
	802 STONEY HILL LN COTTAGE GROVE, WI 53527																						
71005337160 TR-V1	NOLAN, TIMOTHY P	2436 Sommers Ave	39.00	Sommers Ave	118.00	Hudson Ave	Yes	50.00	\$100.00	50.00	\$300.00	0.00	\$0.00	0.50	39.00	\$798.53	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$4,108.53
	2436 SOMMERS AVE MADISON, WI 53704-5613																						
071005338019 TR-V1	KOOB, ANNA ZACHARY HANES	2437 Sommers Ave	39.00	Sommers Ave	118.00	Hudson Ave	Yes	50.00	\$100.00	50.00	\$300.00	0.00	\$0.00	0.50	39.00	\$798.53	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$4,073.53
	2437 SOMMERS AVE MADISON, WI 53704																						
071005338027 TR-V1	VENECHUK, NICHOLAS & GRACE VENECHUK	2433 Sommers Ave	39.00	Sommers Ave	---	---	No	50.00	\$100.00	50.00	\$300.00	0.00	\$0.00	1.00	39.00	\$1,597.05	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$4,907.05
	2433 SOMMERS AVE MADISON, WI 53704																						
071005338035 TR-V1	BAUER, DEEDRIC	2429 Sommers Ave	39.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	39.00	\$1,597.05	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,272.05
	2429 SOMMERS AVE MADISON, WI 53704-5612																						
071005338043 TR-V1	ZUENGLER TRUST, JANE E	2425 Sommers Ave	39.00	Sommers Ave	---	---	No	75.00	\$150.00	75.00	\$450.00	0.00	\$0.00	1.00	39.00	\$1,597.05	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,072.05
	2425 SOMMERS AVE MADISON, WI 53704-5612																						
071005338051 TR-V1	ROTH, COLIN T & NICHOLE M ROTH	2421 Sommers Ave	37.50	Sommers Ave	---	---	No	75.00	\$150.00	75.00	\$450.00	0.00	\$0.00	1.00	37.50	\$1,535.63	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,010.63
	2421 SOMMERS AVE MADISON, WI 53704																						
071005338069 TR-V1	BYELICH, COURTNEY DAVE COBER	2417 Sommers Ave	75.70	Sommers Ave	---	---	No	200.00	\$400.00	150.00	\$900.00	0.00	\$0.00	1.00	75.70	\$3,099.92	2.00	\$4,000.00	50.00	\$1,750.00	0.00	\$0.00	\$10,149.92
	2417 SOMMERS AVE MADISON, WI 53704-5612																						

City of Madison Engineering Division - Preliminary Schedule of Assessments

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*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 Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Concrete Terrace Walk Assessment @		10' Pavement Reconstruction Assessment @			Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @			Private Storm Sewer Connection Assessment @	
								\$2.00	per SF	\$6.00	per SF	\$4.00	per SF	\$40.95	per LF		\$2,000.00	per Each	\$35.00	per LF		\$3,200.00	per Each
								SF	Cost	SF	Cost	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost		Each	Cost
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF	Frontage Street	LF	Frontage Street	Multiple Frontage	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,511.80
071005338077 TR-V1	CALLACI, EMILY & STEPHEN YOUNG 2409 SOMMERS AVE MADISON, WI 53704-5612	2409 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,511.80
071005338085 TR-V1	LETHEM, WALTER R MARY K MATTHIAS 2133 OAKRIDGE AVE # 1 MADISON, WI 53704	2407 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,511.80
071005338093 TR-V1	LOYE, JONATHAN R KRISTA L LOYE 5 RANCH HOUSE LN MADISON, WI 53716	2401 Sommers Ave	44.00	Sommers Ave	115.00	Ohio Ave	Yes	200.00	\$400.00	150.00	\$900.00	0.00	\$0.00	0.50	159.00	\$3,255.53	2.00	\$4,000.00	50.00	\$1,750.00	0.00	\$0.00	\$10,305.53
071005338100 TR-V1	DOUGALD, SCOTT A 2402 CENTER AVE MADISON, WI 53704	2402 Center Ave	44.00	Center Ave	115.00	Ohio Ave	Yes	150.00	\$300.00	150.00	\$900.00	0.00	\$0.00	0.50	115.00	\$2,354.63	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$6,429.63
071006426011 TSS	2223 ATWOOD LLC PO BOX 6681 MADISON, WI 53716-0681	2225 Atwood Ave	44.00	Atwood Ave	115.00	Evergreen Ave	Yes	300.00	\$600.00	300.00	\$1,800.00	0.00	\$0.00	1.00	115.00	\$4,709.25	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$7,109.25
071006426061 TR-V1	OCONNELL, MARY ANN 2202 SOMMERS AV MADISON, WI 53704-5609	2202 Sommers Ave	44.00	Sommers Ave	115.00	Dunning St	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	44.00	\$900.90	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$900.90
071006426079 TR-V1	WALLACE & STEHL JT REV TR 2206 SOMMERS AVE # 2 MADISON, WI 53704	2206 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	30.00	\$120.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	28.00	\$980.00	0.00	\$0.00	\$5,701.80
071006426087 TR-V1	ELDERBROCK, ERIC CECILIA GOLDSCHMIDT 2210 SOMMERS AVE MADISON, WI 53704	2210 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$5,651.80
071006426095 TR-V1	JOHANSEN, RALPH D 322 EVERGREEN AVE MADISON, WI 53704-5607	322 Evergreen Ave	38.00	Evergreen Ave	88.00	Sommers Ave	Yes	200.00	\$400.00	200.00	\$1,200.00	50.00	\$200.00	0.50	126.00	\$2,579.85	1.00	\$2,000.00	28.00	\$980.00	0.00	\$0.00	\$7,359.85
071006426102 TR-V1	HAIMA, STEFANIE 318 EVERGREEN AVE MADISON, WI 53704	318 Evergreen Ave	38.00	Evergreen Ave	---	---	No	125.00	\$250.00	125.00	\$750.00	0.00	\$0.00	1.00	38.00	\$1,556.10	1.00	\$2,000.00	31.00	\$1,085.00	0.00	\$0.00	\$5,641.10
071006426110 TR-V1	STEPHENSON TR, A & S 314 EVERGREEN AVE MADISON, WI 53704	314 Evergreen Ave	39.00	Evergreen Ave	---	---	No	125.00	\$250.00	125.00	\$750.00	0.00	\$0.00	1.00	39.00	\$1,597.05	1.00	\$2,000.00	31.00	\$1,085.00	0.00	\$0.00	\$5,682.05
071006427100 TSS	MARTIN REVOCABLE TRUST, CURTIS J & PATRICIA A 609 MILLER AVE MADISON, WI 53704	2337 Atwood Ave	44.00	Atwood Ave	115.00	Ohio Ave	Yes	200.00	\$400.00	200.00	\$1,200.00	0.00	\$0.00	1.00	115.00	\$4,709.25	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$9,359.25
071006427168 TSS	PERGOLAS PERGOLA LLC 230 DUNNING ST MADISON, WI 53704	2301 Atwood Ave	44.00	Atwood Ave	115.00	Evergreen Ave	Yes	225.00	\$450.00	225.00	\$1,350.00	0.00	\$0.00	1.00	115.00	\$4,709.25	1.00	\$2,000.00	31.00	\$1,085.00	1.00	\$3,200.00	\$12,794.25
071006427176 TR-V1	KOHLMAN TRUST, VICTORIA J PATRICIA A KOHLMAN TRUST 831 WILLIAMSON ST MADISON, WI 53703-3547	2302 Sommers Ave	44.00	Sommers Ave	115.00	Evergreen Ave	Yes	0.00	\$0.00	0.00	\$0.00	30.00	\$120.00	0.50	159.00	\$3,255.53	1.00	\$2,000.00	34.00	\$1,190.00	0.00	\$0.00	\$6,565.53
071006427184 TR-V1	GERHARTZ, BRUCE P 1601 S RIVERSIDE DR EDGEWATER, FL 32132	2306 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,476.80
071006427192 TR-V1	AMBROSIO, MATT 2310 SOMMERS AVE MADISON, WI 53704	2310 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,476.80
071006427209 TR-V1	BAKER, BERNADETTE M 2314 SOMMERS AVE MADISON, WI 53704	2314 Sommers Ave	44.00	Sommers Ave	---	---	No	150.00	\$300.00	150.00	\$900.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,876.80

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: Wednesday, December 18, 2024
Project ID: 11825
Project Name: Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District – 2025
Project Description: Reconstruction: Evergreen Avenue from Center Avenue to Atwood Avenue, Ohio Avenue from Center Avenue to Atwood Avenue, and Sommers Avenue from Dunning Avenue to Hudson Avenue

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Parcel Information								Street Reconstruction Items							Sanitary Sewer Items				Storm Sewer Item		Total Assessment		
								Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Concrete Terrace Walk Assessment @		10' Pavement Reconstruction Assessment @			Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @			Private Storm Sewer Connection Assessment @	
								\$2.00	per SF	\$6.00	per SF	\$4.00	per SF	\$40.95	per LF		\$2,000.00	per Each	\$35.00	per LF		\$3,200.00	per Each
								SF	Cost	SF	Cost	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost		Each	Cost
071006427217 TR-V1	SIJAPATI REVOCABLE TRUST, KRISHNA & RADHA 408 MIDLAND LN MONONA, WI 53716-3827	2318 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	28.00	\$980.00	0.00	\$0.00	\$5,581.80
071006427225 TR-V1	BANASZAK, SHAWN TANYA PETROVIC 2322 SOMMERS AVE MADISON, WI 53704	2322 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,476.80
071006427233 TR-V1	CARRIER, ROBERTA S & MICHAEL J BYRNE 2326 SOMMERS AVE MADISON, WI 53704	2326 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,476.80
071006427241 TR-V1	DRINKWINE, MONICA J GEOFF B KETTER 2330 SOMMERS AVE MADISON, WI 53704-5611	2330 Sommers Ave	44.00	Sommers Ave	115.00	Ohio Ave	Yes	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	0.50	159.00	\$3,255.53	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$6,965.53
071006428017 TR-V1	WAGNER, RANDALL L AARON SHULTZ 2329 SOMMERS AVE MADISON, WI 53704	2329 Sommers Ave	88.00	Sommers Ave	115.00	Ohio Ave	Yes	150.00	\$300.00	150.00	\$900.00	0.00	\$0.00	0.50	203.00	\$4,156.43	2.00	\$4,000.00	52.00	\$1,820.00	0.00	\$0.00	\$11,176.43
071006428025 TR-V1	HERSCHELMAN, FORREST B 2321 SOMMERS AVE # 1 MADISON, WI 53704-5610	2321 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	30.00	\$120.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	27.00	\$945.00	0.00	\$0.00	\$5,666.80
071006428033 TR-V1	BOHLIG, AMANDA J ELLIOT K STITH 2317 SOMMERS AVE MADISON, WI 53704	2317 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	30.00	\$120.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,631.80
071006428041 TR-V1	RAMSEY, TIMOTHY 2315 SOMMERS AVE MADISON, WI 53704	2315 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,511.80
071006428059 TR-V1	THIRTY SEVEN WINDOWS LLC 2402 CENTER AVE MADISON, WI 53704	2309 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,476.80
071006428067 TR-V1	MULLARKEY, MICHAEL 3530 OLBRICH AVE MADISON, WI 53714-2853	2305 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,476.80
071006428075 TR-V1	WEDGE, JOHN A & LYUDMILA J YASKO 2301 SOMMERS AVE MADISON, WI 53704	2301 Sommers Ave	44.00	Sommers Ave	115.00	Evergreen Ave	Yes	250.00	\$500.00	250.00	\$1,500.00	50.00	\$200.00	0.50	159.00	\$3,255.53	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$8,505.53
071006428083 TR-V1	LAVENDEL, BRIAN J & KIMBERLY R WILSON 2302 CENTER AVE MADISON, WI 53704	2302 Center Ave	44.00	Center Ave	115.00	Evergreen Ave	Yes	150.00	\$300.00	150.00	\$900.00	0.00	\$0.00	0.50	115.00	\$2,354.63	1.00	\$2,000.00	32.00	\$1,120.00	0.00	\$0.00	\$6,674.63
071006428158 TR-V1	LYSAUGHT, MARY THERESE WILLIAM M RIKER 2330 CENTER AVE MADISON, WI 53704	2330 Center Ave	44.00	Center Ave	115.00	Ohio Ave	Yes	150.00	\$300.00	150.00	\$900.00	0.00	\$0.00	0.50	115.00	\$2,354.63	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$6,464.63
071006429015 TR-V1	RAMSEY, WILLIAM H & MARY L BANDT 2217 SOMMERS AVE MADISON, WI 53704	2217 Sommers Ave	44.00	Sommers Ave	115.00	Evergreen Ave	Yes	250.00	\$500.00	250.00	\$1,500.00	30.00	\$120.00	0.50	159.00	\$3,255.53	1.00	\$2,000.00	31.00	\$1,085.00	0.00	\$0.00	\$8,460.53
071006429023 TR-V1	B & R CHURLEY LIV TRUST 2213 SOMMERS AVE MADISON, WI 53704	2213 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	2.00	\$4,000.00	50.00	\$1,750.00	0.00	\$0.00	\$8,351.80
071006429031 TR-V1	MEILLER, LARRY R 2209 SOMMERS AVE MADISON, WI 53704-5608	2209 Sommers Ave	44.00	Sommers Ave	---	---	No	125.00	\$250.00	125.00	\$750.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,711.80
071006429049 TR-V1	EHRLINGER, SCOTT B 2205 SOMMERS AVE MADISON, WI 53704-5608	2205 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,476.80

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Parcel Information			Frontage					\$2.00	per SF	\$6.00	per SF	\$4.00	per SF	\$40.95	per LF	\$2,000.00	per Each	\$35.00	per LF	\$3,200.00		per Each	
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF	Frontage Street	LF	Frontage Street	Multiple Frontage	SF	Cost	SF	Cost	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost		Each	Cost
071006429057 TR-V1	ZASPEL, ALLAN CHARLES & DALE K MITCHELL 2201 SOMMERS AVE MADISON, WI 53704-5608	2201 Sommers Ave	44.00	Sommers Ave	115.00	Dunning St	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	44.00	\$900.90	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	
071006429106 TR-V1	CRAWLEY PLANE TRUST 2218 CENTER AVE MADISON, WI 53704-5625	2218 Center Ave	44.00	Center Ave	115.00	Evergreen Ave	Yes	275.00	\$550.00	275.00	\$1,650.00	0.00	\$0.00	0.50	115.00	\$2,354.63	1.00	\$2,000.00	31.00	\$1,085.00	0.00	\$0.00	
TOTALS								6,125.00	\$12,250.00	6,025.00	\$36,150.00	400.00	\$1,600.00	---	3,798.70	\$116,469.99	53.00	\$106,000.00	1,420.00	\$49,700.00	1.00	\$3,200.00	\$325,369.99