



Department of Public Works  
**Engineering Division**  
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 Gregory T. Fries, P.E.  
 Chris Petykowski, P.E.

**Deputy Division Manager**  
 Kathleen M. Cryan

**Principal Engineer 2**  
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**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

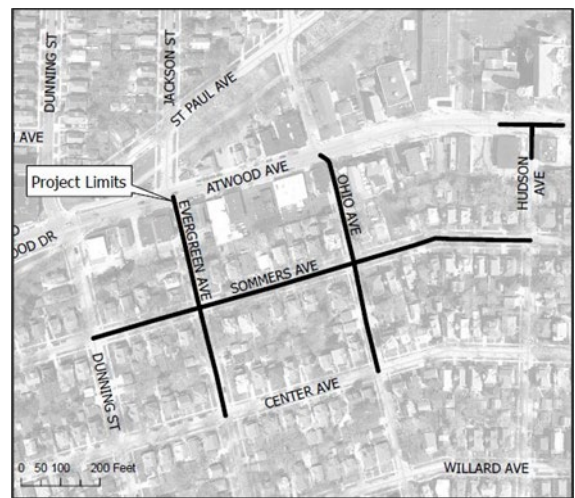
Parcel Number: «Parcel\_No»  
 Situs Address: «Situs\_Address»  
 «OwnerLine1»  
 «OwnerLine2»  
 «OwnerLine3»  
 «OwnerLine4»

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 Zwieg, Project Manager, (608) 266-9219, [azwieg@cityofmadison.com](mailto: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				
Remove Concrete Driveway Apron & Terrace Walk	Replace Concrete Driveway Apron	Replace Concrete Terrace Walk	10' Pavement Reconstruction	<b>Subtotal</b>
«Cost1»	«Cost2»	«Cost3»	«Cost4»	«SubT1»

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

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

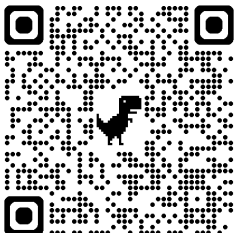
The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/evergreen-ohio-sommers-reconstruction>; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the 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  
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 Michael Ott, Police Department  
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 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  
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**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, 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](mailto:boardofpublicworks@cityofmadison.com). The Board will consider any objections that may be filed in writing or in person and hear all persons desiring to be heard, and;

**That special assessments may be paid over an eight (8) year period, with the owner paying 1/8 of the principal each year plus five (5%) percent interest on the unpaid balance, as determined by the Board of Public Works.**

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

If you require an interpreter, materials in alternate formats, or other accommodations to access this public hearing, please contact the Engineering Division at phone (608) 266-4751 or email us at [engineering@cityofmadison.com](mailto:engineering@cityofmadison.com). Please make contact at least 72 hours prior to the date of this public hearing so that we can make proper accommodations.

**PART II**

**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**