



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

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

January 27, 2023

**To: Property Owners and Residents along S. Henry St.**  
**Re: Proposed Street Resurfacing**

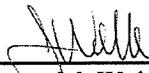
The City of Madison is proposing to resurface a portion of S. Henry St. in 2023, which will be completed in coordinated with the reconstruction of W. Wilson and S. Broom St. Enclosed with this letter is a fact sheet with some details on the full proposed project, which includes a map of the project limits. Also enclosed is a notification for the Public Hearing before the Board of Public Works, which will be held virtually over Zoom. The date and time of the public hearing can be found on the notification, and, once available, links to register for the public hearing can be found at [www.cityofmadison.com/clerk](http://www.cityofmadison.com/clerk).

This project will involve special assessments to the owners of property adjacent to the project. The property owners will be assessed for various items included with this proposed project, and the costs of those items are assessed fully or partially to the owner. A table detailing the City's standard assessment policy for the items of work is included on the attached fact sheet. The estimated assessments reflect the City's updated street assessment policy, which was revised in the fall of 2022.

Included on this letter 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/300-block-w-wilson>; 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 the work is complete, a final assessment cost 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 4% 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 me at (608) 266-4099, [jwolfe@cityofmadison.com](mailto:jwolfe@cityofmadison.com). This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction.

Sincerely,

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

SEE BACK

**Project Name: S. Henry Street Resurfacing**

**Project Limits: W. Wilson St. to W. Doty St.**

**Project ID: 11986**

Owner:

«OwnerLine1»

«OwnerLine2»

Parcel(s) being assessed:

Parcel Number: «Parcel\_No»

Parcel Location: «Situs\_Address»

<b>Street Construction Items</b>	
Resurfacing Asphalt Pavement	<b>Total</b>
«Cost1»	«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/300-block-w-wilson>; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.

JMW

CC: District 4 Alder City Engineering Staff  
Traffic Engineering Staff  
Police Department  
Fire Department  
Dane County 911  
MMSD School District Transportation

Streets Division Staff  
City Forestry Staff  
Madison Metro Transit Staff  
Badger Bus Lines

**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, FEBRUARY 8, 2023 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 four (4%) 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**

**S. HENRY STREET ASSESSMENT DISTRICT - 2023**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ **JANUARY 27, 2023**



Department of Public Works  
**Engineering Division**

**Fact and Details Sheet:  
 PROPOSED W. WILSON ST. AND S.  
 BROOM ST. RECONSTRUCTION**

**PROJECT CONTACTS**

- » **Project Manager:** Jim Wolfe  
266-4099, [jwolfe@cityofmadison.com](mailto:jwolfe@cityofmadison.com)
- » **Storm and Sanitary Sewer:** Kyle Frank  
266-4098, [kfrank@cityofmadison.com](mailto:kfrank@cityofmadison.com)
- » **Traffic Signals & Lighting:** Gretchen Aviles  
266-4899, [gavilespineiro@cityofmadison.com](mailto:gavilespineiro@cityofmadison.com)
- » **Water Utility:** Tim Pearson  
608-266-6215, [tpearson@cityofmadison.com](mailto:tpearson@cityofmadison.com)
- » **Traffic Marking & Signing:** Lukas Collins  
261-9625, [lcollins@cityofmadison.com](mailto:lcollins@cityofmadison.com)
- » **Construction:** John Fahrney  
(608) 266-9091, [jfahrney@cityofmadison.com](mailto:jfahrney@cityofmadison.com)
- » **Contractor:** To be determined

**Project Details – Proposed Work**

**Sanitary Sewer:** On the 300 block of Wilson St, the existing sewer main (installed in 1905) will be replaced. On Broom St., there are two sewer mains on each block, but only one main, between Wilson & Doty is planned to be replaced (installed in 1906). The remaining mains are in good condition. Where mains are replaced, the laterals will also be replaced from the main to the property line (*assessable*).

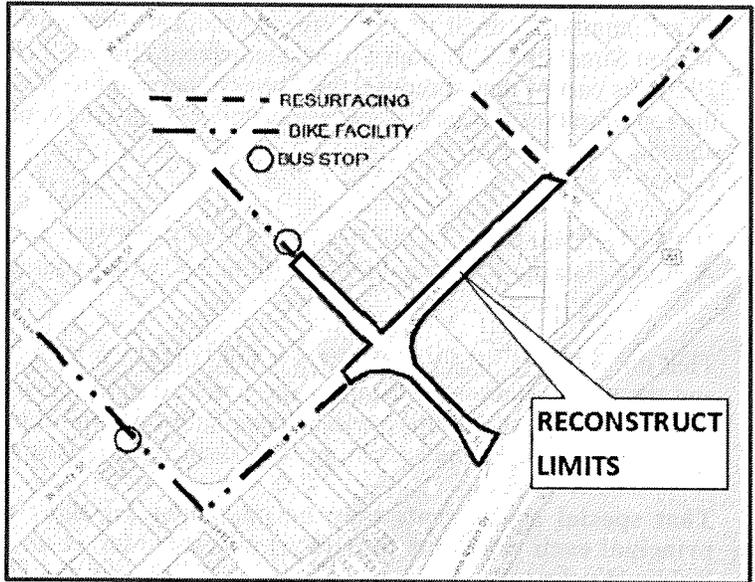
**Water Main:** The existing water mains on Wilson (installed in 1882) and on Broom between Doty and Wilson (installed in 1905) will be replaced with the project. The existing services will be disconnected from the old mains and reconnected to the new mains.

**Storm Sewer:** The storm sewer inlets and manholes will be replaced as necessary to match into the new street, and the storm sewer on Wilson St. and Broom St. will be upsized per the recommendations of the watershed study. Private connections to the storm sewer system will be reconnected per City standards (*assessable*).

If you have experienced drainage/stormwater issues in front of your property and would be interested in an optional private storm sewer connection to help move rainwater away from your home, please contact Kyle Frank for more information. If selected, the cost to install a private storm sewer connection will be assessed.

**Street:** Within the reconstruction limits, replace all pavement with new asphalt pavement (*portion assessable*) and gravel base, and replaced the curb and gutter, driveway aprons and sidewalk, as needed. The proposed changes to Wilson St. include reducing a portion of the block to 1 travel in both directions with a two-way cycle track between the new curb and existing trees on the southerly; a second inbound travel lane would then be added near the Henry St. intersection, and a raised bike & pedestrian crossing is proposed across the southerly side of the intersection with Henry & Hamilton. Additionally, the two-way cycle track is planned to be extended up to Carroll St., per the Wilson corridor plan recommendations. Henry St. between Doty & Wilson will be resurfaced.

The proposed changes to Broom St. include installing a shared-use path (10' wide) on east side of Broom between John Nolen & Wilson, in place of the existing sidewalk, and installing a two-way cycle track between Wilson and Main (the existing sidewalk would remain on these blocks). To accommodate the new bike facilities, the right lane on Broom at Wilson (coming from John Nolen) will be converted to a right turn only lane, and Broom between Wilson and Doty would be reduced to a one inbound lane. The outbound lanes would remain similar to existing. A bus boarding island is also proposed just north of Doty St. to allow for bus boarding/unboarding without conflicting with the new bike facility.



Assessment Policy Breakdown Item	Property Owner Share	City Share
Replace 10' of Asphalt Pavement	100%	0%
Remainder of Pavement, extra thickness & gravel base	0%	100%
Bike Facilities & Bus Stops	0%	100%
Replace Driveway Apron & Terrace Walks	50%	50%
Replace Sidewalk	100%	0%
Replace Curb & Gutter	100%	0%
Islands & Raised Crossings	0%	100%
Sanitary Laterals to property line	25%	75%
Sanitary Sewer Main	0%	100%
Storm Sewer Main	0%	100%
Water Main	0%	100%
Street & Ped Scale Lighting	100%	0%
Traffic Signals	0%	100%
Private Storm Sewer Lateral	100%	0%

There are also proposed changes to S. Bassett St. and the 400 block of W. Wilson St. as part of this project, in order to continue implementation of the corridor plans. The parking protected bike lane on S. Bassett St. will be extended from where it currently ends at Main St. up to the intersection with W. Wilson St., and the 2-way side path along the south side of Wilson St. will be extended from Broom St. up to Bassett St. The intersection of Wilson/Bassett will be realigned to accommodate the new bike facilities, and a new bus boarding island is proposed for the southerly side of the Bassett/Doty intersection. Per the recommendations of the corridor plans, Bassett St. & Wilson St. in these areas will be reduced to a single travel lane, with parking added to the easterly side of Bassett St. between Main and Wilson.

**Street Lights & Traffic Signals:** The existing overhead streetlights will be replaced, and pedestrian scale lighting (decorative lights) will be installed (*assessable*) within the reconstruction project limits. The new lights will match the style of lights installed in the downtown areas. Traffic signals and equipment will be replaced as needed, which will include an additional signal for right turns off of John Nolen Dr. and improved phasing for the Wilson/Broom intersection.

**Street Trees:** City Forestry will review the project area to determine if any trees along the street need to be pruned prior to the start of the project; pruning in advance of construction will reduce the risk of damage to the trees. A number of tree removals have already taken place along the project, and there are 3 planned as part of the reconstruction – 1 at 313 W. Wilson, and 2 on the Broom St. side of 351 W. Wilson.

Forestry staff will evaluate the project for new planting sites and potential replacement sites when the project is complete. There is no additional cost to the adjacent property owner for a tree planting. Street trees are typically planted in the spring of the year following the completion of the construction project. Per Madison General Ordinance 10.10, City Forestry determines tree species and planting locations. Residents cannot choose or plant their own tree in the right-of-way. For any questions regarding street tree maintenance or planting, please contact the general Forestry line at 266-4816.

**Undergrounding:** The City is coordinating with utility companies to convert the overhead utilities to underground in coordination with this project. As part of that conversion, adjacent properties that currently have overhead services will be required to update their properties to receive the underground services and a portion of the costs to do so will be eligible for reimbursement from the City. Separate mailings will be sent regarding this process.

**Project Website:** Updates will be regularly posted to the project page throughout construction, along with the project plan, and the full schedule of assessments can also be viewed here: [www.cityofmadison.com/engineering/projects/300-block-w-wilson](http://www.cityofmadison.com/engineering/projects/300-block-w-wilson)

## Construction Schedule & Impacts

**Tentative Schedule:** This project is scheduled to be bid in late-March 2023, and construction is expected to begin in early-June 2023 and be completed around the end of October. Additional work by the utility companies will likely start prior to the start of the City's work, as early as mid-March. Allowed hours of construction are 7AM-7PM Monday-Saturday, and 10AM-7PM on Sundays. The Contractor will typically start work promptly at 7AM and work until around 5PM or 6PM on most weekdays, with periodic work over weekends.

**Traffic Impacts:** Phasing of this project will be quite complicated with some significant lane closures. It is anticipated that Broom St. between Wilson & John Nolen will remain open to 1 lane of traffic in either direction. Broom St. between Wilson & Doty will be closed to thru traffic while work is being completed on that block, and W. Wilson St. will likely remain open to a single lane of outbound (westbound) traffic while work is being completed on Wilson St. Closures of Broom and Wilson will not overlap so that one of those routes will remain accessible to traffic. Local access will be maintained on the streets during closures. Access will be maintained to commercial driveways (5 or more stalls), and residential driveways (fewer than 5 stalls) may be closed for up to 20 days. There will likely be short duration closures of driveways (a couple of hours) that will periodically take place while work is being completed immediately in front of or within the driveways.

**Water Impacts:** There will likely be 2 planned water outages for properties along this project. Impacted residents will receive 48 hours of notice prior to the shut-offs. While unlikely, there is the potential for unplanned water service outages during construction, in which case the Contractor will notify residents and repair damages ASAP.

**Refuse & Mail Collection:** It will be the contractor's responsibility to allow for refuse collection to continue during construction. Please mark your address on your cart to make sure it is returned to the correct property if moved. We ask that you place your carts at the street the evening prior to or at the very latest 5:00 a.m. the morning of your scheduled refuse/recycling day.

City of Madison Engineering Division - Schedule of Assessments

Date: 1/27/2023  
 Project ID: 11986  
 Project Name: S. HENRY STREET RESURFACING  
 Project Description: W. Wilson St. to W. Doty St.

\*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 Name Address	Parcel Location/Condo	LF or % Interest	Frontage St	Street Construction Items		
					Resurfacing Asphalt Pavement		
					Assess @		
					Factor	LF	per LF
070923120011 UMX	JEFF AND SAL LLC 414 KENSINGTON DR MADISON, WI 53704	203 S Henry St	33.00	S Henry St	1	33.00	\$359.04
070923120029 UMX	JEFF AND SAL LLC 414 KENSINGTON DR MADISON, WI 53704	205 S Henry St	33.00	S Henry St	1	33	\$359.04
070923120037 UMX	BARRACUDA UNIT OWNERS % BIRWOOD LLC 3165 E WASHINGTON AVE MADISON, WI 53704	211 S Henry St NOTATION PARCEL SEE FOLLOWING	156.24	S Henry St	1	156.24	\$0.00
<i>Storage Unit Parcels within the Barracuda Condo have a % Interest of 0%, resulting in an assessment of \$0.00 for these parcels. Per City Assessment Policy, any parcels with an assessment of less than \$5.00 are not assessed.</i>							
070923179092 UMX	JQC PROPERTIES LLC 232 S HAMILTON ST MADISON, WI 53703	232 S Hamilton St Condo	2.5%	S Hamilton St	1	3.906	\$42.50
070923179109 UMX	GLENN III, JOHN MOLLOY MICHELE OHTA-GLENN 211 S HENRY ST # 104 MADISON, WI 53703	211 S Henry St Unit 104 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179117 UMX	PHILPOTT, JACQUELINE 5300 MANILA AVE OAKLAND, CA 94618	230 S Hamilton St Condo	2.5%	S Hamilton St	1	3.906	\$42.50
070923179125 UMX	SHAW, ROBERT ROBERT SCHUESSLER 211 S HENRY ST # 201 MADISON, WI 53703	211 S Henry St Unit 201 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179133 UMX	MARTIN, ADAM 211 S HENRY ST # 202 MADISON, WI 53703	211 S Henry St Unit 202 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179141 UMX	KRUZEL, EMILIA K 211 S HENRY ST # 203 MADISON, WI 53703	211 S Henry St Unit 203 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179159 UMX	GORDON, MICHAEL & AUDREY 1854 EBENEZER FARM C I NE MARIETTA, GA 30066	211 S Henry St Unit 204 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179167 UMX	WHEELER, KATHERINE E 211 S HENRY ST # 301 MADISON, WI 53703	211 S Henry St Unit 301 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179175 UMX	YOGENDRAN, LASHIKA & SUBRAMANIAM YOGENDRAN 211 S HENRY ST # 302 MADISON, WI 53703	211 S Henry St Unit 302 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179183 UMX	JEFCOATE, COLIN R 211 S HENRY ST # 303 MADISON, WI 53703	211 S Henry St Unit 303 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179191 UMX	COATNEY, SHERRY KAY DAVID HOWARD NIEMI 211 S HENRY ST # 304 MADISON, WI 53703	211 S Henry St Unit 304 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179208 UMX	HOLM, NICHOLAS ANDREA HOLM 211 S HENRY ST # 401 MADISON, WI 53703	211 S Henry St Unit 401 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179216 UMX	RELFORD, BRADLEY B JENNIFER G RELFORD 211 S HENRY ST # 402 MADISON, WI 53703	211 S Henry St Unit 402 Condo	5.0%	S Henry St	1	7.812	\$84.99

070923179224 UMX	LACY, RACHEL O & KYLE L 211 S HENRY ST # 403 MADISON, WI 53703	211 S Henry St Unit 403 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179232 UMX	BAKKEN, KAIA 211 S HENRY ST # 404 MADISON, WI 53703	211 S Henry St Unit 404 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179240 UMX	KASEL, CALVIN & CAROLYN 211 S HENRY ST # 501 MADISON, WI 53703	211 S Henry St Unit 501 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179258 UMX	DR HOME SOLUTIONS LLC 211 S HENRY ST # 502 MADISON, WI 53703	211 S Henry St Unit 502 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179266 UMX	OPPS REVOCABLE TRUST, THOMAS & MARY JANE 211 S HENRY ST # 503 MADISON, WI 53703	211 S Henry St Unit 503 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179274 UMX	YIP, JACK 211 S HENRY ST # 601 MADISON, WI 53703	211 S Henry St Unit 601 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179282 UMX	SHINNERS, GEORGE 315 E NINTH AVE ANTIGO, WI 54409	211 S Henry St Unit 602 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179290 UMX	Withheld pursuant to sec. 19.35(1)(am) Wis. Stats. 211 S HENRY ST # 603 MADISON, WI 53703	211 S Henry St Unit 603 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923127017 DR2	WESSEL, KEITH R LORI A WESSEL 307 N INGERSOLL ST MADISON, WI 53703	302 W Wilson St	99.00	W Wilson St	1	99.00	\$1,077.12
070923127025 PD	FIW PROPERTY LLC 1009 N SUNNYVALE LN # F MADISON, WI 53713	214 S Henry St	33.00	S Henry St	1	33	\$359.04
070923127033 DR2	CLIFFORD, JAKE PATRICK 212 S HENRY ST MADISON, WI 53703	212 S Henry St	33.00	S Henry St	1	33	\$359.04
070923127041 DR2	COOPER, JONATHAN D & JANE M RICHARD 208 S HENRY ST MADISON, WI 53703	208 S Henry St	33.00	S Henry St	1	33	\$359.04
070923127059 DR2	GARCIA-ANCHONDO, OFELIA 121 E MAIN ST MADISON, WI 53703	204 S Henry St	33.00	S Henry St	1	33	\$359.04
070923127067 PD	NOELIEX LLC 121 E MAIN ST MADISON, WI 53703	202 S Henry St	33.00	S Henry St	1	33	\$359.04
TOTALS					-	486.24	\$5,290.29

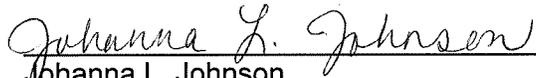
**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN     )  
                                          ) ss.  
COUNTY OF DANE         )

          JOHANNA JOHNSON, being first duly sworn on oath, deposes and says that:

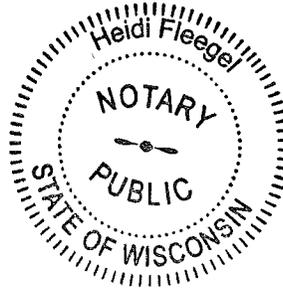
1.       She is a Program Assistant 3 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the day of **JANUARY 27, 2023** placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled **S. HENRY STREET ASSESSMENT DISTRICT – 2023.**

2.       She did and delivered the envelopes to the United States Postal Service Office, 2 E. Mifflin St., Suite 103, 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 27 day of JANUARY, 2027

  
\_\_\_\_\_  
HEIDI FLEEGEL



Notary Public, State of Wisconsin  
My Commission expires: APRIL 28, 2026