



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: 0709-262-1119-8  
Situs Address: 1211 Fish Hatchery Rd  
WINGRA BUILDING GROUP  
1808 W BELTLINE HWY  
MADISON WI 53713

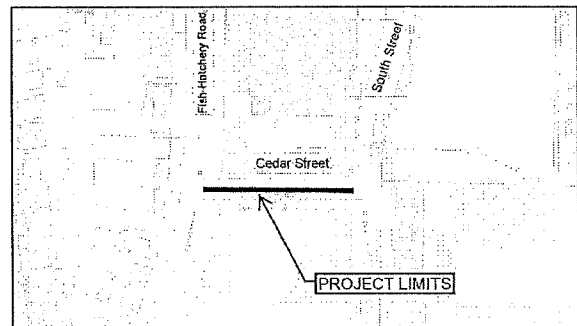
**Deputy City Engineer**  
Gregory T. Fries, P.E.  
**Deputy Division Manager**  
Kathleen M. Cryan  
**Principal Engineer 2**  
John S. Fahrney, P.E.  
Christopher J. Petykowski, P.E.  
Janet Schmidt, P.E.  
**Principal Engineer 1**  
Christina M. Bachmann, P.E.  
Mark D. Moder, P.E.  
James M. Wolfe,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

November 4, 2021

**To: Property Owners along Cedar Street**

**Re: Proposed New Street Construction Project & Public Hearing**

The City of Madison is planning the construction of a new block of Cedar Street from Fish Hatchery Road to South Street in 2022. Appleton Road will be removed. Enclosed with this letter is a fact sheet with 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. A table detailing the City's standard assessment policy for the items of work is included on the fact sheet.

Also enclosed is a preliminary Schedule of Assessments, which shows the estimated costs for each property adjacent to the project and provides an explanation of how the costs were determined. The frontages of each property to be assessed are listed on the schedule. 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 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,

Robert F. Phillips, P.E.  
City Engineer

RFP:ajz  
Cc by email:

Tag Evers, District 13 Alder  
Christy Bachmann, City Engineering

Sheri Carter, District 14 Alder  
Mark Moder, City Engineering

Janet Schmidt, City Engineering  
Sean Malloy, City Traffic Engineering  
Peter Holmgren, Water Utility  
Rebecca Qureishi, Traffic Engineering  
Marla Eddy, City Forestry  
Tim Sobota, Madison Metro Transit  
Cindy Mierow, Police Department

Jason Fenske, Badger Bus Lines, [jasonf@badgerbus.com](mailto:jasonf@badgerbus.com)

Michael LaCount, MMSD School District Transportation [mlacount@madison.k12.wi.us](mailto:mlacount@madison.k12.wi.us)

Mick Howen, MMSD School District Transportation, [mjhowen@madison.k12.wi.us](mailto:mjhowen@madison.k12.wi.us)

Lauren Striegl, City Engineering  
Gretchen Aviles-Pineiro, City Traffic Engineering  
Yang Tao, Traffic Engineering  
Charles Romines, Streets Division  
Aaron Leair, City Forestry  
Ed Ruckriegel, Fire Department  
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, NOVEMBER 17, 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**

**CEDAR STREET AND BELD STREET ASSESSMENT DISTRICT – 2022**  
**CEDAR STREET ASSESSMENT DISTRICT - 2022**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ **NOVEMBER 5, 2021**



**PROJECT CONTACT**

» **Project Manager:** Andrew Zwieg  
 608-266-9219, [azwieg@cityofmadison.com](mailto:azwieg@cityofmadison.com)

**Fact and Details Sheet:  
 PROPOSED CEDAR STREET CONSTRUCTION**

**Project Details – Proposed Work**

**Sanitary Sewer:** Sanitary sewer will not be installed along Cedar Street.

**Water Main:** Water main will not be installed along Cedar Street.

**Storm Sewer:** The City will install a new storm sewer system along Cedar Street to collect stormwater from the street. A private storm connection and inlet will be provided to the lot along the south side of the street (*private connections assessable*).

**Street:** Install new asphalt pavement, gravel base, curb and gutter, and sidewalk. The proposed street width will be 40 ft. from face of curb to face of curb (*partial sidewalk & curb assessable*).

Appleton Road will be removed. The traffic island on Fish Hatchery Road will be removed and replaced at the new connection with Cedar Street. Fish Hatchery Road will be resurfaced around the area of the traffic island work.

**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 (*driveway aprons assessable*).

**Bus Pads:** The bus pad along 1336 Fish Hatchery Road will be relocated 10 ft. to south to eliminate the conflict with the residential driveway. The relocated bus pad will be along 1336 and 1340 Fish Hatchery Road.

**Street Lights:** There will be new street lights installed along Cedar Street (*lighting assessable*).

**Assessments:** The project will have special assessments for the street construction. The assessments are a special charge for work being done that has a 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 assessment bill will be mailed in 2023 to adjacent property owners and be calculated based on bid prices and measured quantities. The property payment options include payment by lump sum or over 8 years with 2 percent interest.

**Trees:** There are 9 (1211 Fish Hatchery Road (6-Honeylocust), (3-Ash)) planned tree removals within the new Cedar Street right-of-way along because of conflicts with the new street alignment.

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. After project completion, City Forestry will evaluate the terrace for potential tree planning locations.

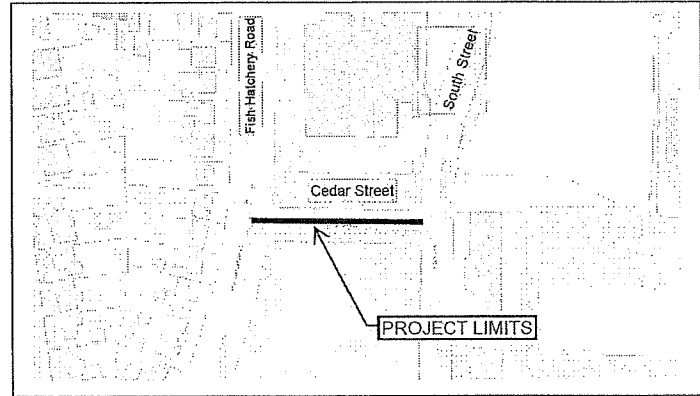
**Project Website:** <https://www.cityofmadison.com/engineering/projects/cedar-street-beld-street-reconstruction-cedar-street-phase-2-construction>

**Construction Schedule & Impacts**

**Tentative Schedule:** It is expected the project will take approximately 3 months to complete between April 2022 and September 2022.

**Traffic Impacts:** During construction, existing Appleton Road will remain open for a portion of construction of new block of Cedar Street. Parking will be removed at all times on Appleton Road once construction begins. Cedar Street and Appleton Road will be completely closed for 4-6 weeks to complete final construction work. South Street will remain open during construction and may have periodic lane closures to accommodate Cedar Street construction. Fish Hatchery Road will remain open during construction but will have single lane closures to accommodate construction of Cedar Street and the relocation of the traffic island. Driveways along Cedar Street will be closed during construction.

**Project Location Map**



Item	Property Owner Share	City Share
Driveway Aprons	50%	50%
Sidewalk Replacement	50%	50%
Curb & Gutter Replacement	50%	50%
Intersection Curb & Pavement	0%	100%
Private Storm Connections (if any)	100%	0%
Street Lighting*	100%	0%
*Street lighting assessed per linear ft. of frontage		

Fish Hatchery Road at Cedar Street will be reduced to 1-lane for inbound and outbound traffic for a portion of construction.

**Water Shut-offs:** Water shut-offs are not anticipated.

**Refuse Collection:** Refuse collection will not be impacted.

**Landscaping:** The landscaping on 1313 Fish Hatchery Road within the new Cedar Street right-of-way will be removed during construction. The landscaping adjacent to the parking lot at 1347 Fish Hatchery will be removed during the demolition of Appleton Road. Appleton Road will be restored with topsoil, seed, and erosion mat.

Proj. ID: 13062 Project Name: Cedar Street Assessment District - 2022  
 Project Limits: Fish Hatchery Road to South Street

Parcel No. / Zoning No.	Owner's Name / Mailing Address	Status Address / Parcel Location	Frontage LF	Street Construction Items				Lighting Construction Items		Storm Sewer Items		TOTAL ASSMT					
				Remove Concrete Driveway Apron Assessment @ \$4.00 SF	Replace Concrete Driveway Apron Assessment @ \$6.00 SF	Remove & Replace Concrete Sidewalk Assessment @ \$7.00 SF	Remove & Replace Concrete @ per SF Cost	Remove & Replace Curb & Gutter Assessment @ \$25.00 LF	Street Lighting Assessment @ \$25.96 LF	Private Storm Sewer Connection Assessment @ \$3,500.00 Each	Each Cost						
0709-262-1119-8	WINGRA BUILDING GROUP 1808 W BELTLINE HWY MADISON WI	1211 Fish Hatchery Rd Cedar Street South Street Midland Street	735.25 268.06 877.48 334.37	960.00	250.00	50.00	\$3,840.00	\$1,500.00	50.00	\$350.00	150.00	\$3,750.00	268.06	\$6,958.84	0.00	\$0.00	\$16,398.84
0709-262-1006-7	WINGRA BUILDING GROUP 1808 W BELTLINE HWY MADISON WI	1219 South St Cedar Street High Street	670.28 357.92 437.92	310.00	0.00	0.00	\$1,240.00	\$0.00	\$0.00	45.00	\$1,125.00	0.00	\$0.00	0.00	\$0.00	\$2,365.00	
0709-263-0307-8 TR-V1	OUR LADY OF HELP CORP ST MARY'S CARE CENTER 700 S PARK ST MADISON WI	1347 Fish Hatchery Rd South Street Cedar Street	273.00 360.91 271.35	200.00	300.00	200.00	\$800.00	\$1,800.00	\$1,400.00	100.00	\$2,500.00	271.35	\$7,044.25	1.00	\$3,500.00	\$17,044.25	
TOTALS				4,786.54	1,470.00	550.00	\$5,880.00	\$3,300.00	250.00	\$1,750.00	295.00	\$7,375.00	539.41	\$14,003.08	1.00	\$3,500.00	\$35,808.08

Street Lighting Assessment: The rate for street lighting is calculated based on the total estimated costs divided by the net linear frontage.  
 1211 Fish Hatchery Road: Work includes removing the driveways on Appleton Street and replacing on Cedar Street. Work also includes removing the existing driveways and curb ramp, then replacing the curb & gutter to accommodate the reconstruction of the SSM parking lot along South Street. The sidewalk and additional curb & gutter assessments pertain to poor areas along Appleton Road that would have been replaced if Appleton Road was reconstructed. The City is not assessing the parcel for the full cost to construct Cedar Street. There is no lighting assessment along South Street because that was assessed with project #12956 in 2020. There will be a lighting assessment for the new portion of Cedar Street.  
 1219 South Street: Work includes removing the existing driveway and curb ramp, then replacing the curb & gutter with full curb & gutter to accommodate the reconstruction of the SSM parking lot along South Street. There is no lighting assessment because that was assessed with project #12956 in 2020.  
 1347 Fish Hatchery Road: Work includes removing the driveways on Appleton Street and replacing on Cedar Street. The sidewalk and curb & gutter assessments pertain to poor areas along Appleton Road that would have been replaced if Appleton Road was reconstructed. The City is not assessing the parcel for the full cost to construct Cedar Street. There is no lighting assessment along South Street because that was assessed with project #12956 in 2020. There will be a lighting assessment for the new portion of Cedar Street.

**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 **NOVEMBER 5, 2021** 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 **CEDAR STREET ASSESSMENT DISTRICT - 2022** 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*  
\_\_\_\_\_  
Johanna L. Johnson

Subscribed and sworn to before me  
this 5 day of NOVEMBER, 2021

*L M Parker*  
\_\_\_\_\_

L M Parker

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

