

## South Charter Street Alley Assessment District - 2026

### Project Engineer

Project Limits

Nick Jaeckels ph: 261-9177 email: njaeckels@cityofmadison.com  
Easterly portion of South Charter Street Alley to South Charter Street

Alder: 13 Evers

(see map on reverse)

### South Charter St Alley

#### Existing

#### Proposed

Project Type: Alley Construction  
Last Surfaced  
Pavement Rating  
Curb Rating  
Width

N/A  
N/A  
N/A

Reconstruction  
New Pavement  
New Alley Gutter

Surface Type  
Traffic Mitigation

N/A  
Gravel  
None

8.5' of asphalt  
Asphalt  
No changes

### Sidewalk, Terraces, & Driveways

Sidewalks

None

No changes

Terraces  
Driveways

None  
Gravel or asphalt

No changes  
No changes

### Storm Sewer

#### Existing

#### Proposed

Work Required: Add new storm sewer  
Size  
Material  
Year

None  
None  
None

New Pipes (size varies)  
Concrete  
2026

### Sanitary Sewer

#### Existing

#### Proposed

Work Required: No sanitary scope  
Size  
Material  
Year

None  
None  
None

No Changes  
No Changes  
No Changes

### Water Main

#### Existing

#### Proposed

Work Required: No water scope  
Size  
Material  
Year

6"  
Ductile Iron  
2025

No changes  
No changes  
No changes

### Parking

#### Existing

#### Proposed

N/A

No changes

### Street Lighting

#### Existing

#### Proposed

Area Street Lighting  
Pedestrian Lighting

MG&E lighting on utility poles  
None

No Changes  
No Changes

### Traffic Signals

#### Existing

#### Proposed

Work Required: No scope  
Year

No existing traffic signals

No changes

### Land Purchases

None

### Trees

There are no planned tree removals with this project prior to construction. The trees within the project limits that remain may have the roots trimmed during construction.

### Assessment Policy

Alley Reconstruction\* Owner 50% / City 50%  
Driveway Apron or Terrace Walk Replacement Owner 50% / City 50%  
Local Storm Sewer (inlets & pipes ≤ 12" dia) Owner 50% / City 50%  
Storm Sewer Main (pipes > 12" dia) Owner 0% / City 100%  
Assessments payable in one lump sum or over a period of 8 years, with 4.5% interest charged on unpaid balance.  
\*Assessed per linear ft. of frontage

### Schedule

Advertise for bids January 2026  
Anticipated Construction Start Spring/Summer 2026  
Approximate Duration Approx. 6 weeks

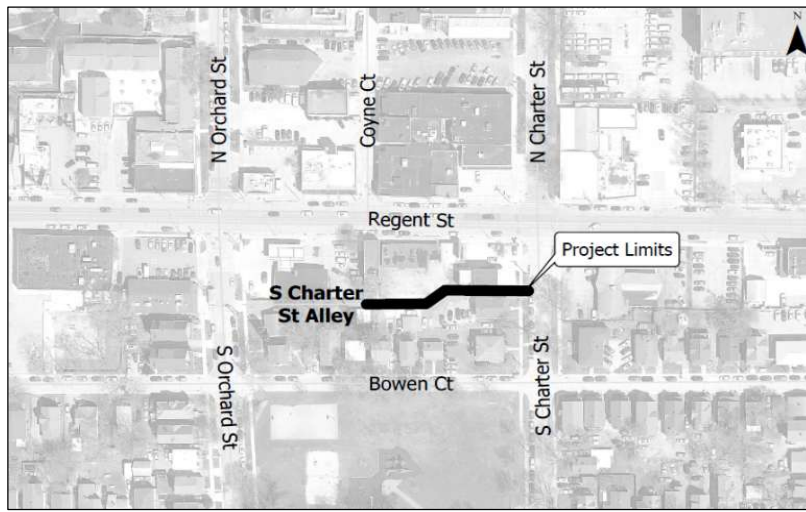
### Costs

Total Cost: \$155,000 (Includes 15% Engineering)  
Assessments: \$50,382.40  
City Cost: \$104,617.6

### Correspondence

Email correspondence and phone calls with residents, businesses, and the Alder are ongoing. In lieu of a virtual public meeting, targeted engagement with specific property owners is in progress, and this outreach will continue until all property owners have been reached to discuss the upcoming project and how it may affect their access. A postcard was mailed to property owners and tenants to notify them of the upcoming project. In addition, preliminary assessments and a notice of the public hearing before the Board of Public Works were mailed directly to property owners.

see Map on reverse



**Tree Removal Locations**

None