



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  
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[engineering@cityofmadison.com](mailto:engineering@cityofmadison.com)  
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**Assistant City Engineer**  
Bryan Cooper, AIA  
Gregory T. Fries, P.E.  
Chris Petykowski, P.E.

**Deputy Division Manager**  
Kathleen M. Cryan

**Principal Architect**  
Amy Loewenstein Scanlon, AIA

**Principal Engineer 2**  
Janet Schmidt, P.E.

**Principal Engineer 1**  
Kyle Frank, P.E.  
Mark D. Moder, P.E.  
Fadi El Musa Gonzalez, P.E.  
Andrew J. Zwieg, P.E.

**Financial Manager**  
Steven B. Danner-Rivers

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

December 23, 2025

**FOR  
PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS  
FOR PUBLIC WORKS IMPROVEMENTS**

**MADISON, WISCONSIN**

**PART I**

Notice is hereby given that the reports of the Board of Public Works and the City Engineer of the City of Madison, Wisconsin, on the plans, specifications, and special assessment of benefits accruing to the various lots and parcels of land affected by the proposed improvements, as listed in Part II hereof, in the City of Madison, have been filed in the office of the City Clerk, in the City-County Building, Madison, Wisconsin, and that said reports will be presented to the Common Council at a regular meeting-to be held **TUESDAY, JANUARY 13, 2026, at 6:30 P.M., VIA A HYBRID MEETING** and that the Common Council will then and there consider said reports and will hold a public hearing to hear all persons interested, or their agents or attorneys, concerning matters contained in said reports, and will determine what portion, if any, of the cost of said improvement shall be paid by the City at large, and other action as the Common Council may deem proper.

**IF YOU WISH TO SPEAK VIRTUALLY AT THE MEETING, YOU MUST REGISTER.** You can register at <https://www.cityofmadison.com/MeetingRegistration>. When you register to speak, you will be sent an email with the information you need to join the virtual meeting.

**IF YOU WISH TO SPEAK IN-PERSON AT THE MEETING, YOU MUST REGISTER WITH THE COUNCIL'S SECRETARY PRIOR TO 6:30 P.M.**

The Common Council meeting is held in Room 201 of the City-County Building, 210 Martin Luther King Jr., Blvd., Madison, WI.

Notice is hereby given that a contract has been (or is about to be) let for below listed project(s) and that the amount of the special assessment therefore has been determined as to each parcel of real estate affected thereby and a statement of the same is on file with the City Clerk; it is proposed to collect the same in eight (8) installments, as provided for by Section 66.0715 of the Wisconsin Statutes, with interest thereon at 4.5% percent per annum; that all assessments will be collected in installments as above provided except such assessments on property where the owner of the same has paid the assessment to the City Treasurer on or before the next succeeding

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: December 17, 2025  
Project ID: 15486  
Project Name: South Charter Street Alley Assessment District - 2026  
Project Description: Reconstruct the eastern portion of the South Charter Street Alley to Charter Street

more than one street and are single-family or two-family residential dwellings.

Street Reconstruction Items										Alley Reconstruction Assessment @			Total Assessment		
Remove Concrete Terrace Walk Assessment @				5' Concrete Terrace Walk Assessment @				Alley Reconstruction Assessment @							
Parcel Information		Frontage		Frontage Streets		Frontage Streets		Per SF		Per SF		Per SF			
Parcel No./ Zoning	Mailing Address	Status Address/ Parcel Location	LF	SF	SF	SF	SF	Cost	Cost	Cost	Cost	*Factor	Multi Front	\$130.00	
070922402014 MADISON, WI 53715	1230 REGENT ST MADISON, WI	1201 Regent St	85.90	\$ Charter St Alley	300.00	\$402.00	300.00	\$1,311.00	1.00	85.90	\$11,167.00	Cost	Per LF	\$12,880.00	
070922402022 MADISON, WI 53715	1230 REGENT ST MADISON, WI	1207 Regent St	21.00	\$ Charter St Alley	0.00	\$0.00	0.00	\$0.00	1.00	21.00	\$2,730.00			\$2,730.00	
070922402048 MADISON, WI 53711	1445 REGENT ST MADISON, WI	1225 Regent St	21.00	\$ Charter St Alley	0.00	\$0.00	0.00	\$0.00	1.00	21.00	\$2,730.00			\$2,730.00	
070922402098 MADISON, WI 53715-1320	1230 OWEN CT MADISON, WI	1230 Bowen Ct	8.00	\$ Charter St Alley	0.00	\$0.00	0.00	\$0.00	1.00	8.00	\$1,040.00			\$1,040.00	
070922402105 OREGON, WI 53575	1317 HOBBY HORSE RD OREGON, WI	1228 Bowen Ct	35.00	\$ Charter St Alley	0.00	\$0.00	0.00	\$0.00	1.00	35.00	\$4,550.00			\$4,550.00	
070922402113 HUDSON, WI 54016	757 REGAL RIDGE HUDSON, WI	1208 Bowen Ct	35.00	\$ Charter St Alley	0.00	\$0.00	0.00	\$0.00	1.00	35.00	\$4,550.00			\$4,550.00	
070922402121 MIDDLETON, WI 53562-4338	4193 ROSE CT MIDDLETON, WI	1206 Bowen Ct	35.00	\$ Charter St Alley	0.00	\$0.00	0.00	\$0.00	1.00	35.00	\$4,550.00			\$4,550.00	
070922402147 MIDDLETON, WI 53562	PO BOX 620091 MIDDLETON, WI	14 S Charter St	100.00	\$ Charter St Alley	0.00	\$0.00	0.00	\$0.00	0.50	100.00	\$6,500.00			\$6,500.00	
070922402155 MADISON, WI 53715	1219 REGENT ST MADISON, WI	1217 Regent St	83.48	\$ Charter St Alley	0.00	\$0.00	0.00	\$0.00	1.00	83.48	\$10,852.40			\$10,852.40	
								Totals		300.00	\$402.00	300.00	\$1,311.00	—	424.38
															\$48,669.40
															\$50,382.40

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 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 23<sup>rd</sup> day of December, 2025 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 **South Charter Street Alley Assessment District – 2026** 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.

Johanna Johnson  
Johanna Johnson

Subscribed and sworn to before me  
this 23<sup>rd</sup> day of December, 2025

Thomas Lund

Notary Public, State of Wisconsin  
My Commission expires:

04/08/2021

