



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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**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 easterly portion of the South Charter Street Alley to Charter Street

\* A factor has been applied for pavement reconstruction adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

Parcel Information					Street Reconstruction Items							Total Assessment	
					Remove Concrete Terrace Walk Assessment @		5" Concrete Terrace Walk Assessment @		Alley Reconstruction Assessment @				
					\$1.34 SF	per SF Cost	\$4.37 SF	per SF Cost	*Factor	Multi Front LF	per LF Cost		
Parcel No./ Zoning	Mailing Address	Situs Address/ Parcel Location	LF	Frontage	Frontage Streets								
070922402014	1230 REGENT ST MADISON, WI 53715	1201 Regent St	85.90		S Charter St Alley			300.00	\$402.00	1.00	85.90	\$11,167.00	\$12,880.00
070922402022	1230 REGENT ST MADISON, WI 53715	1207 Regent St	21.00		S Charter St Alley			0.00	\$0.00	1.00	21.00	\$2,730.00	\$2,730.00
070922402048	1445 REGENT ST MADISON, WI 53711	1225 Regent St	21.00		S Charter St Alley			0.00	\$0.00	1.00	21.00	\$2,730.00	\$2,730.00
070922402098	1230 BOWEN CT MADISON, WI 53715-1320	1230 Bowen Ct	8.00		S Charter St Alley			0.00	\$0.00	1.00	8.00	\$1,040.00	\$1,040.00
070922402105	1317 HOBBY HORSE RD OREGON, WI 53575	1228 Bowen Ct	35.00		S Charter St Alley			0.00	\$0.00	1.00	35.00	\$4,550.00	\$4,550.00
070922402113	757 REGAL RIDGE HUDSON, WI 54016	1208 Bowen Ct	35.00		S Charter St Alley			0.00	\$0.00	1.00	35.00	\$4,550.00	\$4,550.00
070922402121	4193 ROSE CT MIDDLETON, WI 53562-4338	1206 Bowen Ct	35.00		S Charter St Alley			0.00	\$0.00	1.00	35.00	\$4,550.00	\$4,550.00
070922402147	PO BOX 620091 MIDDLETON, WI 53562	14 S Charter St	100.00		S Charter St Alley			0.00	\$0.00	0.50	100.00	\$6,500.00	\$6,500.00
070922402155	1219 REGENT ST MADISON, WI 53715	1217 Regent St	83.48		S Charter St Alley			0.00	\$0.00	1.00	83.48	\$10,852.40	\$10,852.40
					Totals		300.00	\$402.00	300.00	\$1,311.00	---	\$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

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

  
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Notary Public, State of Wisconsin  
My Commission expires: 04/08/2027

