



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
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

Parcel Number: 0709-242-0214-9
Situs Address: 231 S Pinckney St.
MDI JUDGE DOYLE SQUARE
HOTEL LLC
700 MEADOW LN N
MINNEAPOLIS, MN 55422

September 28, 2022

To: Property Owners along S. Pinckney Street
Re: Proposed Street Resurfacing & Public Hearing

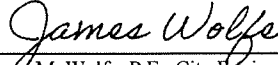
The City of Madison is planning a 2023 construction project for S. Pinckney Street. The proposed project will include street improvements and storm sewer replacements. Enclosed with this letter is a fact sheet with some details on the proposed project, which includes a map of the proposed project limits. Also enclosed is a notification for the Public Hearing before the Board of Public Works. The public hearing will be held virtually on **Wednesday, October 12, 2022 at 5:30PM**. Please see instructions for attending on the included hearing notice.

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 Schedule of Assessments, which shows the estimated costs for each property adjacent to the project. 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 the Project Manager, Reid Stiteley, at rstiteley@cityofmadison.com or at (608) 266-4093. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction. A list of contacts for this project can be found on the enclosed fact sheet.

Sincerely,


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

JMW: RES

CC by Email:

Ald. Michael Verveer

Greg Fries, City Engineering

Chris Petykowski, City Engineering

Christy Bachmann, City Engineering

Janet Schmidt, City Engineering

Kyle Frank, City Engineering

Yang Tao, Traffic Engineering

Alexandra Heinritz, Traffic Engineering

Marla Eddy, City Forestry

Brad Hofmann, City Forestry

Aaron Leair, City Forestry

Charlie Romines, Streets Division

Carl Strasburg, Police Department

Cindy Mierow, Police Department

Ed Ruckriegel, Fire Department

De'Kendra Stamps, School District Trans

Coordinator, dbstamps@madison.k12.wi.us

Jason Fenske, Badger Bus Lines,

jasonf@badgerbus.com

Michael LaCount, MMSD

mlacount@madison.k12.wi.us

Mick Howan, Madison School District

Transportation,

mjhowan@madison.k12.wi.us

Jeff Fedler, Madison School District

Transportation Coordinator,

jfedler@madison.k12.wi.us

Bob Byington, Madison School District

Transportation,

rlbyington@madison.k12.wi.us

Sandra Mell, Madison School District

Transportation, smell@madison.k12.wi.us

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) and;

That on WEDNESDAY, OCTOBER 12, 2022 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 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. Please make contact at least 72 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

HAMMERSLEY ROAD RESURFACING ASSESSMENT DISTRICT – 2024
S. PINCKNEY STREET ASSESSMENT DISTRICT - 2023

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ SEPTEMBER 30, 2022



**Fact and Details Sheet:
 S. Pinckney Street Assessment District - 2023**

Project Details – Proposed Work

Street: The City will resurface S. Pinckney St from E. Doty St to E. Wilson St. Proposed work includes replacement of the asphalt pavement, replacement of curb and gutter and sidewalk as needed (assessable), installation of a street median island with pedestrian crossing, installation of a valet pullout area adjacent to the hotel development, and installation of bike lane pavement markings. Street width will remain the same as originally planned with the developments in this area.

Lighting & Signals: No lighting or signals work is planned for this project.

Sanitary Sewer: No sanitary sewer work is planned for this project.

Water Main: No water main work is planned for this project.

Storm Sewer: The City will replace existing storm sewer inlets, structures, and upsize storm sewer pipe as needed along S. Pinckney St from E. Doty St to E. Wilson St. If you are aware of any existing private storm sewer or private connections (either to the curb or to a structure) from your property, please contact the Storm Sewer contact listed to the right (private connections assessable).

Trees: No tree removals are anticipated with this project. The City will plant two trees within the new street median island. Additional information regarding trees can be found below.

Bus pads: No bus pad work is planned for this project.

Assessments: After construction is complete, the assessments are recalculated based on the bid prices and measured quantities. The final assessments will be mailed in 2024. Property owners can pay the assessments in a lump sum or over 8 years with 2% interest.

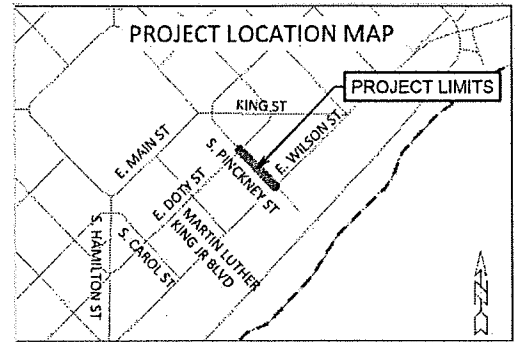
Project Website: <https://www.cityofmadison.com/engineering/projects/s-pinckney-street-resurfacing>

Construction Schedule & Impacts

Tentative Schedule: April 2023 – June 2023. Allowed work hours are 7am to 7pm Mon-Sat and 10am to 7pm Sun.

Traffic Impacts: S. Pinckney St will be closed to thru traffic, but will remain open to local traffic (residents) to the extent possible. No street parking will be allowed during the day for the project duration, however, overnight parking (outside of work hours) may be available to local traffic, when possible.

Water Shut-offs: No water shut-offs are planned for this project. Emergency shut-offs may occur if the existing water main is damaged during construction and any affected properties will be notified as soon as possible.



PROJECT CONTACTS

- » **Project Manager:** Reid Stiteley
608-266-4093, rstiteley@cityofmadison.com
- » **Storm Engineer:** Kyle Frank
608-266-4098, kfrank@cityofmadison.com
- » **Traffic Engineer:** Alexandra Heinritz
608-267-1102, aheinritz@cityofmadison.com
- » **Forestry Specialist:** Brad Hofmann
608-267-4908, bhofmann@cityofmadison.com

Item	City Share	Property Owner Share
Curb & Sidewalk	0%	100%
Private Storm Connection	0%	100%
Asphalt Pavement	100%	0%
Storm Sewer Main	100%	0%
Sidewalk Ramps	100%	0%
Install Median	100%	0%

City of Madison Engineering Division - Schedule of Assessments

Project Name: S. Pinckney Street Assessment District - 2023

Project ID: 14216

Date: 9/30/2022

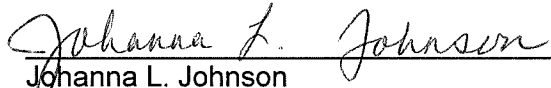
Parcel No./ Zoning	Owner's Name / Mailing Address	Sitius Address	Frontage or % Interest** LF	Street Construction Items		Storm Sewer Items		TOTAL ASSMT
				Install Curb and Gutter @ \$30.00 per Linear Foot (LF)	LF Cost	Private Storm Sewer Reconnect @ \$5,000 Each	Each Cost	
0709-242-0214-9 PD, WP-17	MDI JUDGE DOYLE SQUARE HOTEL LLC 700 MEADOW LN N MINNEAPOLIS, MN 55422	231 S Pinckney St	264.48 95.00	260.00	\$ 7,800.00	2.00	\$ 10,000.00	\$ 17,800.00
Totals			Totals	260.00	\$ 7,800.00	2.00	\$ 10,000.00	\$ 17,800.00

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 **SEPTEMBER 28, 2022** 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. PINCKNEY STREET ASSESSMENT DISTRICT - 2023** 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

Subscribed and sworn to before me
this 28 day of SEPTEMBER, 2022



HEIDI FLEEGEL

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

