



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

Parcel Number: 0708-151-0101-2
Situs Address: 8308 Excelsior Dr
SAMPLE
SAMPLE
210 MLK JR BLVD RM 115
MADISON, WI 53703-3342

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

July 25, 2025

TO: Property owners along Davidson St, Maher Ave, Park Ct, & Gary St

RE: Proposed Street Reconstruction Project & Public Hearing

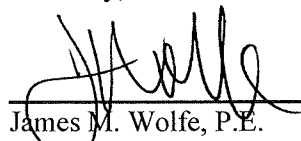
The City of Madison is proposing to reconstruct Davidson St (From Maher Ave to Dempsey Road), Maher Ave (From Cottage Grove Road to Lake Edge Boulevard), Park Ct (From Maher Ave to Dempsey Road), and Gary St (From Dempsey Road to the dead-end) in 2026. The proposed design includes the following; a 22-ft to 26-ft wide street with curb & gutter (two travel lanes, varying street parking) with sidewalk on just one side of the streets, which is proposed to be on the east side of Maher Ave, on the north side of Davidson St, on the south side of Park Ct, and on the north side of Gary St. Enclosed with this letter is a fact sheet with details on the proposed project along with a notification for the Public Hearing before the Board of Public Works. The date and time of the public hearing can be found 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 those items are assessed fully or partially to the owner. A table detailing the City's standard assessment policy for these items is included in the attached fact sheet.

Below is a preliminary Schedule of Assessments, which shows the estimated costs for your property adjacent to the project. The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/davidson-st-park-ct-maher-ave-and-gary-st-reconstruction>; a hard copy can be mailed to you upon request. The frontages and lot areas of each property to be assessed are listed on the full schedule. After work is complete, a final assessment cost will be calculated based on bid prices and work actually performed. The final assessment cost, which will be billed after the completion of the project, is payable in one lump sum or over a period of 8 years, with the 4% 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 Engineer, Jose Navarro at (608) 267-1148 or jnavarro@cityofmadison.com. This includes requests relating to the Public Hearing and requests relating to the actual operations of construction.

Sincerely,


James M. Wolfe, P.E.
City Engineer

**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, AUGUST 6, 2025 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 four (4%) 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

**DAVIDSON STREET, PARK COURT, MAHER AVENUE, AND GARY STREET ASSESSMENT
DISTRICT - 2025**

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **July 25, 2025**

Maintenance Responsibilities: Under the proposed design, maintenance responsibilities for new street items are as follows. On the street sides with sidewalk, it will be the fronting property owner's responsibility to maintain the concrete sidewalk (snow removal), concrete driveway aprons (snow removal), and grass terraces between the sidewalk and curb (mowing and/or other plantings). It will also be the fronting property owner's responsibility to maintain the concrete driveway apron (snow removal) and grass terraces (mowing and/or other plantings, if planted by the owner) behind the curb on the non-sidewalk sides of the streets.

Street Lights: Street lighting on existing MG&E wood poles will remain, but specific poles may need to be relocated to accommodate the new street.

Street Trees: City Forestry will prune trees within the right-of-way along the street prior to the project. Pruning in advance of construction will reduce the risk of damage to the trees. Tree removals due to poor condition, as determined by City Forestry, are anticipated at the following locations: 19" Siberian Elm (821 Gary St). Tree removals due to conflicts with the proposed design are anticipated at the following locations: 3" Freeman Maple (510 Davidson St), the group of elm trees on the YMCA property on the north side of the intersection of Gary St and Elinor St (due to storm sewer upsizing work).

Private Tree Pruning: Private trees with limbs/branches hanging into the City right-of-way will need to be pruned prior to construction by the respective property owner's (per city ordinance). Private tree pruning is required at the following locations: 28" White Oak (3901 Maher Ave), 30" White Oak (4000 Maher Ave), 34" White Oak (Maher Ave), White Oak (608 Gary St), 39" Elm Tree (Southwest corner of YMCA property), White Pine (4202 Dempsey Road). Please contact the project manager with any questions about private tree pruning.

Note that certain species, specifically oak and elm trees, need to be pruned prior to April 1, 2026 to reduce the chance of disease.

If any additional tree removals are necessary, beyond what is listed on this fact sheet, City Engineering will include additional notification to residents within 100-ft of individual trees prior to removal. Street trees provide many benefits to our city and are considered an important part of the city's infrastructure. Forestry Section staff will evaluate the terrace for new planting sites and potential replacement sites when the project is complete. There is no additional cost to the adjacent property owner for a tree planting. Street trees are typically planted in the spring of the year following the completion of the construction project. Per Madison General Ordinance 10.10, City Forestry determines tree species and planting locations. Residents cannot choose or plant their own tree in the terrace. For any questions regarding street tree maintenance or planting, please contact the general forestry line at 266-4816.

Terrace Areas: A majority of the right-of-way, primarily areas closer to the existing street, will be disturbed with the project, but the disturbance will be limited in some areas, especially around steep grades and trees. However, any plantings, structures, or special landscaping features, such as raised planter beds, small landscaping walls, paver walkways or driveways, that you wish to save should be moved prior to the start of construction. If left in place, these items will be removed by the contractor and not reinstalled. More fixed features, such as large walls, may remain, and these will either be left in place or will be reinstalled, if necessary. Owners are invited to contact the project manager with any questions and to evaluate the impacts of construction in the right-of-way.

Fence Removals: Fences in the right-of-way that dedicate space for private use may not remain. Encroaching fences that must be removed prior to construction are at the following locations: 809 Gary St.

Assessments: After construction is complete, the assessments are recalculated based on the final bid prices and measured quantities. The final assessments will be mailed in the Summer of 2027. Property owners can pay the assessments in a lump sum or over 8 years with a 4% interest rate.

Project Website: Updates will be regularly posted to the project page throughout construction, along with the project plan. The full schedule of assessments can also be viewed here.

<https://www.cityofmadison.com/engineering/projects/davidson-st-park-ct-maher-ave-and-gary-st-reconstruction>

Construction Schedule & Impacts

Tentative Schedule: This project is scheduled to be bid in Fall 2025. Construction is expected to begin in early-Spring 2026 and be finished by Fall 2026. Construction is expected to take around 4-5 months to complete. Allowed hours of construction are 7AM-7PM Monday-Saturday, and 10AM-7PM on Sundays. The Contractor will typically start work promptly at 7AM and work until around 5PM or 6PM on most weekdays, and limited weekend work is expected with this project. Madison Gas and Electric (MG&E) will likely start work for their private utility relocations ahead of the larger project starting.

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: 07/21/2025
Project ID:14481
Project Name: Davidson St, Park Ct, Maher Ave, and Gary St Reconstruction
Project Description: Street Reconstruct

*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.

					Street Reconstruction Items										Sanitary Sewer Items				Storm Sewer Item		Total Assessment	
Parcel Information		Frontage			Remove Concrete Driveway Apron & Terrace Walk Assessment @		Install Concrete Driveway Apron Assessment @		Install Concrete Terrace Walk Assessment @		Replace Asphalt Drive and / or Apron Assessment @		10' Pavement Reconstruction Assessment @			Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		
Parcel No./ Zoning	Situs Address/ Parcel Location	LF	Frontage Streets	Multiple Frontage	\$1.42	per SF	\$4.79	per SF	\$4.28	per SF	\$2.09	per SF	\$46.02 per LF			\$2,000.00	per Each	\$35.00	per LF	\$3,200.00		per Each
					SF	Cost	SF	Cost	SF	Cost	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each		Cost
071009301012	3904 Maher Ave	141.9 79.2	MaHer Ave Davidson St	Yes	0	\$0.00	100	\$479.00	0	\$0.00	350	\$731.50	0.5	221.1	\$5,087.51	1.00	\$2,000.00	36.00	\$1,260.00	0.00	\$0.00	\$9,558.01
071009301020	504 Davidson St	79	Davidson St	No	200	\$284.00	150	\$718.50	0	\$0.00	0	\$0.00	1	79	\$3,644.78	1.00	\$2,000.00	33.00	\$1,155.00	0.00	\$0.00	\$7,802.28
071009301038	506 Davidson St	79	Davidson St	No	250	\$355.00	250	\$1,197.50	0	\$0.00	0	\$0.00	1	79	\$3,644.78	1.00	\$2,000.00	33.00	\$1,155.00	0.00	\$0.00	\$8,352.28
071009301046	508 Davidson St	79	Davidson St	No	0	\$0.00	75	\$359.25	0	\$0.00	100	\$209.00	1	79	\$3,644.78	1.00	\$2,000.00	32.00	\$1,120.00	0.00	\$0.00	\$7,333.03
071009301054	510 Davidson St	79	Davidson St	No	0	\$0.00	75	\$359.25	0	\$0.00	50	\$104.50	1	79	\$3,644.78	1.00	\$2,000.00	32.00	\$1,120.00	0.00	\$0.00	\$7,228.53
071009301062	512 Davidson St	79	Davidson St	No	0	\$0.00	125	\$598.75	0	\$0.00	125	\$261.25	1	79	\$3,644.78	1.00	\$2,000.00	33.00	\$1,155.00	0.00	\$0.00	\$7,659.78
071009301070	514 Davidson St	59	Davidson St	No	150	\$213.00	150	\$718.50	50	\$214.00	0	\$0.00	1	59	\$2,733.59	1.00	\$2,000.00	33.00	\$1,155.00	0.00	\$0.00	\$7,034.09
071009301088	516 Davidson St	59	Davidson St	No	0	\$0.00	50	\$239.50	0	\$0.00	125	\$261.25	1	59	\$2,733.59	1.00	\$2,000.00	33.00	\$1,155.00	0.00	\$0.00	\$6,389.34
071009301096	518 Davidson St	59	Davidson St	No	25	\$35.50	100	\$479.00	50	\$214.00	100	\$209.00	1	59	\$2,733.59	1.00	\$2,000.00	33.00	\$1,155.00	0.00	\$0.00	\$6,826.09
071009301103	3909 Dempsey Rd	139.7 60.2	Dempsey Rd Davidson St	Yes	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0.5	60.2	\$1,385.20	1.00	\$2,000.00	33.00	\$1,155.00	0.00	\$0.00	\$4,540.20
071009301195	3902 Maher Ave	134.9 78.70	MaHer Ave Cottage Grove Rd	Yes	225	\$319.50	275	\$1,317.25	0	\$0.00	0	\$0.00	0.5	134.9	\$3,104.05	1.00	\$2,000.00	34.00	\$1,190.00	0.00	\$0.00	\$7,930.80
071009302044	412 Davidson St	76.5 141.2	Davidson St MaHer Ave	Yes	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0.5	141.2	\$3,249.01	1.00	\$2,000.00	28.00	\$980.00	0.00	\$0.00	\$6,229.01
071009302052	3901 Maher Ave	134.2 76.1	MaHer Ave Cottage Grove Rd	Yes	200	\$284.00	275	\$1,317.25	0	\$0.00	0	\$0.00	0.5	134.2	\$3,087.94	0.00	\$0.00	0.00	\$0.00	1.00	\$3,200.00	\$7,889.19
071009307078	4009 Maher Ave	111 110	MaHer Ave Lake Edge Blvd	Yes	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0.5	111	\$2,554.11	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,554.11
071009307086	4007 Maher Ave	75	MaHer Ave		0	\$0.00	0	\$0.00	0	\$0.00	400	\$836.00	1	75	\$3,465.31	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$7,351.31
071009307094	4005 Maher Ave	76	MaHer Ave		0	\$0.00	0	\$0.00	0	\$0.00	275	\$574.75	1	76	\$3,497.52	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$7,122.27

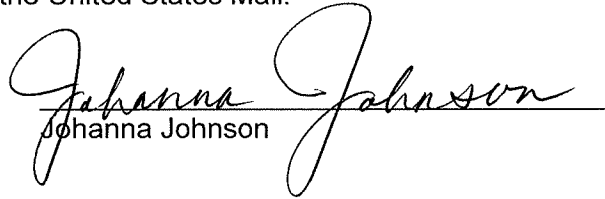
071009307101	4001 Maher Ave	102 152.4	Maher Ave Davidson	Yes	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0.5	102.0	\$2,347.02	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,347.02
071009308018	4003 Dempsey Rd	151.8 90 89	Dempsey Rd Davidson St Park Ct	Yes	175	\$248.50	150	\$718.50	0	\$0.00	0	\$0.00	0.33	179	\$2,745.86	1.00	\$2,000.00	19.00	\$665.00	0.00	\$0.00	\$6,377.86
071009308026	515 Davidson St	83 86	Davidson St Park Ct	Yes	25	\$35.50	100	\$479.00	50	\$214.00	0	\$0.00	0.5	168	\$3,865.68	1.00	\$2,000.00	18.00	\$630.00	0.00	\$0.00	\$7,224.18
071009308034	513 Davidson St	60 63.4	Davidson St Park Ct	Yes	75	\$106.50	200	\$958.00	0	\$0.00	0	\$0.00	0.5	123.4	\$2,839.43	1.00	\$2,000.00	18.00	\$630.00	0.00	\$0.00	\$6,533.93
071009308042	511 Davidson St	75 75	Davidson St Park Ct	Yes	0	\$0.00	0	\$0.00	0	\$0.00	150	\$313.50	0.5	150.00	\$3,451.50	1.00	\$2,000.00	19.00	\$665.00	0.00	\$0.00	\$6,430.00
071009308050	509 Davidson St	75 75	Davidson St Park Ct	Yes	250	\$355.00	275	\$1,317.25	0	\$0.00	0	\$0.00	0.5	150.00	\$3,451.50	1.00	\$2,000.00	19.00	\$665.00	0.00	\$0.00	\$7,788.75
071009308068	507 Davidson St	75 75	Davidson St Park Ct	Yes	200	\$284.00	225	\$1,077.75	0	\$0.00	0	\$0.00	0.5	150.00	\$3,451.50	1.00	\$2,000.00	18.00	\$630.00	0.00	\$0.00	\$7,443.25
071009308076	505 Davidson St	75 75	Davidson St Park Ct	Yes	0	\$0.00	0	\$0.00	0	\$0.00	150	\$313.50	0.5	150.00	\$3,451.50	1.00	\$2,000.00	18.00	\$630.00	0.00	\$0.00	\$6,395.00
071009308084	4002 Maher Ave	81 127.7	Maher Ave Park Ct	Yes	0	\$0.00	75	\$359.25	0	\$0.00	150	\$313.50	0.5	208.7	\$4,802.19	1.00	\$2,000.00	33.00	\$1,155.00	0.00	\$0.00	\$8,629.94
071009308092	4000 Maher Ave	71 172.3	Maher Ave Davidson	Yes	300	\$426.00	400	\$1,916.00	50	\$214.00	0	\$0.00	0.5	243.3	\$5,598.33	1.00	\$2,000.00	21.00	\$735.00	0.00	\$0.00	\$10,889.33
071009308109	511 Park Ct	354 660 646	Maher Ave Dempsey Rd Park Ct	Yes	0	\$0.00	425	\$2,035.75	0	\$0.00	0	\$0.00	0.33	908	\$13,928.72	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$15,964.47
071009309058	4103 Maher Ave	76	Maher Ave		150	\$213.00	450	\$2,155.50	0	\$0.00	0	\$0.00	1	39	\$1,794.78	1.00	\$2,000.00	38.00	\$1,330.00	0.00	\$0.00	\$7,493.28
071009309066	4101 Maher Ave	90 110	Maher Ave Lake Edge Blvd		0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0.5	90	\$2,070.90	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,070.90
071009401036	804 Gary St	60	Gary St	No	150	\$213.00	150	\$718.50	0	\$0.00	0	\$0.00	1	60	\$2,761.20	1.00	\$2,000.00	20.00	\$700.00	0.00	\$0.00	\$6,392.70
071009401044	806 Gary St	60	Gary St	No	0	\$0.00	100	\$479.00	0	\$0.00	50	\$104.50	1	60	\$2,761.20	1.00	\$2,000.00	21.00	\$735.00	0.00	\$0.00	\$6,079.70
071009401052	808 Gary St	60	Gary St	No	0	\$0.00	100	\$479.00	0	\$0.00	50	\$104.50	1	60	\$2,761.20	1.00	\$2,000.00	21.00	\$735.00	0.00	\$0.00	\$6,079.70
071009401060	810 Gary St	60	Gary St	No	0	\$0.00	112.5	\$538.88	0	\$0.00	50	\$104.50	1	60	\$2,761.20	1.00	\$2,000.00	21.00	\$735.00	0.00	\$0.00	\$6,139.58
071009401078	812 Gary St	122	Gary St	No	0	\$0.00	112.5	\$538.88	0	\$0.00	50	\$104.50	1	122	\$5,614.44	1.00	\$2,000.00	20.00	\$700.00	0.00	\$0.00	\$8,957.82
071009401086	711 Cottage Grove Rd	296 897.5 374	Cottage Grove Rd Claire St Gary St	Yes	0	\$0.00	200	\$958.00	0	\$0.00	0	\$0.00	0.33	374	\$5,737.16	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$6,695.16

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 an Program Assistant 3 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 25th day of July, 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 **DAVIDSON STREET, PARK COURT, MAHER AVENUE, AND GARY STREET ASSESSMENT DISTRICT - 2025** 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 25TH day of July, 2025


Heidi Fleegel

Notary Public, State of Wisconsin

My Commission expires: April 28, 2026

