

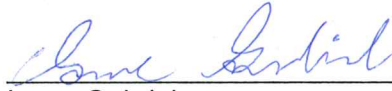
AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

ISAAC GABRIEL, being first duly sworn on oath, deposes and says that:


1. He is an Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 19 day of December, 2023 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 **LOWELL STREET RECONSTRUCTION ASSESSMENT DISTRICT - 2024** attached hereto.

2. He 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.

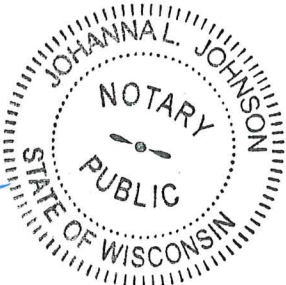


Isaac Gabriel

Subscribed and sworn to before me
this 19TH day of December, 2023



Johanna L. Johnson
Notary Public, State of Wisconsin
My Commission expires: January 8, 2026





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
Mark Moder, P.E.
Andrew J. Zwiag, P.E.

Financial Manager
Steven B. Danner-Rivers

«OwnerLine1»
«OwnerLine2»
«OwnerLine3»
«OwnerLine4»

December 19, 2023

To: Property Owners along Lowell Street

Re: Lowell Street Assessment District - 2024

Enclosed with this letter is a fact sheet with some details on the proposed project. Also enclosed is a notification for the Public Hearing before the Board of Public Works. The date, time and location of the public hearing is 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 some of those items are assessed entirely to the owner. Tables detailing the City's standard assessment policy for the items of work is included on the 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/lowell-street-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 5% 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 Rachel Dudley Project Manager, (608) 261-9177, rdudley@cityofmadison.com. This includes requests relating to the Public Hearing and operations of construction.

Sincerely,

James M. Wolfe, P.E.
City Engineer

SEE BACK

Project Name: LOWELL STREET ASSESSMENT DISTRICT - 2024

Project Limits: LOWELL STREET BETWEEN W LAKESIDE STREET AND S SHORE DRIVE

Project ID: 14075

Owner:

«OwnerLine1»

«OwnerLine2»

Parcel(s) being assessed:

Parcel Number: «Parcel_No»

Parcel Location: «Situs_Address»

Street Construction Items			
Remove Concrete Driveway Apron	Replace Concrete Driveway Apron	10" Pavement Reconstruction	Subtotal
«Cost1»	«Cost2»	«Cost3»	«SubT1»

Sanitary/Storm Sewer Construction Items			
Sanitary Sewer Reconnect	Remove & Replace Sanitary Lateral	Private Storm Sewer Connection	Subtotal
«Cost4»	«Cost5»	«Cost6»	«SubT2»

Street Subtotal	Sewer Subtotal	Total
«SubT1»	«SubT2»	«Total»

The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/lowell-street-reconstruction>; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.

JMW:rd

Cc by email:

District 6 Alder
Traffic Engineering Staff
Police Department
Fire Department
Dane County 911
MMSD School District Transportation

City Engineering Staff
Streets Division Staff
City Forestry Staff
Madison Metro Transit Staff
Badger Bus Lines

**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, JANUARY 10, 2024 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 five (5%) 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

E. WILSON AND E. DOTY RECONSTRUCTION ASSESSMENT DISTRICT – 2024

LAKE MENDOTA DRIVE AND NORMAN WAY RECONSTRUCTION ASSESSMENT DISTRICT – 2024

LOWELL STREET RECONSTRUCTION ASSESSMENT DISTRICT – 2024

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ December 29, 2023



**Fact and Details Sheet:
 PROPOSED LOWELL STREET
 RECONSTRUCTION**

PROJECT CONTACTS
» Project Manager: Rachel Dudley (608) 261-9177, rdudley@cityofmadison.com
» Sewer Designer: Todd Chojnowski (608) 266-4094, tchojnowski@cityofmadison.com
» Traffic Engineering: Alexandra Heinritz (608) 267-1102, AHeinritz@cityofmadison.com

Project Details – Proposed Work

Sanitary Sewer: The City will replace the existing sanitary sewer main and replace laterals from the main to the property line within the project limits (existing main: 10", vitrified clay, 1928), (proposed size: 10", PVC). In limited cases where the existing lateral is cast iron, appears to be in good condition upon inspection, and runs under a tree, the lateral will only be replaced to the back of curb. In those cases, the owner will not be assessed for the additional footage of replacement that is not completed. If you would like a full lateral replacement to the property line in cases such as this, please contact the Project Manager (*laterals assessable*).

Water Main: The City will not replace the water main along Lowell Street.

Storm Sewer: The City will replace the storm sewer main and laterals in the street.

Street: The City will replace all of the pavement, curb and gutter, spot replace sidewalks as needed, and replace driveway aprons. (*10 ft. pavement and driveway aprons are assessable*).

The proposed Lowell Street width will be 30 ft. (*same as existing*) from face of curb to face of curb with parking on both sides.

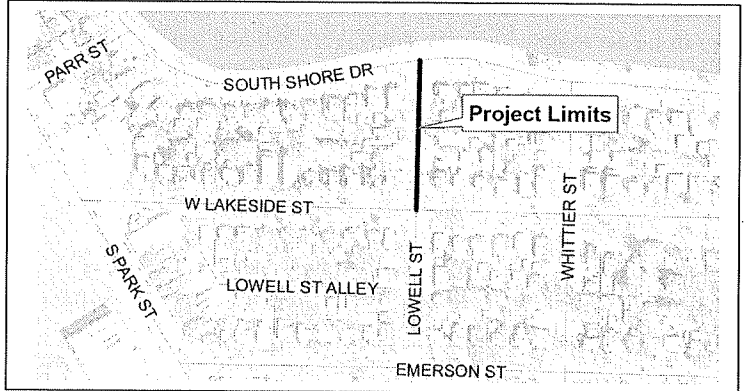
Driveway Aprons: Driveway aprons constructed with the project will be replaced with concrete. Driveway aprons will be replaced per the City of Madison standard detail. (*Driveway aprons assessable*).

Bus pads: Bus pads will not be installed along Lowell Street.

Street Lights: There are no proposed changes to street lighting along Lowell Street.

Trees: Terrace trees may be pruned prior to construction to provide clearance for construction equipment. There are no planned tree removals within this project. If, during the course of construction, it is determined that any additional trees must be removed, adjacent property owners will be notified, prior to removal of the tree. The trees within the project limits that remain may have the roots trimmed during construction.

Assessments: The project will have special assessments for the street construction. The assessments are a special charge for work being done that has a direct benefit to the property. The preliminary assessments are mailed during the design phase and will give the property owner an estimated cost due after construction is complete. The final assessment bill will be mailed in 2025 to adjacent property owners. The bill is calculated based on measured quantities for driveway aprons removed and replaced during construction. The unit prices for driveway aprons and pavement are based on 2024 street improvement rates and will carry over from the preliminary assessment. The sanitary sewer laterals and private storm sewer connections will be billed based on bid prices



Item	Property Owner Share	City Share
10' Pavement Replacement*	100%	0%
Driveway Aprons	50%	50%
Curb & Gutter Replacement	0%	100%
Sidewalk Replacement	0%	100%
Terrace Walk (between sidewalk & curb)	50%	50%
Intersection Curb & Pavement	0%	100%
Sanitary Sewer Main	0%	100%
Sanitary Laterals to property line	25%	75%
Storm Sewer Main	0%	100%
Private Storm Connections (if any)	100%	0%
*10' pavement reconstruction assessed per linear ft. of frontage		

and measured quantities during construction. The property payment options include payment by lump sum or over eight years with 5 percent interest.

Project Website: cityofmadison.com/engineering/projects/lowell-street-reconstruction

Construction Schedule & Impacts

Tentative Schedule: It is expected the project will take approximately 4 months to complete between May 2024 and August 2024.

Traffic Impacts: Lowell Street will be closed to all traffic until the project is complete. Local access will be provided, but driveways may not be accessible at times when work is being performed in front of the driveway and while new curb and gutter, sidewalk, and driveway aprons are constructed. Driveway closures may last up to a cumulative total of 20 days. No parking is allowed within the construction zone during working hours (7AM to 7PM), so when your driveway is not accessible, you will need to park on the adjacent streets outside the project limits. There will be a short-term full closure on W Lakeside Street to connect the new sanitary sewer from Lowell Street to the existing main within the intersection. S Shore Drive will have a short-term full closure to install a new storm sewer connection to Lake Monona.

Water Shut-offs: There are no planned water shut-offs. Emergency shut-offs are possible if existing main is damaged during construction. Affected properties are notified as soon as possible.

Refuse Collection: It will be the contractor's responsibility to allow for refuse collection to continue during construction. Please mark your address on your cart to make sure it is returned if moved. We ask that you place your carts at the street the evening prior to or at the very latest 6:00 a.m. the morning of your scheduled refuse/recycling day.

Landscaping: Existing landscaping plantings within the terrace (between curb & sidewalk) will be impacted. If you wish to save any landscaping, it should be removed prior to the start of work in 2024. Stone or brick pavers within the terrace you wish to save should be removed prior to construction and you may reinstall those items after construction is complete.

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: January 10, 2024

Project ID: 14078

Project Name: Lowell Street Assessment District - 2024

Project Description: Lowell Street between W Lakeside Street and S Shore Drive

*A factor has been applied for 10 ft of pavement reconstruction work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

Parcel No./ Zoning	Parcel Information		Frontage				Street Reconstruction Items				Sanitary Sewer Construction Items				Storm Sewer Construction Item			Total Assessment			
	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF	LF	Frontage Street	Frontage Street	Multiple Frontage	Remove Concrete Driveway Assessment Apron @ SF	per SF Cost	Replace Concrete Driveway Apron Assessment @ SF	per SF Cost	10' Pavement Reconstruction Assessment @ Factor*	LF	per LF Cost	Sanitary Sewer Reconnect Assessment @ Each	per LF Cost	Remove & Replace Sanitary Lateral Assessment @ LF		per LF Cost	Private Storm Sewer Connection Assessment @ Each	per Each Cost
070926202014 TR-C2	O'BRIEN, COUD D & NORA C CECCHINI 908 LOWELL ST MADISON, WI 53715-1736	908 Lowell St	50.00	---	Lowell St	---	No	200.00	\$602.00	200.00	\$1,822.00	1.0	50.00	\$2,226.00	1.00	\$1,350.00	35.00	\$1,225.00	0.00	\$0.00	\$7,225.00
070926202022 TR-C2	BECK, JUSTIN K & EMILY M 803 SOUTH SHORE DR MADISON, WI 53715	803 South Shore Dr	126.60	51.00	Lowell St	South Shore Dr	Yes	300.00	\$903.00	300.00	\$2,733.00	0.5	126.60	\$2,818.12	1.00	\$1,350.00	35.00	\$1,225.00	0.00	\$0.00	\$9,029.12
070926202345 TR-C2	HOPPE, JAMIE W & JANE P 802 W LAKESIDE ST MADISON, WI 53715	802 W Lakeside St	120.00	50.00	Lowell St	W Lakeside St	Yes	300.00	\$903.00	300.00	\$2,733.00	0.5	120.00	\$2,671.20	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$6,307.20
070926203070 TR-C2	HARTKE, CARL JOHN 723 SOUTH SHORE DR MADISON, WI 53715	723 South Shore Dr	136.00	50.00	Lowell St	South Shore Dr	Yes	200.00	\$602.00	200.00	\$1,822.00	0.5	136.00	\$3,027.36	1.00	\$1,350.00	35.00	\$1,225.00	1.00	\$3,200.00	\$11,226.36
070926203088 TR-C2	MCGRATH, MITCHAL W 909 LOWELL ST MADISON, WI 53715	909 Lowell St	50.00	---	Lowell St	---	No	0.00	\$0.00	200.00	\$1,822.00	1.0	50.00	\$2,226.00	1.00	\$1,350.00	35.00	\$1,225.00	0.00	\$0.00	\$6,623.00
070926203096 TR-C2	WAGNER, BRADLEY T 3314 LEYTON LN MADISON, WI 53713	722 W Lakeside St	120.00	50.00	Lowell St	W Lakeside St	Yes	300.00	\$903.00	300.00	\$2,733.00	0.5	120.00	\$2,671.20	1.00	\$1,350.00	35.00	\$1,225.00	0.00	\$0.00	\$8,882.20
TOTALS								1,300.00	\$3,913.00	1,500.00	\$13,665.00	---	602.60	\$15,639.88	5.00	\$6,750.00	175.00	\$6,125.00	1.00	\$3,200.00	\$49,292.88