



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](mailto:engineering@cityofmadison.com)  
[www.cityofmadison.com/engineering](http://www.cityofmadison.com/engineering)

Parcel Number: 0709-134-1315-3  
Situs Address: 306 S PATERSON ST  
WILLIAMSON STREET  
PROPERTY GROUP LLC  
1955 Atwood Ave,  
Madison, WI, 53704

**Assistant 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 D. Moder, P.E.  
Fadi El Musa Gonzalez, P.E.  
Andrew J. Zwieg, P.E.

**Financial Manager**

Steven B. Danner-Rivers

June 28, 2024

**Re: CORRECTED - Proposed Sewer Replacement Project Along S. Paterson Street & Public Hearing**

The City of Madison is proposing installing and upsizing sanitary sewer main along S. Paterson St., from E. Washington Ave. to Williamson St. The project is scheduled to begin in September of 2024 and finish by May 2025. The proposed design will provide the necessary sewer capacity the 306 S. Paterson St. property, currently in the stage of redevelopment, needs to serve the development.

This project will involve a special assessment to the owners of the 306 S. Paterson St. property. The property owner will be assessed for various items of work included with this proposed project and the costs of those items will be assessed fully to the owner.

Included is a preliminary Schedule of Assessments, which shows the estimated costs for your property adjacent to the project. After work is completed, 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, shall be paid in one lump sum per the developer agreement.

This project, along with the associated assessments, will be presented to the Board of Public Works on **JULY 10, 2024**, which will be held virtually. If you wish to register to speak at this meeting or just to watch, you may register at the link below, once the agenda for the meeting is available (typically the Friday prior to the meeting). <https://www.cityofmadison.com/city-hall/committees/board-of-public-works/2024-07-10>.

Please contact the Project Engineer, Kyle Frank at (608) 266-4098 or [kfrank@cityofmadison.com](mailto:kfrank@cityofmadison.com) if you have any questions or concerns. This includes requests relating to the Public Hearing and requests relating to the project in general.

Sincerely,

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

Cc by Email: Ald. Marsha Rummel, District 6  
Mark Moder, City Engineering  
Kyle Frank, City Engineering  
Dan Schwartz, Sara Investment Real Estate, [DSchwartz@sarainvest.com](mailto:DSchwartz@sarainvest.com)  
Tyler Krupp, Threshold Development, [tyler@thresholddevelopmentgroup.com](mailto:tyler@thresholddevelopmentgroup.com)  
Jon Powers, Powers Contracting LLC [PowersContractingLLC@outlook.com](mailto:PowersContractingLLC@outlook.com)

**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](mailto:boardofpublicworks@cityofmadison.com)) and;

That on **WEDNESDAY, JULY 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](mailto: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](mailto: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**

**S. PATERSON STREET SANITARY SEWER ASSESSMENT DISTRICT – 2024**

**S. PINCKNEY STREET RESURFACING ASSESSMENT DISTRICT - 2024**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ **June 28, 2024**

**AFFIDAVIT OF MAILING**

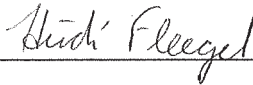
STATE OF WISCONSIN    )  
  ) ss.  
COUNTY OF DANE        )

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

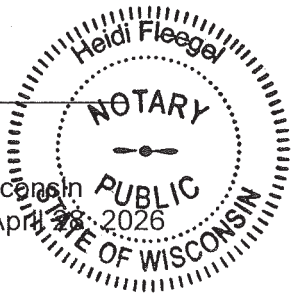
1. He is an Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 28th day of June, 2024 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for their property for the project titled S. PATERSON STREET SANITARY SEWER 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 28<sup>th</sup> day of June, 2024

  
\_\_\_\_\_

Heidi Fleegel  
Notary Public, State of Wisconsin  
My Commission expires: April 28, 2026

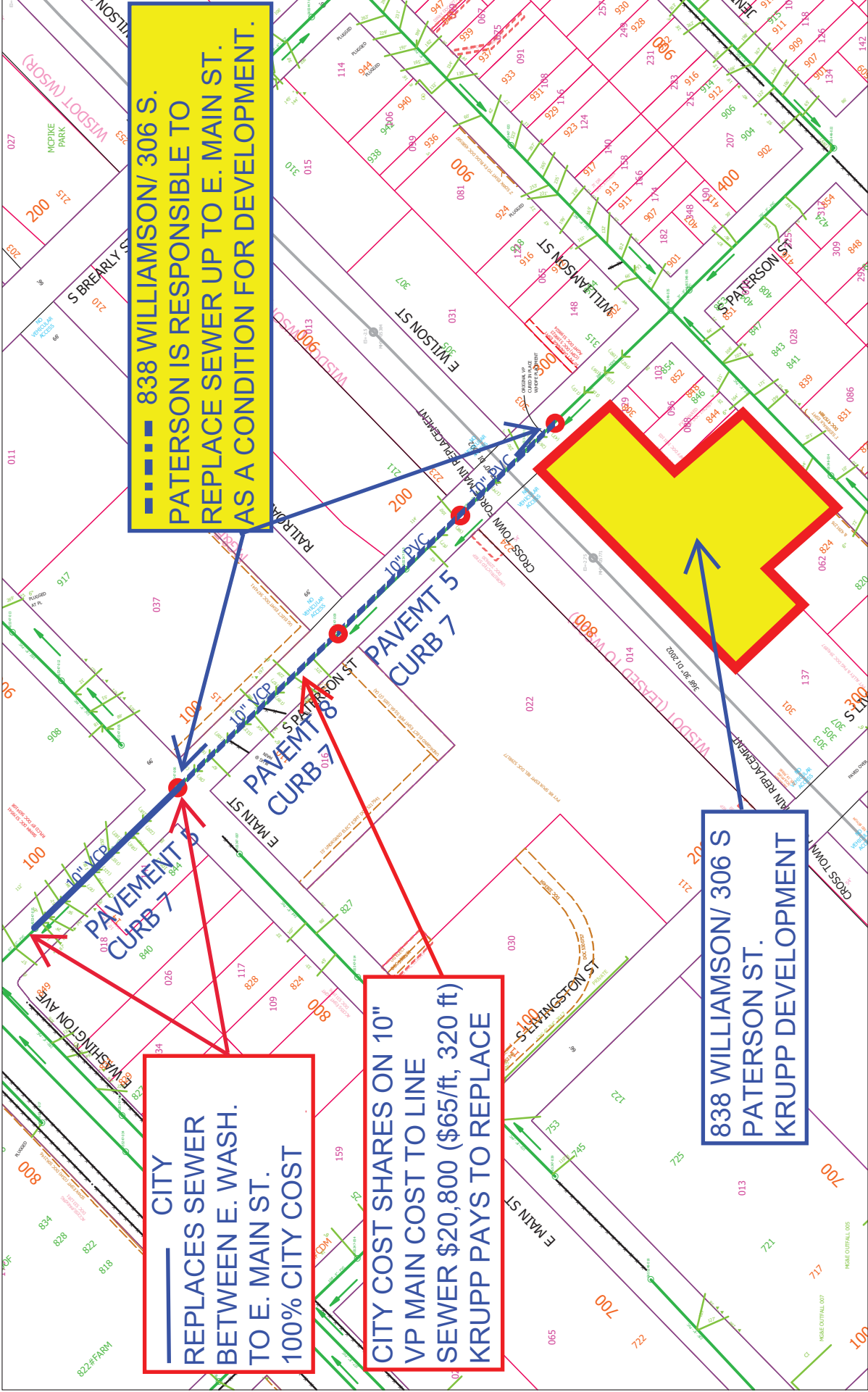


City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: 6/10/2024

Project ID: Project Name: S. Paterson Street Sanitary Sewer Assessment District 2024  
 Project Limits: E. Washington Ave to Williamson St

Property Information		Sanitary Sewer Reconstruction Items		
Parcel No. / Zoning No.	Owner's Name / Mailing Address	Situs Address / Parcel Location	Sanitary Sewer Relocation Assessment	
			Each	Lump Sum Cost
0709-134-1315-3 HIS-TL, TSS	WILLIAMSON STREET PROPERTY GROUP LLC  1955 Atwood Ave, Madison, WI, 53704	306 S PATERSON ST	1.00	\$858,221.00
TOTALS			1.00	\$858,221.00
				TOTAL ASSMT \$858,221.00



Scale: 1 In = 200 Ft

**S PATERSON ST. SANITARY SEWER ASSESSMENT DISTRICT-2024**

**City of Madison, WI - GIS/Mapping data**

Printed By: emdm

Disclaimer: The City makes no representation about the accuracy of these records and shall not be liable for any damages