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

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.

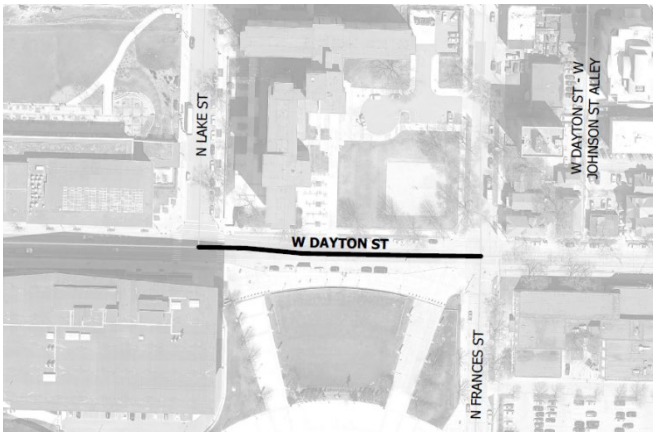
Financial Manager
Steven B. Danner-Rivers

UNIV OF WIS REGENTS
RE DEV & ADMIN UW MADISON
21 N PARK ST # 6101
MADISON, WI 53715

June 2, 2025

To: Property Owners along West Dayton Street (between N Lake Street & N Frances Street)

Re: Proposed Street Construction Project & Public Hearing



The City of Madison is planning a 2025 sanitary sewer replacement project on West Dayton Street (N Lake Street to N Frances Street). 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 owner(s) of property impacted by this sewer replacement project. The property owner(s) will be assessed for reconnection of existing sanitary sewer laterals into the proposed sanitary sewer to be installed with this project. The cost of sanitary lateral reconnection will be shared between the impacted property owner(s) and the City. Tables detailing the City's standard assessment policy for the items of work is included on the fact sheet.

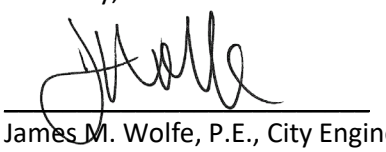
Below is a preliminary Schedule of Assessments, which shows the estimated costs for your property adjacent to the project. The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at:

https://www.cityofmadison.com/engineering/projects/west-dayton-street-sanitary-sewer-replacement

A hard copy can be mailed to you upon request. 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 Eric Cefalu, Project Manager, (608) 243-5894, ecefalu@cityofmadison.com. This includes requests relating to the Public Hearing and operations of construction.

Sincerely,



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

Language Translation Services:

A City of Madison Engineering project is planned in your area. It may have an impact on you or your property. For language translation services, call 608-266-4751 in any language.

您所在的地區計劃開展一項麥迪遜市工程部項目。這可能會對您或您的物業產生影響。如需語言翻譯服務，請用任何語言致電608-266-4751

“El departamento de ingeniería de la ciudad de Madison tiene planeado un proyecto en su área. Este proyecto puede impactarlo a usted o a su propiedad. Para cualquier servicio de traducción en cualquier idioma, llame al 608-266-4751.

“Muaj kev tawm phiaj xwm rau Madison lub khoos kas Kev Tawm Qauv rau hauv koj cheeb tsam. Nws yuav muaj kev cuam tshuam rau koj los sis koj cov khoom cuab yeej cuam tam. Rau cov kev pab txhais lus, ces hu rau 608-266-4751 muaj txhais ua txhua hom lus.

JMW: ec

cc by email:

Bill Tishler, District 11 Alder
Mark Moder, City Engineering
Yang Tao, Traffic Engineering
Lukas Collins, City Traffic Engineering
Tim Sobota, Madison Metro Transit
Charles Romines, Streets Division
Bill Sullivan, Fire Department
Michael Miller, Economic Development
Dane County 911
Amanda J Nagel ajnagel@madison.k12.wi.us
Laura Hauptli lchauptli@madison.k12.wi.us
Heidi Koch heidi.koch@firstgroup.com
Scott Chehak Sachehak@madison.k12.wi.us
MMSD Transportation transportation@madison.k12.wi.us
Reid Stitley, City Engineering
Janet Schmidt, City Engineering
Tom Mohr, City Traffic Engineering
Adam Wiederhoeft, Water Utility
Lorissa Banuelos, Common Council
Brad Hofmann, City Forestry
Jennifer Hannah, Police Department
Ruth Rohlich, Economic Development
Cara Hanson cmhanson@madison.k12.wi.us
Jason Northouse janorthouse@madison.k12.wi.us
Mike MacDonald mmacdonald@madison.k12.wi.us
Vanessa Cruz vacruz@madison.k12.wi.us
Andy Zweig, City Engineering
Maria Delestre, City Engineering
Sean Malloy, City Traffic Engineering
Taletha Skar, IT Department
Hannah Mohelnitzky, City Engineering
Aaron Leair, City Forestry
Michael Ott, Police Department
Adam Kaniewski, Parks

Department of Public Works
Engineering Division

PROJECT CONTACTS

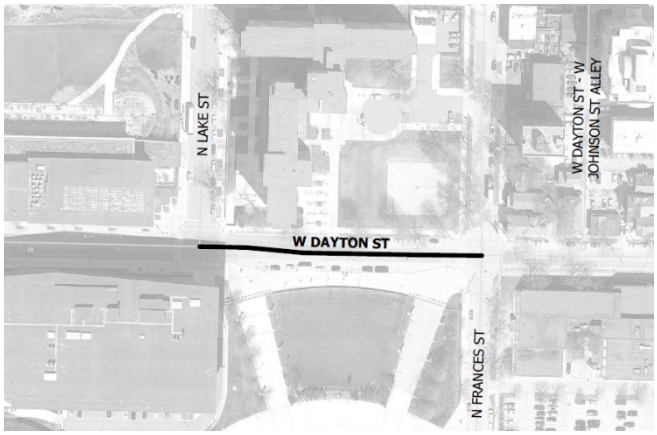
» **Project Manager:** Eric Cefalu
608-243-5894, ecefalu@cityofmadison.com

Fact and Details Sheet:
West Dayton Street Sanitary Replacement Assessment District – 2025

Project Details – Proposed Work

Sanitary Sewer: The existing sanitary sewer mains will be replaced and upsized on West Dayton Street between North Lake Street & North Frances Street. The existing sanitary sewer is 18" clay and was installed in 1931. The new sewer will be 24" PVC. Within these replacement limits, existing sanitary sewer laterals will be reconnected into the new sanitary sewer main(s) (*lateral reconnection is assessable*). However, it is expected that all connected existing sanitary sewer laterals are made of PVC and in such condition that replacement of existing laterals is not necessary. If you would like a full lateral replacement of the existing lateral to the property line, please contact Eric Cefalu, the Project Manager on this project (608-243-5894, ecefalu@cityofmadison.com).

Project Location Map



Water Main: The City will not replace the water main and services within the project limits along West Dayton Street.

Storm Sewer: The City has inspected the existing storm sewer within this stretch of West Dayton Street and has determined that replacement and/or upsizing of the storm sewer is not necessary. As such, the City will not replace storm sewer and structures within the project limits along West Dayton Street.

Street: The City will not modify the existing street geometrics within the project limits along West Dayton Street. Following sanitary sewer replacement work, the street will be repaired in-kind using a combination of trench patching and mill-overlay techniques.

Bus pads: No new bus pads will be installed within the project limits along West Dayton Street.

Streetlights: Street lighting on existing MG&E wood poles will remain.

Assessments: The project will have special assessments for the sanitary sewer lateral replacement. 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 to adjacent property owners in the year following construction (likely 2027, depending on the final schedule). The bill is calculated based on measured quantities for driveway aprons, pavement, and terrace walks and are based on 2025 street improvement rates and will carry over from the preliminary assessments to the final assessments. The 10-ft. of pavement reconstruction is defined as 10-ft. of street width across the property frontage. The sanitary sewer laterals and private storm sewer connections will also be billed based on bid prices and measured quantities during construction. The property payment options include payment by lump sum or over 8 years with 4% percent interest.

Item	Property Owner Share	City Share
10' Pavement Replacement*	100%	0%
Driveway Apron Replacement	50%	50%
Curb & Gutter Replacement	0%	100%
Sidewalk Replacement	0%	100%
Intersection Curb & Pavement	0%	100%
Sanitary Sewer Main	0%	100%
Sanitary Laterals to Property Line	25%	75%
Sanitary Lateral Reconnection	25%	75%
Storm Sewer Main	0%	100%
Terrace Rain Garden	$100	Remain.
Private Storm Connections (if any)	100%	0%

*Pavement assessed per linear ft. of frontage. 50% discount for single or two-family corner lots fronting two streets.

Trees: There are no planned trees impacts or removals as part of the project. If, during construction, it is determined that any 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.

Tree pruning in advance of the project is required to provide clearance for equipment and reduce the risk of damage to the trees during construction. The City of Madison Forestry Section will perform the

necessary work. For certain species, especially oak and elm trees, the pruning must be completed by June 1st to reduce the chance of disease. If additional trees need to be removed, City Engineering will notify the adjacent property owner prior to removal.

For any questions regarding street tree maintenance or planting, please contact the general forestry line at 266-4816.

Project Website: Please visit the project website for the latest information. Sign-up for project email updates on the website.
https://www.cityofmadison.com/engineering/projects/west-dayton-street-sanitary-sewer-replacement

Construction Schedule & Impacts

Tentative Schedule: It is expected the project will take approximately 1 month to complete between April 2026 and September 2026.

Traffic Impacts: West Dayton Street will be closed to thru traffic within the project limits until the project is complete. Per City's standard specifications, residential driveways may be closed for a total of 20 days during the project, primarily when concrete driveway aprons, curb & gutter, and sidewalks are being installed. 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. The contractor will notify impacted residents prior to the driveway access being closed for an extended period, but there likely be several short-duration closures during utility work and asphalt paving that may not have much advance notice. During these shorter disruptions, the Contractor will work with residents to provide access as quickly as possible. Contact the project manager if you have accessibility concerns and need to request special accommodations.

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

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, JUNE 18, 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

WEST DAYTON STREET SANITARY REPLACEMENT ASSESSMENT DISTRICT - 2025

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **June 6, 2025**

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 3rd day of June, 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 **WEST DAYTON STREET SANITARY REPLACEMENT ASSESSMENT DISTRICT - 2025** 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 3rd day of June, 2025

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

JOHANNA L. JOHNSON NOTARY PUBLIC STATE OF WISCONSIN

City of Madison Engineering Division - Preliminary Schedule of Assessments **Monday, June 2, 2025**

Project ID: **14636**
Project Name: **West Dayton Street Sanitary Replacement Assessment District – 2025**

			Frontage			*Sanitary Sewer Items*				
Parcel No./ Zoning	**Owner Name Address**	**Parcel Location/Condo**	**LF**	**Frontage St**	**Multiple Front**	**Sanitary Sewer Reconnect Assessment @**		**Remove & Replace Sanitary Sewer Lateral Assessment @**		**Total Assessment**
						$1,000.00	**per Each**	**$25.00**	**per LF**	
						Each	**Cost**	**LF**	**Cost**	
070923213014 CI	UNIV OF WIS REGENTS RE DEV & ADMIN UW MADISON 21 N PARK ST # 6101 MADISON, WI 53715	Witte Hall	-	West Dayton Street	No	1	$1,000.00	0	$0.00	$1,000.00
						1	$ 1,000.00	0	$ -	$ 1,000.00