



Department of Public Works  
**Engineering Division**  
 Robert F. Phillips, 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)

**Deputy City Engineer**  
 Gregory T. Fries, P.E.  
**Deputy Division Manager**  
 Kathleen M. Cryan  
**Principal Engineer 2**  
 John S. Fahrney, P.E.  
 Christopher J. Petykowski, P.E.  
 Janet Schmidt, P.E.  
**Principal Engineer 1**  
 Christina M. Bachmann, P.E.  
 Mark D. Moder, P.E.  
 James M. Wolfe, P.E.  
**Facilities & Sustainability**  
 Bryan Cooper, Principal Architect  
**Mapping Section Manager**  
 Eric T. Pederson, P.S.  
**Financial Manager**  
 Steven B. Danner-Rivers

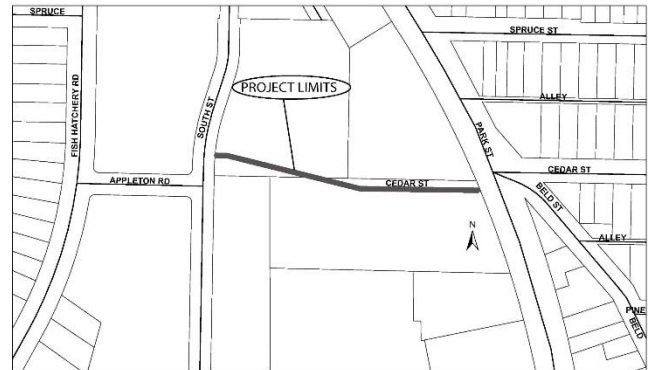
«ParcelNumber»  
 «SitusAddress»  
 «Name1st»  
 «Name2nd»  
 «Address»  
 «CityStateZip»

September 30, 2020

**To: Property Owners along Cedar Street**

**Re: Proposed New Street Construction Project & Public Hearing**

The City of Madison is planning the construction of a new block of Cedar Street from South Street to South Park Street in 2021. 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 all items included with the construction of the new block of Cedar Street which includes earthwork, sanitary sewer/laterals, storm sewer, stormwater management, gravel base, curb & gutter, sidewalk, asphalt pavement, street lighting, pavement marking, and signing. As part of construction, the City will be installing stormwater facilities in the terrace to treat water before entering the storm sewer system. The full cost of the work is assessed to the adjacent property owners. Any improvements to South Park Street will not be assessed.

Also enclosed is a estimated Schedule of Assessments, which shows the estimated costs for each property adjacent to the project. The frontages and lot areas of each property to be assessed are listed on the schedule. After the work is complete, the final assessment costs 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 3% 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 Andrew Zweg, Project Manager, (608) 266-9219, [azweg@cityofmadison.com](mailto:azweg@cityofmadison.com). This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction.

Sincerely,

Robert F. Phillips, P.E.  
 City Engineer

RFP:ajz

Cc by email:

Ald. Evers

Mark Moder, City Engineering

Lauren Striegl, City Engineering

Rebecca Qureishi, Traffic Engineering

Charles Romines, Streets Division

Tim Sobota, Madison Metro Transit

Cindy Mierow, Police Department

Dane County 911

Jason Fenske, Badger Bus Lines, [jasonf@badgerbus.com](mailto:jasonf@badgerbus.com)

Mick Howan, School District Transportation, [mjhowan@madison.k12.wi.us](mailto:mjhowan@madison.k12.wi.us)

Jeff Fedler, Madison School District Transportation Coordinator, [jfedler@madison.k12.wi.us](mailto:jfedler@madison.k12.wi.us)

Christy Bachmann, City Engineering

Janet Schmidt, City Engineering

Yang Tao, Traffic Engineering

Sean Malloy, Traffic Engineering

Marla Eddy, City Forestry

Ed Ruckriegel, Fire Department

Dan Rolfs, Economic Development

**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, OCTOBER 7, 2020 AT 4:45 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 three (3%) 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**

**ROCKSTREAM DRIVE ASSESSMENT DISTRICT – 2020**  
**DUNNING STREET, JACKSON STREET, AND LAFOLLETTE AVENUE RECONSTRUCTION**  
**ASSESSMENT DISTRICT – 2020**  
**CEDAR STREET ASSESSMENT DISTRICT 2021**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ SEPTEMBER 25, 2020

City of Madison Engineering Division - Preliminary Schedule of Assessments

10/7/2020

Proj. ID: 11866 Project Name: Cedar Street Assessment District - 2021  
Project Limits: South Street to South Park Street

Property Information					Street Construction Items								Lighting Construction Items		Street Utility Construction Items								TOTAL ASSMT			
					Install New Concrete Driveway Apron @ \$3.50 per SF		Remove & Replace Concrete Sidewalk @ \$5.00 per SF		Install New Concrete Sidewalk @ \$6.00 per SF		Street Installation Assessment @ \$350.00 per LF		Street Lights Assessment @ \$9.62 per LF		Sanitary Sewer Installation Assessment @ \$2,168.32 per 1000 SF		Sanitary Lateral Installation Assessment @ \$86.25 per LF		Box Culvert Installation Assessment @ \$461.84 per 1000 SF		Private Storm Sewer Connection Assessment @ LS			Street Storm Sewer Installation Assessment @ \$78.36 per LF		
Parcel No.	Owner's Name/Mailing Address	Situs Address/Parcel Location	Lot Area SF	Frontage LF	SF	Cost	SF	Cost	SF	Cost	LF	Cost	LF	Cost	SF	Cost	LF	Cost	\$461.84	per 1000 SF	LS	SF	Cost	SF	Cost	
0709-262-1119-8	WINGRA BUILDING GROUP 1808 W BELTLINE HWY MADISON WI	1211 Fish Hatchery Rd Cedar Street South Street Midland Street	239,303.00	735.25 258.92 814.23 334.37	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	239,303.00	\$110,519.70	\$0.00	0.00	\$0.00	0.00	\$0.00	\$110,519.70
0709-262-1006-7	WINGRA BUILDING GROUP 1808 W BELTLINE HWY MADISON WI	1219 South St Cedar Street High Street	146,315.00	670.28 357.92 437.92	0.00	\$0.00	0.00	\$0.00	2,000.00	\$12,000.00	357.92	\$125,272.00	357.92	\$3,443.19	0.00	\$0.00	0.00	\$0.00	146,315.00	\$67,574.12	\$32,105.00	357.92	\$28,046.61		\$268,440.92	
0709-263-0107-2 TR-U1	SHENANDOAH APARTMENTS LLC 1331 SOUTH ST STE 2 MADISON WI	1331 South St Cedar Street	109,761.00	695.00 151.04	0.00	\$0.00	0.00	\$0.00	800.00	\$4,800.00	151.04	\$52,864.00	151.04	\$1,453.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00	151.04	\$11,835.49		\$70,952.50	
0709-263-0103-0 TSS	CITY OF MADISON EDD PO BOX 2983 MADISON WI	1402 S Park St Cedar Street	79,112.00	190.74 612.03	1,500.00	\$5,250.00	1,000.00	\$5,000.00	4,100.00	\$24,600.00	612.03	\$214,210.22	612.03	\$5,887.72	79,112.00	\$171,540.00	127.00	\$10,954.00	79,112.00	\$36,537.09	\$67,788.00	612.03	\$47,958.61		\$589,725.64	
0709-262-1008-3 CC-T	WELTON FAMILY LTP C/O WELTON ENTERPRISES 702 N BLACKHAWK AVE MADISON WI	1312 S Park St Cedar Street	96,632.08	490.22 349.93	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	349.93	\$122,476.31	349.93	\$3,366.35	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00	349.93	\$27,420.70		\$153,263.35	
TOTALS					1,500.00	\$5,250.00	1,000.00	\$5,000.00	6,900.00	\$41,400.00	1,470.92	\$514,822.53	1,470.92	\$14,150.26	79,112.00	\$171,540.00	127.00	\$10,954.00	464,730.00	\$214,630.90	\$99,893.00	1,470.92	\$115,261.41		\$1,192,902.10	

Street Installation Assessment: The rate for the street installation is calculated based on the total estimated costs divided by the length of the new street divided by 2 (each parcel pays for half the street along their frontage). The rate is then applied to all parcels.

Street Lighting Assessment: The rate for street lighting is calculated based on the total estimated costs divided by the net linear frontage.

Sanitary Sewer Assessment: The rate for sanitary sewer installation is calculated based on the total estimated costs (minus lateral costs) divided by the total net square footage receiving service. The rate is applied to 1402 Park Street as it's the only lot served by this sanitary sewer main.

Storm Sewer Assessment: The storm sewer assessment is broken up as shown below.

- Box Culvert Installation Assessment: The rate for the box culvert storm sewer installation is calculated based on incremental estimated cost to convey the 10-yr event from the intersection of new Cedar St to discharge at Wingra Creek, divided by the total net lot square footage. Additional cost to size box to 100-yr event NOT assessed. The rate for the box culvert is applied to all redeveloping parcels (1211 Fish Hatchery Road, 1219 South Street, 1402 S Park Street).

- Private Storm Sewer Connection Assessment: The rate for public storm sewer installation that serves only private lots (1219 South Street and 1402 S. Park Street) is calculated based on incremental estimated costs to serve those lots. All costs for each lot are assessed to the lot it serves.

- Street Storm Sewer Installation Assessment: The rate for storm sewer installation on Cedar Street is calculated based on the total estimated costs (minus costs covered by private services above) divided by the total net square footage. The rate is applied to all lots along new Cedar Street (1219 South Street, 1331 South Street, 1402 S. Park Street, 1312 S. Park Street).

**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )


LESLEY PARKER, being first duly sworn on oath, deposes and says that:

1. She is an Program Assistant with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 25 day of September, 2020 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 **Cedar Street Assessment District - 2021** 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.

  
\_\_\_\_\_  
Lesley Parker

Subscribed and sworn to before me  
this 25<sup>th</sup> day of September, 2020

  
\_\_\_\_\_  
Johanna L. Johnson

Johanna L. Johnson  
Notary Public, State of Wisconsin  
My Commission expires: January 8, 2022

