

South Charter Street Alley Assessment District - 2026

Project Engineer

Project Limits

Nick Jaeckels ph: 261-9177 email: njaeckels@cityofmadison.com
Easterly portion of South Charter Street Alley to South Charter Street

Alder: 13 Evers

(see map on reverse)

South Charter St Alley

Existing

Proposed

Project Type: Alley Construction
Last Surfaced
Pavement Rating
Curb Rating
Width

N/A
N/A
N/A

Reconstruction
New Pavement
New Alley Gutter

Surface Type
Traffic Mitigation

N/A
Gravel
None

8.5' of asphalt
Asphalt
No changes

Sidewalk, Terraces, & Driveways

Sidewalks

None

No changes

Terraces
Driveways

None
Gravel or asphalt

No changes
No changes

Storm Sewer

Existing

Proposed

Work Required: Add new storm sewer
Size
Material
Year

None
None
None

New Pipes (size varies)
Concrete
2026

Sanitary Sewer

Existing

Proposed

Work Required: No sanitary scope
Size
Material
Year

None
None
None

No Changes
No Changes
No Changes

Water Main

Existing

Proposed

Work Required: No water scope
Size
Material
Year

6"
Ductile Iron
2025

No changes
No changes
No changes

Parking

Existing

Proposed

N/A

No changes

Street Lighting

Existing

Proposed

Area Street Lighting
Pedestrian Lighting

MG&E lighting on utility poles
None

No Changes
No Changes

Traffic Signals

Existing

Proposed

Work Required: No scope
Year

No existing traffic signals

No changes

Land Purchases

None

Trees

There are no planned tree removals with this project prior to construction. The trees within the project limits that remain may have the roots trimmed during construction.

Assessment Policy

Alley Reconstruction* Owner 50% / City 50%
Driveway Apron or Terrace Walk Replacement Owner 50% / City 50%
Local Storm Sewer (inlets & pipes ≤ 12" dia) Owner 50% / City 50%
Storm Sewer Main (pipes > 12" dia) Owner 0% / City 100%
Assessments payable in one lump sum or over a period of 8 years, with 4.5% interest charged on unpaid balance.
*Assessed per linear ft. of frontage

Schedule

Advertise for bids January 2026
Anticipated Construction Start Spring/Summer 2026
Approximate Duration Approx. 6 weeks

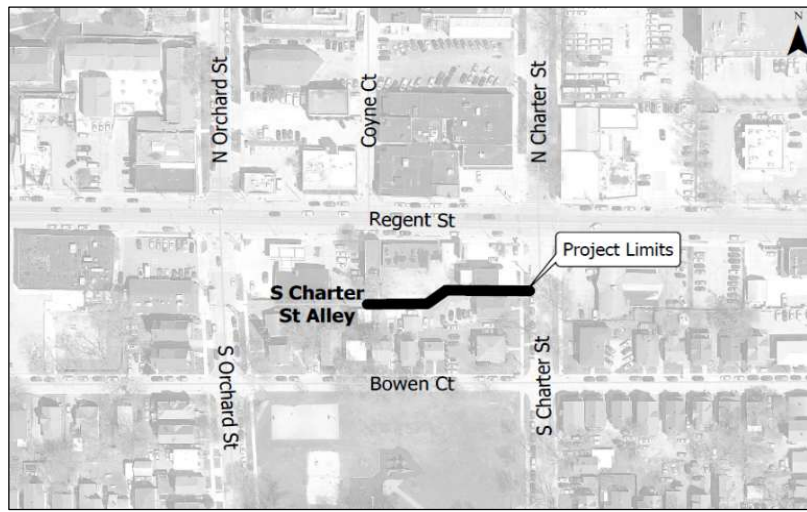
Costs

Total Cost: \$155,000 (Includes 15% Engineering)
Assessments: \$50,382.40
City Cost: \$104,617.6

Correspondence

Email correspondence and phone calls with residents, businesses, and the Alder are ongoing. In lieu of a virtual public meeting, targeted engagement with specific property owners is in progress, and this outreach will continue until all property owners have been reached to discuss the upcoming project and how it may affect their access. A postcard was mailed to property owners and tenants to notify them of the upcoming project. In addition, preliminary assessments and a notice of the public hearing before the Board of Public Works were mailed directly to property owners.

see Map on reverse



Tree Removal Locations

None