

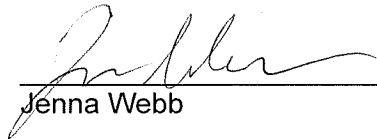
AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

JENNA WEBB, being first duly sworn on oath, deposes and says that:

1. She is a Program Assistant with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 26th day of September, 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 **Mineral Point Road Assessment District - 2026** attached hereto.

2. She 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.



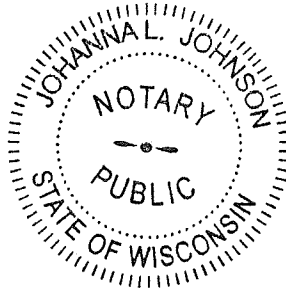
Jenna Webb

Subscribed and sworn to before me
this 26th day of September, 2025



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

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

Parcel Number: «Parcel_No»
Situs Address: «Situs_Address»

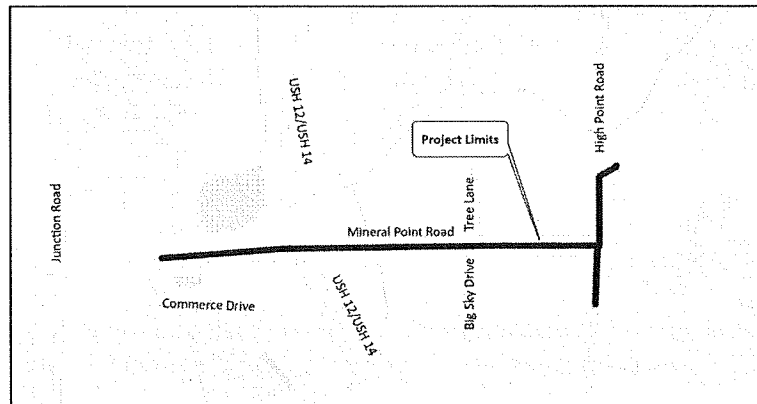
«OwnerLine1»
«OwnerLine2»
«OwnerLine3»
«OwnerLine4»

September 26, 2025

To: Property Owners along Mineral Point Rd

Re: Proposed Street Reconstruction Project & Public Hearing

The City of Madison is planning a 2026/2027 project on Mineral Point Road (Commerce Drive to S. High Point Road) and S. High Point Road (Mineral Point Road to N. Greenway Drainage Property). The proposed project will include replacement of partial water main, partial storm sewer, gravel base, asphalt pavement partial, concrete pavement, pavement marking, partial traffic signal replacement at Mineral Point Road and High Point Road, as well improved pedestrian crossings, and spot replacement of curb and gutter, driveway aprons, and sidewalk as needed. The project will also include installation of a 12' X 6' storm sewer box and a 108" storm sewer pipe for improved drainage in the area. Enclosed with this letter is a fact sheet with some details on the proposed project. Also enclosed is a notification for the Public Hearing, staff will make a brief presentation on the project, which will include a discussion of the different design options. Additional details are on the fact sheet.

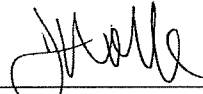


This project will involve special assessments to the owners of properties adjacent to the project. The property owners will be assessed for various items included with this proposed project, and the costs of some of those items are assessed entirely to the owner. Tables detailing the City's standard 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/mineral-point-road>; a hard copy can be mailed 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 4% interest charged on the unpaid balance.

To request accommodations for the special needs or disabilities or if you have any other questions regarding this project, please contact Andrew Zwieg, Project Manager, (608) 266-9219, azwieg@cityofmadison.com. This includes request relating to the Public Hearing and operations of construction.

Sincerely,



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

Project Name: Mineral Point Road Assessment District - 2026

Project ID: 11131

Owner:

«OwnerLine1»

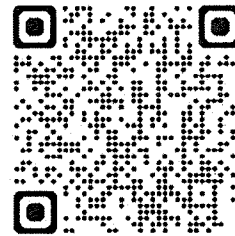
«OwnerLine2»

Parcel(s) being assessed:

Parcel Number: «Parcel_No»

Parcel Location: «Situs_Address»

Street Reconstruction Items		
Remove Concrete Driveway Apron & Terrace Walk	Replace Concrete Driveway Apron	10' Pavement Reconstruction
«Cost1»	«Cost2»	«Cost3»



Total
«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/mineral-point-road>; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.

RFP:ngv

Cc by email:

Joann Pritchett, District 9 Alder
John W. Duncan, District 1 Alder
Janet Schmidt, City Engineering
Tom Mohr, Traffic Engineering
Lorissa Banuelos, Common Council
Zack Eckberg, City Forestry
Bill Sullivan, Fire Department
Laura Hauptli lhauptli@madison.k12.wi.us
Vanessa Cruz vacruz@madison.k12.wi.us
Scott Chehak Sachehak@madison.k12.wi.us
MMSD Transportation transportation@madison.k12.wi.us

Nashaly Gutierrez, City Engineering
Jeremy Nash, Traffic Engineering
David Hansen, Traffic Engineering
Charles Romines, Streets Division
Aaron Leair, City Forestry
Dane County 911
Cara Hanson cmhanson@madison.k12.wi.us
Amanda J Nagel ajnagel@madison.k12.wi.us
John Bain jdbain@madison.k12.wi.us

Andrew Zwieg, City Engineering
Mark Moder, City Engineering
Adam Wiederhoeft, Water Utility
Hannah Mohelnitzky, City Engineering
Tim Sobota, Madison Metro Transit
Jennifer Hannah, Police Department
Mike MacDonald mmacdonald@madison.k12.wi.us
Jason Northouse janorthouse@madison.k12.wi.us
Brian Veit Brain.Veit@meadhunt.com



Department of Public Works
Engineering Division

PROJECT CONTACTS

» **Project Manager:** Andrew Zwieg
(608) 266-9219, azwieg@cityofmadison.com

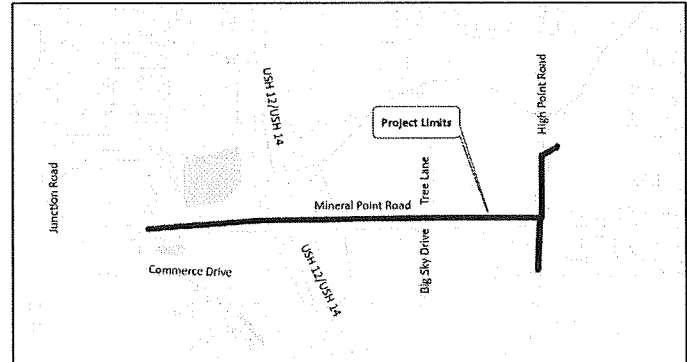
Fact and Details Sheet:
PROPOSED MINERAL POINT ROAD RECONSTRUCTION

Project Details – Proposed Work

Sanitary Sewer: No proposed work.

Water Main: The City will relocate portions of existing water main along Mineral Point Road and S. High Point Road to accommodate the storm sewer work.

Storm Sewer: The City will utilize open cut construction and tunneling methods to upsize and redirect stormwater within the project limits. Storm sewer from the Junction Ridge Pond along Mineral Point Road will be replaced with a 6 feet x 12 feet storm box from Commerce Drive to the USH 12 westbound off-ramp. This will connect to a 108-inch fiberglass storm sewer pipe extending from the USH 12 westbound off-ramp to S. High Point Road, then continuing north along S. High Point Road. The storm sewer pipe on S. High Point Road will change back to a storm box before ultimately discharging at the East Mendota–Pheasant Branch Greenway. The storm sewer improvements are in accordance with the flood mitigation solutions identified in the City of Madison's Pheasant Branch Watershed Study.



Street: The City will replace most of the existing base course and asphalt/concrete pavement, along with spot replacement of curb and gutter, driveway aprons, and sidewalks as needed – either due to condition, utility work, or to fit the proposed design along Mineral Point Road and S. High Point Road (*10-ft pavement and driveway aprons are assessable*).

Mineral Point Road will keep its current width, which varies from 37 to 54 feet (measured face-of-curb to face-of-curb), with a 5-foot sidewalk on the south side and a 10-foot path on the north side. S. High Point Road will also maintain its current 54-foot width (face-of-curb to face-of-curb) and will continue to have 5-foot sidewalks on both sides.

The existing medians at the westbound USH 12 off-ramp/Mineral Point Road and Big Sky Drive/Mineral Point Road intersections will be removed and replaced to accommodate utility work. Similarly, the median at the S. High Point Road/Mineral Point Road intersection will be removed and replaced to support utility work, traffic signal modifications, and minor lane reconfigurations that provide longer turning movements. The project will also include improvements to pedestrian crossings, including a new pedestrian/bicycle crossing at the Tree Lane/Big Sky Drive intersection, designed to enhance safety by limiting movements to left turns in and right turns out onto Mineral Point Road.

Driveways Aprons: Driveway aprons constructed with the project will be replaced with concrete. Driveway widths will be replaced per City of Madison standard detail along Mineral Point Dr (*driveway aprons assessable*).

Bus pads: The existing bus pads and BRT stations along Mineral Point Road will remain in place, and no new stops will be installed.

Streetlights: The City will remove and replace existing light poles located in the medians along Mineral Point Road.

Traffic Signals: The City will install temporary traffic signals at Mineral Point Road/ US 12 westbound ramp and Mineral Point Road/ S. High Point Road intersections to accommodate work on the median. Also, the existing fiber optic along Mineral Point Road is going to be relocated by abandoning the existing conduit going through the median and placing new conduit on the south side 1 ft behind the curb & gutter from USH 12 eastbound on-ramp to S. High Point Road.

Assessments: The project will have special assessments for the street construction and portions of the utility work. 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 owners an estimated cost due after construction is complete. The final assessments bill will be mailed in 2027 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 2025 street improvement rates with an additional discount because of the federal funding provided, and these rates will carry over from the preliminary assessment to the final assessments. The 10-ft. of pavement reconstruction is defined as 10-ft. of street width across the property frontage for properties with direct access off Mineral Point Road. The property payment options include payment by lump sum or over eight years with 4% interest, after final assessments are mailed.

Item	Property Owner Share	City Share	Federal Share
10' Pavement Replacement*	20%	0%	80%
Driveway Apron Replacement	10%	10%	80%
Curb & Gutter Replacement	0%	20%	80%
Sidewalk Replacement	0%	20%	80%
Intersection Curb & Pavement	0%	20%	80%
Storm Box/Storm Pipe	0%	20%	80%
Water Main	0%	100%	0%
Water Main Services	0%	100%	0%
Storm Sewer Main	0%	20%	80%
Private Storm Connections (if any)	100%	0%	0%
*Pavement Replacement assessed per linear ft of frontage.			

Real Estate: A permanent limited easement will be acquired on S. High Point Road to Tree Lane along an existing drainage way. This will provide access rights for the City to maintain the drainage way.

Trees: There are 3 ((201 S High Point Road 2-American Basswood) and (7801 Mineral Point Road 1-Honeylocust)) planned tree removals in the right-of-way as well as tree and brush removals within 201 S. High Point Road because of conflicts with the storm sewer installation. If, during construction, it is determined that any additional trees must be removed, adjacent property owners will be notified prior to removal of trees. 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 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.

Street trees provide many benefits to our city and are considered an important part of the city's infrastructure. Forestry Section staff will evaluate the terrace for new planting sites and potential replacement sites when the project is complete. There is no additional cost to the adjacent property owner for a tree planting. Street trees are typically planted in the spring of the year following the completion of the construction project. Per Madison General Ordinance 10.10, City Forestry determines tree species and planting locations. Residents cannot choose or plant their own tree in the terrace.

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 and sign-up for email updates too, <https://www.cityofmadison.com/engineering/projects/mineral-point-road>

Construction Schedule & Impacts

Tentative Schedule: The anticipated start is April 2026 and is expected to be completed by the end of June 2027. It is expected the project will take approximately 15 months to complete between 2026 and 2027.

Traffic Impacts: The project will be completed in six stages.

On Mineral Point Road, two lanes of traffic in each direction will be maintained between Commerce Drive and S. High Point Road but will be down to one lane at times in both directions.

On S. High Point Road, one lane of traffic will be maintained in each direction throughout construction, except when the Contractor is actively working to install storm box, a full closure will be required.

At the intersections of Big Sky Drive, Tree Lane, and S. High Point Road with Mineral Point Road, left and right turn lanes will be closed when work is occurring directly at the intersections. During the storm box installation at the USH 12/14 ramps, traffic will also be affected. The westbound off-ramp will have the right turn closed, and the left turn lanes will be reduced when work is occurring on the ramp. Similarly, the eastbound on-ramp will have lane reductions for both left and right turns when work is taking place on the ramp.

Driveways may be temporarily inaccessible while construction occurs in front of them or during the installation of new curb, gutter, sidewalks, or driveway aprons. To maintain access, driveways will be reconstructed one half at a time.

Metro Bus Route R will be impacted during construction on S. High Point Road. Southbound and northbound bus stops near Mineral Point Road will be closed, and buses will detour via Tree Lane and Randolph Drive to reach Mineral Point Road and return to S. High Point Road. A temporary bus stop will be located westbound along Mineral Point Road approaching the S. High Point Road intersection; as well as southbound along S. High Point Road approaching Mineral Point Road.

Weekend and night work is anticipated along Mineral Point Road and S. High Point Road to accommodate installation of the large storm box and storm sewer pipe.

A more detailed discussion about traffic control, construction sequencing, weekend/night work, and construction timing will be provided as construction approaches.

Water Shut-offs: An average of two water shut-off are expected for properties affected by areas of water main relocations within the project limits. A minimum of 48 hours of notice will be provided prior to the shutoffs. Each shut-off may last up to 8 hours, but typically last about 4 hours. The water will be shutoff when the new water main is connected to the existing main and connecting the service to the new main. At the start of construction, the existing main will remain in service until the new main is installed and connected. Emergency shutoffs may occur if the old, brittle main is damaged during construction. If this happens, crews will work to notify affected properties as quickly as possible.

**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, OCTOBER 8, 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

MINERAL POINT ROAD ASSESSMENT DISTRICT - 2026

**MACARTHUR ROAD, MACARTHUR COURT, LARSON COURT, SYCAMORE AVENUE
ASSESSMENT DISTRICT - 2026**

LAKESIDE STREET SANITARY SEWER REPLACEMENT ASSESSMENT DISTRICT - 2025

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **SEPTEMBER 26, 2025**