

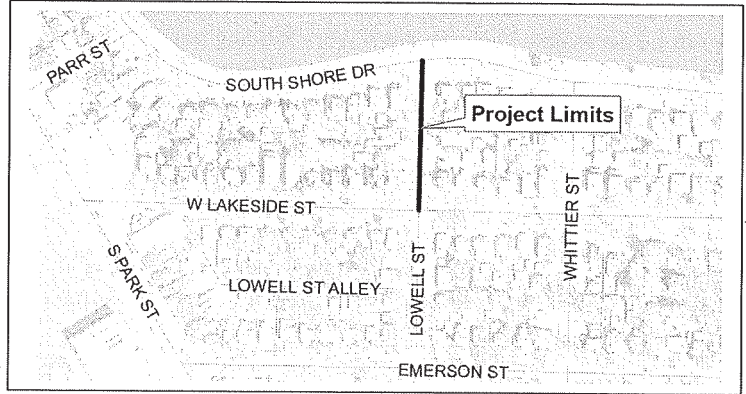


**Fact and Details Sheet:  
 PROPOSED LOWELL STREET  
 RECONSTRUCTION**

PROJECT CONTACTS	
» Project Manager:	Rachel Dudley (608) 261-9177, rdudley@cityofmadison.com
» Sewer Designer:	Todd Chojnowski (608) 266-4094, tchojnowski@cityofmadison.com
» Traffic Engineering:	Alexandra Heinritz (608) 267-1102, AHeinritz@cityofmadison.com

**Project Details – Proposed Work**

**Sanitary Sewer:** The City will replace the existing sanitary sewer main and replace laterals from the main to the property line within the project limits (existing main: 10", vitrified clay, 1928), (proposed size: 10", PVC). In limited cases where the existing lateral is cast iron, appears to be in good condition upon inspection, and runs under a tree, the lateral will only be replaced to the back of curb. In those cases, the owner will not be assessed for the additional footage of replacement that is not completed. If you would like a full lateral replacement to the property line in cases such as this, please contact the Project Manager (*laterals assessable*).



**Water Main:** The City will not replace the water main along Lowell Street.

**Storm Sewer:** The City will replace the storm sewer main and laterals in the street.

**Street:** The City will replace all of the pavement, curb and gutter, spot replace sidewalks as needed, and replace driveway aprons. (*10 ft. pavement and driveway aprons are assessable*).

The proposed Lowell Street width will be 30 ft. (*same as existing*) from face of curb to face of curb with parking on both sides.

**Driveway Aprons:** Driveway aprons constructed with the project will be replaced with concrete. Driveway aprons will be replaced per the City of Madison standard detail. (*Driveway aprons assessable*).

**Bus pads:** Bus pads will not be installed along Lowell Street.

**Street Lights:** There are no proposed changes to street lighting along Lowell Street.

**Trees:** Terrace trees may be pruned prior to construction to provide clearance for construction equipment. There are no planned tree removals within this project. If, during the course of construction, it is determined that any additional 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.

**Assessments:** The project will have special assessments for the street construction. 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 in 2025 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 2024 street improvement rates and will carry over from the preliminary assessment. The sanitary sewer laterals and private storm sewer connections will be billed based on bid prices

Item	Property Owner Share	City Share
10' Pavement Replacement*	100%	0%
Driveway Aprons	50%	50%
Curb & Gutter Replacement	0%	100%
Sidewalk Replacement	0%	100%
Terrace Walk (between sidewalk & curb)	50%	50%
Intersection Curb & Pavement	0%	100%
Sanitary Sewer Main	0%	100%
Sanitary Laterals to property line	25%	75%
Storm Sewer Main	0%	100%
Private Storm Connections (if any)	100%	0%
*10' pavement reconstruction assessed per linear ft. of frontage		

and measured quantities during construction. The property payment options include payment by lump sum or over eight years with 5 percent interest.

**Project Website:** [cityofmadison.com/engineering/projects/lowell-street-reconstruction](http://cityofmadison.com/engineering/projects/lowell-street-reconstruction)

## Construction Schedule & Impacts

**Tentative Schedule:** It is expected the project will take approximately 4 months to complete between May 2024 and August 2024.

**Traffic Impacts:** Lowell Street will be closed to all traffic until the project is complete. Local access will be provided, but driveways may not be accessible at times when work is being performed in front of the driveway and while new curb and gutter, sidewalk, and driveway aprons are constructed. Driveway closures may last up to a cumulative total of 20 days. 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. There will be a short-term full closure on W Lakeside Street to connect the new sanitary sewer from Lowell Street to the existing main within the intersection. S Shore Drive will have a short-term full closure to install a new storm sewer connection to Lake Monona.

**Water Shut-offs:** There are no planned water shut-offs. Emergency shut-offs are possible if existing main is damaged during construction. Affected properties are notified as soon as possible.

**Refuse Collection:** It will be the contractor's responsibility to allow for refuse collection to continue during construction. Please mark your address on your cart to make sure it is returned if moved. We ask that you place your carts at the street the evening prior to or at the very latest 6:00 a.m. the morning of your scheduled refuse/recycling day.

**Landscaping:** Existing landscaping plantings within the terrace (between curb & sidewalk) will be impacted. If you wish to save any landscaping, it should be removed prior to the start of work in 2024. Stone or brick pavers within the terrace you wish to save should be removed prior to construction and you may reinstall those items after construction is complete.