



Department of Public Works
Engineering Division
James M. Wolfe, P.E., City Engineer

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Deputy City Engineer
Bryan Cooper, AIA
Gregory T. Fries, P.E.
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Deputy Division Manager
Kathleen M. Cryan

Principal Engineer 2
John S. Fahrney, P.E.
Janet Schmidt, P.E.

Principal Engineer 1
Mark Moder, P.E.
Andrew J. Zwiag, P.E.

Financial Manager
Steven B. Danner-Rivers

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

December 19, 2023

To: Property Owners along Lowell Street

Re: Lowell Street Assessment District - 2024

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 owners of property 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/lowell-street-reconstruction>, a hard copy can be mailed to you 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 the 5% 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 Rachel Dudley Project Manager, (608) 261-9177, rdudley@cityofmadison.com. This includes requests relating to the Public Hearing and operations of construction.

Sincerely,

James M. Wolfe, P.E.
City Engineer

SEE BACK

Project Name: LOWELL STREET ASSESSMENT DISTRICT - 2024

Project Limits: LOWELL STREET BETWEEN W LAKESIDE STREET AND S SHORE DRIVE

Project ID: 14075

Owner:

«OwnerLine1»

«OwnerLine2»

Parcel(s) being assessed:

Parcel Number: «Parcel_No»

Parcel Location: «Situs_Address»

Street Construction Items			
Remove Concrete Driveway Apron	Replace Concrete Driveway Apron	10" Pavement Reconstruction	Subtotal
«Cost1»	«Cost2»	«Cost3»	«SubT1»

Sanitary/Storm Sewer Construction Items			
Sanitary Sewer Reconnect	Remove & Replace Sanitary Lateral	Private Storm Sewer Connection	Subtotal
«Cost4»	«Cost5»	«Cost6»	«SubT2»

Street Subtotal	Sewer Subtotal	Total
«SubT1»	«SubT2»	«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/lowell-street-reconstruction>; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.

JMW:rd

Cc by email:

District 6 Alder
Traffic Engineering Staff
Police Department
Fire Department
Dane County 911
MMSD School District Transportation

City Engineering Staff
Streets Division Staff
City Forestry Staff
Madison Metro Transit Staff
Badger Bus Lines

**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, JANUARY 10, 2024 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 five (5%) 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

E. WILSON AND E. DOTY RECONSTRUCTION ASSESSMENT DISTRICT – 2024

LAKE MENDOTA DRIVE AND NORMAN WAY RECONSTRUCTION ASSESSMENT DISTRICT – 2024

LOWELL STREET RECONSTRUCTION ASSESSMENT DISTRICT – 2024

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ December 29, 2023