



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

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**Assistant City Engineer**  
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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 D. Moder, 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»

February 9, 2024

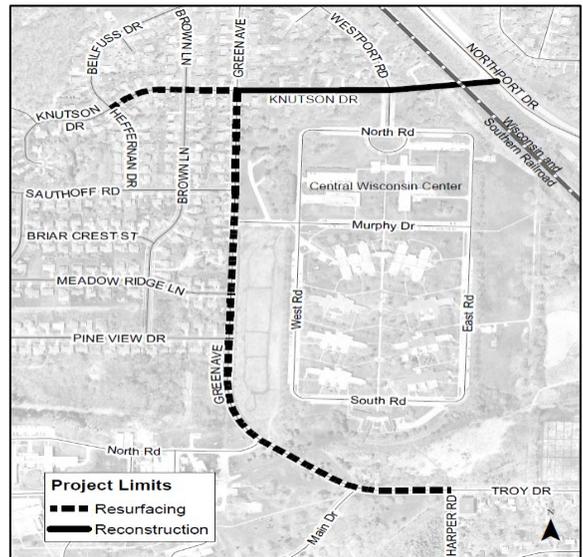
**To: Property Owners and Residents along Knutson Drive and Green Ave**

**Re: Proposed Street Reconstruction Project & Public Hearing**

The City of Madison is planning a reconstruction project on Knutson Drive (Green Avenue to Northport Drive), along with resurfacing on Knutson Drive (Heffernan Drive/Beilfuss Drive to Green Avenue) and Green Avenue (Harper Road to Knutson Drive). 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.

The City will propose a new street layout for Knutson Drive (Green Avenue to Northport Drive) based on feedback City received from residents and the Transportation Commission, see fact sheet for more information.

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. A table 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 website: <https://www.cityofmadison.com/KnutsonDrive>, a hard copy can be mailed to you upon request. The frontage 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 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 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 Andrew Zwieg Project Manager, (608) 266-9219, [azwieg@cityofmadison.com](mailto:azwieg@cityofmadison.com). This includes requests relating to the Public Hearing and operations of construction.

Sincerely,

James M. Wolfe, P.E.  
 City Engineer

**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, FEBRUARY 21, 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](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 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](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**

**WEST WASHINGTON AVENUE AND SOUTH HENRY STREET RESURFACING ASSESSMENT DISTRICT – 2024**

**RUTLEDGE ST RECONSTRUCTION ASSESSMENT DISTRICT – 2024**

**KNUTSON DRIVE AND GREEN AVENUE ASSESSMENT DISTRICT - 2024**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ **February 9, 2024**