



Department of Public Works  
**Engineering Division**  
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**Principal Engineer 1**  
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Steven B. Danner-Rivers

Parcel Number: «Parcel\_No»  
Situs Address: «Situs\_Address»

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

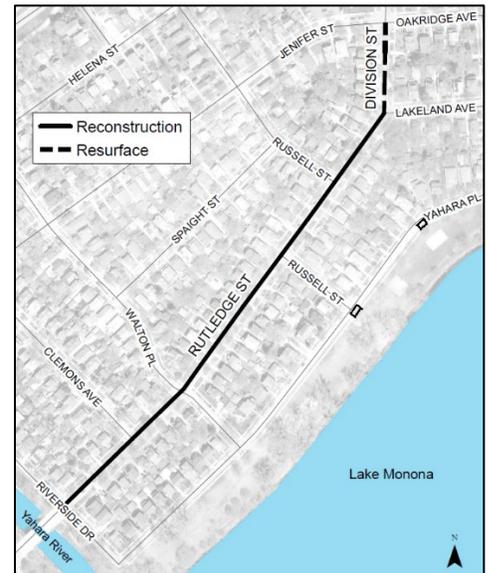
February 9, 2024

**To: Property Owners and Residents along Rutledge Street and Division Street**

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

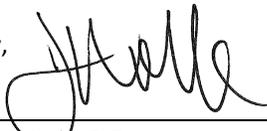
The City of Madison is planning a 2024 reconstruction project on Rutledge Street (Riverside Drive to Division Street/Lakeland Avenue), along with resurfacing Division Street (Rutledge Street/Lakeland Avenue to Jenifer Street/Oakridge Avenue) and two spot pavement replacements on Yahara Place to lower sanitary structures. The proposed project will include replacement of the sanitary sewer main and laterals, water main, storm sewer main and laterals, gravel base, curb & gutter, driveway aprons, asphalt pavement, pavement markings, signs, as well improved pedestrian crossings, and spot replacement of sidewalk, as needed. 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. At the 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 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/RutledgeStreetReconstruction>, 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 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 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 Nashaly Gutierrez, Project Engineer, at (608) 266-4414, [ngutierrez@cityofmadison.com](mailto:ngutierrez@cityofmadison.com). This includes requests relating to the Public Hearing and operations of construction.

Sincerely,  
  
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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**