



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

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Assistant City Engineer
Bryan Cooper, AIA
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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. Zwiag, P.E.

Financial Manager
Steven B. Danner-Rivers

Parcel Number: «Parcel_No»
Situs Address: «Situs_Address»
«OwnerLine1»
«OwnerLine2»
«OwnerLine3»
«OwnerLine4»

March 22, 2024

TO: Property owners along Hermina Street and Union Street

RE: Proposed Street Reconstruction & Utility Replacement Project & Public Hearing

The City of Madison is proposing to reconstruct Hermina St and Union St (between N Marquette St and Clyde Gallagher Ave). The project will also include a new bike-pedestrian bridge over the Starkweather Creek that will connect from the Starkweather Creek Path to Hermina St (east of Starkweather Creek).

Enclosed with this letter is a fact sheet with details on the proposed project, including a map of the project limits. Also enclosed is a notification for the Public Hearing before the Board of Public Works, which will be held virtually over Zoom. The date and time of the public hearing can be found on the notification, and once available, links to register for the public hearing can be found at <https://www.cityofmadison.com/city-hall/committees/meeting-schedule>.

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 those items are assessed fully or partially to the owner. A table detailing the City's standard assessment policy for these items is included in the attached 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/hermina-and-union-streets-reconstruction-and-bridge>; a hard copy can be mailed to you upon request. The linear street frontages and estimated areas of assessable items are listed on the full schedule. After work is complete, a final assessment cost will be calculated based on a mix of historic average costs, project bid prices and the actual work completed. 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 a 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 the Project Engineer, Aaron Canton at (608) 242-4763 or acanton@cityofmadison.com. This includes requests relating to the Public Hearing and requests relating to the actual operations of construction.

Sincerely,

James M. Wolfe, P.E.
City Engineer

Project Name: Hermina & Union Street Reconstruction Assessment District – 2024

Project Limits: Hermina & Union Street from Marquette St to Starkweather Creek

Project ID: 14762

Owner:

«OwnerLine1»

«OwnerLine2»

Parcel(s) being assessed:

Parcel Number: «Parcel_No»

Parcel Location: «Situs_Address»

Street Reconstruction Concrete Items			
Remove Concrete Driveway and/or Terrace Walk	Install Concrete Driveway Apron	Install Concrete Terrace Walk	Subtotal
«Cost1»	«Cost2»	«Cost3»	«SubT1»

Street Reconstruction Asphalt Items		
Replace Asphalt Driveway	Asphalt Pavement Reconstruction	Subtotal
«Cost4»	«Cost5»	«SubT2»

Sanitary and Storm Sewer Items			
Sanitary Sewer Reconnect	Remove & Replace Sanitary Lateral	Private Storm Sewer Connection	Subtotal
«Cost6»	«Cost7»	«Cost8»	«SubT3»

Subtotal	Subtotal	Subtotal	Total
«SubT1»	«SubT2»	«SubT3»	«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/hermina-and-union-streets-reconstruction-and-bridge>; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.

JMW: ajc

Cc by Email:

Ald. Martinez-Rutherford
Yang Tao, City Traffic Engineering
Brad Hofmann, City Forestry
Adam Wiederhoeft, Water Utility
Tom Mohr, City Traffic Engineering
Pete Holmgren, Water Utility
Dane County 911
Mark Moder, City Engineering
Cedric Hodo, cdhodo@madison.k12.wi.us
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Jeremy Nash, City Traffic Engineering
Erin Geter, City Engineering
Ian Brown, City Forestry
Chris Petykowski, City Engineering
Jim Wolfe, City Engineering
Maddie Dumas, City Engineering
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Janet Schmidt, City Engineering
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Cara Hanson, cmhanson@madison.k12.wi.us
Mike MacDonald, mmacdonald@madison.k12.wi.us
Lorissa Banuelos, LBanuelos@cityofmadison.com

**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, APRIL 3, 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

HERMINA & UNION STREET RECONSTRUCTION ASSESSMENT DISTRICT – 2024

STARKER AVENUE RESURFACING ASSESSMENT DISTRICT – 2024

STEVENS STREET RESURFACING ASSESSMENT DISTRICT - 2024

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **March 22, 2024**