



Department of Public Works

Engineering Division

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**To: FOURTH LAKE II LLC
 % BIRWOOD LLC
 3165 E WASHINGTON AVE
 MADISON, WI 53704**

**Re: Sidewalk Replacement Notice for
 311 N Franklin St
 Parcel # 070913313080**

May 21, 2026

Dear Property Owner:

The City of Madison Common Council adopted an annual public sidewalk maintenance plan that provides needed sidewalk repair and replacement throughout the City. This program is designed to bring substandard, hazardous, or defective sidewalk up to current standards. The work associated with this program is typically completed within two aldermanic districts each year, rotating through the City on a ten-year cycle. Your property is located within district 02, which is scheduled for repairs in 2026.

In 2022, the City of Madison revised its Policy for the Assessment of Street Improvements, including work associated with the Sidewalk Replacement Program. **As a result of these changes, the cost of sidewalk sections that are removed and replaced with this program, or sections that have edges that will be saw cut to remove tripping hazards, will NOT be assessed to the adjacent property.**

Please note, not all sidewalks will be replaced. Generally, sidewalk sections that contain one or more of the following defects will be considered for repairs:

- ☐ Sidewalk sections that are cracked or broken
- ☐ Sidewalk sections with voids and erosion of concrete, often at joints
- ☐ Sidewalk sections with offset edges, creating tripping hazards
- ☐ Sidewalk sections that are sunken or settled so that more than one-half the width can pond water and ice

City Engineering staff have marked sidewalk sections designated for replacement with white paint. An 'X' on a single stone, or a series of arrows and dashes across multiple stones, indicate the limits of removal.

Sidewalk sections that have been marked with pink paint across the joint and a white 'C' indicates the joint will be saw cut to remove a trip hazard.

In some cases, portions of driveway aprons and service walks may also need to be repaired to match sidewalk grades.

One aspect of the program that is always of great concern to residents is the impact on trees within the right-of-way or on private property. We address those concerns as follows:

- Often tree roots gradually displace the sidewalk. In most instances, the displaced sidewalk will be removed and the tree roots will be pruned to a point below the sidewalk, and City Forestry is

consulted to review the root pruning. Some sidewalk will be marked "NRC" which indicates No Root Cutting shall take place until Forestry staff is able to review the tree roots.

- Our goal is not to remove trees that conflict with sidewalks. However, on rare occasions, it has been necessary to remove trees throughout the city annually in order preserve long term safety and accessibility of City sidewalks. If it is determined that a tree is a safety issue and needs to be removed, the adjacent property owner(s) will be notified prior to any removal taking place.
- The City has developed specifications designed to prevent accidental damage to trees. If trees are damaged by the contractor, they will be reviewed closely by City Forestry, and appropriate enforcement actions will follow, consistent with the specifications.

Objects within the public right of way, typically 12 inches from the house side of the sidewalk extending out toward the street, such as plantings, landscape features, pavers, invisible pet fences, or sprinkler systems, without a permit, may be subject to removal and/or repair at the property owner's expense. Removing or marking these items prior to construction may help to reduce the risk of damage.

Contractors may work between the hours of 7:00 am and 7:00 pm, Monday-Friday with occasional work possible on Saturdays. Barricades and "No Parking" signs with approximate start/end dates will be placed 48 hrs in advance of construction. If construction will limit access to all, or part, of a driveway, the property owner will be notified a minimum of 48 hrs in advance of the work via written notice from the contractor.

If you need additional information regarding this project, or would like to discuss a particular problem with your sidewalk, please call our Sidewalk Inspection staff at 264-7340, or 266-4088. Please leave a message if members of the inspection staff are unavailable. All calls are returned in a timely manner.

Sincerely,



James M. Wolfe, P.E.
City Engineer

Cc: Bill McGlynn, City Engineering
Cc: Kyle Frank, City Engineering
Cc: Chris Petykowski, City Engineering
Cc: Will Ochowicz, Alder District 2