



ENGINEERING DIVISION

Andrew Beyer, P.E.
920.262.4050

Maureen McBroom, ENV SP
920.206-4264

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Administrative Assistant
Wanda Fredrick 920.262.4060

September 11, 2024

TJW Plant10 LLC
6103 N 76th Street
Milwaukee, WI 53218

TAX PARCEL NUMBER: 291-0815-0911-001

Re: Sidewalk at 716 S TWELFTH STREET, Watertown, WI

Dear PROPERTY OWNER:

Our department has received a complaint concerning the condition of the sidewalk abutting your property at **716 S TWELFTH STREET**. Your property has been inspected and the marked sections of sidewalk **along S. Twelfth Street** have been found to be a hazard and are in need of replacement.

According to City Code 457-3(A), the maintenance of the sidewalk is the responsibility of the abutting property owner.

By order of the Watertown Public Works Commission and affirmed by the Watertown Common Council, you are hereby notified to replace all marked sections of sidewalk according to City specifications.

You, as property owner, may:

- 1) Replace the sidewalk yourself, according to City specifications.
- 2) Hire your own sidewalk contractor to replace the sidewalk.
- 3) Have the City contractor complete the work for you at the prices listed on the enclosed estimate.

A permit is required for this sidewalk replacement. It can be obtained at the Engineering Department in the Municipal Building. There is no charge for this permit.

You have until **October 10, 2024** to repair this sidewalk. If, after this date the sidewalk is not replaced, a contractor hired by the City, shall repair the sidewalk and you will be invoiced for the cost. Any costs less than \$300.00 shall be paid in full sixty (60) days from billing date. Costs between \$300.00 and \$1,000.00 are due in full one (1) year after billing date. Costs greater than \$1,000.00 are due in two (2) equal annual payments; the first of which is due one (1) year from billing date and the second is due two (2) years from billing date. Unless previously paid, the costs will be collected as a special tax against the property.

Your sidewalk repair may need a Tree Protection Permit during Construction if adjacent to a city tree. Those permits are also issued at the Engineering Department in the Municipal Building. There is no charge for this permit.

Please advise us before **October 2, 2024** of which method you plan to repair this sidewalk.

Thank you for your cooperation in this matter.

Sincerely,

Ritchie Piltz

Ritchie Piltz
Engineering Project Manager

Enclosure

Via Certified Mail

CITY CONTRACT PRICES
(Estimated Costs Only)

Estimate for: 716 S TWELFTH STREET

Remove existing concrete sidewalk: (4"):	61.74	Sq. ft. @	\$3.00/ Sq. ft. =	\$185.22
Remove existing concrete sidewalk (6"):		Sq. ft. @	\$3.00/ Sq. ft. =	
Construct miscellaneous concrete sidewalk (4"):	61.74	Sq. ft. @	\$13.25/ Sq. ft. =	\$818.06
Construct miscellaneous concrete sidewalk: (6"):		Sq. ft. @	\$13.25/ Sq. ft. =	
REPLACEMENT ESTIMATED TOTAL AMOUNT				\$1,003.28

NOTE: THIS IS ONLY A NOTICE. THIS IS NOT A BILL.

IMPORTANT: THIS NOTICE SHALL ACCOMPANY TRANSFER OF PROPERTY





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September 11, 2024

Scott & Jennifer M. Stafford
1408 Duffy Street
Watertown, WI 53094

TAX PARCEL NUMBER: 291-0815-0323-006

Re: Sidewalk at 1408 DUFFY STREET, Watertown, WI

Dear PROPERTY OWNER:

Our department has received a complaint concerning the condition of the sidewalk abutting your property at **1408 DUFFY STREET**. Your property has been inspected and the marked sections of sidewalk **along Duffy Street** have been found to be a hazard and are in need of replacement.

According to City Code 457-3(A), the maintenance of the sidewalk is the responsibility of the abutting property owner.

By order of the Watertown Public Works Commission and affirmed by the Watertown Common Council, you are hereby notified to replace all marked sections of sidewalk according to City specifications.

You, as property owner, may:

- 1) Replace the sidewalk yourself, according to City specifications.
- 2) Hire your own sidewalk contractor to replace the sidewalk.
- 3) Have the City contractor complete the work for you at the prices listed on the enclosed estimate.

A permit is required for this sidewalk replacement. It can be obtained at the Engineering Department in the Municipal Building. There is no charge for this permit.

You have until **October 10, 2024** to repair this sidewalk. If, after this date the sidewalk is not replaced, a contractor hired by the City, shall repair the sidewalk and you will be invoiced for the cost. Any costs less than \$300.00 shall be paid in full sixty (60) days from billing date. Costs between \$300.00 and \$1,000.00 are due in full one (1) year after billing date. Costs greater than \$1,000.00 are due in two (2) equal annual payments; the first of which is due one (1) year from billing date and the second is due two (2) years from billing date. Unless previously paid, the costs will be collected as a special tax against the property.

Your sidewalk repair may need a Tree Protection Permit during Construction if adjacent to a city tree. Those permits are also issued at the Engineering Department in the Municipal Building. There is no charge for this permit.

Please advise us before **October 2, 2024** of which method you plan to repair this sidewalk.

Thank you for your cooperation in this matter.

Sincerely,

Ritchie Piltz

Ritchie Piltz
Engineering Project Manager

Enclosure

Via Certified Mail

CITY CONTRACT PRICES
(Estimated Costs Only)

Estimate for: 1408 DUFFY STREET

Remove existing concrete sidewalk: (4"):	40.4	Sq. ft. @	\$3.00/ Sq. ft. =	\$121.20
Remove existing concrete sidewalk (6"):		Sq. ft. @	\$3.00/ Sq. ft. =	
Construct miscellaneous concrete sidewalk (4"):	40.4	Sq. ft. @	\$13.25/ Sq. ft. =	\$535.30
Construct miscellaneous concrete sidewalk: (6"):		Sq. ft. @	\$13.25/ Sq. ft. =	
REPLACEMENT ESTIMATED TOTAL AMOUNT				\$656.50

NOTE: THIS IS ONLY A NOTICE. THIS IS NOT A BILL.

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