

Groveland Terrace Rural to Urban Reconstruction 2019

December 18th, 2018
Public Information Meeting

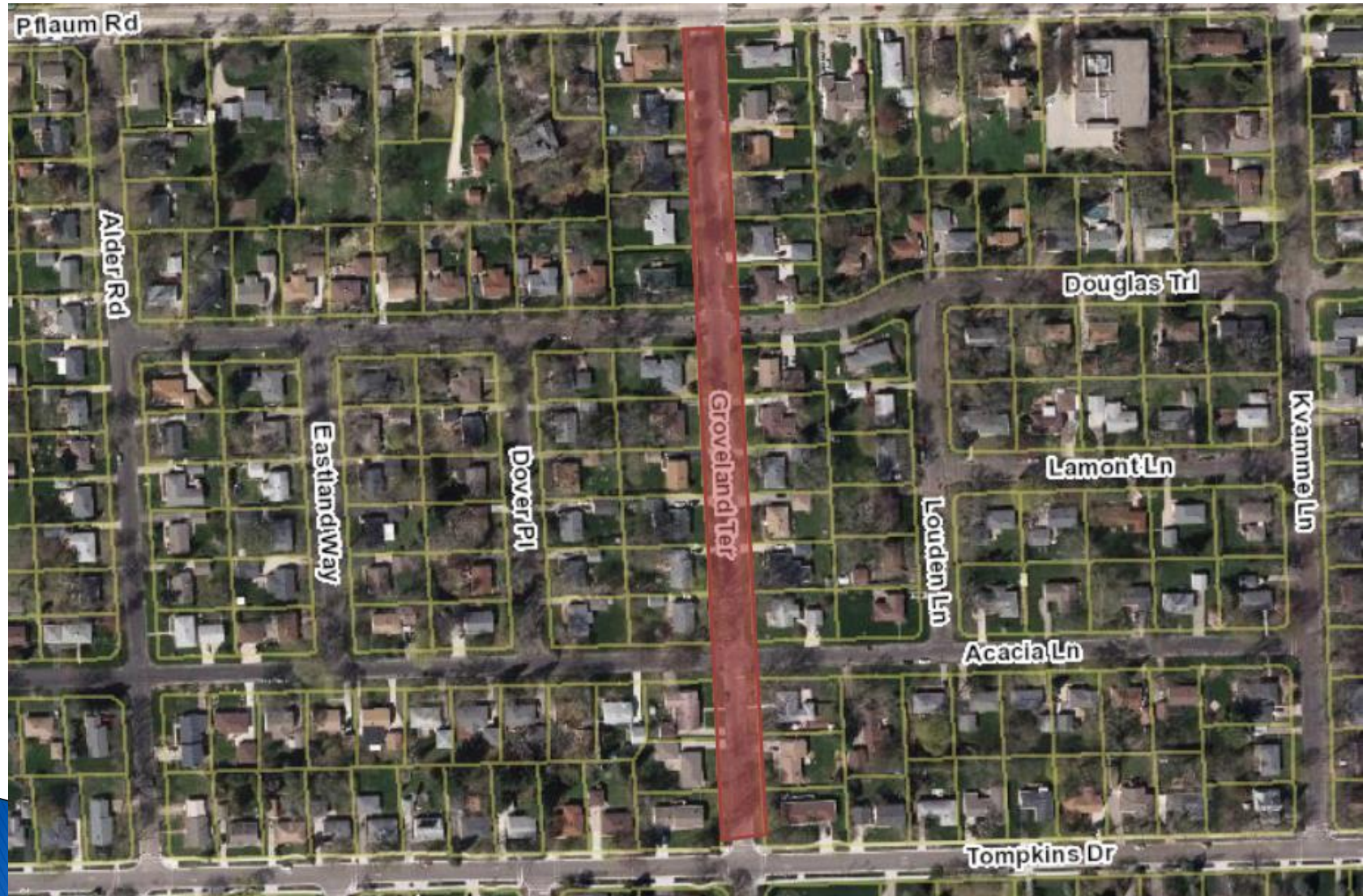


Meeting Agenda

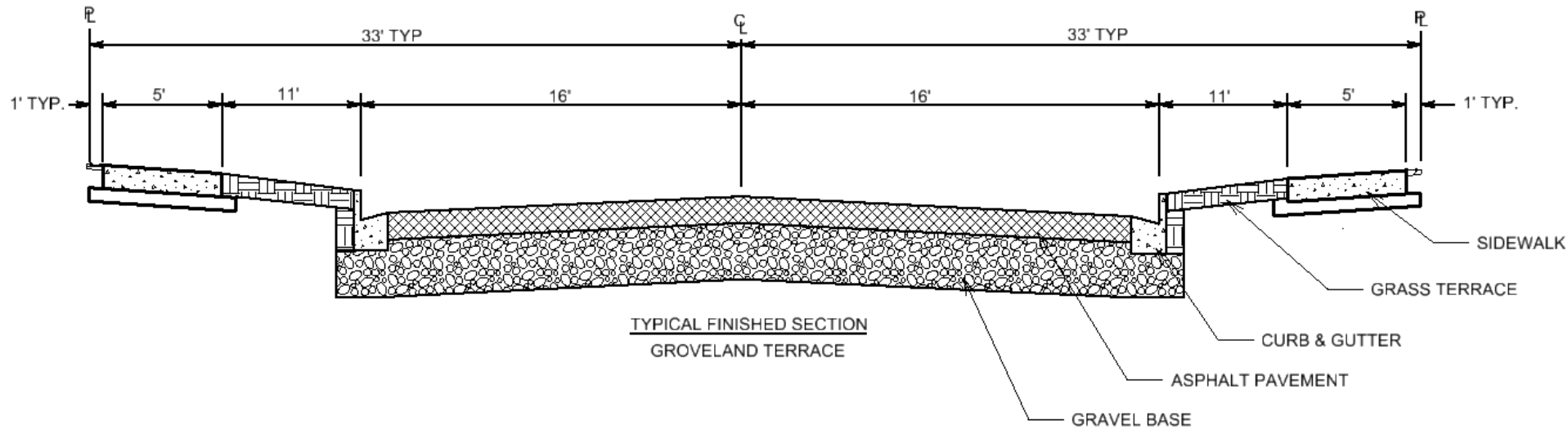
- ▶ Staff Introduction
- ▶ Project Overview
 - Project Scope
 - Utility Work
 - Traffic Impacts
- ▶ Assessments
- ▶ Schedule
- ▶ Final Questions and Wrap-up

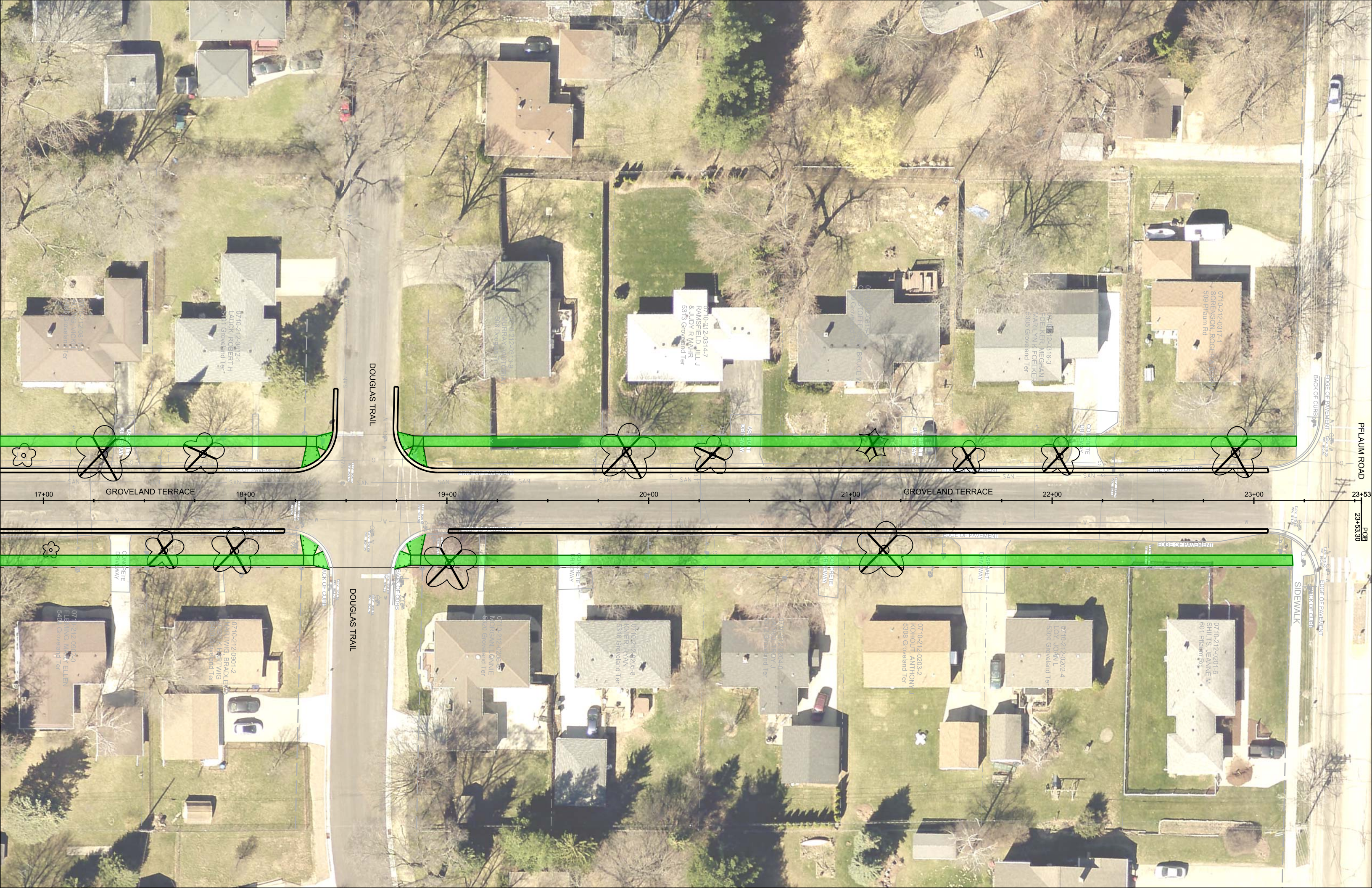


Project Limits



Project Scope





PFLAUM ROAD

23+53.30

23+53.30

EDGE OF PAVEMENT
BACK OF CURB

EDGE OF PAVEMENT
BACK OF CURB
SIDEWALK

0710-212-0317-1
SOORENSON, ROGER
509 Pfalun Rd

0710-212-0201-6
SHULTS, JEANNE M
601 Pfalun Rd

0710-212-0316-3
FOELKER, MEGHAN
MARLYN K FOELKER
5305 Groveland Ter

0710-212-0202-4
LOY, JOAN L
5304 Groveland Ter

0710-212-0314-7
RAVENSFIELD, JILL J
& JUDY R WAHR
5313 Groveland Ter

0710-212-0203-2
KOHOUT, ANTHONY
5308 Groveland Ter

0710-212-0313-9
MURRAY, SCOTT
501 Groveland Ter

0710-212-0205-8
KNIER, RYAN
5316 Groveland Ter

0710-212-0312-1
LAUCK, ROBERT H
5301 Groveland Ter

0710-212-0206-8
MORGAN, LONNIE
6200 Groveland Ter

0710-212-0311-2
MARTING, BRADLEY
5307 Groveland Ter

0710-212-0201-2
MARTING, BRADLEY
5307 Groveland Ter

0710-212-0311-2
MARTING, BRADLEY
5307 Groveland Ter

0710-212-0201-2
MARTING, BRADLEY
5307 Groveland Ter

17+00

GROVELAND TERRACE

18+00

19+00

20+00

21+00

GROVELAND TERRACE

22+00

23+00

DOUGLAS TRAIL

DOUGLAS TRAIL

EDGE OF PAVEMENT
BACK OF CURB

CONCRETE
DRIVEWAY

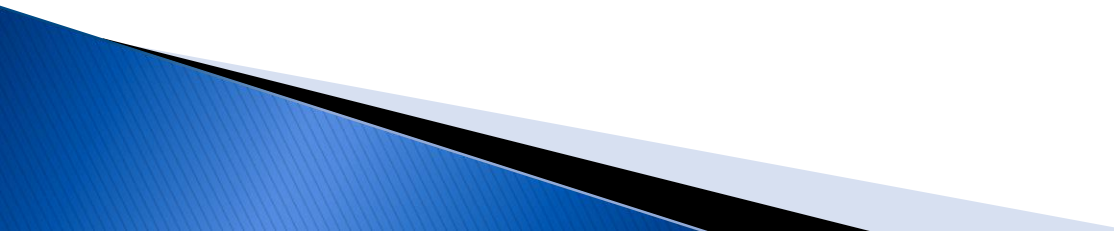
EDGE OF PAVEMENT
BACK OF CURB

Tree Removals

Removal Due to:	Number of Removals
Health and Condition	5
Intersection Visibility/ Safety	1
Design Needs*	18
	<hr/>
	24

*Removals due to design needs are “worst case scenario.” Some of these trees may be able to be saved by modifying grading and/or easement acquisitions from adjacent property owners.

Project Scope – Roadway

- ▶ Install new curb and gutter to improve drainage
 - ▶ Install new sidewalk for improved accessibility
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Why Sidewalk? Why Curb?

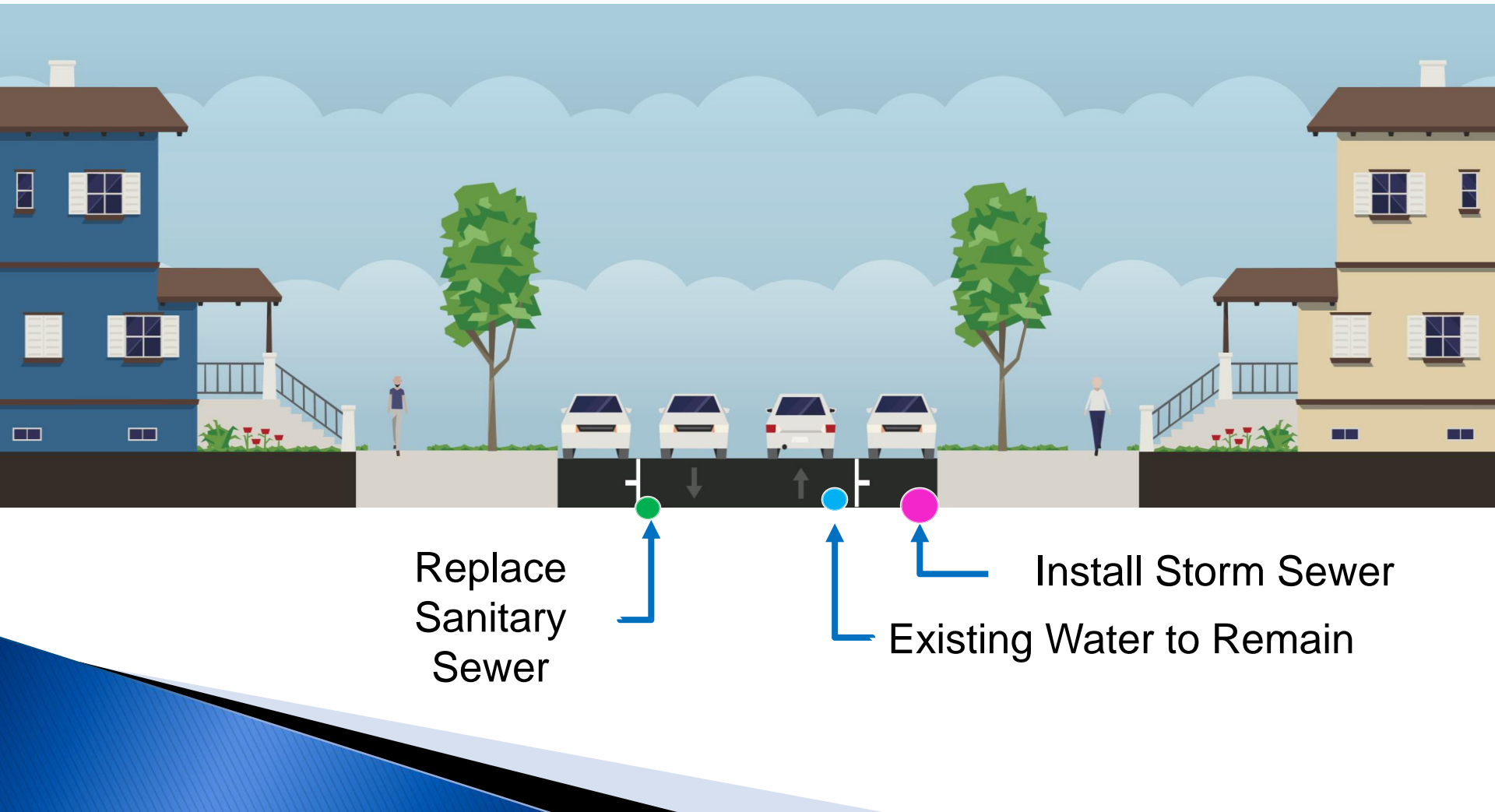
▶ Sidewalk

- Provides safe place to walk, out of street
- Increases access to those with mobility issues
- Complete streets

▶ Curb

- Improves drainage, channels stormwater to collection points
- Prevents erosion of soil beyond the pavement
- Protects edge of pavement against raveling
- Delineates the edge of the road; keeps people from parking in terrace; keeps road from widening when re-paved, chip sealed, etc.
- Helps keep plows in the street

Project Scope – Utilities



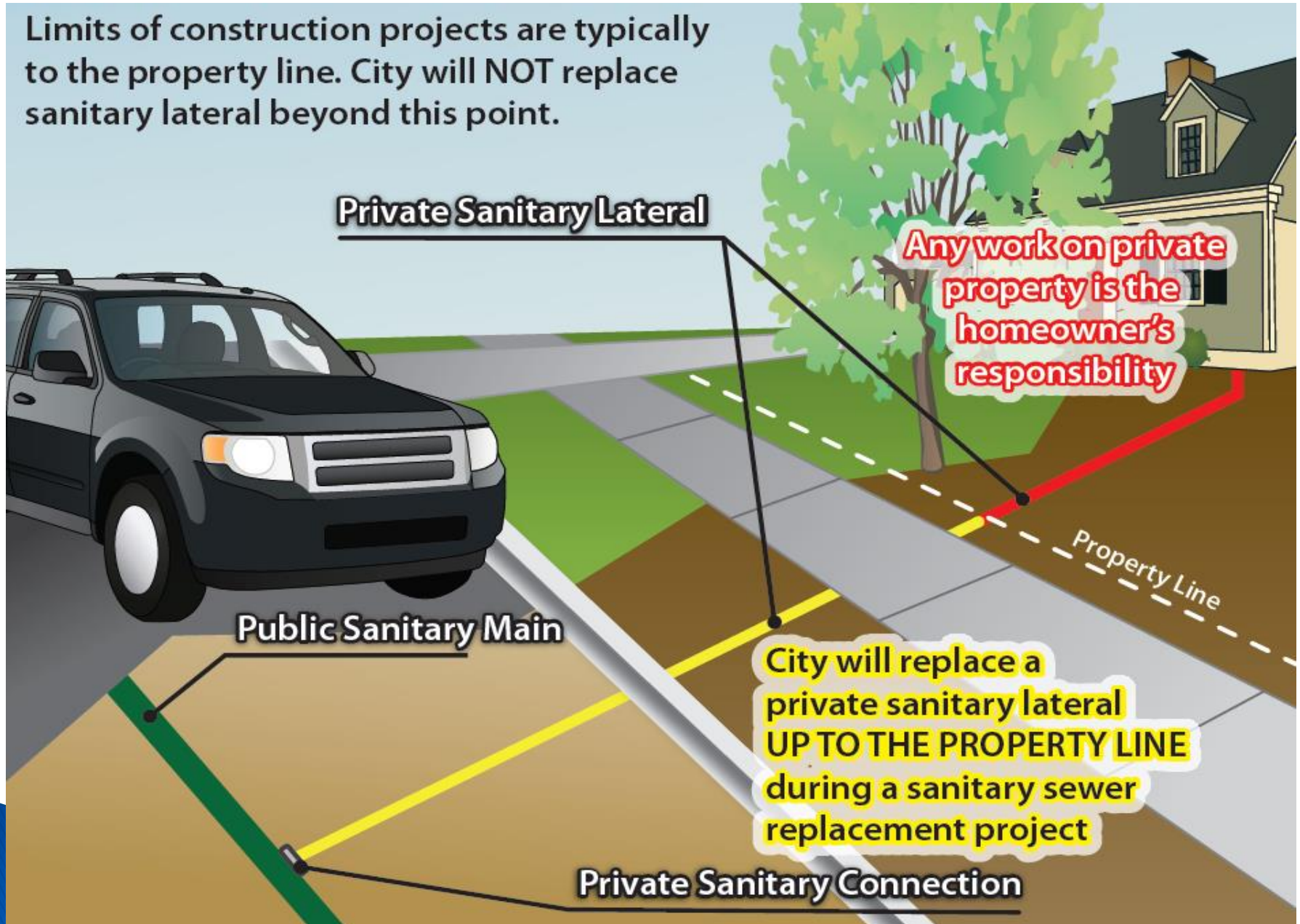
Project Scope – Utilities

▶ Sanitary Sewer

- Replacement of original main from 1954
- Laterals will be replaced to front property lines
- Lateral replacements will be assessed

Utility Details – Sewer Lateral

Limits of construction projects are typically to the property line. City will NOT replace sanitary lateral beyond this point.



Project Scope – Utilities

- ▶ Storm Sewer

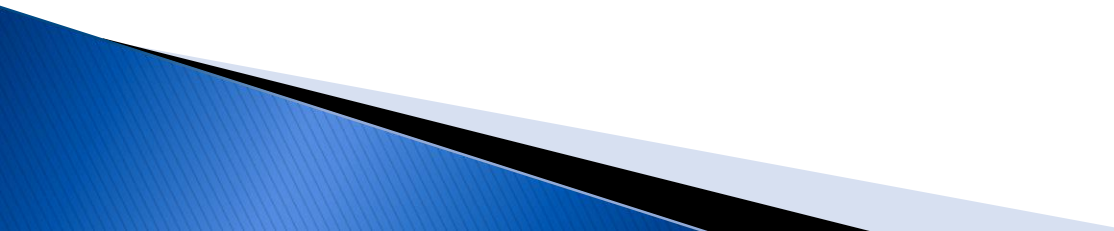
- Install inlets at Douglas Trail and Acacia Lane
- Connect to recently installed sewer system to the east

Rain Gardens

- Potential for Rain Gardens in Terrace Areas
- Adjacent Property Owner shares in cost and is responsible for maintenance
- Property Owner pays \$100



Traffic Impacts

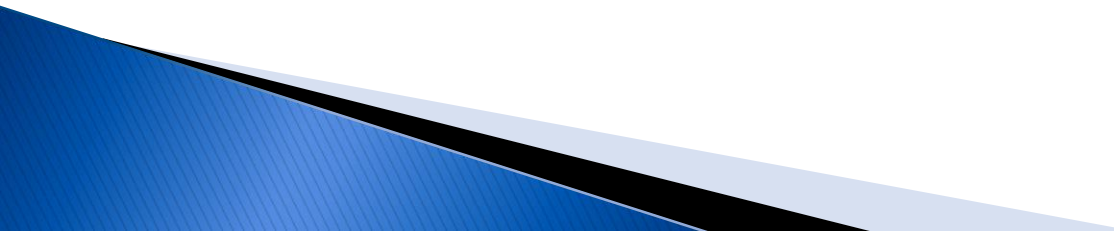
- ▶ Road open to local traffic only
 - ▶ Parking restricted during day, will be available to residents in evenings
 - ▶ Temporary closures for driveways
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Assessment Policy & Costs

Item	Property Owner Share	City Share
Curb and Gutter*	100%	0%
Pavement*	Costs of 4 ft. (3.5")	Remaining 20' (4.5")
Sidewalk*	100%	0%
Intersect Curb & Pvmt	0%	100%
Storm Sewer Main	0%	100%
Priv Storm Connects	100% (if any)	0%
Sanitary Sewer Main	0%	100%
Sanitary Laterals	25%	75%

* Curb, pavement & sidewalk assessed per linear ft. of frontage

Assessment Policy

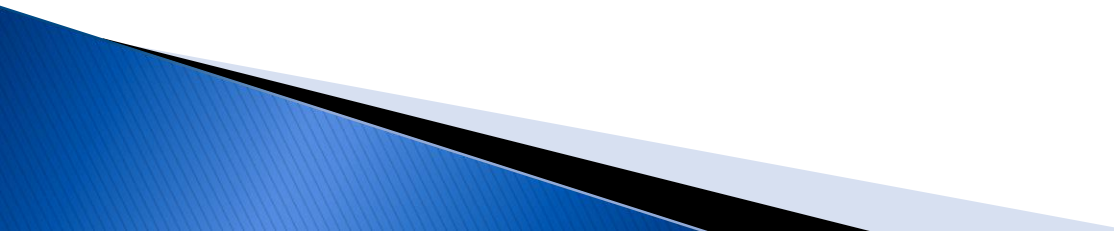
- ▶ Assessments can be paid in lump sum or over 15 years with 4% interest
 - ▶ Eligible for Safe Route grant which covers 50% cost of sidewalk
 - ▶ Qualified loans available – dependent on income
 - ▶ Final assessments will be mailed in the summer of 2020, following the project completion
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Assessment Costs

- ▶ Approximate property owner costs (80 FT frontage) for items
 - Curb & pavement approximately \$55 per ft = \$4,400
 - Sidewalk approx \$40 per foot frontage = \$3,200
 - After safe route grant applied = \$1,600 -\$1,600
 - Drive Apron replacement \$800
 - Sewer lateral replacement & reconnect \$1,800
 - For 80 ft frontage, ballpark \$8,600

- Frontages vary 70–92 ft

Assessments

- ▶ Corner lots (single or two family residential) receive 50% assessment for sidewalk and curb
 - ▶ All driveway replacements will be concrete
 - ▶ Final assessments determined by contract bid prices.
 - ▶ Assessments payable by lump sum or at 4% interest over 15 years.
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Assessments

Estimated Typical Payment of \$8,600 Over 15 Years (4% interest rate)

	Remaining Principle	Interest Payment	Principle Payment	Total Payment
1	\$8,600.00	\$344.00	\$573.33	\$917.33
2	\$8,026.67	\$321.07	\$573.33	\$894.40
3	\$7,453.33	\$298.13	\$573.33	\$871.47
4	\$6,880.00	\$275.20	\$573.33	\$848.53
5	\$6,306.67	\$252.27	\$573.33	\$825.60
6	\$5,733.33	\$229.33	\$573.33	\$802.67
7	\$5,160.00	\$206.40	\$573.33	\$779.73
8	\$4,586.67	\$183.47	\$573.33	\$756.80
9	\$4,013.33	\$160.53	\$573.33	\$733.87
10	\$3,440.00	\$137.60	\$573.33	\$710.93
11	\$2,866.67	\$114.67	\$573.33	\$688.00
12	\$2,293.33	\$91.73	\$573.33	\$665.07
13	\$1,720.00	\$68.80	\$573.33	\$642.13
14	\$1,146.67	\$45.87	\$573.33	\$619.20
15	\$573.33	\$22.93	\$573.33	\$596.27
Total		\$2,752.00	\$8,600.00	\$11,352.00
Number of Years = 15		Average Annual Payment = \$756.80		

Tentative Project Schedule

- ▶ Approval by Board of Public Works and Common Council
 - 1st quarter of 2019
- ▶ Construction begins Summer 2019
 - Approximately 3 months to complete



Thank You For Attending!

Project Engineer

Chris Dawson

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