



Department of Public Works

Engineering Division

Robert F. Phillips, P.E., City Engineer

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www.cityofmadison.com/engineering

Parcel Number: 0710-092-2019-7
Situs Address: 3501 Hargrove St
CITY OF MADISON ENGINEER
STORMWATER UTILITY 533
210 MLK JR BLVD RM 115
MADISON, WI 53703-3342

Deputy City Engineer

Gregory T. Fries, P.E.

Deputy Division Manager

Kathleen M. Cryan

Principal Engineer 2

Christopher J. Petykowski, P.E.

John S. Fahrney, P.E.

Janet Schmidt, P.E.

Principal Engineer 1

Christina M. Bachmann, P.E.

Mark D. Moder, P.E.

James M. Wolfe, P.E.

Facilities & Sustainability

Bryan Cooper, Principal Architect

Financial Manager

Steven B. Danner-Rivers

March 4, 2022

TO: Property owners along Walter Street, Johns Street, Busse Street, and Royster Avenue

RE: Proposed New Sidewalk Installation Project & Public Hearing

The City of Madison is proposing the New Sidewalk Installation in 2022. Enclosed with this is a fact sheet with details on the proposed project along with a notification for the Public Hearing before the Board of Public Works. The date and time of the public hearing can be found on the notification.

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. The costs of some items are shared between the property owner and the City, while other costs are assessed entirely to the property owner. A table detailing the City's standard assessment policy for these items is included in the fact sheet.

Also enclosed is a Schedule of Assessments, which shows the property owner's share of estimated costs for each property adjacent to the project. After the work is complete, a final assessment will be calculated based on bid prices and work actually performed. The final assessment, which will be billed after the completion of the project, is payable in one lump sum or over a period of 8 years, with 2.0% interest charged on the unpaid balance. Note that the standard assessment policy for the cost to install new sidewalk is assessed entirely to the adjacent property owners. A "Safe Routes" grant program is currently included as part of the adopted 2022 City budget. The amount due for the new sidewalk installation will be reduced by half upon approval of the proposed sidewalk installation and approval of the grant funds. The enclosed estimated assessments for each property include the entire costs for the new sidewalk installation; the grant will be applied to the amount due with the final assessments.

To request accommodations for special needs or disabilities, or if you have any other questions regarding this project, please contact Fadi El Musa, the Project Engineer at (608) 243-5214 or email at felmusagonzalez@cityofmadison.com. This includes requests relating to the Public Hearing and also request relating to the actual operations of construction. A list of contacts for this project can be found on the enclosed fact sheet. Hearing impaired person may contact the City's TDD number at 1-866-704-2315 to make arrangements for assistance during the meeting.

Sincerely,

For:

Robert F. Phillips, P.E.,
City Engineer

RFP: fbeg
Cc by Email:

Ald. Grant Foster
Yang Tao, City Traffic Engineering
Marla Eddy, City Forestry
Christy Bachmann, City Engineering
Chris Petykowski, City Engineering
Jim Wolfe, City Engineering

Dane County 911
Charles Romines, Streets Division
Aaron Leair, Forestry Program Assistant

**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, MARCH 16, 2022 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 two (2%) 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

NEW SIDEWALK INSTALLATION ASSESSMENT DISTRICT - 2022

By Order of the Board of Public Works
Madison, Wisconsin

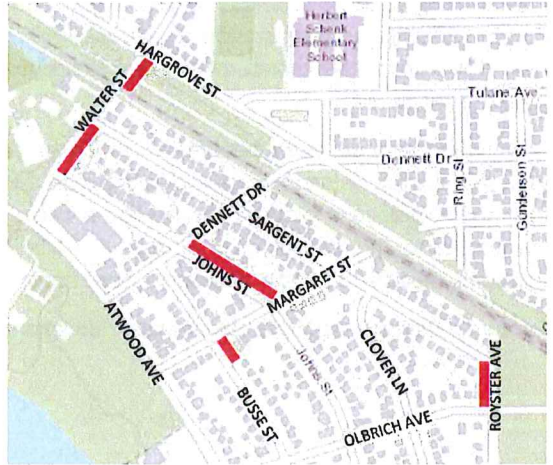
PUB: WSJ **MARCH 4, 2022**



Fact and Details Sheet: Proposed New Sidewalk Installation Assessment District - 2022

PROJECT CONTACTS

- » Project Manager: Fadi El Musa
 (608) 243-5214, felmusagonzalez@cityofmadison.com
- » Construction: John Fahrney
 (608) 225-5851, jfahrney@cityofmadison.com
- » Contractor: To be determined



Project Details – Proposed Work

Street and Sidewalk: Installation of new sidewalk at locations identified on the map. Replace existing pedestrian ramps not meeting current A.D.A. standards. Replace driveway aprons as needed to install the new sidewalk. Disturbed areas in the terrace will be restored with topsoil, grass seed, and erosion matting.

Trees: 6 tree removals are included in this project. Removals are as follows:

- Johns Street
 - 29" Green Ash, 3529 Dennett (Construction)
 - 29" Sugar Maple, 3630 Johns (Construction)
 - 20" Green Ash, 3638 Johns (Construction)
 - 16" Norway Maple, 3638 Johns (Construction)
 - 57" Norway Maple, 3606 Margaret (Health)
- Busse Street
 - 23" Norway Maple, 3529 Margaret (Construction)
- Walter Street
 - None
- Royster Avenue
 - None

Assessment Policy Breakdown		
Item	Property Owner Share	City Share
Driveway Apron Replacement	50%	50%
New Sidewalk Installation	100%	0%

Terrace Areas: Owners must remove any plantings, structures, or any special landscaping features from the terrace area and public Right of Way prior to the start of construction, including raised planting beds, stone landscaping, retaining walls, railings, pavers, planters, etc. If left in place, these items will be removed by the contractor. The contractor will not replace these items following completion of the project. Owners are invited to contact the project manager to evaluate the impacts of construction in the terrace area.

Bus Pad: Not applicable.

Assessments: After construction is complete, the assessments are recalculated based on the bid prices and measured quantities. The final assessments are mailed the year following project completion, 2023 for this project. Property owners can pay the assessments in a lump sum or over 8 years with a 2% interest. This project is eligible for a Safe Route Grant, which will cover 50% of the cost for the new sidewalk installation. The schedule of assessments included in this mailing do not reflect this discount.

Project Website: www.cityofmadison.com/engineering/projects/new-sidewalk-installation-2022

Construction Schedule & Impacts

Tentative Schedule: This project is scheduled to be bid in April 2022. Construction is expected to start in June 2022 and be completed by August 2022.

Traffic Impacts: The streets will remain open to traffic throughout the project. Driveways may be closed for up to 14 days to allow the new concrete to cure. Allowable construction hours will be 7:00 am to 7:00 pm Monday-Saturday and 10:00 to 7:00 pm Sundays. On-street parking within the construction zone may be restricted during working hours.

Refuse Collection: It will be the contractor’s responsibility to allow for refuse collection to continue during construction. Please mark your address on your cart to make sure it is returned if moved. We ask that you place your carts at the street the evening prior to or at the very latest 6:00 a.m. the morning of your scheduled refuse/recycling day.

Supplemental Forestry Information

Tree pruning in advance of the project is required to reduce the risk of damage to the trees during construction. The City of Madison Forestry Section will perform the necessary work. For certain species, especially oak and elm trees, the pruning must be completed by April 1 to reduce the chance of disease. If additional trees need to be removed, City Engineering will notify the adjacent property owner prior to removal.

Street trees provide many benefits to our city and are considered an important part of the city’s infrastructure. Forestry Section staff will evaluate the terrace for new planting sites and potential replacement sites when the project is complete. There is no additional cost to the adjacent property owner for a tree planting. Street trees are typically planted in the spring of the year following the completion of the construction project. Per Madison General Ordinance 10.10, City Forestry determines tree species and planting locations. Residents cannot choose or plant their own tree in the terrace.

For any questions regarding street tree maintenance or planting, please contact the general forestry line at 266-4816.

City of Madison Engineering Division - Schedule of Assessments

Project Name: New Sidewalk Installation - 2022

Project Limits:

Walter St (Johns St to Hargrove St)
 Johns St (Dennett Dr to Margaret St)
 Busse St (along 3529 Margaret frontage)
 Royster Ave (Sargent St to Olbrich Ave)

*A factor has been applied for New Sidewalk work adjacent to lots that abut more than one street and are single or two family residential dwellings.

Parcel No./ Zoning	Owner's Name / Mailing Address	Site Address	Frontage L.F.	Street Reconstruction Items			Assessable Sidewalk (100% Assessable)		Total Assessment		
				Remove Drive Apron @ 2.50 per S.F. Cost	Replace Drive Apron @ 6.00 per S.F. Cost	S.F.	S.F.	*Factor		L.F.	per L.F. Cost
0710-092-2101-2 TR-C2	ASHLEY, LAURIA 3529 DENNETT DR MADISON WI	3529 Dennett Dr	130.9 Dennett 73.75 Johns	0.00	\$ -	0.00	\$ -	0.5	73.75	\$ 2,950.00	\$ 2,950.00
0710-092-2019-7 TR-C2	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	3501 Hargrove St	338.4	0.00	\$ -	0.00	\$ -	1.0	106.60	\$ 4,264.00	\$ 4,264.00
0710-092-2102-0 TR-C2	DENMAN, ARGUS E. 3606 JOHNS ST MADISON WI	3606 Johns St	40.00	0.00	\$ -	0.00	\$ -	1.0	0.00	\$ -	\$ -
0710-092-2103-8 TR-C2	JOHNSON, JOSHUA J RACHEL A BYRD-FELKER 3610 JOHNS ST MADISON WI	3610 Johns St	50.00	0.00	\$ -	0.00	\$ -	1.0	0.00	\$ -	\$ -
0710-092-2104-6 TR-C2	CLEMENS, JILLIAN 3614 JOHNS ST MADISON WI	3614 Johns St	50.00	0.00	\$ -	0.00	\$ -	1.0	0.00	\$ -	\$ -
0710-092-2105-4 TR-C2	FRANCIS, J PAUL & JEAN M D FRANCIS 3622 JOHNS ST MADISON WI	3622 Johns St	60.00	0.00	\$ -	0.00	\$ -	1.0	0.00	\$ -	\$ -
0710-092-2106-2 TR-C2	HASKINS, ROGER A LINDA K HASKINS 5100 MIDMOOR RD MONONA WI	3630 Johns St	80.00	0.00	\$ -	120.00	\$ 720.00	1.0	80.00	\$ 3,200.00	\$ 3,920.00
0710-092-2107-0 TR-C2	DOLENCE, JACOB K KRYSTIN NICHOLE FALK 3638 JOHNS ST MADISON WI	3638 Johns St	80.00	120.00	\$ 300.00	120.00	\$ 720.00	1.0	80.00	\$ 3,200.00	\$ 4,220.00
0710-092-2223-4 TR-C2	LAKEVIEW CHRISTIAN CHURCH 3529 MARGARET ST MADISON WI	3529 Margaret St	87.00 Margaret 120.75 Busse	0.00	\$ -	0.00	\$ -	1.0	120.75	\$ 4,830.00	\$ 4,830.00
0710-092-2108-8 TR-C2	OJEDA, EDWIN J 3605 MARGARET ST MADISON WI	3606 Margaret St	26.80 Johns 139.60 Margaret	0.00	\$ -	0.00	\$ -	0.5	26.80	\$ 1,072.00	\$ 1,072.00
0710-081-0214-8 TR-C2	MOORE, GRANT & JENNIFER MOORE 3501 SARGENT ST MADISON WI	3501 Sargent St	120.00 Walter 76.15 Sargent	120.00	\$ 300.00	120.00	\$ 720.00	0.5	120.00	\$ 4,800.00	\$ 5,820.00
0710-092-1612-0 TR-C2	LANDAUER, MEGAN 3622 OLBRICH AVE MADISON WI	3622 Olbrich Ave	100.00 Royster 45.00 Olbrich	150.00	\$ 375.00	150.00	\$ 900.00	0.5	100.00	\$ 4,000.00	\$ 5,275.00
0710-092-1613-8 TR-C2	ENERSON, SAM 3753 SARGENT ST MADISON WI	3753 Sargent St	85.50 Sargent 14.00 Royster	0.00	\$ -	100.00	\$ 600.00	0.5	40.00	\$ 1,600.00	\$ 2,200.00
0710-081-0215-6 TR-C2	CAREY, ROBERT 505 WALTER ST MADISON WI	505 Walter St	120.00 Walter 86.65 Johns	0.00	\$ -	0.00	\$ -	0.5	120.00	\$ 4,800.00	\$ 4,800.00
TOTALS				390.00	\$ 975.00	610.00	\$ 3,660.00	-	867.90	\$ 34,716.00	\$ 39,351.00