



Department of Public Works
Engineering Division
 James M. Wolfe, P.E., City Engineer
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 Madison, Wisconsin 53703
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Deputy City Engineer
 Bryan Cooper, AIA
 Gregory T. Fries, P.E.
 Chris Petykowski, P.E.

Deputy Division Manager
 Kathleen M. Cryan

Principal Engineer 2
 John S. Fahrney, P.E.
 Janet Schmidt, P.E.

Principal Engineer 1
 Christina M. Bachmann, P.E.
 Mark D. Moder, P.E.

Financial Manager
 Steven B. Danner-Rivers

«OwnerLine1»
 «OwnerLine2»
 «OwnerLine3»
 «OwnerLine4»

March 9, 2023

To: Property Owners along Schmitt Place and Harvey Street

Re: Proposed Street Reconstruction Project & Public Hearing

The City of Madison is proposing the reconstruction of Schmitt Place and Harvey Street in 2023. Enclosed with this letter 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.

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/schmitt-place-reconstruction>, a hard copy can be mailed to you upon request. The frontages and lot areas of each property to be assessed are listed on the full schedule. After work is complete, a final assessment cost will be calculated based on bid prices and work actually performed. 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 the 4% 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 Steve Sonntag, Project Manager, (608) 267-1997, ssonntag@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
 James M. Wolfe, P.E.
 City Engineer

SEE BACK

Project Name: Harvey Street and Schmitt Place Assessment District - 2023

**Project Limits: Harvey Street: Ridge Street to Schmitt Place
and Schmitt Place: University Avenue to Harvey Street**

Project ID: 14081

Owner:

«OwnerLine1»

«OwnerLine2»

Parcel(s) being assessed:

Parcel Number: «Parcel_No»

Parcel Location: «Situs_Address»

Drive and Terrace Items			
Remove Existing Drive Apron	Replace Drive Apron	Replace Terrace Walk	Subtotal
«Cost1»	«Cost2»	«Cost3»	«SubT1»

Street Reconstruction Items		
New Curb and Gutter	10' Pavement Reconstruction	Subtotal
«Cost4»	«Cost5»	«SubT2»

Sanitary Sewer Items		
Sanitary Sewer Reconnect	Remove & Replace Sanitary Sewer Lateral	Subtotal
«Cost6»	«Cost7»	«SubT3»

Drive & Terrace Subtotal	Street Subtotal	Sewer 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/schmitt-place-reconstruction>; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.

JMW:sms
Cc by email:

District 5 Alder
Todd Chojnowski, City Engineering
Tom Mohr, Traffic Engineering
Charles Romines, Streets Division
Fire Department
Police Department
MMSD School District Transportation

Janet Schmidt, City Engineering
Chris Petykowski, City Engineering
Yang Tao, Traffic Engineering
Tim Sobota, Madison Metro Transit
City Forestry
Dane County 911
Badger Bus Lines

**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 22, 2023 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 four (4%) 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

HARVEY STREET AND SCHMITT PLACE ASSESSMENT DISTRICT - 2023

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **MARCH 10, 2023**



Department of Public Works
Engineering Division

**Fact and Details Sheet:
 SCHMITT PLACE & HARVEY
 STREET RECONSTRUCTION**

PROJECT CONTACTS	
» Project Manager: Steve Sonntag (608) 267-1997, ssonntag@cityofmadison.com	
» Storm and Sanitary: Todd Chojnowski (608)266-4094, tchojnowski@cityofmadison.com	
» Traffic: Tom Mohr (608) 267-8725, tmohr@cityofmadison.com	
» Construction: John Fahrney (608) 266-9091, jfahrney@cityofmadison.com	

Project Details – Proposed Work

Street: The City will reconstruct the streets to include new stone base course, new asphalt pavement and new curb where there currently is no curb. New sidewalk will also be installed on the north side of Harvey Street and the west side of Schmitt Place. All driveway aprons will be replaced to accommodate the new curb and gutter, except on the east side of Schmitt Place abutting Bagels Forever. The curb and concrete driveway aprons will remain as is, except for sanitary sewer lateral installations.

Sanitary Sewer: The City will replace existing mains (1932), and in most cases replace laterals from the main to the property line. In limited cases: where the existing lateral is cast iron, appears to be in good condition upon inspection, and runs under a tree the lateral will only be replaced to the back of curb. In those cases, the resident will not be assessed for the additional footage of replacement that is not completed. If you would like a full lateral replacement to the property line in cases such as this, please contact the Storm and Sanitary Contact listed at right.

Storm Sewer: Spot repairs will be made to the storm sewer pipes and inlets as needed. Private storm sewer connections will be completed per City standards and are assessable. Please contact the Storm and Sanitary Contact with any questions.

Water Main: There is no water main or lateral work proposed with the project. Please see water shut off note below.

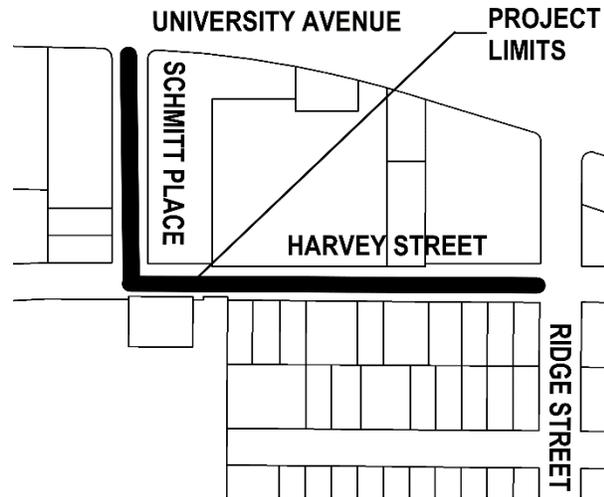
Bus Pad: There are no Bus pad installations associated with this project.

Terrace Areas: The terrace area and public right-of-way will likely be disturbed during the project. Owners must remove any plantings, structures or special landscaping features from the terrace area and public right-of-way that they wish to save, 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.

Trees: City Forestry has identified the trees listed below as those to be removed as part of the project due to poor condition or sidewalk installation:

- 702 Schmitt Place (27" Silver Maple, 8" Spruce)
- 2913 Harvey Street (24" Maple)
- 3001 Harvey Street (13" Boxelder)

City Forestry will prune the trees within the project limits that will remain prior to the start of construction. If, during the course of construction, it is determined that any additional trees must be removed, adjacent property owners will be notified,



Assessment Policy Breakdown Item	Property Owner Share	City Share
10' Pavement Reconstruction	100%	0%
Remainder of Pavement	0%	100%
Gravel Base for pavement	0%	100%
Replace Driveway Apron & Terrace Walks	50%	50%
Curb and Gutter	0%	100%
Sidewalks	0%	100%
Storm Sewer Main	0%	100%
Sanitary Sewer Main	0%	100%
Sanitary lateral to property line	25%	75%
Private Storm Sewer Lateral	100%	0%

prior to removal of the tree. The trees within the project limits that remain may have the roots trimmed during construction. Terrace areas will be evaluated by Forestry for new trees or replacements following the project.

Assessments: After construction is complete, the assessments are recalculated based on measured quantities. The final assessments will be mailed in the summer of 2024. Property owners can pay the assessments in a lump sum or over 8 years with a 4% interest rate.

Construction Schedule & Impacts

Tentative Schedule: 60-90 day construction contract length (Start Early August).

Traffic Impacts: The streets will be closed to through traffic within the project limits. Access will be maintained to driveways unless work is directly in front of driveway and if or when the curb and gutter and driveway is being poured. Residential driveways may be closed for up to 2 weeks to allow the concrete driveway time to cure. Local access to residences and businesses will be maintained.

The contractor work hours are 7am to 7pm and no parking is allowed on the street during that time.

Water Shut-offs: There may be temporary service interruptions if water main or water service laterals require adjustments for the installation of storm sewer main. Shut-offs will be communicated with property owners in advance of temporary shut-offs.

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 1st 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.

Project webpage: <https://www.cityofmadison.com/SchmittPlaceHarveyStreet>

City of Madison Engineering Division - Schedule of Assessments

Date: 3/10/2023
 Project ID: 14081
 Project Name: Harvey Street and Schmitt Place Assessment District - 2023
 Project Description: Harvey Street: Ridge Street to Schmitt Place and Schmitt Place: Univeristy Avenue to Harvey Street

Parcel No./ Zoning	Owner Name Address	Parcel Location/Condo	Frontage		Street Construction Items								Sanitary Sewer Items				Total Assessment			
			LF	Frontage St	Remove Existing Drive Apron @		Replace Drive Apron @		Replace Terrace Walk @		New Curb and Gutter @		10' Pavement Reconstruction @			Sanitary Sewer Reconnect @		Remove & Replace Sanitary Sewer Lateral @		
					\$1.51 per SF	Cost	\$4.07 per SF	Cost	\$5.19 per SF	Cost	\$24.49 per LF	Cost	Factor	LF	Cost	\$1,350.00 per Each		Cost	\$22.75 per LF	Cost
070921202051 CC-T	2947 LLC ATTN BAGELS FOREVER PO BOX 5547 MADISON, WI 53705-0547	2947 University Ave	225.00 349.40	University Ave Schmitt Place	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	349.4	\$14,307.93	4	\$5,400.00	95	\$2,161.25	\$21,869.18
070921202118 TR-U1	UNIV OF WIS REGENTS VAN HISE HALL # 1860 1220 LINDEN DR MADISON, WI 53706-1525	2924 Harvey St	273.08	Harvey St	0	\$0.00	160	\$651.20	0	\$0.00	0	\$0.00	1	273.08	\$11,182.63	2	\$2,700.00	96	\$2,184.00	\$16,717.83
070921202126 TR-U1	MSN REVITALIZATION & COMM DEV CORP C/O REVIVAL RDG 2313 ALLIED DR # A MADISON, WI 53711	2918 Harvey St	60.00	Harvey St	0	\$0.00	75	\$305.25	0	\$0.00	0	\$0.00	1	60	\$2,457.00	1	\$1,350.00	25	\$568.75	\$4,681.00
070921202168 CC-T	UNIVERSITY QUARRY LLC 3330 UNIVERSITY AVE # 206 MADISON, WI 53705	710 Ridge St	213.30 179.53	Ridge St Harvey St	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
070921203166 TR-U1	SCHMOCK TRUST, LEONARD W & JANET N SCHMOCK TRUST 702 SCHMITT PL MADISON, WI 53705-3520	702 Schmitt Pl	45.00 100.00	Schmitt Pl Harvey St	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0.5	45	\$921.38	1	\$1,350.00	28	\$637.00	\$2,908.38
070921203174 TR-U1	KREBER, ROBERT A 704 SCHMITT PL MADISON, WI 53705-3520	704 Schmitt Pl	45.00	Schmitt Pl	110	\$166.10	50	\$203.50	0	\$0.00	0	\$0.00	1	45	\$1,842.75	1	\$1,350.00	28	\$637.00	\$4,199.35
070921203215 CC-T	3005 UNIVERSITY LLC 3330 UNIVERSITY AVE # 206 MADISON, WI 53705	3007 University Ave	96.90 261.16	University Ave Schmitt Pl	0	\$0.00	255	\$2,075.70	0	\$0.00	261.16	\$6,395.81	1	261.16	\$10,694.50	0	\$0.00	0	\$0.00	\$19,166.01
070921204015 TR-U1	TRILLIUM INTERESTS 9 WICHITA CT MADISON, WI 53719	3001 Harvey St	100.00	Harvey St	0	\$0.00	0	\$0.00	10	\$51.90	0	\$0.00	1	100	\$4,095.00	1	\$1,350.00	45	\$1,023.75	\$6,520.65
070921204049 CN	CITY OF MADISON PARKS QUARRY PARK 210 MLK JR BLVD RM 104 MADISON, WI 53703-3342	3006 Stevens St	930.6 438.2	Stevens St Harvey St	210	\$317.10	210	\$854.70	0	\$0.00	0	\$0.00	1	54.15	\$2,217.44	0	\$0.00	0	\$0.00	\$3,389.24
070921205120 TR-C2	KIENER, JOSHUA & SUMMER BLAHNIK KIENER 2901 HARVEY ST MADISON, WI 53705-3503	2901 Harvey St	40.60	Harvey St	0	\$0.00	0	\$0.00	15	\$77.85	0	\$0.00	0.5	40.6	\$831.29	1	\$1,350.00	30	\$682.50	\$2,941.64
070921205138 TR-C2	WONG, TUNG YEE 2905 HARVEY ST. MADISON, WI 53705-3503	2905 Harvey St	40.60	Harvey St	180	\$271.80	180	\$732.60	0	\$0.00	0	\$0.00	1	40.6	\$1,662.57	1	\$1,350.00	30	\$682.50	\$4,699.47
070921205146 TR-C2	MOONEY, RACHEL A 2907 HARVEY ST MADISON, WI 53705-3503	2907 Harvey St	40.60	Harvey St	180	\$271.80	180	\$732.60	0	\$0.00	0	\$0.00	1	40.6	\$1,662.57	1	\$1,350.00	31	\$705.25	\$4,722.22
070921205154 TR-C2	ANADON, ISABEL & YOUSSEF ABBADI 2913 HARVEY ST MADISON, WI 53705-3503	2913 Harvey St	50.60	Harvey St	0	\$0.00	95	\$386.65	0	\$0.00	0	\$0.00	1	50.6	\$2,072.07	1	\$1,350.00	31	\$705.25	\$4,513.97
070921205162 TR-C2	BEILIN, KATARZYNA OLGA 2919 HARVEY ST MADISON, WI 53705-3503	2919 Harvey St	71.20	Harvey St	120	\$181.20	120	\$488.40	0	\$0.00	0	\$0.00	1	71.2	\$2,915.64	1	\$1,350.00	35	\$796.25	\$5,731.49
070921205170 TR-C2	REED, DAVID EDWIN 1823 W GRAND AVE CHICKASHA, OK 73018-5346	2921 Harvey St	40.60	Harvey St	0	\$0.00	200	\$814.00	10	\$51.90	0	\$0.00	1	40.6	\$1,662.57	1	\$1,350.00	31	\$705.25	\$4,583.72
070921205188 TR-C4	GUNDERMANN SRVRS TR, M L 202 GLACIER DR MADISON, WI 53705-2414	2925 Harvey St	81.20	Harvey St	0	\$0.00	450	\$1,831.50	0	\$0.00	0	\$0.00	1	81.2	\$3,325.14	1	\$1,350.00	31	\$705.25	\$7,211.89
070921205203 TR-C2	SINGLETON, JOSEPH EDWARD MARY LOUISE SINGLETON 2937 HARVEY ST MADISON, WI 53705-3503	2937 Harvey St	40.60	Harvey St	175	\$264.25	175	\$712.25	0	\$0.00	0	\$0.00	1	40.6	\$1,662.57	1	\$1,350.00	30	\$682.50	\$4,671.57
070921205211 TR-C2	WARRICH, RACHEL S 1114 SHOREWOOD BLVD MADISON, WI 53705	2939 Harvey St	40.60	Harvey St	0	\$0.00	175	\$712.25	0	\$0.00	0	\$0.00	1	40.6	\$1,662.57	1	\$1,350.00	30	\$682.50	\$4,407.32
070921205229 TR-C2	MILLEVOLTE, LAURA 2941 HARVEY ST MADISON, WI 53705	2941 Harvey St	40.60	Harvey St	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	40.6	\$1,662.57	1	\$1,350.00	30	\$682.50	\$3,695.07

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