



Department of Public Works
City Engineering Division

Robert F. Phillips, P.E.
City Engineer

608 266 4751

Parcel Number: 0709-281-1120-5
Situs Address: 724 Baltzell St
ZWEIG, DAVID J
724 BALTZELL ST
MADISON, WI 53711-1831

Assistant City Engineer
Michael R. Dalley, P.E.

Principal Engineers
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.
Christopher J. Petykowski, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Supervisor
Kathleen M. Cryan
GIS Manager

Financial Officer
Steven B. Danner-Rivers
Hydrogeologist
Brynn Bemis

March 22, 2013

**Re: Public Hearing before Board of Public Works
April 3, 2013, 6:00pm. - Room 108, City County Building
210 Martin Luther King Jr. Blvd, Madison, WI**

The City of Madison is proposing to reconstruct Baltzell St., from Gregory St. to Monroe St.; and Cross St., from Chapman St., to Baltzell St.. This project involves special assessments to owners of property on the project. You are being sent this letter to notify you of the public hearing before the Board of Public Works at the above referenced date, time & location. City Engineering will be making a short presentation at the meeting, followed by the public hearing. Attached to this letter is a schedule of assessments that contains the estimated cost for each property on the project.

The proposed improvements include replacing the sanitary sewer main and laterals; replacing the water main and laterals, replacing the curb and gutter and portions of the sidewalk; and replacing the asphalt pavement.

Street Improvements

The proposed street improvements include replacing the concrete curb and gutter, replacing portions of the sidewalk, replacing the drive aprons, and replacing the asphalt pavement. The roadways will be reconstructed at their current widths of twenty-four (24) and twenty (20) feet.

The City and the property owners adjoining the reconstruction will share the cost of the street improvements. The City shares the cost on a 50-50 basis with the property owners for removing and replacing sidewalk, drive aprons and curb and gutter. The City is responsible for the remaining street related items. The attached Schedule of Assessments shows a breakdown of costs for each of the assessable items and the total estimated cost to be assessed to each adjacent property owner. LeAnne Hannan is the street design engineer and you may contact her at 266-4057 or lhannan@cityofmadison.com if you have questions.

The City's contractor will not remove/replace terrace walks constructed of materials other than concrete. It will be the property owners' responsibility to remove the walk prior to the removal of the curb and to replace the walk upon the completion of the project.

Storm Sewer

The existing storm sewer is 12-inch, clay pipe that was also installed in 1923. This main is appropriately sized and in relatively good condition, so it will be lined. Minor storm work will occur with the project, such as inlet replacement and a short repair to the main. The storm sewer lining will occur with a separate, city-wide lining contract, and will be completed later in the summer. You will receive more information about the storm lining in the future.

Sally Swenson is the storm sewer designer for this project; you may contact her with questions at 266-4862 or at sswenson@cityofmadison.com.

Sanitary Sewer

The existing sanitary sewer mains were installed in 1923, are constructed of clay, and are undersized for standard maintenance equipment. They will be removed and replaced with 8-inch, plastic sewer mains. Sanitary laterals will be replaced up to the property line. Property owners will be assessed 25 percent of the construction costs for lateral replacement; the remaining 75 percent will be paid by the City. In locations where there are known or perceived tree conflicts, the property owner will be notified and a plan will be developed to either route the lateral around the tree, or replace a smaller portion of lateral to preserve tree health.

**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., between the hours of 7:30 a.m. and 4:00 p.m., Monday through Friday, and will so continue to be for ten (10) working days from the first published date of this notice, and;

That on **WEDNESDAY, APRIL 3, 2013, AT 6:00 P.M.**, the Board of Public Works will hold a public hearing in **ROOM 108 (PARKS CONFERENCE ROOM) OF THE CITY COUNTY BUILDING** and 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 three (3%) 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.

The City's TDD number is (866)-704-2315

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. Please make contact at least 24 hours prior to the date of this public hearing so that we can make proper accommodations.

KEYES AVENUE RECONSTRUCTION ASSESSMENT DISTRICT-2013

JEFFY TRAIL SANITARY SEWER ASSESSMENT DISTRICT

EVANS ACRES ROAD ASSESSMENT DISTRICT-2013

HUXLEY AVENUE SIDEWALK ASSESSMENT DISTRICT-2012

BALTZELL STREET AND CROSS STREET RECONSTRUCTION ASSESSMENT DISTRICT-2013

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ 3/22/2013

Project Summary													TOTAL ASSMNT				
Parcel No./ Zoning	Owner's Name	Situs Address	Frontage	Assess. Frontage	Street Reconstruction Items				Sanitary Sewer Items								
					Rem. Sidewalk & Drive Apron @ \$1.50 per SF	Replace Sidewalk @ \$3.00 per SF	Replace Drive Apron @ \$4.00 per SF	Rem. & Repl. Curb and Gutter @ \$15.00 per LF	Sanitary Sewer Reconnection \$300.00 each	Rem. & Repl. Sanitary Lateral @ \$21.50 per LF							
0709-281-0904-4 TR-C2	GILDRIE-VOYLES, PAUL M & EVELYN R GILDRIE-VOYLES 605 BALTZELL ST MADISON WI	605 Baltzell St	40.0	40.0	242.00	\$363.00	100.00	\$300.00	146.00	\$584.00	40.00	\$600.00	1	\$300.00	37	\$795.50	\$2,942.50
0709-281-1010-8 TR-C2	DREYER, BENJAMIN F & AMANDA C DREYER 606 BALTZELL ST MADISON WI	606 Baltzell St	40.0	40.0	234.00	\$351.00	1.00	\$3.00	134.00	\$536.00	40.00	\$600.00	1	\$300.00	35	\$752.50	\$2,542.50
0709-281-0905-2 TR-C2	ANDERSON, CAMERON J & CYNTHIA K ANDERSON 609 BALTZELL ST MADISON WI	609 Baltzell St	40.0	40.0	383.00	\$574.50	207.00	\$621.00	180.00	\$720.00	40.00	\$600.00	1	\$300.00	34	\$731.00	\$3,546.50
0709-281-1009-1 TR-C2	ENGEBRETSEN TR, KATHLEEN 610 BALTZELL ST MADISON WI	610 Baltzell St	40.0	40.0	228.00	\$342.00	100.00	\$300.00	153.00	\$612.00	40.00	\$600.00	1	\$300.00	31	\$666.50	\$2,820.50
0709-281-1008-3	MCLINN, EUGENE & SONDRA 614 BALTZELL ST MADISON WI	614 Baltzell St	40.0	40.0	320.00	\$480.00	200.00	\$600.00	120.00	\$480.00	40.00	\$600.00	1	\$300.00	31	\$666.50	\$3,126.50
0709-281-0906-0 TR-C2	GANDOLPH, NICHOLAS N 615 BALTZELL ST MADISON WI	615 Baltzell St	40.0	40.0	238.00	\$357.00	101.00	\$303.00	147.00	\$588.00	40.00	\$600.00	1	\$300.00	28	\$602.00	\$2,750.00
0709-281-0907-8 TR-C2	SMITH, CHARLES A AND ROSEMARY W SMITH 617 BALTZELL ST MADISON WI	617 Baltzell St	80.0	80.0	377.00	\$565.50	200.00	\$600.00	180.00	\$720.00	80.00	\$1,200.00	2	\$600.00	58	\$1,247.00	\$4,932.50
0709-281-1007-5 TR-C2	THIEL, MATTHEW P & EMILY THIEL FARRELL 618 BALTZELL ST MADISON WI	618 Baltzell St	160.0	115.0	316.00	\$474.00	275.00	\$825.00	41.00	\$164.00	115.00	\$1,725.00	1	\$300.00	29	\$623.50	\$4,111.50
0709-281-0909-4 TR-C2	CHEN, OSMOND & LISA CHEN 701 BALTZELL ST MADISON WI	701 Baltzell St	40.0	40.0	285.00	\$427.50	158.00	\$474.00	137.00	\$548.00	40.00	\$600.00	1	\$300.00	29	\$623.50	\$2,973.00
0709-281-1124-7 TR-C2	RIBBLE, JOHN T & CYNTHIA E QUINN 702 BALTZELL ST MADISON WI	702 Baltzell St	180.0	135.0	338.00	\$507.00	265.00	\$795.00	77.00	\$308.00	135.00	\$2,025.00	1	\$300.00	31	\$666.50	\$4,601.50
0709-281-0910-1 TR-C2	KANDZIORA, PATRICIA A 705 BALTZELL ST MADISON WI	705 Baltzell St	40.0	40.0	231.00	\$346.50	100.00	\$300.00	138.00	\$552.00	40.00	\$600.00	1	\$300.00	30	\$645.00	\$2,743.50
0709-281-0911-9 TR-C2	BROUND, THOMAS & WENDY 709 BALTZELL ST MADISON WI	709 Baltzell St	40.0	40.0	318.00	\$477.00	189.00	\$567.00	132.00	\$528.00	40.00	\$600.00	1	\$300.00	30	\$645.00	\$3,117.00
0709-281-1123-9 TR-C2	BRUCE, CALVIN & CATHERINE 710 BALTZELL ST MADISON WI	710 Baltzell St	55.0	55.0	341.00	\$511.50	200.00	\$600.00	148.00	\$592.00	55.00	\$825.00	2	\$600.00	61	\$1,311.50	\$4,440.00
0709-281-1122-1 TR-C2	ANDERSON TRUST % JIM ANDERSON 714 BALTZELL ST MADISON WI	714 Baltzell St	45.0	45.0	259.00	\$388.50	100.00	\$300.00	171.00	\$684.00	45.00	\$675.00	1	\$300.00	31	\$666.50	\$3,014.00

Parcel No./ Zoning	Owner's Name	Situs Address	Frontage	Assess. Frontage	Street Reconstruction Items				Sanitary Sewer Items			TOTAL ASSMNT					
					Rem. Sidewalk & Drive Apron @ \$1.50 per SF	Replace Sidewalk @ \$3.00 per SF	Replace Drive Apron @ \$4.00 per SF	Rem. & Repl. Curb and Gutter @ \$15.00 per LF	Sanitary Sewer Reconnection \$300.00 each	Rem. & Repl. Sanitary Lateral @ \$21.50 per LF							
0709-281-0912-7 TR-C2	KAHRS, DANIEL & BANTAO KHAIRASSAMIEE 715 BALTZELL ST MADISON WI	715 Baltzell St	40.0	40.0	243.00	\$364.50	100.00	\$300.00	149.00	\$596.00	40.00	\$600.00	1	\$300.00	30	\$645.00	\$2,805.50
0709-281-0913-5 TR-C2	WARBASSE, ERIC A & ROSALIA E WARBASSE 719 BALTZELL ST MADISON WI	719 Baltzell St	40.0	40.0	259.00	\$388.50	132.00	\$396.00	143.00	\$572.00	40.00	\$600.00	1	\$300.00	30	\$645.00	\$2,901.50
0709-281-1121-3 TR-C2	SISCHO, MERRILL A 720 BALTZELL ST MADISON WI	720 Baltzell St	40.0	40.0	149.00	\$223.50	100.00	\$300.00	55.00	\$220.00	40.00	\$600.00	1	\$300.00	31	\$666.50	\$2,310.00
0709-281-0914-3 TR-C2	MUELLER, JANE M 721 BALTZELL ST MADISON WI	721 Baltzell St	40.0	40.0	237.00	\$355.50	100.00	\$300.00	143.00	\$572.00	40.00	\$600.00	1	\$300.00	30	\$645.00	\$2,772.50
0709-281-0915-1 TR-C2	CARLSSON, ERIC & CYNTHIA CARLSSON 723 BALTZELL ST MADISON WI	723 Baltzell St	40.0	40.0	281.00	\$421.50	125.00	\$375.00	157.00	\$628.00	40.00	\$600.00	1	\$300.00	30	\$645.00	\$2,969.50
0709-281-1120-5 TR-C2	ZWEIG, DAVID J 724 BALTZELL ST MADISON WI	724 Baltzell St	40.0	40.0	235.00	\$352.50	100.00	\$300.00	142.00	\$568.00	40.00	\$600.00	1	\$300.00	30	\$645.00	\$2,765.50
0709-281-1119-8 TR-C2	LOCAST, RONALD & MARY 726 BALTZELL ST MADISON WI	726 Baltzell St	40.0	40.0	203.00	\$304.50	101.00	\$303.00	117.00	\$468.00	40.00	\$600.00	1	\$300.00	30	\$645.00	\$2,620.50
0709-281-0916-9 TR-C2	JEVNE, GILBERT & BONNIE 729 BALTZELL ST MADISON WI	729 Baltzell St	40.0	40.0	283.00	\$424.50	171.00	\$513.00	122.00	\$488.00	40.00	\$600.00	1	\$300.00	35	\$752.50	\$3,078.00
0709-281-1118-0 TR-C2	LUTZ, TIMOTHY C & TAMMY E KLAPROTH 730 BALTZELL ST MADISON WI	730 Baltzell St	40.0	40.0	236.00	\$354.00	100.00	\$300.00	149.00	\$596.00	40.00	\$600.00	1	\$300.00	32	\$688.00	\$2,838.00
0709-281-0917-7 TR-C2	ONEAL, WILLIAM H 733 BALTZELL ST MADISON WI	733 Baltzell St	40.0	40.0	272.00	\$408.00	147.00	\$441.00	126.00	\$504.00	40.00	\$600.00	1	\$300.00	31	\$666.50	\$2,919.50
0709-281-1117-2 TR-C2	SWEET TRUST, SUE 734 BALTZELL ST MADISON WI	734 Baltzell St	40.0	40.0	227.00	\$340.50	100.00	\$300.00	139.00	\$556.00	40.00	\$600.00	1	\$300.00	30	\$645.00	\$2,741.50
0709-281-0918-5 TR-C2	SOUCOUP, MATTHEW COLLEEN ROYER 737 BALTZELL ST MADISON WI	737 Baltzell St	40.0	40.0	280.00	\$420.00	109.00	\$327.00	165.00	\$660.00	40.00	\$600.00	1	\$300.00	34	\$731.00	\$3,038.00
0709-281-1116-4 TR-C2	CAIN TRUST 740 BALTZELL ST MADISON WI	740 Baltzell St	40.0	40.0	235.00	\$352.50	100.00	\$300.00	135.00	\$540.00	40.00	\$600.00	1	\$300.00	32	\$688.00	\$2,780.50
0709-281-0919-3 TR-C2	SCADLOCK, DAVID & CHERYL 741 BALTZELL ST MADISON WI	741 Baltzell St	40.0	40.0	303.00	\$454.50	155.00	\$465.00	149.00	\$596.00	40.00	\$600.00	1	\$300.00	31	\$666.50	\$3,082.00

Project ID: Project Baltzell St & Cross St Reconstruction Assessment District-2013
53W1055
Project Limits: Gregory St to Monroe St, Baltzell St to Chapman St

Parcel No./ Zoning	Owner's Name	Situa Address	Frontage	Assess. Frontage	Street Reconstruction Items					Sanitary Sewer Items			TOTAL ASSMNT		
					Rem. Sidewalk & Drive Apron @	Replace Sidewalk @	Replace Drive Apron @	Rem. & Repl. Curb and Gutter @	Sanitary Sewer Reconnection	Sanitary Lateral @					
					\$1.50 per SF	\$3.00 per SF	\$4.00 per SF	\$15.00 per LF	\$300.00 each	\$21.50 per LF					
0709-281-1115-6 TR-C2	WALL, KIRK R & GWENDOLYN J JUDSON 742 BALTZELL ST MADISON WI	742 Baltzell St	40.0	40.0	342.00	\$513.00	\$468.00	\$704.00	40.00	\$600.00	1	\$300.00	29	\$623.50	\$3,208.50
0709-281-0920-0 TR-C2	KAHL, DONALD F J STAFFORD & D STAFFORD 749 BALTZELL ST MADISON WI	749 Baltzell St	80.0	50.0	528.00	\$792.00	224.00	\$672.00	316.00	\$1,264.00	50.00	\$750.00	64	\$1,376.00	\$5,454.00
0709-281-1006-7 TR-C2	HUBER, THOMAS & KATHLEEN 621 CHAPMAN ST MADISON WI	621 Chapman St	120.0	105.0	269.00	\$403.50	190.00	\$570.00	80.00	\$320.00	91.70	\$1,375.50	19	\$408.50	\$3,377.50
0709-281-1101-5 TR-C2	BOZZO, A THOMAS & SUZANNE M LEE 701 CHAPMAN ST MADISON WI	701 Chapman St	120.0	105.0	319.00	\$478.50	254.00	\$762.00	73.00	\$292.00	87.00	\$1,305.00	23	\$494.50	\$3,632.00
0709-281-0903-6 TR-C3	FREINER, JEFFREY S & MICHELLE L FREHNER 2917 GREGORY ST MADISON WI	2917 Gregory St	39.2	24.2	128.00	\$192.00	128.00	\$384.00	\$0.00	24.20	\$363.00	28	\$602.00	\$1,841.00	
0709-281-1001-7 TR-C3	SIMPSON, LUKE H SARA E HOWDEN 3001 GREGORY ST MADISON WI	3001 Gregory St	44.1	29.1	126.00	\$189.00	126.00	\$378.00	\$0.00	29.10	\$436.50	37	\$795.50	\$2,095.00	
0709-281-1114-8 TR-C2	MURRAY, STEPHEN F & JANE M RILEY 3004 MONROE ST MADISON WI	3004 Monroe St	80.0	65.0	433.00	\$649.50	263.00	\$789.00	164.00	\$656.00	65.00	\$975.00	28	\$602.00	\$3,971.50
					9698.00	\$14,547.00	\$177.00	\$15,531.00	4604.00	\$18,416.00	1737.00	\$26,055.00	38.00	\$11,400.00	\$110,867.50