



Department of Public Works
Engineering Division
Robert F. Phillips, P.E., City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4751
Fax: (608) 264-9275
engineering@cityofmadison.com
www.cityofmadison.com/engineering

Parcel Number: 0709-232-2413-6
Situs Address: 4 N Park St
PARK & REGENT DEVELOPMENT
LLC ATTN TOM DEGEN
PO BOX 5567
MADISON, WI 53705-0000

Deputy City Engineer
Gregory T. Fries, P.E.
Deputy Division Manager
Kathleen M. Cryan
Principal Engineer 2
John S. Fahrney, P.E.
Christopher J. Petykowski, 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
Mapping Section Manager
Eric T. Pederson, P.S.
Financial Manager
Steven B. Danner-Rivers

March 4, 2021

To: Property Owners along North Brooks Street, Fahrenbrook Court and College Court

Re: Proposed Street Project & Public Hearing

The City of Madison is proposing to resurface North Brooks Street, Fahrenbrook Court and College Court in 2021. Enclosed with this letter is a fact sheet with some details on the proposed project, which includes a map of the proposed project limits. Also enclosed is a notification for the Public Hearing before the Board of Public Works. The date, time and location 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, and the costs of some of those items are assessed entirely to the owner. A table detailing the City's standard assessment policy for the items of work is included on the fact sheet.

Also enclosed is a Schedule of Assessments, which shows the 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% 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 the Project Engineer. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction. A list of contacts for this project can be found on the enclosed fact sheet.

Sincerely,

Robert F. Phillips, P.E.
City Engineer

RFP:sms
Cc by email:

Yang Tao, Traffic Engineering
Alexandra Heinritz, Traffic Engineering
Daniel Olivares, City Engineering
Tim Sobota, Madison Metro Transit
Ed Ruckriegel, Fire Department
Cindy Mierow, Police Department
Dane County 911
Jeff Fedler, Madison School District Transportation Coordinator, jfedler@madison.k12.wi.us

Steve Schultz, Streets Division
Christy Bachmann, City Engineering
Janet Schmidt, City Engineering
Marla Eddy, City Forestry
Aaron Leair, City Forestry
Mick Howan, School District Transportation, mjhowan@madison.k12.wi.us
Jason Fenske, Badger Bus Lines, jasonf@badgerbus.com

**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 17, 2021 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

FELLAND ROAD & TRANQUILITY TRAIL ROUNDABOUT ASSESSMENT DISTRICT – 2021
HILLCREST DRIVE, STANDISH COURT, AND ALDEN DRIVE ASSESSMENT DISTRICT – 2021
NORTH BROOKS STREET, FAHRENBROOK COURT AND COLLEGE COURT RESURFACING ASSESSMENT DISTRICT - 2021

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **MARCH 5, 2021**



Department of Public Works
Engineering Division

**Fact and Details Sheet:
 PROPOSED N BROOKS ST,
 FAHRENBROOK CT, AND COLLEGE
 COURT PROJECT**

PROJECT CONTACTS

- » **Project Manager:** Steve Sonntag
(608) 267-1997, ssonntag@cityofmadison.com
- » **Storm and Sanitary:** Daniel Olivares
(608)261-9285, daolivares@cityofmadison.com
- » **Traffic:** Alexandra Heinritz
(608) 267-1102, aheinritz@cityofmadison.com
- » **Water:** Adam Wiederhoeft
(608) 266-9121, awiederhoeft@cityofmadison.com
- » **Construction:** John Fahrney
(608) 266-9091, jfahrney@cityofmadison.com
- » **Forestry:** Marla Eddy
(608) 266-4450, meddy@cityofmadison.com

Project Details – Proposed Work

Street: The City will remove and replace the asphalt pavement on North Brooks Street, Fahrenbrook Court and College Court. Curb and gutter, sidewalk and driveways will be replaced on an as needed basis.

Sanitary Sewer: The City will replace existing mains (1923, 1929 & 1986), 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 Sanitary Sewer Contact listed at right.

Storm Sewer: Spot repairs will be made to the storm sewer as needed. Connections of private storm sewer will be completed per City standards (assessable).

Water Main: The water department will perform minor lateral repairs as needed with the project.

Bus Pad: There is not a bus route along these streets. No bus pads are proposed at this time.

Terrace Areas: All existing concrete terrace walkways will be replaced with the project (assessable), unless the property owner requests that they be removed. 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, 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:

- 920 Regent St (13" Norway Maple)
- 1020 Regent St (3" Catalpa & 5" Siberian Elm)
- 1002 College Ct (11" Norway Maple)
- 1001 Spring St (35" Siberian Elm)

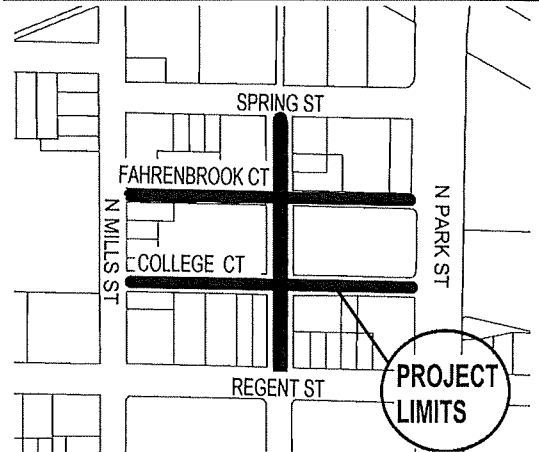
City Forestry will prune the trees within the project limits that will remain prior to the start of construction. If, during the course of construction, it is determined that any additional trees must be removed, adjacent property owners will be notified, prior to removal of the tree. The trees within 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 the bid prices and measured quantities.. Property owners can pay the assessments in a lump sum or over 8 years with 2% interest.

Construction Schedule & Impacts

Tentative Schedule: 75-90 day construction contract length (Start in June of 2021).

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



Item	Property Owner Share	City Share
Curb & Gutter and sidewalks	50%	50%
Driveway Aprons	50%	50%
Private Storm Connections	100%	0%
Sanitary Laterals to property line	25%	75%
Sanitary Sewer Main	0%	100%
Storm Sewer Main	0%	100%

up to 2 weeks to allow the concrete time to cure. Local access to residences and businesses will be maintained, but access on dead end streets may be especially difficult during the work day, while the utility installation is being done.

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

Water Shut-offs: None anticipated with the project. Emergency shut-offs may occur if the existing main is damaged during construction.

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. Have your cart out by 5am on day of pick-up or put out the night before.

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.

2/5/2021

Project ID: 13180
 Project Name: North Brooks Street, Fahrenbrook Court and College Court Resurfacing Assessment District - 2021
 Project Limits: N. Brooks Street: Regent Street to Spring Street
 Fahrenbrook Court: N. Park Street to N. Mills Street
 College Court: N. Park Street to N. Mills Street

Frontages listed are for: Situs Address

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (L.F.)	Street Reconstruction Items								Storm and Sanitary Sewer Items						TOTAL ASSMNT		
				Remove and Replace Sidewalk \$7.50 per SF			Remove and Replace Concrete Drive Apron @ \$9.00 per SF		Remove and Replace Asphalt Drive Apron @ \$20.00 per SF		Remove and Replace Curb and Gutter @ \$25.00 per LF			Storm Sewer Private Connection 2750.0 each		Sanitary Sewer Reconnection \$1,375.00 each			Remove and Replace Sanitary Lateral @ \$21.00 per LF	
				Factor	SF	Cost	SF	Cost	SF	Cost	Factor	LF	Cost	Each	Cost	Each	Cost		LF	Cost
0709-232-2405-3 TSS	CHARLY, ROGER L 1230 REGENT ST MADISON WI	9 N Brooks St College Ct	78.00 L.F. 123.00 L.F.	1.0	450.00	\$3,375.00	0.00	\$0.00	0.00	\$0.00	1.0	105.00	\$2,625.00	0.0	\$0.00	3.00	\$4,125.00	81.00	\$1,701.00	\$11,826.00
0709-232-2007-7 TR-U2	LUND, ROBERT H KRISTINE L LUND 7413 FRIENDSHIP LN MIDDLETON WI	37 N Brooks St	40.00 L.F.	1.0	100.00	\$750.00	0.00	\$0.00	0.00	\$0.00	1.0	20.00	\$500.00	0.0	\$0.00	1.00	\$1,375.00	32.00	\$672.00	\$3,297.00
0709-232-2006-9 TR-U2	DEAN HEALTH SYSTEMS INC C/O KEVIN C STEVENS 1808 W BELTLINE HWY MADISON WI	43 N Brooks St	80.00 L.F.	1.0	100.00	\$750.00	0.00	\$0.00	0.00	\$0.00	1.0	20.00	\$500.00	0.0	\$0.00	1.00	\$1,375.00	32.00	\$672.00	\$3,297.00
0709-232-2404-5 TSS	BALES, DAVID J & ANNA M BALES 3014 GREGORY ST MADISON WI	915 College Ct	40.00 L.F.	1.0	100.00	\$750.00	0.00	\$0.00	0.00	\$0.00	1.0	20.00	\$500.00	0.0	\$0.00	1.00	\$1,375.00	16.00	\$336.00	\$2,961.00
0709-232-2101-7 PD	COLLEGE PARK ASSOCIATES 2428 PERRY ST MADISON WI	930 College Ct N Brooks Fahrenbrook Ct	309.90 L.F. 148.00 L.F. 312.79 L.F.	1.0	1475.00	\$11,062.50	0.00	\$0.00	0.00	\$0.00	1.0	300.00	\$7,500.00	1.0	\$2,750.00	11.00	\$15,125.00	280.00	\$5,880.00	\$42,317.50
0709-232-2201-5 PD	BROOKS TOWNE PARTNERS ATTN FORWARD MANAGEMENT 826 NORTH STAR DR MADISON WI	1002 College Ct Fahrenbrook Ct N Brooks St	360.00 L.F. 240.00 L.F. 148.00 L.F.	1.0	1600.00	\$12,000.00	150.00	\$1,350.00	0.00	\$0.00	1.0	330.00	\$8,250.00	0.0	\$0.00	11.00	\$15,125.00	318.00	\$6,678.00	\$43,403.00
0709-232-2301-3 TSS	THOMPSON, BETTY L 4202 KENWOOD ST MADISON WI	1007 College Ct	40.00 L.F.	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	0.0	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00
0709-232-2008-5 TR-U2	DEAN HEALTH SYSTEMS INC C/O KEVIN C STEVENS 1808 W BELTLINE HWY MADISON WI	936 Fahrenbrook Ct N Brooks St	125.30 L.F. 40.00 L.F.	1.0	350.00	\$2,625.00	0.00	\$0.00	0.00	\$0.00	1.0	60.00	\$1,500.00	0.0	\$0.00	2.00	\$2,750.00	50.00	\$1,050.00	\$7,925.00
0709-232-1908-8 PD	SOUTH CAMPUS PARTNERS II 101 N MILLS ST MADISON WI	1020 Fahrenbrook Ct	160.00 L.F.	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	0.0	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00
0709-232-2306-3 TSS	702 OLIN AVE LLC PO BOX 6473 MONONA WI	15 N Mills St College Ct	38.00 L.F. 120.00 L.F.	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	25.00	\$625.00	0.0	\$0.00	0.00	\$0.00	0.00	\$0.00	\$625.00
0709-232-2202-3 TR-U2	LEGGETT, MICHAEL A & SARAH MARY LEGGETT 536 UNION RD BROOKLYN WI	31 N Mills St Fahrenbrook Ct	40.00 L.F. 120.00 L.F.	1.0	25.00	\$187.50	0.00	\$0.00	0.00	\$0.00	1.0	10.00	\$250.00	0.0	\$0.00	0.00	\$0.00	0.00	\$0.00	\$437.50
0709-232-1907-0 TR-U2	FISHER, DIANNE M 23 BAYSIDE DR MADISON WI	35 N Mills St Fahrenbrook Ct	40.00 L.F. 80.00 L.F.	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	10.00	\$250.00	0.0	\$0.00	0.00	\$0.00	0.00	\$0.00	\$250.00
0709-232-2413-6 PD	PARK & REGENT DEVELOPMENT LLC ATTN TOM DEGEN PO BOX 5567 MADISON WI	4 N Park St College Ct	151.14 L.F. 146.01 L.F.	1.0	200.00	\$1,500.00	0.00	\$0.00	0.00	\$0.00	1.0	40.00	\$1,000.00	0.0	\$0.00	2.00	\$2,750.00	33.00	\$693.00	\$5,943.00

2/5/2021

Project ID:
13180

Project Name: North Brooks Street, Fahrenbrook Court and College Court Resurfacing Assessment District - 2021
 Project Limits: N. Brooks Street: Regent Street to Spring Street
 Fahrenbrook Court: N. Park Street to N. Mills Street
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				Remove and Replace Sidewalk \$7.50 per SF			Remove and Replace Concrete Drive Apron @ \$9.00 per SF		Remove and Replace Asphalt Drive Apron @ \$20.00 per SF		Remove and Replace Curb and Gutter @ \$25.00 per LF			Storm Sewer Private Connection 2750.0 each		Sanitary Sewer Reconnection \$1,375.00 each			Remove and Replace Sanitary Lateral @ \$21.00 per LF	
				Factor	SF	Cost	SF	Cost	SF	Cost	Factor	LF	Cost	Each	Cost	Each	Cost		LF	Cost
0709-232-2406-1 TSS	CHARLY, ROGER L 1230 REGENT ST MADISON WI	920 Regent St N Brooks St	41.70 L.F. 78.00 L.F.	1.0	100.00	\$750.00	0.00	\$0.00	0.00	\$0.00	1.0	20.00	\$500.00	0.0	\$0.00	1.00	\$5,500.00	10.00	\$840.00	\$7,590.00
0709-232-2315-4 TSS	CHARLY, ROGER L 1230 REGENT ST MADISON WI	1002 Regent St N Brooks St	40.00 L.F. 155.80 L.F.	1.0	350.00	\$2,625.00	0.00	\$0.00	0.00	\$0.00	1.0	60.00	\$1,500.00	0.0	\$0.00	3.00	\$4,125.00	100.00	\$2,100.00	\$10,350.00
0709-232-2312-0 TSS	THOMPSON, BETTY L 4202 KENWOOD ST MADISON WI	1020 Regent St College Ct	80.00 L.F. 80.00 L.F.	1.0	100.00	\$750.00	0.00	\$0.00	0.00	\$0.00	1.0	20.00	\$500.00	0.0	\$0.00	1.00	\$1,375.00	16.00	\$336.00	\$2,961.00
0709-232-2311-2 TSS	DEAN HEALTH SYSTEMS INC C/O KEVIN C STEVENS 1808 W BELTLINE HWY MADISON WI	1024 Regent St College Ct	80.00 L.F. 80.00 L.F.	1.0	200.00	\$1,500.00	0.00	\$0.00	0.00	\$0.00	1.0	40.00	\$1,000.00	0.0	\$0.00	2.00	\$2,750.00	31.00	\$651.00	\$5,901.00
0709-232-2001-9 PD	FOUR SEASONS STUDENT APARTMENTS LLC PO BOX 1526 MADISON WI	905 Spring St Fahrenbrook Ct	71.00 L.F. 71.00 L.F.	1.0	100.00	\$750.00	0.00	\$0.00	0.00	\$0.00	1.0	20.00	\$500.00	0.0	\$0.00	1.00	\$1,375.00	16.00	\$336.00	\$2,961.00
0709-232-2002-7 PD	FISHER CONSTRUCTION INC 911 SPRING STREET LLC 1202 REGENT ST MADISON WI	911 Spring St Fahrenbrook Ct	160.28 L.F. 120.00 L.F.	1.0	300.00	\$2,250.00	0.00	\$0.00	0.00	\$0.00	1.0	60.00	\$1,500.00	0.0	\$0.00	3.00	\$4,125.00	46.00	\$966.00	\$8,841.00
0709-232-1901-2 TR-U2	WISCONSIN BELL INC % AMERITECH TAX GROUP 722 N BROADWAY FLR 5 MILWAUKEE WI	1001 Spring St N Brooks St Fahrenbrook Ct	120.00 L.F. 160.00 L.F. 120.00 L.F.	1.0	300.00	\$2,250.00	0.00	\$0.00	0.00	\$0.00	1.0	125.00	\$3,125.00	0.0	\$0.00	3.00	\$4,125.00	104.00	\$2,184.00	\$11,684.00
					5850	\$43,875.00	150	\$1,350.00	0	\$0.00		1285	\$32,125.00	1	\$2,750.00	46	\$67,375.00	1165	\$25,095.00	\$172,570.00

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

 JOHANNA JOHNSON, being first duly sworn on oath, deposes and says that:

1. She is a Program Assistant 3 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the day of **MARCH 5, 2021** placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled **NORTH BROOKS STREET, FAHRENBROOK COURT AND COLLEGE COURT RESURFACING ASSESSMENT DISTRICT - 2021** attached hereto.

2. She did and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.

Johanna L. Johnson

Johanna L. Johnson

Subscribed and sworn to before me
this 5 day of MARCH, 2021

L M Parker

L M Parker

Notary Public, State of Wisconsin
My Commission expires:

