



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

ParcelNumber: 0708-342-1804-6
Situs Address: 727 Boyer St
BOARD OF REGENTS
UNIVERSITY OF WI SYSTEM
1220 LINDEN DRIVE
MADISON, WI 53706

March 24, 2017

Assistant City Engineer
Michael R. Dailey, P.E.
Principal Engineer2
Gregory T. Fries, P.E.
Christopher J. Petykowski, P.E.
Principal Engineer1
Christina M. Bachmann, P.E.
Eric L. Dundee, P.E.
John S. Fahrney, P.E.
Facilities & Sustainability
Jeanne E. Hoffman, Manager
Operations Manager
Kathleen M. Cryan
Mapping Section Manager
Eric T. Pederson P.S.
Financial Manager
Steven B. Danner-Rivers

To: Property Owners along South Pleasant View Road, Mid Town Road, McKee Road, Meriter Way, Wellness Way and Raymond Road

Re: Project 10232 Proposed Street Reconstruction Project & Public Hearing

The City of Madison is proposing reconstruct the above referenced streets in 2017-19. Enclosed with this letter is a fact sheet with some details on the proposed project along with 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. 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 3.0% 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

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 5, 2017 AT 5:30 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.

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

PART II

SOUTH PLEASANT VIEW ROAD, MID TOWN ROAD, MCKEE ROAD, MERITER WAY, WELLNESS WAY AND RAYMOND ROAD ASSESSMENT DISTRICT - 2017

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ MARCH 25, 2017

Fact and Details Sheet

Proposed South Pleasant View Road, Mid Town Road, McKee Road, Meriter Way, Wellness Way, Raymond Road Reconstruction – Project 10232

Project Details – Proposed Work

Street: The City will be reconstructing the streets within the project location map to the right. The new roadway on South Pleasant View Road, Mid Town Road & McKee Road will be an urban boulevard with median, sidewalk, bike lanes & separate multi-use path. A new, curbed roadway connection will be created on Meriter Way & Wellness Way to connect to Raymond Road. Raymond Road will be reconstructed as well. Detailed plans are available at the project website noted below.

Sanitary Sewer: The City will install new mains where needed under the roadways to serve the adjacent areas, and install laterals from the main to the property line. For questions please contact the Sanitary Sewer Contact listed at right.

Water Main: The City will install new mains where needed under the roadways to serve the adjacent areas, and install laterals from the main to the property line. For questions please contact the Water Contact listed at right.

Storm Sewer: The City will install a new storm sewer system to serve the new roadway and adjacent areas. For questions please contact the Storm Contact listed at right.

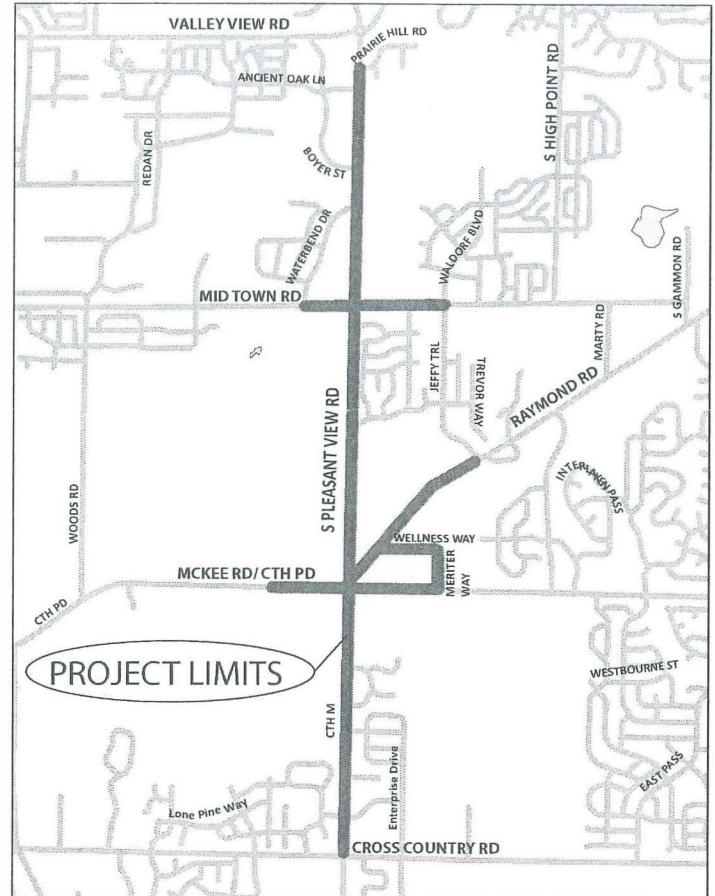
Project Website: Updates will be posted here:
<http://www.cityofmadison.com/engineering/projects/county-highway-m-prairie-hill-to>

Construction Schedule & Impacts

Tentative Schedule: September 2017 through September 2019

Traffic Impacts: South Pleasant View Road, Mid Town Road & McKee Road will be open to traffic with one lane in each direction through the project limits. Some short duration closures are expected at the South Pleasant View Road & McKee Road intersection. Raymond Road will be closed to through traffic for a approximately 3 month duration during the project. Access to all properties will be provided.

Project Location Map



Project Contacts

Project Manager:
 Chris Petykowski – 267-8678
 cpetykowski@cityofmadison.com

Street Lighting:
 Brian Smith – 261-9625
 bsmith@cityofmadison.com

Storm Sewer:
 Greg Fries – 267-1199
 gfries@cityofmadison.com

Sanitary Sewer:
 Mark Moder – 261-9250
 mmoder@cityofmadison.com

Water:
 Adam Wiederhoeft – 266-9121
 awiederhoeft@madisonwater.org

Assessment Policy Breakdown

Item	Federal/ City Share	Owner Share
Curb, sidewalk, drive aprons	40%	60%
Sanitary Laterals	75%	25%
Private Storm Connection	0%	100%
Asphalt Pavement	remainder	4ft
New Sanitary Mains	0%	100%
New Water Main	0%	100%
Sidewalk Ramps	100%	0%
Street Lighting	0%	100%

Assessments are payable as a lump sum or over 8 years with 3% interest.

Project ID: 10232
 Project Name: South Pleasant View Road, Mid Town Road, McKee Road, Meriter Way, Wellness Way and Raymond Road Assessment District - 2017
 Project Limits: South Pleasant View Road from Prairie Hill Road to McKee Road
 Mid Town Road from Waterbend Drive to Waldorf Boulevard
 McKee Road from 1000' west of South Pleasant View Road to Meriter Way
 Meriter Way from McKee Road to Wellness Way
 Wellness Way from Raymond Road to Meriter Way
 Raymond Road from 300' southwest of Wellness Way to 2700' northeast of Wellness Way

Parcel No / Zoning	Owner's Name / Mailing Address	NOTES	Parcel Location	Street	Frontage		Street Reconstruction Items				Sanitary Items					Water Main Parcel Area (SF)	Water Main Assmt (Z10) \$0.11 Per SF	Water Main Assmt (Z8) \$0.17 Per SF	Street Lighting Assmt		TOTAL ASSMT						
					Actual per street LF	Total Assessable LF	Street Improvements @ \$22.00 per LF SF	Cost	Install Curb & Gutter \$8.00 per LF LF	Cost	Install 5" Concrete Sidewalk @ \$5.00 per SF SF	Cost	Install 7" Concrete Drive Apron @ \$6.00 per SF SF	Cost	Gross Parcel Area SF				Net Parcel Area SF	Wellness Wy Area Assmt @ \$243.70 per 1000 Sf		Mid Town Area Assmt @ \$336.46 per 1000 Sf	Lateral Length Ft	Sanitary Lateral \$112.21 per foot	Sanitary Assessment Subtotal	\$22.50 per LF LF	Cost
0708-342-1804-6 EC	Board of Regents University of WI System 1220 Linden Dr Madison, WI 53706	UW research park Note 3	727 Boyer St	Pleas Vw	110.0	110.0	110.0	\$2,420.00	110.0	\$880.00	550.0	\$2,750.00	0.0	\$0.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	158648.00	\$16,998.49	\$0.00	110.00	\$2,475.00	\$25,523.49
0708-342-1701-4 EC	Board of Regents University of WI System 1220 Linden Dr Madison, WI 53706	UW research park Note 3	801 Boyer St	Pleas Vw	310.0	310.0	310.0	\$6,820.00	310.0	\$2,480.00	1550.0	\$7,750.00	0.0	\$0.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	167703.00	\$17,968.70	\$0.00	310.00	\$6,975.00	\$41,993.70
0708-342-1702-2 EC	Board of Regents University of WI System 1220 Linden Dr Madison, WI 53706	UW research park Note 3	903 Boyer St	Pleas Vw	305.5	305.5	305.5	\$6,721.00	305.5	\$2,444.00	1527.5	\$7,637.50	0.0	\$0.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	160262.00	\$17,171.43	\$0.00	305.50	\$6,873.75	\$40,847.68
0708-342-1703-0 EC	Board of Regents University of WI System 1220 Linden Dr Madison, WI 53706	UW research park Note 3	927 Boyer St	Pleas Vw	289.6	289.6	289.6	\$6,371.20	289.6	\$2,316.80	1448.0	\$7,240.00	0.0	\$0.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	165449.00	\$17,727.19	\$0.00	289.60	\$6,516.00	\$40,171.19
0708-342-1704-8 EC	Board of Regents University of WI System 1220 Linden Dr Madison, WI 53706	UW research park Note 3	1001 Boyer St	Pleas Vw	243.0	243.0	243.0	\$5,346.00	243.0	\$1,944.00	1215.0	\$6,075.00	0.0	\$0.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	152848.00	\$16,377.05	\$0.00	243.00	\$5,467.50	\$35,209.55
0708-342-1705-6 EC	Board of Regents University of WI System 1220 Linden Dr Madison, WI 53706	UW research park Note 3	1103 Boyer St	Pleas Vw	325.4	325.4	325.4	\$7,158.80	325.4	\$2,603.20	1627.0	\$8,135.00	0.0	\$0.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	160934.00	\$17,243.43	\$0.00	325.40	\$7,321.50	\$42,461.93
0708-342-1622-2 EC	Board of Regents University of WI System 1220 Linden Dr Madison, WI 53706	UW research park Note 3	1202 Boyer St	Pleas Vw	172.1	172.1	172.1	\$3,786.20	172.1	\$1,376.80	860.5	\$4,302.50	0.0	\$0.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	257262.00	\$27,564.59	\$0.00	172.10	\$3,872.25	\$40,902.34
0708-341-8700-5 A-1	The High-Spring Limited Partners 401 N Carroll Madison WI 53703	High Springs North Parcel Note 4	S Pleasant View Rd	Pleas Vw	510.0	510.0	510.0	\$11,220.00	510.0	\$4,080.00	0.0	\$0.00	0.0	\$0.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	609840.00	\$65,341.90	\$0.00	510.00	\$11,475.00	\$92,116.90
0708-341-9000-0 A-1	The High-Spring Limited Partners 401 N Carroll Madison WI 53703	High Springs South Parcel Note 4	S Pleasant View Rd	Pleas Vw	1320.0	1320.0	1320.0	\$29,040.00	1320.0	\$10,560.00	0.0	\$0.00	0.0	\$0.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	1655280.00	\$177,356.58	\$0.00	1320.00	\$29,700.00	\$246,656.58
0708-344-8501-3 A-1	Theis TR Theis TR, Randall A 9101 Mineral Point Rd Verona, WI 53593	Theis North Parcel Note 4	3306 CTH M	Pleas Vw	1322.0	1322.0	1322.0	\$29,084.00	1322.0	\$10,576.00	0.0	\$0.00	0.0	\$0.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	1524600.00	\$163,354.74	\$0.00	1322.00	\$29,745.00	\$232,759.74
0708-344-9001-6 A-1	Theis TR Theis TR, Randall A 9101 Mineral Point Rd Verona, WI 53593	Theis South Parcel Note 4 Note 8	CTH M	Mid Town Pleas Vw	903.0 1077.0	1980.0	1980.0	\$43,560.00	1980.0	\$15,840.00	0.0	\$0.00	0.0	\$0.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	1980.00	\$44,550.00	\$103,950.00
0608-044-0103-6	University of Wisconsin Board of Regents 1220 Linden Dr Madison WI 53706	UW Turf Grass University Ridge Note 9	9002 McKee Rd	Mid Town Pleas Vw McKee	765.0 2790.0 805.0	4360.0	4360.0	\$95,920.00	4360.0	\$34,880.00	180.0	\$900.00	250.0	\$1,500.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	4168032.00	\$0.00	\$720,139.22	3555.00	\$ 79,987.50	\$933,326.72
0708-344-9350-4 A-1 0708-344-9400-3 A-1	Gary J Nechtaval Krista K Nechtaval 8280 Mid Town Rd Madison, WI 53719	Town of Verona Parcel Note 5 Note 8	8280 Mid Town Rd 2nd Prop. N of 8272 Mid Town	Mid Town	100.0	100.0	100.0	\$2,200.00	100.0	\$800.00	300.0	\$1,500.00	110.0	\$660.00	41,382 32,017	41,382 32,017	\$0.00 \$0.00	\$13,923.39 \$10,772.44	0.00 0.00	\$0.00 \$0.00	\$18,923.39 \$10,772.44	0.00	\$0.00	\$0.00	100.00	\$1,125.00	\$20,208.39
0708-344-9360-2 A-1	Michelle Hebert 8272 Mid Town Rd Madison WI 53719	Town of Verona Parcel Note 5 Note 8	8272 Mid Town Rd	Mid Town	166.0	166.0	166.0	\$3,652.00	166.0	\$1,328.00	830.0	\$4,150.00	110.0	\$660.00	43,560	43,560	\$0.00	\$14,656.20	0.00	\$0.00	\$14,656.20	0.00	\$0.00	\$0.00	166.00	\$1,867.50	\$26,313.70
0708-344-9740-2 A-1	Michael J O'Brien Lisa M O'Brien 8264 Mid Town Rd Madison, WI 53719	Town of Verona Parcel Note 5 Note 8	8264 Mid Town Rd	Mid Town	190.0	190.0	190.0	\$4,180.00	190.0	\$1,520.00	950.0	\$4,750.00	220.0	\$1,320.00	43,647	43,647	\$0.00	\$14,685.47	0.00	\$0.00	\$14,685.47	0.00	\$0.00	\$0.00	190.00	\$2,137.50	\$28,592.97

Parcel No./ Zoning	Owner's Name / Mailing Address	NOTES	Parcel Location	Street Reconstruction Items										Sanitary Items						Water Main Parcel Area (SF)	Water Main Assmt (Z10) \$0.11 Per SF	Water Main Assmt (Z8) \$0.17 Per SF	Street Lighting Assmt		TOTAL ASSMT		
				Street	Frontage		Street Improvements @ \$22.00 per LF		Install Curb & Gutter \$8.00 per LF		Install 5" Concrete Sidewalk @ \$5.00 per SF		Install 7" Concrete Drive Apron @ \$6.00 per SF		Gross Parcel Area SF	Net Parcel Area SF	Wellness Wy Area Assmt @ \$243.70 per 1000 Sf	Mid Town Area Assmt @ \$336.46 per 1000 Sf	Lateral Length Ft				Sanitary Lateral \$112.21 per foot	Sanitary Assessment Subtotal		\$22.50 per LF	Cost
					Actual per street LF	Total Assessable LF	SF	Cost	LF	Cost	SF	Cost	SF	Cost													
0608-031-8600-3 R-3A	Courter, Robert 8465 Mid Town Rd Madison WI 53719	Town of Verona Parcel Note 5 Note 8	8465 Mid Town Rd	Mid Town	191.0	191.0	191.0	\$4,202.00	191.0	\$1,528.00	955.0	\$4,775.00	110.0	\$660.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	191.00	\$2,148.75	\$13,313.75
0608-031-8570-0 R-3A	Timothy P Gohl Kathleen M Stanek 7527 Fallen Oak Dr Verona WI 53593	Town of Verona Parcel Note 5 Note 8	8415 Mid Town Rd	Mid Town	304.0	304.0	304.0	\$6,688.00	304.0	\$2,432.00	1520.0	\$7,600.00	120.0	\$720.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	304.00	\$3,420.00	\$20,860.00
0608-031-0138-0	Deborah Palmer 8325 Mid Town Rd Madison WI 53719	Town of Verona Parcel Note 5 Note 8	8325 Mid Town Rd	Mid Town	108.2	108.2	108.2	\$2,380.40	108.2	\$865.60	541.0	\$2,705.00	230.0	\$1,380.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	108.20	\$1,217.25	\$8,548.25
0608-031-8550-4 R-3A	Stenbrotten Rev TR, L Donald & Lila R 8309 Mid Town Rd Madison WI 53719	Town of Verona Parcel Note 5 Note 8	8309 Mid Town Rd	Mid Town	108.2	108.2	108.2	\$2,380.40	108.2	\$865.60	541.0	\$2,705.00	230.0	\$1,380.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	108.20	\$1,217.25	\$8,548.25
0608-031-8530-8 R-4	Ervin J Leister 510 Karl Krest Barneveld WI 53507	Town of Verona Parcel Note 5 Note 8	8301 Mid Town Rd	Mid Town	180.0	180.0	180.0	\$3,960.00	180.0	\$1,440.00	900.0	\$4,500.00	230.0	\$1,380.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	180.00	\$2,025.00	\$13,305.00
0608-034-0102-9 SE	Meriter Hospital Inc % Treasury Services Dept 202 S Park St Madison, WI 53715	Meriter Clinic parcel Note 6 Note 7	3102 Meriter Way	Meriter	152.5	152.5	152.5	\$3,355.00	152.5	\$1,220.00	0.0	\$0.00	0.0	\$0.00	204,183	204,183	\$49,759.40	\$0.00	70.00	\$7,854.70	\$57,614.10	204183.00	\$0.00	\$35,278.08	152.50	\$2,230.31	\$99,697.49
0608-034-0101-1 CI	Meriter Hospital Inc % Treasury Services Dept 202 S Park St Madison, WI 53715	Meriter Larger parcel Note 6 Note 7	8001 Raymond Rd	Meriter Wellness	160.0 365.0	525.0	525.0	\$11,550.00	525.0	\$4,200.00	2625.0	\$13,125.00	0.0	\$0.00	2,503,939	466,527	\$113,692.63	\$0.00	60.00	\$6,732.60	\$120,425.23	2503939.00	\$0.00	\$432,622.56	525.00	\$7,678.13	\$589,600.92
0608-034-9000-4 RH-4	Asaf A Qureshi Nilofer Qureshi 8251 Raymond Rd Madison, WI 53719	Qureshi South Parcel Note 6 Note 7	8251 Raymond Rd	Raymond Wellness	695.0 667.0	1362.0	1362.0	\$55,310.00	1362.0	\$10,896.00	0.0	\$0.00	170.0	\$1,020.00	958,320	233,917	\$57,005.57	\$0.00	180.00	\$20,197.80	\$77,203.37	958302.00	\$0.00	\$165,572.35	1362.00	\$19,919.25	\$329,920.97
0608-034-8860-6 RH-4	Asaf A Qureshi Nilofer Qureshi 8251 Raymond Rd Madison WI 53719	Qureshi North Parcel Note 6	3002 County Highway M	Raymond	359.5	359.5	359.5	\$7,909.00	359.5	\$2,876.00	0.0	\$0.00	0.0	\$0.00	0	0	\$0.00	\$0.00	0.00	\$0.00	\$0.00	43560.00	\$0.00	\$7,526.16	359.50	\$5,257.69	\$23,568.84
Total							14994.0	\$355,214.00	14994.0	\$119,952.00	18120.0	\$90,600.00	1780.0	\$10,680.00	3,827,048.00	1,065,233.00	220,457.60	\$4,037.49	310.00	\$34,785.10	\$309,280.19	12890842	\$537,104.10	\$1,361,138.38	14,189.00	\$285,202.13	\$ 3,058,398.36

(1). Sanitary sewer connection charges levied by the Madison Metropolitan Sewerage District (MMSD) for these lands shall be deferred until such time as the lands are subdivided, developed and require sanitary sewer service. Final billings will be generated by MMSD at the time of development or connection.

(2). Properties will be subject to the Impact Fees which will be deferred until the property is developed. Impact Fee will be based upon final platted area or unplatted lot area at the time of connection. Impact Fee rate will be increased annually by the Construction Cost Index (CCI).

(3). In accordance with Madison General Ordinance 4.081, the assessments for parcels zoned in agriculture and in the City of Madison and the UW Research Park lots shall be deferred for 10 years with interest. Upon completion of the deferral period, payment shall be made with interest in 8 equal yearly installments. In the event of certain occurrences as outlined in section 4.0841(4), the assessments shall be paid in full prior to the end of the deferral period.

(4). In accordance with the Final City of Madison and Town of Middleton Cooperative Plan under section 66.0307, Wisconsin Statutes, Dated Sep 29, 2003, payments assessed to Town of Middleton residents shall be deferred and interest shall not accrue thereon until the parcel is annexed to the City of Madison. The assessment will be adjusted based upon the construction cost index at the end of the deferral period.

(5) Single Family Properties use 0.5 factor for Street Light Assessment Rate

(6) A street light factor of 0.65 applied to properties with frontage on Wellness Way and Meriter Way due to pole configuration and spacing differences along these streets.

(7) Portions of Meriter Way & Wellness Way is a new street and is assessed fully to adjacent owners, thus there is a different rate per foot applied

(8). Property is subject to assessment related to 2001 installation of water main on Mid Town Rd, upon connection to the City water system.

(9). Assessable area for water main calculation was determined by assessing typical 40-acre parcel width of 1,320-FT by assessable water main length of 3,157-FT from CTH PD to Shale Dr connection.