



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: 0709-304-1009-1
Situs Address: 701 Dearholt Rd
VANNATTA, LARRY D
& LISA M BYRNES
701 DEARHOLT RD
MADISON, WI 53711-1135

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

April 9, 2021

To: Property Owners along Dearholt Road

Re: Proposed Street Reconstruction Project & Public Hearing

The City of Madison is planning a 2021 and 2022 construction project on Dearholt Road from Milward Drive to Odana Road. The proposed project will include replacement of sanitary sewer and laterals, storm sewer main and inlets, and pavement. The curb and gutter will be spot replaced as needed. 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 is 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 partially 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 preliminary Schedule of Assessments, which shows the estimated costs for each property adjacent to the project and provides an explanation of how the costs were determined. The frontages of each property to be assessed are listed on the schedule. 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 Andrew Zwieg, Project Manager, (608) 266-9219, azwieg@cityofmadison.com. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction.

Sincerely,

Robert F. Phillips, P.E.
City Engineer

RFP:ajz

Cc by email: Alder Figueroa Cole, District 10 Alder
Mark Moder, City Engineering
Daniel Olivares, City Engineering
Yang Tao, Traffic Engineering
Marla Eddy, City Forestry

Christy Bachmann, City Engineering
Janet Schmidt, City Engineering
Jerry Schippa, Traffic Engineering
Charles Romines, Streets Division
Wayne Buckley, City Forestry

Aaron Leair, City Forestry
Chad Hughes, Park Division
Ed Ruckriegel, Fire Department
Dane County 911

Mick Howan, School District Transportation, mjhowan@madison.k12.wi.us
Jeff Fedler, Madison School District Transportation Coordinator, jfedler@madison.k12.wi.us

Ann Freiwald, Parks Division
Tim Sobota, Madison Metro Transit
Cindy Mierow, Police Department
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, APRIL 21, 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

HOOKER AVENUE, SHERIDAN DRIVE, STEENSLAND DRIVE RESURFACING ASSESSMENT DISTRICT – 2021

FORSTER DRIVE RESURFACING ASSESSMENT DISTRICT – 2021

DEARHOLT ROAD ASSESSMENT DISTRICT - 2021

HELENA STREET, JENIFER STREET, AND RUSSELL STREET ASSESSMENT DISTRICT – 2021

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **APRIL 9, 2021**



PROJECT CONTACT

» **Project Manager:** Andrew Zwiig
 608-266-9219, azwiig@cityofmadison.com

**Fact and Details Sheet:
 PROPOSED DEARHOLT ROAD CONSTRUCTION**

Project Details – Proposed Work

Sanitary Sewer: The City will replace the existing sewer main with 12” PVC pipe from Odana Hill Park to Coney Weston Place and 10” PVC pipe from Coney Weston Place to Odana Road (existing 8” clay main installed in the 1950s), 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 owner 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 Project Manager (*laterals assessable*).

The Westgate Mall re-development requires offsite sanitary sewer improvements. The sewer on Dearholt Road is not large enough to handle the projected wastewater flows. The re-development will pay for the sewer upgrades. The City will contribute a small portion of the cost equivalent to relining the existing sewer.

Water Main: The City will replace the existing water main as needed to accommodate the larger storm sewer installed with the project.

Storm Sewer: The City will replace and upsize the sewer based on results from the Wingra West Watershed to reduce neighborhood flooding and better convey residential storm runoff. The existing sewer main was installed in 1958 with clay pipe. The project will replace the inlets, manholes, pipe, and the connection to Odana pond through Odana Hills Park.

If you are interested in connecting existing downspouts or sump pump discharge to public storm sewer with this project please contact Daniel Olivares (daolivares@cityofmadison.com, (608)261-9285). The costs associated with private storm connections are 100% assessable to the property owner and would be added to the final assessment for the property.

Street: The City will pulverize and shape the existing asphalt pavement and place new asphalt pavement as well as spot replace curb and gutter (*curb is assessable*). The street width will remain at 32 ft. from face or curb to face or curb. A portion of the asphalt pavement cost will be paid by the sanitary sewer utility and Westgate Mall re-development. The curb and gutter replacements will be paid for the by the City and property owners. Disturbed grass areas due to the construction will be restored with 6-inches of topsoil and grass seed, which will be watered as needed by the contractor for the first 10 days.

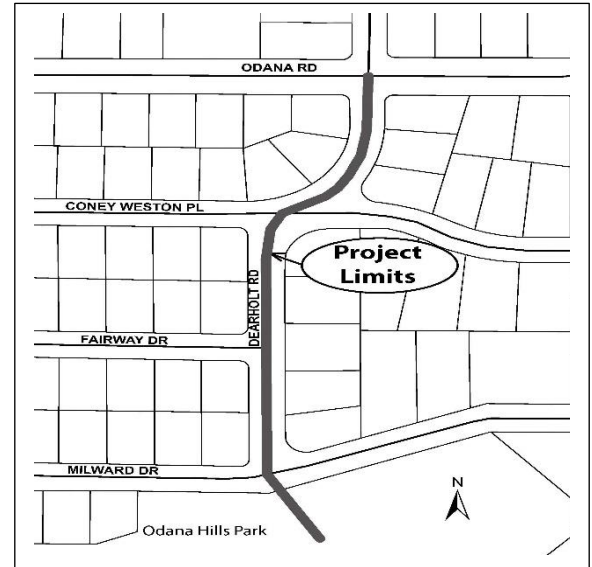
Driveway Aprons: Driveway aprons will be replaced as needed. A portion may have to be removed and replaced to accommodate sanitary sewer lateral replacement. If replacement is needed, the new portion will match your existing driveway material.

Bus Pads: Bus pads will not be installed along Dearholt Road.

Street Lights: There are no proposed changes to the street lighting.

Assessments: The project will have special assessments for the street and sanitary lateral construction. The preliminary assessment is included with this mailing and provides the property owner an estimated cost due after construction is complete. The final assessment bill will be mailed after construction is complete and will be calculated based on actual bid prices and measured quantities. The payment options include payment by lump sum or over eight years with 2 percent interest.

Project Location Map



Item	Property Owner Share	City Share
Curb & Gutter Replacement*	50%	50%
Driveway Apron	50%	50%
Intersection Curb & Gutter Replacement	0%	100%
Asphalt Pavement**	0%	100%
Sanitary Sewer Main**	0%	100%
Sanitary Laterals to Property Line	25%	75%
Water Main	0%	100%
Water Main Laterals	0%	100%
Storm Sewer Main	0%	100%
Private Storm Connections (if any)	100%	0%

*curb assessed per linear ft. of frontage

**a portion will be paid by the Westgate re-development

Trees: Terrace trees may be pruned prior to construction to provide required clearance for construction equipment. There are 2 tree removals within the Dearholt Road right-of-way: 709 Dearholt Road (Silver Maple) and 5201 Milward Drive (Honeylocust) because of conflicts with the sanitary and storm sewer construction. There is a 1 tree removal (Silver Maple) and 1 tree relocation within Odana Hills Park at the intersection of Milward Drive and Dearholt Road because of the sanitary and storm sewer construction. The trees to be removed along Odana pond within the Park around the existing storm sewer outfall to accommodate the construction of the new outfall consist of volunteer Hackberry, Walnut, and Oak..

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. After project completion, Forestry and Parks will evaluate the terrace and park space, respectively, for potential tree planning locations.

Project Website: cityofmadison.com/engineering/projects/dearholt-road-resurfacing

Construction Schedule & Impacts

Tentative Schedule: Odana Hills Park Construction: August 2021 – October 2021; Dearholt Road Construction April 2022 – June 2022

Traffic Impacts: Dearholt Road will be closed to through traffic until the project is complete. Local access will be provided, but driveways may not be accessible at times when work is being performed in front of the driveway or concrete placement along the driveway. Driveway closures may last up to a cumulative total of 20 days. No parking is allowed within the construction zone during working hours (7AM to 7PM), so when your driveway is not accessible, you will need to park on the adjacent street (i.e. Coney Weston Pl, Fairway Dr, and Milward Drive).

Odana Road at Dearholt Road will be completely closed for short periods of time during construction to install the sanitary and storm sewers as well as asphalt paving. There are 4 possible access points to the neighborhood – Dearholt Road at Odana Road, Dearholt Road at Coney Weston Place, Dearholt Road at Fairway Drive and Dearholt Road at Milward Drive. A minimum of one of these intersections shall remain open at all times in order to maintain local and emergency vehicle access to all properties at all times.

Water Shut-offs: An average of two water shut-offs are expected for each property within the project limits. A minimum of 48 hours of notice will be provided prior to the shut-offs. Each shut-off may last up to 8 hours, but typically lasts about 4 hours. The water will be shut-off when the new water main is connected to the existing main and connecting the services to the new main. At the start of construction, the existing main will remain in service until the new main is installed and connected to. Emergency shut-offs are possible if water main is damaged or breaks occur during construction. The Madison Water Utility and Contractor will notify affected properties as soon as possible.

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.

Landscaping: Existing timber, brick or stone walls within the right-of-way will not be impacted. Landscaping plantings along the street or within the right-of-way will likely be impacted if it conflicts with curb & gutter or sanitary lateral installation. If you wish to save any landscaping, it should be removed prior to the start of work in the spring of 2022.

Proj. ID: 13282 Project Name: Dearholt Road Assessment District - 2021
 Project Limits: Milward Drive to Odana Road

Parcel No. / Zoning No.	Owner's Name / Mailing Address	Situation Address / Parcel Location	Frontage LF	Street Construction Items									Sanitary Sewer Reconstruction Items				Storm Sewer Items		TOTAL ASSMT
				Remove Concrete Driveway Apron Assessment @ \$2.50 per SF		Replace Concrete Driveway Apron Assessment @ \$6.00 per SF		Replace Asphalt Driveway Apron Assessment @ \$6.00 per SF		Remove & Replace Curb & Gutter Assessment @ \$25.00 per LF			Sanitary Sewer Reconnect Assessment @ \$1,250.00 Each		Remove & Replace Sanitary Lateral Assessment @ \$21.00 per LF		Private Storm Sewer Connection Assessment @ \$2,000.00 Each		
				SF	Cost	SF	Cost	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each	Cost	
0709-304-1627-1 SR-C1	FOERST LIVING TRUST J R & N E FOERST, TRUSTEE 5202 MILWARD DR MADISON WI	5202 Milward Dr Dearholt Rd	95.00 135.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	36.00	\$900.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$900.00
0709-304-1601-5 SR-C1	PETERMAN, LOGAN KATHERINE PETERMAN 5201 FAIRWAY DR MADISON WI	5201 Fairway Dr Dearholt Rd	95.00 135.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	24.00	\$600.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$600.00
0709-304-1421-7 SR-C1	MURRAY, LINDA M & JUDITH M PELLOWSKI 5202 FAIRWAY DR MADISON WI	5202 Fairway Dr Dearholt Rd	95.00 135.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	63.00	\$1,575.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,575.00
0709-304-1401-9 SR-C1	NYQUIST, BENJAMIN E EMILY A NYQUIST 718 DEARHOLT RD MADISON WI	718 Dearholt Rd Coney Weston Pl	135.00 95.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	24.00	\$600.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$600.00
0709-304-1129-7 SR-C1	LEWIS, GARY E & KENNETH K SOSINSKI 5202 CONEY WESTON PL MADISON WI	5202 Coney Weston Pl	115.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	24.00	\$600.00	1.00	\$1,250.00	32.00	\$672.00	0.00	\$0.00	\$2,522.00
0709-304-1130-4 SR-C1	SANDRA, DAVID A JENNIFER S SANDRA 706 DEARHOLT RD MADISON WI	706 Dearholt Rd	118.40	0.00	\$0.00	0.00	\$0.00	200.00	\$1,200.00	1.00	24.00	\$600.00	1.00	\$1,250.00	27.00	\$567.00	0.00	\$0.00	\$3,617.00
0709-304-1131-2 SR-C1	HINKLEY, KIMBERLY 702 DEARHOLT RD MADISON WI	702 Dearholt Rd Odana Rd	100.60 99.80	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	24.00	\$600.00	1.00	\$1,250.00	24.00	\$504.00	0.00	\$0.00	\$2,354.00
0709-304-1515-8 SR-C1	STATZ TRUST G M & J M STATZ, TRUSTEES 733 DEARHOLT RD MADISON WI	733 Dearholt Rd Milward Dr	90.00 124.50	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	24.00	\$600.00	1.00	\$1,250.00	30.00	\$630.00	0.00	\$0.00	\$2,480.00
0709-304-1514-0 SR-C1	DODGE, DAVID A LAURIN M DODGE 729 DEARHOLT RD MADISON WI	729 Dearholt Rd	100.00	0.00	\$0.00	0.00	\$0.00	200.00	\$1,200.00	1.00	36.00	\$900.00	1.00	\$1,250.00	30.00	\$630.00	0.00	\$0.00	\$3,980.00
0709-304-1513-2 SR-C1	BUSBY, JOHN & THERESA 725 DEARHOLT RD MADISON WI	725 Dearholt Rd	105.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	48.00	\$1,200.00	1.00	\$1,250.00	31.00	\$651.00	0.00	\$0.00	\$3,101.00
0709-304-1512-4 SR-C1	DODD SURVIVOR TR, MARIE 719 DEARHOLT RD MADISON WI	719 Dearholt Rd	105.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	24.00	\$600.00	1.00	\$1,250.00	30.00	\$630.00	0.00	\$0.00	\$2,480.00
0709-304-1511-6 SR-C1	MINKOFF, CAREN LEE ARI LAMPEAR 713 DEARHOLT RD MADISON WI	713 Dearholt Rd Coney Weston Pl	110.00 49.25	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	36.00	\$900.00	1.00	\$1,250.00	39.00	\$819.00	0.00	\$0.00	\$2,969.00
0709-304-1011-6 SR-C1	BARBIAUX, PETER J 709 DEARHOLT RD MADISON WI	709 Dearholt Rd Coney Weston Pl	73.30 127.50	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	41.00	\$1,025.00	1.00	\$1,250.00	43.00	\$903.00	0.00	\$0.00	\$3,178.00
0709-304-1010-8 SR-C1	GARBACZ, STANLEY A LAURA A GARBACZ 705 DEARHOLT RD MADISON WI	705 Dearholt Rd	82.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	24.00	\$600.00	1.00	\$1,250.00	36.00	\$756.00	0.00	\$0.00	\$2,606.00

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

Proj. ID: 13282 Project Name: Dearholt Road Assessment District - 2021
 Project Limits: Milward Drive to Odana Road

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				SF	Cost	SF	Cost	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each		Cost
0709-304-1009-1 SR-C1	VANNATTA, LARRY D & LISA M BYRNES 701 DEARHOLT RD MADISON WI	701 Dearholt Rd Odana Rd	93.00 157.80	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	24.00	\$600.00	1.00	\$1,250.00	37.00	\$777.00	0.00	\$0.00	\$2,627.00
0709-304-1301-1 CN, WP-12	CITY OF MADISON PARKS ODANA HILLS PARK 210 MLK JR BLVD RM 104 MADISON WI	5201 Milward Dr	623.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	24.00	\$600.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$600.00
TOTALS			3,194.15	0.00	\$0.00	0.00	\$0.00	400.00	\$2,400.00	---	500.00	\$12,500.00	11.00	\$13,750.00	359.00	\$7,539.00	0.00	\$0.00	\$36,189.00

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

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 **APRIL 9, 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 **DEARHOLT ROAD 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 9 day of APRIL, 2021

L M Parker

L M Parker

Notary Public, State of Wisconsin
My Commission expires:

