



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

Parcel Number: 0710-224-0117-0  
Situs Address: 4929 Femrite Dr  
WI DEVELOPMENT PARTNERS  
LLC  
4916 E BROADWAY  
MADISON, WI 53716-0000

March 22, 2019

**Deputy City Engineer**  
Gregory T. Fries, P.E.  
**Deputy Division Manager**  
Kathleen M. Cryan  
**Principal Engineer 2**  
Christopher J. Petykowski, P.E.  
John S. Fahrney, P.E.  
**Principal Engineer 1**  
Christina M. Bachmann, P.E.  
Mark D. Moder, P.E.  
Janet Schmidt, P.E.  
**Facilities & Sustainability**  
Jeanne E. Hoffman, Manager  
Bryan Cooper, Principal Architect  
**Mapping Section Manager**  
Eric T. Pederson, P.S.  
**Financial Manager**  
Steven B. Danner-Rivers

**To: Property Owners along Dairy Drive**  
**Re: Proposed Street Construction Project & Public Hearing**

The City of Madison is planning the extension of Dairy Drive from East Broadway to Femrite Drive in 2020. 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 all items included with this proposed project. The full cost of the work is assessed to the adjacent property owners.

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 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 Andrew Zwiag, Project Manager, (608) 266-9219, [azwiag@cityofmadison.com](mailto:azwiag@cityofmadison.com). 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:ajz  
Cc by email:

Ald. Tierney  
Mark Moder, City Engineering  
Kyle Frank, City Engineering  
Yang Tao, Traffic Engineering  
Charles Romines, Streets Division  
Tim Sobota, Madison Metro Transit  
Cindy Mierow, Police Department  
Jason Fenske, Badger Bus Lines, [jasonf@badgerbus.com](mailto:jasonf@badgerbus.com)  
Mick Howan, School District Transportation, [mjhowan@madison.k12.wi.us](mailto:mjhowan@madison.k12.wi.us)  
Jeff Fedler, Madison School District Transportation Coordinator, [jfedler@madison.k12.wi.us](mailto:jfedler@madison.k12.wi.us)  
Christy Bachmann, City Engineering  
Janet Schmidt, City Engineering  
Kelly Miess, Water Utility  
Jerry Schippa, Traffic Engineering  
Marla Eddy, City Forestry  
Ed Ruckriegel, Fire Department  
Dane County 911

**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, 2019 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 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](mailto: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**

**N. BASSETT STREET ASSESSMENT DISTRICT – 2019**

**DAIRY DRIVE ASSESSMENT DISTRICT – 2019**

**TOEPFER AVENUE, HOLLY AVENUE, EUCLID AVENUE, AND ST. CLAIR STREET ASSESSMENT DISTRICT - 2019**

**REVISED DARWIN ROAD & PACKERS AVENUE TRAFFIC SIGNAL ASSESSMENT DISTRICT**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ MARCH 22, 2019

# Fact and Details Sheet: Proposed 2020 Dairy Drive Construction Project

## Project Details – Proposed Work

**Sanitary Sewer:** Install a new sanitary sewer system along Dairy Drive with 8" PVC pipe and install laterals each parcel (100% assessable).

**Water Main:** Install a new existing water main system along Dairy Drive 10" ductile iron pipe and install services for each parcel (100% assessable).

**Storm Sewer:** Install a new storm sewer system along Dairy Drive. The storm sewer system will discharge into a proposed pond east of Dairy Drive near East Broadway where Dairy Drive begins to curve north (100% assessable).

**Street Lights:** There will be new street lights installed along Dairy Drive (100% assessable).

**Street:** Install new pavement, gravel base, new curb and gutter and sidewalk (100% assessable). Sidewalk will be installed along the west side of Dairy Drive from East Broadway to Femrite Drive. The proposed street width will be 36 ft. from face of curb to face of curb, which will allow for travel in both directions and parking on both sides of the street.

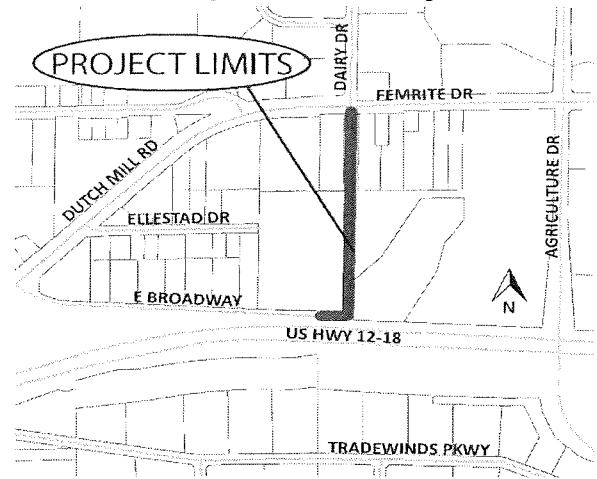
**Trees:** Existing trees on the vacant land will be removed to accommodate the construction of Dairy Drive. There is no proposed tree plantings planned along the street in the terrace with the project. Trees will be planted once the lots are developed and driveway entrances are established.

## Construction Schedule & Impacts

**Tentative Schedule:** April 2020 – July 2020

**Traffic Impacts:** Dairy Drive from East Broadway to Femrite Drive will be closed to all traffic until the project is complete. Temporary lanes closures will be needed on Femrite Drive when Dairy Drive pavement, curb & gutter, sanitary sewer, water main and storm sewer are connected.

## Project Location Map



Item	Property Owner Share	City Share
Asphalt Pavement/Gravel Base	100%	0%
Curb & Gutter	100%	0%
Sidewalk	100%	0%
Driveway Aprons	100%	0%
Street Lighting	100%	0%
Sanitary Sewer	100%	0%
Sanitary Laterals to property line	100%	0%
Water Main	100%	0%
Water Main Laterals	100%	0%
Storm Sewer	100%	0%

## Project Contacts

Project Manager: Andrew Zwieg – 266-9219,  
[azwieg@cityofmadison.com](mailto:azwieg@cityofmadison.com)

Traffic/Lighting: Jerry Schippa – 267-1969,  
[jschippa@cityofmadison.com](mailto:jschippa@cityofmadison.com)

Sanitary/Storm Sewer: Kyle Frank – 266-4098  
[kfrank@cityofmadison.com](mailto:kfrank@cityofmadison.com)

Water Utility: Kelly Miess – 261-9640,  
[kmiess@madisonwater.org](mailto:kmiess@madisonwater.org)

Forestry: Marla Eddy – 266-4450,  
[meddy@cityofmadison.com](mailto:meddy@cityofmadison.com)

Construction: John Fahrney – 266-9091,  
[jfahrney@cityofmadison.com](mailto:jfahrney@cityofmadison.com)

March 22, 2019

City of Madison Engineering Division - Schedule of Assessments

Proj. ID: 11865 Project Name: Dairy Drive Assessment District - 2019  
 Project Limits: East Broadway to Fenimore Drive

Parcel No.	Owner's Name / Mailing Address	Site Address / Parcel Location	Gross Lot Area SF	Net Lot Area SF	Frontage LF	Street Construction Items		Lighting Construction Items		Sanitary Sewer Construction Items		Water Utility Construction Items		Water Main Construction Items		Sanitary Sewer Construction Items		Water Service Installation Assmt @		Storm Sewer Construction Items		TOTAL ASSESS'T	
						Assmt @ LF	Cost	LF	Cost	Assmt @ SF	Cost	Assmt @ SF	Cost	Assmt @ SF	Cost	Assmt @ SF	Cost	Assmt @ SF	Cost	Assmt @ SF	Cost		Assmt @ SF
0710-224-0126-3 IL, W	DANISCO USA INC DUPONT TAX DEPT PO BOX 1639 WILMINGTON DE	3322 Agriculture Dr	859,934.00	122,050.00	557.28	557.28	164,397.60	557.28	17,425.56	122,050.00	61,066.50	122,050.00	158,447.69	1.00	11,642.40	122,050.00	30.00	1,500.00	\$130.00	\$11,642.40	\$419.65	51,218.28	465,698.03
0710-223-0319-4 IL	DANE COUNTY DATA EXCHANGE LLC 4916 E BROADWAY MADISON WI	4916 E Broadway	391,403.00	95,083.00	824.19	824.19	243,136.05	824.19	25,771.55	95,083.00	47,573.83	95,083.00	123,438.61	1.00	11,642.40	95,083.00	90.00	4,500.00	\$50.00	\$11,642.40	\$419.65	39,901.58	495,064.02
0710-224-0117-0 IL	WI DEVELOPMENT PARTNERS LLC 4916 E BROADWAY MADISON WI	4929 Fenimore Dr	64,029.00	64,029.00	500.04	500.04	147,511.80	500.04	15,635.72	64,029.00	32,036.27	64,029.00	83,123.70	1.00	11,642.40	64,029.00	30.00	1,500.00	\$130.00	\$11,642.40	\$419.65	26,860.77	318,319.66
0710-224-0121-1 CN, W	CITY OF MADISON ENGINEER STORMWATER UTILITY S33 210 MLK JR BLVD RM 115 MADISON WI	3350 Agriculture Dr	255,602.00	255,602.00	197.23	197.23	58,182.85	197.23	6,167.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	\$419.65	107,011.59	171,361.61
TOTALS			1,570,368.00	536,164.00	2,078.74	2,078.74	\$613,228.30	2,078.74	\$65,000.00	281,162.00	\$140,676.60	281,162.00	\$365,010.00	3.00	\$34,927.20	\$7,500.00	150.00	\$7,500.00	\$116.00	\$34,927.20	\$225.00	\$225,001.22	\$1,451,343.32

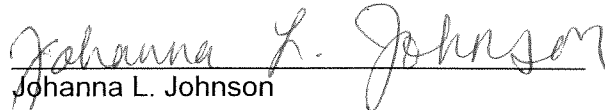
Gross Lot Area = Total Lot Area.  
 Net Lot Area = Lot Area to be Assessed.


**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 22, 2019 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 DAIRY DRIVE ASSESSMENT DISTRICT - 2019 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

Subscribed and sworn to before me  
this 22 day of MARCH, 2019  
  
\_\_\_\_\_

RACHEL RODRIGUEZ  
NOTARY PUBLIC  
STATE OF WISCONSIN

Notary Public, State of Wisconsin  
My Commission expires: 6/20/20

