

PROJECT SUMMARY AND FACT SHEET:

Watts Road & Harvest Moon Lane Assessment District - 2017



Project Engineer: Glen Yoerger, 261-9177

Alder: Paul Skidmore, Dist 9

Project Limits: Watts Road from West Plat Line to South Point Road
 Harvest Moon Lane from Watts Road to South Point Road
 South Point Road - Construct access improvements at intersections with Watts Rd and Harvest Moon Lane

Project Summary: The proposed project is located within the 1000 Oaks Development on the west side of Madison. Development of lands adjacent to the project is ongoing and the improvements proposed with the project are needed to serve the adjacent properties. The proposed project will construct new public streets, sanitary sewer, water main, storm sewer and appurtenances and street lighting as necessary to serve adjacent properties. Curb and gutter, asphalt pavement, drive aprons and sidewalk will be constructed on Watts Road and Harvest Moon Lane. Median islands and left turn lanes will be added on South Point Road at the intersections of these streets with South Point Road. Sidewalk will also be constructed on the west side of South Point Road. The costs for construction of said improvements shall be assessed 100% to the adjacent property owners.

Street: Watts Road (New Construction)	Proposed
Project Type:	New Construction
Surface Type	Asphalt Pavement
Street Width	48 ft - face to face
Parking	Parking Allowed
Street Lighting	New Concrete Poles
Sidewalk	New Sidewalk both sides of Watts Road

Street: Harvest Moon Lane (New Construction)	Proposed
Project Type:	New Construction
Surface Type	Asphalt Pavement
Street Width	40 ft - face to face
Parking	Parking Allowed
Street Lighting	New Concrete Poles
Sidewalk	New Sidewalk both sides of Harvest Moon

Street: South Point Road	Existing	Proposed
Project Type:	Street Widening	Add Left Turn Lanes
Surface Type	Asphalt Pavement	Asphalt Pavement
Pavement Rating	8	
Curb Rating	10	
Width	Varies	Southbound: 27 ft face to face - Northbound: Min 15 ft face to edge
Street Lighting	Wood Poles	Concrete Poles @ Intersections
Sidewalk	None	Add Sidewalk on West Side of South Point Rd

Storm Sewer	Existing - None Present	Proposed
Work Required		Construct new storm sewer with concrete pipe for entire project
Design Storm		10 Year
Size		12 - 42 Inches
Material		RCP
Year		2017

Sanitary Sewer	Existing - None Present	Proposed
Work Required		Construct new sanitary sewer main and laterals
Size		8 to 12 Inches
Material		PVC
Year		2017

Water Main	Existing - None Present	Proposed
Work Required		Construct new water main through out project
Size		8 Inches
Material		Ductile Iron
Year		2017

Assessment Costs

Street Assessments:	\$1,248,057.37
Sanitary Sewer Assessments:	\$351,506.98
Storm Sewer Assessments:	\$427,837.73
Water Main Assessments:	\$344,099.80
Street Lighting Assessments:	\$50,740.00
Sidewalk Assessments:	\$59,506.00
Total Cost	\$2,481,747.88
City of Madison Cost	\$116,168.09

Assessment Policy

Costs for all improvements will be assessed to adjacent property owners. Costs for underground utilities (sanitary sewer, water main, storm sewer) will be assessed to adjacent Developments that are served by these utilities. Costs for Street and Sidewalk construction will be assessed to adjacent properties. City owned parcels will be assessed for street and sidewalk construction per standard assessment policy. Assessments are payable in one lump sum or over a period of 8 years, with 3.0% interest charged on unpaid balance.

Schedule

Start Date	May, 2017
Project Duration	Approximately 3 Months

Traffic Calming: Pedestrian refuge islands will be constructed at South Point Road intersections and roundabout at Watts Rd / Harvest Moon intersection.

Traffic Detours: New construction, no detour required.
Lane closures will be required on South Point Road but two-way traffic will be maintained

Real Estate Requirements: Required Right-of-Way has been dedicated by adjacent Developments.

Tree Information: New construction, trees will be planted after completion of the project.

Rain Garden Information: Project does not qualify for rain gardens.

Correspondence: Coordination with adjacent Development projects is ongoing.

Project Location:

