



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

Parcel Number: 0709-262-2011-5
Situs Address: 820 High St
JOHNSON, JOHN T
DEBORAH D JOHNSON
7843 BIG TIMBER TRL
MIDDLETON, WI 53562-0000

Assistant City Engineer
Michael R. Dailey, P.E.

Principal Engineers
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.
Christopher J. Petykowski, 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

Hydrogeologist
Brynn Bemis

May 23, 2014

To: Property Owners in the 800 block of High Street

Re: Proposed Street Reconstruction Project & Public Hearing

The City of Madison is proposing to reconstruct the 800 block of High Street in 2014. Enclosed with this letter is a fact sheet with details regarding the proposed project and 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 street reconstruction items 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 eight years, with 3.5% 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:gey
CC by email:

Ald. Lucas Dailey
Christy Bachmann, City Engineering
Adam Weiderheft, Water Utility
Ed Ruckriegel, Fire Department
Cindy Mierow, Police Department
Mick Howan, School District Transportation, mjhowan@madison.k12.wi.us
Jeff Fedler, Madison School District Trans Coordinator, jfedler@madison.k12.wi.us
Jason Fenske, Badger Bus Lines, jasonf@badgerbus.com

Chris Kelley, Streets Division
Kyle Frank, City Engineering
Marla Eddy, City Forestry
Yang Tao, Traffic Engineering
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, JUNE 4, AT 6:00 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 and one half (3.5%) 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

ROYSTER CORNERS ASSESSMENT DISTRICT - 2014

HIGH STREET RECONSTRUCTION ASSESSMENT DISTRICT - 2014

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ MAY 23, 2014

Fact and Details Sheet

Proposed 2014 High Street Reconstruction Project

Project Details – Proposed Work & Design

Street Reconstruction: The proposed project includes the reconstruction of the 800 block of High Street. The existing street is unimproved, with asphalt pavement and no curb and gutter. There is existing concrete sidewalk on each side of the street. The existing right-of-way width is 45 feet. The existing pavement width varies from approximately 26 feet to 33 feet. Sections of the street are paved from sidewalk to sidewalk, which creates problems with vehicles parking on the sidewalk and does not allow any area for snow storage.

The proposed design will replace the existing asphalt pavement and add curb and gutter with a proposed street width of 24 feet. Because of the substandard right-of-way width, we are also proposing to narrow the sidewalk width to 4'-8" in order to provide a wider tree terrace. The proposed wider terrace will provide better space for trees, improve the slopes of the drive aprons and provide more space for snow storage.

Sanitary Sewer: Replace existing sanitary main (installed in 1923) and replace the laterals to the property line (*assessable*).

Water Main: Replace the existing water main (installed in 1929) and reconnect the services to the new main.

Storm Sewer: No storm sewer work is proposed. The proposed curb and gutter will collect storm water and deliver it to the existing storm sewer system at the intersection of Haywood Street and Wingra Drive, similar the existing condition.

Trees: There are no existing street trees in this block because there is no existing planting terrace. The proposed design will establish a 4'-8" wide planting terrace and City Forestry will plant trees after completion of the project, typically in the following spring.

Construction Schedule & Impacts

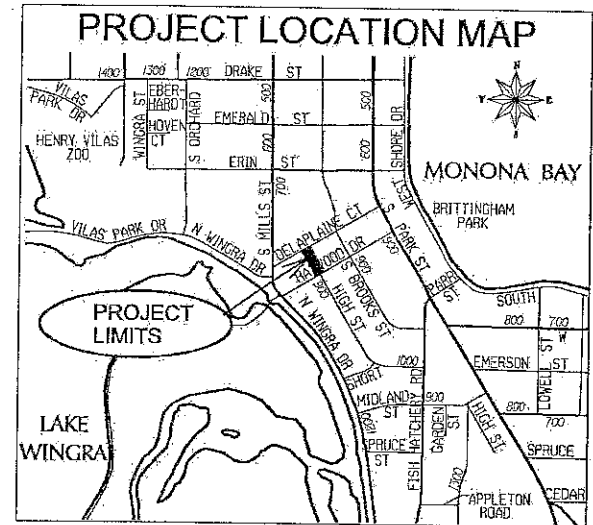
Tentative Schedule: Mid-September, 2014 through mid-October, 2014.

Traffic Impacts: High Street will be open to local and emergency vehicle access only. For most of the project, residents will have access to their driveways, but there will be a period of time while concrete drive aprons are placed and cured when driveways will not be accessible (maximum of 20 days). During that time, residents will need to park on adjacent streets.

Water Shut-offs: An average of two water shut-offs are expected for each property within the project limits, and the timing of these shut-offs will be coordinated as much as possible. A minimum of 48 hours of notice will be provided prior to the shut-offs. Each shut-off may last up to eight hours, but typically last about four hours.

At the start of construction, the existing main will remain in service until the new main is installed and connected; emergency shut-offs may occur if the old, brittle main is damaged during construction.

Refuse Collection: It will be the contractor's responsibility to allow for refuse collection during construction. Please mark your address on your cart to make sure it is returned if moved. Please contact private collection companies to inform them of the project.



Project Contacts

Project Manager: Glen Yoerger – 261-9177,
gyoerger@cityofmadison.com

Traffic: Yang Tao – 266-4815,
ytao@cityofmadison.com

Sanitary Sewer: Kyle Frank – 266-4098,
kfrank@cityofmadison.com

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

Construction: John Fahrney – 266-9091,
jfahrney@cityofmadison.com

Business Resources: Peggy Yessa – 267-8721,
pyessa@cityofmadison.com

Forestry: Dean Kahl – 266-4891,
dkahl@cityofmadison.com

Assessment Policy Breakdown

Item	City Share	Owner Share
Conc. Curb & 4' pavement	0%	100%
Remaining 12' of Pavement	100%	0%
Replace Existing Sidewalk	50%	50%
Sanitary Sewer Laterals	75%	25%
Sanitary Sewer Mains	100%	0%
Water Main	100%	0%
Sidewalk Ramps	100%	0%
New Conc. Drive Aprons	0%	100%
Intersection Curb & Pavement	100%	0%

Assessments are payable as a lump sum or over eight years with 3.5% interest.

City of Madison Engineering Division - Schedule of Assessments

Project Name: High Street Reconstruction Assessment District - 2014

Project Limits: High St from Haywood Dr to Delaplaine Ct

Frontages listed are for: SITUS ADDRESS

Project ID: 53W17Z7

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (LF)	Street Reconstruction Items			Sanitary Sewer Items			TOTAL ASSMNT
				Remove Sidewalk & Drive Apron @ \$1.50 per SF	Construct Drive Apron @ \$5.00 per SF	Replace Sidewalk @ \$3.00 per SF	Construct Curb & Gutter & 4" Pavement Width @ \$50.00 per LF	Sanitary Sewer Reconnection \$308.38 each	Remove and Replace Sanitary Lateral @ \$21.11 per LF	
0709-262-2011-5 TR-VI	JOHNSON, JOHN T DEBORAH D JOHNSON 7843 BIG TIMBER TRL MIDDLETON WI	820 High St Delaplaine Ct	40.00 L.F. 120.00 L.F.	100	0	100	28.00	1	20.0	\$2,580.58
0709-262-1902-7 TR-VI	STOCKHAUSEN REV LAY TRUST % JANET I STOCKHAUSEN 825 HIGH ST MADISON WI	825 High St Delaplaine Ct	40.00 L.F. 120.00 L.F.	100	0	100	28.00	1	25.0	\$2,686.13
0709-262-1903-5 TR-VI	GODDAR, PATRICK & CHERYL 829 HIGH ST MADISON WI	829 High St	40.00 L.F.	100	0	100	40.00	1	20.0	\$3,180.58
0709-262-2010-7 TR-VI	HAWKINS, LOREL 830 HIGH ST MADISON WI	830 High St	40.00 L.F.	100	65	100	40.00	1	20.0	\$3,505.58
0709-262-1904-3 TR-VI	BENNETT, HARRY MARGARET BENNETT 833 HIGH ST MADISON WI	833 High St	40.00 L.F.	100	0	100	40.00	1	20.0	\$3,180.58
0709-262-2009-0 TR-VI	WENSMAN, MICHAEL DAVID A MAZLARKA 834 HIGH ST MADISON WI	834 High St	40.00 L.F.	100	50	100	40.00	1	20.0	\$3,430.58
0709-262-1905-1 TR-VI	CASH, THOMAS & MARTHA 837 HIGH ST MADISON WI	837 High St	40.00 L.F.	100	76	100	40.00	1	20.0	\$3,560.58
0709-262-2008-2 TR-VI	STOCKHAUSEN TRUST, JANET 825 HIGH ST MADISON WI	838 High St	40.00 L.F.	100	50	100	40.00	1	20.0	\$3,430.58
0709-262-1906-9 TR-VI	HAGENOW, JASON MARRISSA BURACK 841 HIGH ST MADISON WI	841 High St Haywood Dr	40.00 L.F. 120.00 L.F.	0	65	0	28.00	0	0.0	\$1,726.00
0709-262-2007-4 TR-VI	JACOBSEN, JOHN ERIC & ERIN C HOEIZEL 842 HIGH ST	842 High St Haywood Dr	40.00 L.F. 120.00 L.F.	100	0	100	28.00	1	20.0	\$2,580.58
TOTALS:				900	306	900	352	9	185.0	\$29,860.77