



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

Parcel Number: 0709-242-0118-3
Situs Address: 1 W Wilson St
STATE OF WISCONSIN
BUILDING COMMISSION
101 S WEBSTER ST FLR 8
MADISON, WI 53702-0001

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

March 24, 2017

To: Property Owners along W. Wilson Street & S. Henry St.

Re: Proposed Street Reconstruction Project & Public Hearing

The City of Madison is proposing to reconstruct a portion of W. Wilson Street and S. Henry St. 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 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 items of work is included on the fact sheet.

The Schedule of Assessments is enclosed, 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, and the final assessment will be billed during the following summer. The final assessment is payable in one lump sum or over a period of 8 years, with 3% interest charged on the unpaid balance.

Prior to construction on W. Wilson St., the City is also proposing to perform a test of a counter-flow bike lane on W. Wilson St. This test would be done in the summer of 2017 and would include removal of the parking on the south side of W. Wilson St. and installing temporary pavement markings for a bike lane in the eastbound direction.

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:jmw

Cc by email: Ald. Verveer

Yang Tao, Traffic Eng
Gretchen Aviles-Pineiro, Traffic Eng
Mark Moder, City Engineering
Pete J. Jorgensen, Water Utility

Chris Kelley, Streets Division
Brian Smith, Traffic Eng
Christy Bachmann, City Engineering
Dane County 911
Tim Sobota, Madison Metro Transit

Dean Kahl, City Forestry
Ed Ruckriegel, Fire Department
Cindy Mierow, Police Department
Mick Howan, School District Transportation, mjhowan@madison.k12.wi.us
Jeff Fedler, Madison School District Transportation Coordinator, jfedler@madison.k12.wi.us
Jason Fenske, Badger Bus Lines, jasonf@badgerbus.com
Kyle Frank, City Engineering

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

WEST WILSON STREET AND SOUTH HENRY STREET ASSESSMENT DISTRICT – 2017

CITY VIEW DRIVE ASSESSMENT DISTRICT - 2017

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ MARCH 24, 2017

Fact and Details Sheet

Proposed W. Wilson St. & S. Henry St. Reconstruction Project

Project Details – Proposed Work

Sanitary Sewer: Replace the sewer mains (existing mains from 1914 on Henry & 1923 on Wilson), and replace the laterals (*assessable*) to the property line.

Water Main: Replace the existing water main on Henry (existing 4" main installed in 1924). There are 2 existing mains on Wilson St., a 16" main from 1995 and a 4" main from 1882. Any services on the 4" main will be disconnected and reconnected to the newer, 16" main.

Storm Sewer: Replace the storm sewer as necessary to match the new curb and install new sewer to connect any existing private storm sewer outlets (curb discharges) to the new storm sewer per City standards (*assessable*).

Street Lights: Install new pedestrian lights on both Wilson and Henry. (*assessable*). The style of the pedestrian lights will match what has previously been installed in the downtown areas.

Street: The pavement, curb, and driveway aprons will be fully replaced on S. Henry St., and the sidewalk will be replaced only as needed. The street width of S. Henry St. is to remain the same as existing (*concrete items assessable*).

Replace the asphalt pavement, curb and drive aprons, replace the sidewalk as needed on the north side of Wilson St., and remove and replace the sidewalk on the south side with new sidewalk, widened to 8 ft. (*concrete items assessable*).

To accommodate the widened sidewalk, the street will be narrowed from 40 ft. to 38 ft. Currently, there are two travel lanes and two parking/loading lanes on W. Wilson St. Depending on the results of the eastbound bike lane test, the lane configurations may remain the same or a parking lane may be removed to install a contra-flow bike lane. Two travel lanes in the westbound direction only will remain on W. Wilson St.

Undergrounding: The City is working with the private utility companies to underground the overhead lines on both Wilson St. and S. Henry St. as part of the project. Following the project, some poles may need to remain until the services to each property can be undergrounded. Future mailings will be sent with specifics related to the undergrounding process and any costs or work required for the properties.

Trees: With the proposed changes to the street and sidewalk, there are 2 planned tree removals: 1 located at 131 W. Wilson and 1 at 111 W. Wilson St. City Engineering will be reviewing the project in closer detail with City Forestry, and will notify adjacent owners of any other removals. The project will also be reviewed for possible new plantings and replacement of any trees that are removed. Trees that are to remain will be pruned by City Forestry prior to the start of construction.

See location map on reverse for project limits.

Project Contacts

Project Manager: Jim Wolfe – 266-4099,
jwolfe@cityofmadison.com

Traffic: Jeremy Nash – 266-6585,
jnash@cityofmadison.com

Storm Sewer: Eric Dundee – 266-4913,
edundee@cityofmadison.com

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

Water: Jeff Belshaw – 261-9835,
jbelshaw@cityofmadison.com

Lighting: Brian Smith – 261-9625,
ddettmann@cityofmadison.com

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

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

Assessment Policy Breakdown

| Item | City | Owner |
|---------------------------|------|-------|
| Replace curb & sidewalk | 50% | 50% |
| Replace Drive Aprons | 50% | 50% |
| Sanitary Laterals | 75% | 25% |
| Sanitary Sewer Main | 100% | 0% |
| Storm Sewer Main | 100% | 0% |
| Private Storm Connections | 0% | 100% |
| Water Main/Services | 100% | 0% |
| Asphalt Pavement | 100% | 0% |
| Bike Lane concrete | 100% | 0% |
| Tree Replacement | 100% | 0% |
| Pedestrian Lighting | 0% | 100% |

Construction Schedule & Impacts

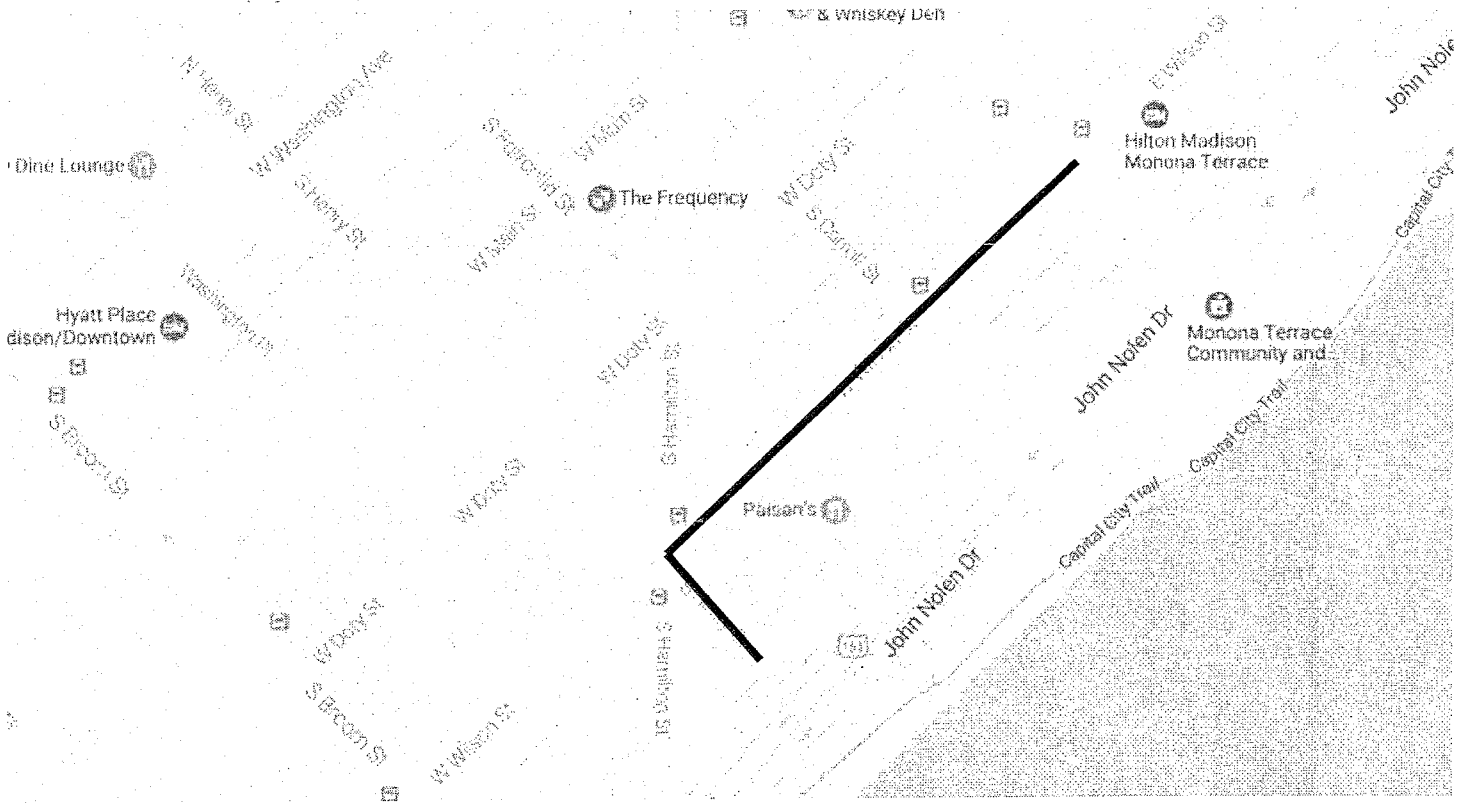
Tentative Schedule: This project will be bid with the contractor's option to complete construction in fall of 2017 or in spring of 2018. If work will be done in the fall, construction would begin August 7, 2017, or if work will be done in the spring, it will likely start around the end of March or early April. It is expected that this project will take approximately 3 months to complete.

Traffic Impacts: It is expected that W. Wilson St. will remain open to 1 lane of traffic during construction in order. On-street parking will need to be removed during the project, but the area will be reviewed for possible temporary loading zones. Pedestrian access will be maintained on at least one side of each of the streets at all times, and access will be provided to all properties within the project limits. At most times driveway access will remain open, but there may short duration closures will work is being performed immediately adjacent to any driveways.

Water Shut-offs: An average of two water shut-offs are expected for each property within the project limits. 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 8 hours, but typically last about 4 hours. There may be emergency shut-offs if the old, brittle main is damaged during construction before all properties are connected to the new water main.

Refuse & Mail Collection: Refuse and mail collection will continue as they typically do, and the contractor will be required to provide that access. Please mark your address on your carts before the start of construction in case the contractor moves the cart for collection.

Project Location Map



City of Madison Engineering Division - Schedule of Assessments

Proj. ID: 11459 Project Name: West Wilson Street and South Henry Street Assessment District - 2017
 Project Limits: S. Hamilton St. to Martin Luther King Jr Blvd and W. Wilson St. to the south end

| Parcel No. | Owner's Name / Building Address | Parcel Location | Property Information | | Remove & Replace | | | Street Construction Items | | | Sanitary Sewer Reconstruction Items | | | Storm Sewer Item | | | Street Lighting Items*** | | | TOTAL ASSESS'T | | | |
|---------------------------|---|--|--------------------------|---------|---|-----------------------------------|---|--|-----------------------------------|--|---|--------|----------------------------------|----------------------------------|------------|--|-----------------------------------|--|--|----------------|---|----------------------------------|----------------------------------|
| | | | Frontage or % Interest** | Factor* | Concrete Sidewalk @ \$5.00 per Square Foot (SF) | Concrete Driveway @ \$6.00 per SF | Remove & Replace Curb and Gutter @ \$18.00 per Linear Foot (LF) | Sanitary Sewer Reconnect @ \$950.00 Each | Sanitary Lateral @ \$80.00 per LF | Remove & Replace Sanitary Lateral @ \$80.00 per LF | Sanitary Sewer Private Storm Sewer Connection @ \$2,000.00 Each | Factor | Street Lighting @ \$17.00 per LF | Street Lighting @ \$17.00 per LF | Factor | Private Storm Sewer Connection @ \$2,000.00 Each | Sanitary Lateral @ \$80.00 per LF | Remove & Replace Sanitary Lateral @ \$80.00 per LF | Sanitary Sewer Reconnect @ \$950.00 Each | | Sanitary Sewer Private Storm Sewer Connection @ \$2,000.00 Each | Street Lighting @ \$17.00 per LF | Street Lighting @ \$17.00 per LF |
| 0709-242-1001-9 PD | DANE COUNTY SHERIFF PUBLIC WORKS BUILDING 210 MLK JR BLVD RM 114 MADISON WI | 115 W Dohy St W. Wilson St | 283.29 99.82 | 1.0 | 375.00 | \$1875.00 | 560.00 | \$3360.00 | 1.0 | 99.82 | \$1,796.76 | 3 | \$2,850.00 | 90.00 | \$7,200.00 | 2.00 | \$4,400.00 | 2 | 99.82 | \$2,743.05 | 13,176 | \$2,108.20 | \$26,335.01 |
| 0709-242-1019-2 PD | DANE COUNTY NEW COURTHOUSE 210 MLK JR BLVD RM 114 MADISON WI | 215 S Hamilton St W. Wilson St | 365.33 312.38 | 1.0 | 450.00 | \$2250.00 | 75.00 | \$450.00 | 1.0 | 70.00 | \$1,260.00 | 3 | \$2,850.00 | 90.00 | \$7,200.00 | 2.00 | \$4,400.00 | 2 | 234.29 | \$6,442.84 | 24,684 | \$1,949.38 | \$28,302.22 |
| 0709-242-1103-3 HIS-L, PD | WIS ARCHITECTS PDRN 321 S HAMILTON ST MADISON WI | 321 S Hamilton St S. Henry St | 93.00 87.00 | 1.0 | 150.00 | \$750.00 | 0.00 | \$0.00 | 1.0 | 87.00 | \$1,566.00 | 1 | \$950.00 | 35.00 | \$2,800.00 | 0.00 | \$0.00 | 2 | 65.23 | \$1,794.38 | 2,673 | \$427.68 | \$8,288.06 |
| 0709-242-1104-1 PD | ROMAN INN LLC 210 MLK JR BLVD RENTALS PO BOX 511 MADISON WI | 325 S Hamilton St S. Henry St | 205.00 124.00 | 1.0 | 300.00 | \$1500.00 | 0.00 | \$0.00 | 1.0 | 124.00 | \$2,232.00 | 3 | \$2,850.00 | 90.00 | \$7,200.00 | 0.00 | \$0.00 | 1.5 | 93.00 | \$1,918.13 | 14,794 | \$1,769.23 | \$17,469.35 |
| 0709-242-0129-0 UMX | APEX INVESTMENT GROUP V LLC 1741 COMMERCIAL AVE MADISON WI | 909 S Henry St | 56.50 | 1.0 | 150.00 | \$750.00 | 125.00 | \$750.00 | 1.0 | 56.50 | \$1,017.00 | 1 | \$950.00 | 35.00 | \$2,800.00 | 0.00 | \$0.00 | 1.5 | 56.50 | \$1,165.31 | 3,438 | \$412.56 | \$7,844.87 |
| 0709-242-0130-7 UMX | 313 S HENRY ST LLC 1202 REGENT ST MADISON WI | 313 S Henry St | 27.00 | 1.0 | 140.00 | \$700.00 | 70.00 | \$420.00 | 1.0 | 27.00 | \$486.00 | 1 | \$950.00 | 35.00 | \$2,800.00 | 0.00 | \$0.00 | 1 | 27.00 | \$371.25 | 1,782 | \$142.56 | \$3,869.81 |
| 0709-242-0131-5 UMX | APEX INVESTMENT GROUP V LLC 1741 COMMERCIAL AVE MADISON WI | 315 S Henry St | 30.75 | 1.0 | 140.00 | \$700.00 | 70.00 | \$420.00 | 1.0 | 30.75 | \$553.50 | 1 | \$950.00 | 35.00 | \$2,800.00 | 0.00 | \$0.00 | 1.5 | 30.75 | \$634.22 | 2,046 | \$245.52 | \$6,103.24 |
| 0709-242-0132-3 UMX | 321 S HENRY STREET LLC ATTN: MADISON PROP MGMT 1202 REGENT ST MADISON WI | 321 S Henry St | 66.70 | 1.0 | 0.00 | \$0.00 | 140.00 | \$840.00 | 1.0 | 66.70 | \$1,200.60 | 1 | \$950.00 | 35.00 | \$2,800.00 | 0.00 | \$0.00 | 1.5 | 66.70 | \$1,375.69 | 4,402 | \$528.24 | \$7,694.53 |
| 0709-242-0801-4 DC | DANE COUNTY (69.3%) CITY OF MADISON (40.7%) 210 MLK JR BLVD RM 114 MADISON WI | 210 Martin Luther King Jr Blvd | 350.00 | 1.0 | 2000.00 | \$10000.00 | 120.00 | \$720.00 | 1.0 | 330.00 | \$5,940.00 | 3 | \$2,850.00 | 96.00 | \$7,680.00 | 0.00 | \$0.00 | 2 | 247.50 | \$6,806.25 | 35,670 | \$5,227.20 | \$59,233.15 |
| 0709-242-0118-3 DC | STATE OF WISCONSIN BUILDING COMMISSION 101 S WEBSTER ST FLR 8 MADISON WI | 1 W Wilson St | 462.00 | 1.0 | 3000.00 | \$25000.00 | 350.00 | \$2100.00 | 1.0 | 462.00 | \$8,316.00 | 0 | \$0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 | 2 | 462.00 | \$17,705.00 | 122,298 | \$19,567.68 | \$67,688.68 |
| 0709-242-1016-8 UMX | CARPENTER CONDO ASSN % JAMES L CARPENTER 102 W WILSON ST MADISON WI | 106 W Wilson St (CONDO. SEE FOLLOWING) | 132.22 | 1.0 | 250.00 | \$0.00 | 170.00 | \$0.00 | 1.0 | 132.22 | \$0.00 | 2 | \$0.00 | 68.00 | \$0.00 | 1.00 | \$0.00 | 1.5 | 99.17 | \$0.00 | 13,090 | \$0.00 | \$0.00 |
| 0709-242-1501-9 | CARPENTER ET AL - JAMES 102 W WILSON ST MADISON WI \$3703-0000 | 102 W Wilson St | 92.68233% | 1.0 | 231.71 | \$1158.54 | 157.56 | \$945.37 | 1.0 | 122.55 | \$2,205.82 | 1.85 | \$1,760.98 | 63.02 | \$5,041.95 | 0.93 | \$2,039.02 | 1.5 | 91.91 | \$1,895.62 | 12,132 | \$1,455.84 | \$16,503.13 |
| 0709-242-1502-7 | CARPENTER ET AL - JAMES 102 W WILSON ST MADISON WI \$3703-0000 | 112 W Wilson St | 7.31707% | 1.0 | 18.29 | \$91.46 | 12.44 | \$74.63 | 1.0 | 9.67 | \$174.14 | 0.15 | \$199.02 | 4.98 | \$398.03 | 0.07 | \$160.98 | 1.5 | 7.26 | \$149.65 | 957.79 | \$114.93 | \$1,302.88 |

City of Madison Engineering Division - Schedule of Assessments

Proj. ID: 11459

Project Name: West Wilson Street and South Henry Street Assessment District - 2017
 Project Limits: S. Hamilton St. to Martin Luther King Jr Blvd and W. Wilson St. to the south end

| Parcel No. | Owner's Name / Mailing Address | Parcel Location | Frontage or % Interest** | Remove & Replace Concrete Sidewalk @ \$5.00 per Square Foot (SF) | | Street Construction Items | | Remove & Replace Curb and Gutter @ \$18.00 per Linear Foot (LF) | | Sanitary Sewer Reconnect @ \$950.00 each | Sanitary Sewer Reconstruction Items | | Storm Sewer Item | | Street Lighting Items*** | | TOTAL ASSESS | | |
|---------------------|--|------------------------------|--------------------------|--|----------|---------------------------|-------------|---|---------|--|-------------------------------------|--------|------------------|------|--------------------------|------|--------------|-------------|--------------|
| | | | | Factor | Cost | Factor | Cost | Factor | Cost | | Factor | Cost | Factor | Cost | Factor | Cost | | Factor | Cost |
| 0709-242-0124-0 UNX | CARRISHER ET AL CHARLES 102 W WILSON ST MADISON WI | 121 W Wilson St | 66.00 | 1.0 | \$28.00 | 120.00 | \$720.00 | 1.0 | \$66.00 | 1 | \$3,800.00 | 35.00 | \$11,200.00 | 0.00 | \$0.00 | 2 | \$2,977.76 | \$23,980.76 | |
| 0709-242-0122-4 UNX | RICE INVESTORS LLC ETAL 2901 INTERNATIONAL LN MADISON WI | 131 W Wilson St | 132.00 | 1.0 | 1480.00 | 200.00 | \$1200.00 | 1.0 | 132.00 | 1 | \$950.00 | 36.00 | \$2,880.00 | 0.00 | \$0.00 | 2 | \$3,530.00 | \$33,730.72 | |
| 0709-242-0124-0 UNX | MCBRIDE 139 LLC PO BOX 191 MADISON WI | 139 W Wilson St | 66.00 | 1.0 | 528.00 | 200.00 | \$1200.00 | 1.0 | 66.00 | 1 | \$950.00 | 36.00 | \$2,880.00 | 0.00 | \$0.00 | 2 | \$66.00 | \$2,695.52 | |
| 0709-242-0125-8 UNX | APEX INVESTMENT GROUP V LLC 1741 COMMERCIAL AVE MADISON WI | 145 W Wilson St | 66.00 | 1.0 | 528.00 | 100.00 | \$600.00 | 1.0 | 66.00 | 1 | \$950.00 | 36.00 | \$2,880.00 | 0.00 | \$0.00 | 1.5 | 66.00 | \$887.04 | |
| 0709-242-0126-6 UNX | APEX INVESTMENT GROUP V LLC 1741 COMMERCIAL AVE MADISON WI | 147 W Wilson St | 0.00 | 1.0 | 0.00 | 100.00 | \$600.00 | 1.0 | 0.00 | 0 | \$0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 | 1.5 | 0.00 | \$1,203.84 | |
| 0709-242-0127-4 UNX | APEX INVESTMENT GROUP V LLC 1741 COMMERCIAL AVE MADISON WI | 149 W Wilson St S. Henry St. | 33.25 | 1.0 | 266.00 | 50.00 | \$300.00 | 1.0 | 40.25 | 1 | \$950.00 | 36.00 | \$2,880.00 | 0.00 | \$0.00 | 1.5 | 40.25 | \$331 | |
| 0709-242-0128-2 UNX | APEX INVESTMENT GROUP V LLC 1741 COMMERCIAL AVE MADISON WI | 151 W Wilson St S. Henry St. | 7.00 | 1.0 | 365.00 | 0.00 | \$0.00 | 1.0 | 109.00 | 1 | \$950.00 | 33.00 | \$2,640.00 | 0.00 | \$0.00 | 1.5 | 73.50 | \$399.72 | |
| TOTALS | | | | - | 13710.00 | 2750.00 | \$16,500.00 | - | 2097.74 | 26.00 | \$77,250.00 | 836.00 | \$76,880.00 | 5.00 | \$11,000.00 | - | \$52,614.48 | \$54,369.49 | \$345,221.39 |

NOTE: A factor has been applied for sidewalk and curb and gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.
 ** Percent interest is the percentage share of the common elements for each unit in a condo association as determined by the recorded condo agreement.
 *** Total street lighting assessment is based on both the lot frontage on W Wilson St / S Henry St and lot area.
 Street Light assessment factor: 1.0 for single family residential, 1.5 for multi-family residential, and 2.0 for commercial.
 Corner lot factors (73% frontage, 75% area) were used for the following parcels: 215 S Hamilton St, 231 S Hamilton St, 325 S Hamilton St, 210 MLK Jr Blvd and 106 W Wilson St.
 Factors used for 151 W Wilson St: 75% S Henry St frontage and 50% W Wilson St frontage, 75% area.