



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

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Parcel Number: 0708-252-0081-2  
Situs Address: 505 S Gammon Rd  
505 GAMMON LLC  
402 GAMMON PL STE 300  
MADISON, WI 53719-0000

**Assistant 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

August 9, 2019

**To: Property Owners along S. Gammon Road**

**Re: Proposed Street Reconstruction & Public Hearing**

The City of Madison, in conjunction of the Wisconsin Department of Transportation, is proposing to reconstruct portions of Gammon Road in 2020. The proposed project will include street improvements and construction of new water main and storm sewer. 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 limits of the project are shown in the Project Location Map on the fact sheet. The date, time and location of the public hearing can be found on the enclosed notification.

The project will involve special assessments to the owners of property adjacent to the project. 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. Information regarding the City's standard assessment policy for new street construction 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 fifteen years, with 4.0% 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 Glen Yoerger, the Project Engineer at 261-9177 or email at [gyoerger@cityofmadison.com](mailto:gyoerger@cityofmadison.com). This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction. A list of other contacts for the project can be found on the enclosed fact sheet. Hearing impaired persons may contact the City's TDD number at 1-866-704-2315 to make arrangements for assistance during the meeting.

Sincerely,

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Robert F. Phillips, P.E.  
City Engineer

CC by email:

Ald. Paul Skidmore, Dist 9  
Ald. Keith Furman, Dist 19  
Christy Bachmann, City Engineering  
Charles Romines, Streets Division  
Kelly Meiss, Water Utility  
Tim Sobota, Madison Metro Transit  
Janet Schmidt, City Engineering  
Greg Fries, City Engineering  
Ed Ruckriegel, Fire Department  
De'Kendra Stamps, School District Trans Coordinator, [dbstamps@madison.k12.wi.us](mailto:dbstamps@madison.k12.wi.us)  
Michael LaCount, MMSD [mlacount@madison.k12.wi.us](mailto:mlacount@madison.k12.wi.us)  
Mick Howan, Madison 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)  
Bob Byington, Madison School District Transportation, [rlbyington@madison.k12.wi.us](mailto:rlbyington@madison.k12.wi.us)  
Sandra Mell, Madison School District Transportation, [smell@madison.k12.wi.us](mailto:smell@madison.k12.wi.us)

Gretchen Aviles Pineiro, Traffic Engineering  
Brian Smith, Traffic Engineering  
Marla Eddy, City Forestry  
Yang Tao, Traffic Engineering  
Mark Winter, Traffic Engineering  
Carl Strasburg, Police Department  
Cindy Mierow, Police 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, AUGUST 21, 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**

**GAMMON ROAD RECONSTRUCTION ASSESSMENT DISTRICT – 2020**  
**N. INGERSOLL STREET, ELIZABETH STREET, AND JEAN STREET ASSESSMENT DISTRICT – 2019**  
**COTTAGE GROVE ROAD RECONSTRUCTION ASSESSMENT DISTRICT – 2020**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ AUGUST 9, 2019

# Fact and Details Sheet: Gammon Road Reconstruction Assessment District - 2020

## Project Details – Proposed Work

**Street Construction:** The City will remove and replace the curb & gutter, existing pavement and gravel base and install new asphalt pavement, concrete curb & gutter and driveway aprons. Gammon Road will be reconstructed as a divided boulevard with raised center medians with three travel lanes in each direction, similar to the existing configuration. The existing sidewalk on the west side of Gammon Road will be replaced with a new multi-use path. Drive aprons will be replaced to match the width of the drive at the property line per City of Madison standards. Disturbed areas will be restored with topsoil and grass seed. In conjunction with the project, a new segment of the West Towne Path will be constructed from Grand Canyon Drive to the west side of Gammon Road. Construction of the West Towne Path will include a bike / pedestrian underpass of Gammon Road.

**Water Main:** The existing water main will remain in place. Adjustments will be made to the water main as needed to match the new construction

**Storm Sewer:** The City will upgrade the existing storm sewer system with concrete pipe to the serve the new street. If you are aware of any existing private storm sewer or private connections that discharge to the curb or to a structure from your property, please contact the Storm Sewer contact listed at right (*private connections assessable*).

**Sanitary Sewer:** There is no sanitary Sewer work proposed with the project.

**Street Lights:** New street lighting will be installed in the new medians throughout the project limits.

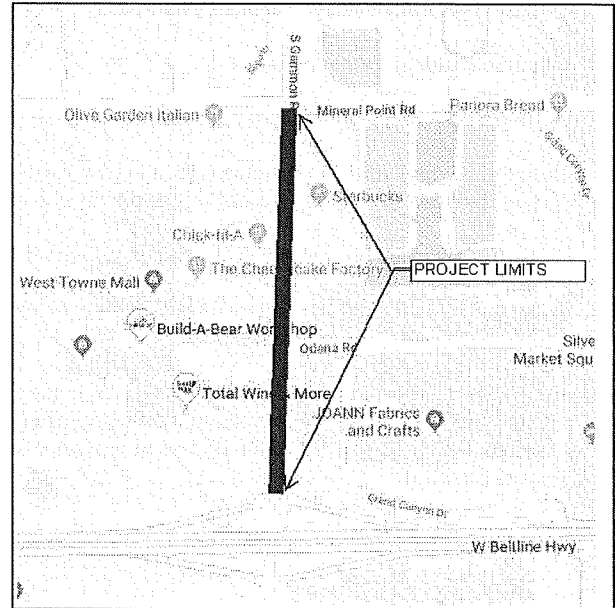
**Trees:** Terrace trees may be pruned prior to construction to provide required clearance for construction equipment. Efforts have been made in the street design to save as many of the existing trees as possible. Approximately 44 trees and bushes will be removed during construction at the following properties:

- 22 terrace trees on the west side of Gammon Road between the Beltline Hwy and West Towne Mall Entrance.
- 6 terrace trees on the east side of Gammon Road between the Beltline Hwy and Odana Rd.
- 11 terrace trees on the west side of Gammon Road between Odana Road and Gammon Pl.
- 5 terrace trees on the west side of Gammon Road between Gammon Pl and Mineral Point Rd.

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. The trees within the project limits that remain may have the roots trimmed during construction. Terrace areas will be evaluated by Forestry for new trees or replacements following the project.

New Bus Boarding Pads will be replaced in the terrace along Gammon Road. The bus stop locations will match existing locations.

## Project Location Map



## Project Contacts

Project Manager: Glen Yoerger – 608-261-9177,  
[gyoerger@cityofmadison.com](mailto:gyoerger@cityofmadison.com)

Traffic: Gretchen Aviles Pineiro – 608-266-4899,  
[gavilespineiro@cityofmadison.com](mailto:gavilespineiro@cityofmadison.com)

Storm Sewer: Janet Schmidt – 608-261-9688,  
[jschmidt@cityofmadison.com](mailto:jschmidt@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)

## Assessment Policy Breakdown

Item	Federal Funding	Property Owner Share	City Share
Remove and Replace Conc. Curb & Gutter	50%	25%	25%
New Sidewalk Construction	50%	50%	0%
Driveway Aprons	50%	25%	25%
Intersection Curb & Pavement	50%	0%	50%
Street Lighting	50%	0%	50%
Water Main	0%	0%	100%
Storm Sewer Main	50%	0%	50%
Private Storm Connections (if any)	50%	50%	0%

## Project Details – Proposed Work Continued

**Project Website:** <https://www.cityofmadison.com/engineering/projects/gammon-road-s-and-west-towne-path>

Additional project information can be found on the website. Construction updates will also be posted to the website during construction.

### Construction Schedule & Impacts

**Tentative Construction Schedule:** April 2020 thru October 2020

**Traffic Impacts:** Gammon Road will remain open to two way traffic during construction. Construction will be phased so as to maintain access to area businesses during construction. Access will be provided to all commercial driveways throughout construction.

**Water Shut-offs:** There are no water shutoffs anticipated with the project.

**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.

**Landscaping:** Any landscaping plantings within the terrace (area between curb & sidewalk) will likely be removed during construction. If you wish to save any, it should be removed prior to the start of work. After construction, disturbed areas will be covered with 6 inches of topsoil, erosion mat and seed. The contractor is responsible for 10 days of watering. After 10 days, it will be up to the resident to continue to water and mow in order for healthy grass to establish.

## Supplemental Forestry Info

Tree pruning in advance of the project is required to reduce the risk of damage to the trees during construction. The City of Madison Forestry Section will perform the necessary work. For certain species, especially oak and elm trees, the pruning must be completed by April 1st to reduce the chance of disease. If additional trees need to be removed, City Engineering will notify the adjacent property owner prior to removal.

All ash street trees within the project limits have been evaluated for chemical treatment for Emerald Ash Borer (EAB) and have been treated. Ash trees with trunks measuring less than 10" in diameter at 4.5 ft (DBH) from the ground, and ash that are in poor condition will not be treated as outlined the City's EAB Plan. Ash trees that do not meet the treatment criteria will be removed prior to construction, and will be removed regardless of the construction project schedule. Including ash removals as part of the project will allow for a faster replacement timeframe. For more information about EAB and the City of Madison EAB response plan please see: <http://www.cityofmadison.com/parks/services/forestry/pests/EAB/>.

Street trees provide many benefits to our city and are considered an important part of the city's infrastructure. Forestry Section staff will evaluate the terrace for new planting sites and potential replacement sites when the project is complete. There is no additional cost to the adjacent property owner for a tree planting. Street trees are typically planted in the spring of the year following the completion of the construction project. Per Madison General Ordinance 10.10, City Forestry determines tree species and planting locations. Residents cannot choose or plant their own tree in the terrace.

For any questions regarding street tree maintenance or planting, please contact the general forestry line at 266-4816.

# City of Madison Engineering Division - Schedule of Assessments

Project Name: Gammon Road Reconstruction Assessment District - 2020

Project Limits: US HWY 12/14 to Mineral Point Road

August 09, 2019

Parcel No./ Zoning	Owner's Name / Mailing Address	Situation Address	Frontage (LF)	Remove				Replace Drive Apron @				Remove & Replace Sidewalk @				Remove & Replace Curb & Gutter @				Construct New Sidewalk @		Storm Sewer Items Private Storm Sewer Reconnection		TOTAL ASSMNT
				\$1.00 per SF		\$3.00 per SF		\$3.50 per SF		\$10.00 per LF		\$5.00 per SF		\$750.00 each		Each	Cost	Each	Cost					
				SF	Cost	SF	Cost	SF	Cost	LF	Cost	sF	Cost											
0708-261-0098-8 CC	MADISON JOINT VENTURE LLC # 500 2030 HAMILTON PL BLVD CHATTANOOGA TN	66 West Towne Mall Gammon Rd	0.00 L.F. 472.05 L.F.	0	\$0.00	0	\$0.00	0	\$0.00	472.05	\$4,720.50	0.00	\$0.00	0.00	\$0.00	2	\$1,500.00	\$6,220.50						
0708-261-0099-6 CC	SERITAGE SRC FINANCE LLC ATTN SERITAGE GROWTH PROP 500 FIFTH AVE STE 1530 NEW YORK NY	53 West Towne Mall Gammon Rd	0.00 L.F. 955.97 L.F.	0	\$0.00	0	\$0.00	0	\$0.00	1061.00	\$10,610.00	925.00	\$4,625.00	2	\$1,500.00	\$16,735.00								
0708-252-0093-7 CC	TWENTY-SEVEN SAC SELF STORAGE LTD PARTNERSHIP 207 E CLARENDON PHOENIX AZ	522 W Platte Dr Gammon Rd	380.70 L.F. 333.0 L.F.	0	\$0.00	0	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	1	\$750.00	\$750.00								
0708-261-0086-3 CC	MADISON JOINT VENTURE LLC # 500 2030 HAMILTON PL BLVD CHATTANOOGA TN	7017 Mineral Point Rd Gammon Rd	526.80 L.F. 621 L.F.	0	\$0.00	0	\$0.00	0	\$0.00	495.00	\$4,950.00	0.00	\$0.00	1	\$750.00	\$5,700.00								
0708-252-0098-7 CN, WP-16	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	6715 Mineral Point Rd Gammon Rd	900.00 L.F. 198 L.F.	0	\$0.00	0	\$0.00	200	\$700.00	198.00	\$1,980.00	30.00	\$150.00	0	\$0.00	\$2,830.00								
0708-261-0082-1 CC	MADISON JOINT VENTURE LLC # 500 2030 HAMILTON PL BLVD CHATTANOOGA TN	448 S Gammon Rd	295.98 L.F.	0	\$0.00	0	\$0.00	0	\$0.00	295.98	\$2,959.80	0.00	\$0.00	1	\$750.00	\$3,709.80								
0708-252-0101-8 CC	P&P VENTURES LLC 4865 CHAMPIONS RUN MIDDLETON WI	453 S Gammon Rd	251.82 L.F.	480	\$480.00	250	\$875.00	480	\$1,440.00	251.98	\$2,519.80	0.00	\$0.00	0	\$0.00	\$5,314.80								
0708-252-0081-2 CC	505 GAMMON LLC 402 GAMMON PL STE 300 MADISON WI	505 S Gammon Rd	216.35 L.F.	285	\$285.00	100	\$350.00	285	\$855.00	216.35	\$2,163.50	0.00	\$0.00	1	\$750.00	\$4,403.50								
0708-252-0094-5 CC	CH RETAIL FUND I/MADISON GAMMON ROAD LLC 2211 YORK RD STE 222 OAK BROOK IL	515 S Gammon Rd	229.51 L.F.	0	\$0.00	0	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	1	\$750.00	\$750.00								
0708-252-0702-4 CC	MADISON HOSPITALITY PTNR & RNAGALA LLC ET AL 314 N 14th Street Oakes ND 58474	6617 Odana Rd	152 L.F.	0	\$0.00	0	\$0.00	0	\$0.00	0.00	\$0.00	450.00	\$2,250.00	0	\$0.00	\$2,250.00								
TOTALS:				765	\$765.00	765	\$2,295.00	550	\$1,925.00	2990.36	\$29,903.60	1405.00	\$7,025.00	9	\$6,750.00	\$48,663.60								

# City of Madison Engineering Division - Schedule of Assessments

Project Name: Gammon Road Reconstruction Assessment District - 2020

Project Limits: US HWY 12/14 to Mineral Point Road

August 09, 2019

Frontages listed are for: SITUS ADDRESS  
Project ID: 11130

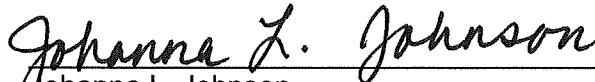
Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (LF)	Street Reconstruction Items						Storm Sewer Items		TOTAL ASSMNT
				Remove Drive Apron @ \$1.00 per SF	Replace Drive Apron @ \$3.00 per SF	Remove & Replace Sidewalk @ \$3.50 per SF	Remove & Replace Curb & Gutter @ \$10.00 per LF	Construct New Sidewalk @ \$5.00 per SF	Private Storm Sewer Reconnection \$750.00 each	Cost		
0708-261-0098-8 CC	MADISON JOINT VENTURE LLC # 500 2030 HAMILTON PL. BLVD CHAATTANOOGA TN	66 West Towne Mall Gammon Rd	0.00 L.F. 472.05 L.F.	0	0	0	472.05	0.00	\$0.00	2	\$1,500.00	\$6,220.50
0708-261-0099-6 CC	SERRITAGE SRC FINANCE LLC ATTN SERRITAGE GROWTH PROP 500 HERTH AVE. STE 1530 NEW YORK NY	53 West Towne Mall Gammon Rd	0.00 L.F. 955.97 L.F.	0	0	0	1061.00	0.00	\$4,625.00	2	\$1,500.00	\$16,735.00
0708-252-0093-7 CC	TWENTY-SEVEN SAC SELF STORAGE LTD PARTNERSHIP 207 E CLARENDON PHOENIX AZ	522 W Platte Dr Gammon Rd	380.70 L.F. 333.0 L.F.	0	0	0	0.00	0.00	\$0.00	1	\$750.00	\$750.00
0708-261-0086-3 CC	MADISON JOINT VENTURE LLC # 500 2030 HAMILTON PL. BLVD CHAATTANOOGA TN	7017 Mineral Point Rd Gammon Rd	526.80 L.F. 621 L.F.	0	0	0	495.00	0.00	\$0.00	1	\$750.00	\$5,700.00
0708-252-0098-7 CN, WP-16	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 N.E.K. JR. BLVD RM 115 MADISON WI	6715 Mineral Point Rd Gammon Rd	900.00 L.F. 198 L.F.	0	0	200	198.00	30.00	\$1,150.00	0	\$0.00	\$2,830.00
0708-261-0082-1 CC	MADISON JOINT VENTURE LLC # 500 2030 HAMILTON PL. BLVD CHAATTANOOGA TN	448 S Gammon Rd	295.98 L.F.	0	0	0	295.98	0.00	\$0.00	1	\$750.00	\$3,709.80
0708-252-0101-8 CC	P&P VENTURES LLC 4865 CHAMPIONS RUN MIDDLETON WI	453 S Gammon Rd	251.82 L.F.	480	480	250	251.98	0.00	\$0.00	0	\$0.00	\$5,314.80
0708-252-0081-2 CC	505 GAMMON LLC 402 GAMMON PL. STE 300 MADISON WI	505 S Gammon Rd	216.33 L.F.	285	285	100	216.35	0.00	\$0.00	1	\$750.00	\$4,403.50
0708-252-0094-5 CC	CH RETAIL FUND IMADISON GAMMON ROAD LLC 2211 YORK RD STE 222 OAK BROOK IL	515 S Gammon Rd	229.51 L.F.	0	0	0	0.00	0.00	\$0.00	1	\$750.00	\$750.00
0708-252-0702-4 CC	MADISON HOSPITALITY PTRN & KNAGALA LLC ET AL 314 N 14th Street Oakes ND 58474	6617 Odana Rd	152 L.F.	0	0	0	0.00	0.00	\$2,250.00	0	\$0.00	\$2,250.00
TOTALS:				765	765	550	2990.36	1405.00	\$7,025.00	9	\$6,750.00	\$48,663.60

**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 AUGUST 9, 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 **GAMMON ROAD RECONSTRUCTION ASSESSMENT DISTRICT - 2020**, 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 9 day of AUGUST, 2019

  
\_\_\_\_\_

Notary Public, State of Wisconsin  
My Commission expires: 8-9-19

