



City of Madison
Meeting Minutes - Final
BOARD OF PUBLIC WORKS

City of Madison
Madison, WI 53703
www.cityofmadison.com

*William F. Bremer, Chair; Ald. Paul J. Van Rooy; Ald. Larry Palm;
Michael W. Rewey; Billy C. Harrelson; Joseph R. Clausius; Laura Hewitt; Yehuda Elmakias;
Larry D. Nelson, P. E., Executive Secretary; Johanna Johnson, staff*

Wednesday, January 4, 2006

4:30 PM

210 Martin Luther King Jr. Blvd.
Room 103A (City-County Building)

CALL TO ORDER

Vice Chair Clausius called the meeting to order at 4:32 p.m., following verification by the secretary that the meeting was properly noticed and a quorum was present

ROLL CALL

Present: Van Rooy, Palm, Hewitt, Harrelson, Clausius and Elmakias

Excused: William F. Bremer and Rewey

PUBLIC HEARING:

The board held a public hearing regarding the issue of allowing construction activities, with associated noise impacts, outside of the period of 7:00 a.m. to 7:00 p.m. for certain work items on State Street and the adjacent streets.

Vice Chair Clausius opened the public hearing meeting at 6:30 p.m., following clarification from the secretary that the meeting had been properly noticed and that a quorum was present.

Members present: Vice Chair Clausius, Alder Van Rooy, Alder Palm, Ms. Hewitt, Mr. Harrelson.

Members excused: Chair Bremer, Mr. Rewey, and Mr. Elmakias.

Steve Gohde, Project Engineer with the City Engineering Division, reported the City of Madison is proposing to allow construction activities, with associated noise impacts, outside the period of 7:00 a.m. to 7:00 p.m. for certain work items on State Street and the adjacent streets. The work is part of phase three of the reconstruction of State Street and includes the 300 and 400 blocks of Street (Gilman Street to Johnson Street) including the Gorham Street Intersection, but not the Johnson Street or Gilman Street intersections.

Mr. Gohde displayed a drawing of the area and referenced a letter dated December 22, 2005, from the Engineering Division sent to residents, business owners and property owners regarding the public hearing and proposed noise ordinance variance.

Mr. Gohde said portions of the project cannot be built between the hours of 7:00 a.m. and 7:00 p.m. because of time constraints associated with construction materials and the commitment to keeping access available to adjacent buildings during the work.

Specifically, he cited sawing of concrete pavements after the pouring, which must be done about 12 hours after the installation. The concrete must be hard enough to hold the machinery and occur before the pavement cracks. Sawing is proposed to be allowed at any time, however the contractor shall avoid the hours of 10:00 p.m. to 6 a.m. when possible.

General construction activities are proposed to be from 6:00 a.m. to 7:00 p.m. The intent is to provide the contractor with the ability to perform utility lateral construction and pour concrete adjacent to entrances during closed business hours, reducing the inconvenience to the businesses and general public. This provision will apply to utilities doing coordinated work during the project construction.

Mr. Gohde concluded his presentation stating that a similar noise ordinance variance had been approved during the second phase of State Street reconstruction.

No written correspondence regarding the proposed assessments has been received.

Vice Chair Clausius thanked Mr. Gohde for his presentation and asked members of the Board of Public Works if they had questions regarding the proposed project. Board members did not have questions for Mr. Gohde.

Vice Chair Clausius opened the public hearing to those registered to speak:

REGISTRATIONS

Rosemary Lee, a resident of 111 W. Wilson Street, #108, had registered in support of allowing the proposed variation, but did not elect to speak.

Vice Chair Clausius thanked Ms. Lee and closed the public hearing and called the board back into session at 6:35 p.m.

There was no further discussion from the board regarding the proposal.

Alder Van Rooy moved approval of the proposal to allow construction activities, with associated noise impacts, outside of the 7:00 a.m. to 7:00 p.m. for work items on State Street and adjacent streets; Mr. Harrelson seconded the motion. Motion unanimously approved.

Meeting adjourned at 6:38 p.m.

Executive Secretary, Larry Nelson, noted for the record the retirement of Secretary Marilyn Bakken, City Engineering Division, and the Board expressed appreciation to her for her service.

1. Consider approving the Minutes of the Board of Public Works Meeting of December 21, 2005; and the public hearing of the same date.

A motion was made by Mr. Harrelson, seconded by Ald. Van Rooy, to Approve the Minutes. The motion passed by acclamation.

2. Items of concern brought to the Board but not listed below.

There were no items brought to the board not listed on the agenda.

Mr. Nelson did brief the Board on a fire rescue that took place that morning (1/4/06) at a grain bin in McFarland. The Madison Fire Department contacted the Engineering Division to assist with the rescue of a worker trapped in a bin full of grain. Engineering responded by sending operators and two vactor trucks capable of removing soybeans from the storage unit.

WATER RESOURCES IMPACT

No items on this agenda and addendum to the agenda required water resources impact.

3. [02639](#) Improvements accepted for Water Service Laterals by private contract to serve Madison Commerce Park, Phase II. (16th AD)

A motion was made by Ald. Palm, seconded by Ald. Van Rooy, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation.

4. [02662](#) Approving plans and specifications for public improvements required to serve Phase IV of the Subdivision known as Liberty Place, and authorizing construction to be undertaken by the Developer, Private Contract No. 2068. (

16th AD)

A motion was made by Ald. Palm, seconded by Ald. Van Rooy, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation.

5. [02624](#) Improvements Accepted for Warner Park Bleachers, Contract #5775. (12th AD)
A motion was made by Ald. Van Rooy, seconded by Mr. Elmakias, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation.
6. [02629](#) Improvements accepted for Sanitary Sewer Replacements with Resurfacing, West - 2004, Contract No. 5623. (Various ADs)
A motion was made by Ald. Van Rooy, seconded by Mr. Elmakias, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation.
7. [02659](#) Declaring the City of Madison's intention to exercise its police powers establishing the Curb and Gutter in Conjunction With Resurfacing - 2006 Assessment District. (Various ADs)
A motion was made by Ald. Van Rooy, seconded by Mr. Elmakias, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation.
8. [02574](#) Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Contract No. 5898, Tennis Court Resurfacing - 2006. (1st & 13th ADs)
A motion was made by Ms. Hewitt, seconded by Ald. Van Rooy, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER The Madison Parks Division budgets \$35,000 annually for the maintenance of their 88 tennis courts. This maintenance consists of crack repair and resurfacing (filling in puddles and repainting with green acrylic paints and mix).
Average cost per court is \$3,000.00. This year, the courts to be repaired are at Quann Park (9 courts) and Elver Park (3 courts). The motion passed by acclamation.
9. [02650](#) Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Repairing and Sealing Pavement Cracks, Major Streets - 2006, Contract No. 5910. (City Wide)
A motion was made by Ald. Palm, seconded by Ald. Van Rooy, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER This is the Annual Repair/ Sealing Contract for Major Streets. Estimated cost is \$200,000.00. The motion passed by acclamation.
10. [02660](#) Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Demolition of 902 Magnolia Lane. (14th AD)

A motion was made by Ald. Van Rooy, seconded by Ms. Hewitt, to **RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER John Fahrney, City Engineering Division, displayed a picture of the eight unit apartment complex at 902 Magnolia Lane that is being proposed for demolition.**

Mr. Fahrney said the building is currently vacant and a water spray park is proposed to be built on the site. The estimated cost of this project is \$70,000 and is in conjunction with the Badger-Ann-Park and Todd Drive Beltline Revitalization Project.

If approved, demolition of the apartment complex would be scheduled for the end of March, 2006. The motion passed by acclamation.

11. [02661](#) Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Repairing and Sealing Pavement Cracks, Local Streets - 2006, Contract No. 5909.
- A motion was made by Ald. Palm, seconded by Ald. Van Rooy, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER This is the Annual Repair/ Sealing Pavement Cracks Contract for Local Streets. Estimated cost of this contract is \$80,000.00. The motion passed by acclamation.**
12. [02664](#) Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Olin Avenue Waste Transfer Station. (13th AD)

A motion was made by Ald. Van Rooy, seconded by Mr. Harrelson, to **RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER Dave Benzschwael**, City Engineering Division, said the Engineering Division is assisting the Streets Division with preparing plans and specs for the renovation of the Olin Avenue Waste Transfer Station.

Mr. Benzschwael stated the waste transfer station, built in 1966 and updated in 1970 and 1978, is a very valuable facility because of its location and is considered by the City to be a priority project. He displayed plans, noting they are about 90% complete. He stated that because the proposed building will stay within the original footprint, no Plan Commission approval is required and DNR approval is already in place. The project is proposed to begin in April, 2006, and is estimated to cost \$2.75 Million. An additional \$40,000 would be spent for sewer work and be funded by the landfill account. The total estimated cost of the project is \$2.79 million.

Al Schumacher, Streets Division, introduced the consultants on the project, Mr. Wayne Maki and J. Eric Urtes, both of Strand Associates, Inc.

Mr. Maki said due to the building's age, fire code and pile storage code needed to be brought up to current standards. Special consideration to odor control will also be given, as the facility is located near Quann Park, the Water Utility and the Goodman Pool. He also cited efforts to meet LEED (Leadership in Energy and Environmental Design) certification standards. A checklist of criteria was distributed to the board. The lowest level of LEED certification is 26 points; current building plans would rate 17-19 points, although the project is still being fine-tuned.

Mr. Urtes detailed the three phases of construction, citing how all current operational functions would be maintained.

Ms. Hewitt asked what additional steps may be taken to increase the Leed score based on the checklist.

Mr. Urtes stated that many features in Leed certified building, such as rain gardens, aren't called for because of the facility's function as a waste station. It was noted though, that the Olin Avenue Waste Transfer Station may end up being the "greenest" waste station in the state.

Mr. Elmakias inquired about the building plans calling for shallow footings and soil resettlement.

Mr. Maki stated soil borings had been conducted and that any settlement had already taken place.

Executive Secretary, Larry Nelson, suggested the board may want to ask to see a Leed score/checklist for future city projects.

The motion passed by acclamation.

13. [02615](#) Authorizing City staff to prepare a "Request for Qualifications" and advertise for Architect consultant design services for interior improvements at Sequoya

Branch Library located on Midvale Boulevard.

A motion was made by Ald. Van Rooy, seconded by Mr. Elmakias, to **RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER Jim Whitney, City Architect, reported the City's Real Estate unit is finalizing an agreement with a private developer to purchase space in the Midvale Plaza Shopping Center which is in the process of being remodeled.**

He distributed a copy of the resolution which would authorize staff to advertise for architectural consultant design services for the interior improvements at the Sequoya Branch Library located in the Midvale Plaza Shopping Center. The City will purchase condo space including the use of common areas from the shopping center owners. The City will finish the interior improvement space including furnishings and equipment. The space for the library would be approximately 19,326 square feet. The site and the building shell will be designed and constructed by a third party developer. The condo space will be City-owned.

Ms. Hewitt discussed the Sustainable Energy Committee's recommendation that LEED certification for commercial interiors be added to the design features, and that a discussion be held with the Developer on the possibility of making the entire facility LEED certified.

The motion to approve the Resolution included a friendly amendment by Ms. Hewitt that the final Now Therefore Be It Resolved clause be revised to include verbiage that would read: "...Council hereby authorizes City Staff to proceed with "Request for Qualifications" services including LEED Certification for commercial interiors and shall include consultant advertising, review of consultant submittals, selecting final candidates....." The friendly amendment was accepted.

She also recommended that a discussion be held with developers on future facility construction projects to include the possibility of making entire buildings LEED Certified. The motion passed by acclamation.

14. [02645](#) Approving plans and specifications for the Cottage Grove Road Bridge and Approaches over I 39/90 and authorizing the Mayor and City Clerk to enter into agreements with the Wisconsin Department of Transportation for the work and Dane County for cost sharing. (3rd and 16th ADs)

A motion was made by Ms. Hewitt, seconded by Ald. Palm, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING Rob Phillips, Deputy City Engineer, displayed a plan prepared by the Wisconsin Department of Transportation (WDOT) for the Cottage Grove Road Bridge over the I 39/90 and the approaches to the bridge.

Mr. Phillips stated the existing bridge is a narrow, two-lane bridge with no space for bicycles or pedestrians. Development east of the I 39/90 in recent years has increased the need for pedestrian and bike facilities on the bridge and has made the expansion of the bridge an urgent need.

He stated the proposed plan is to remove the existing bridge deck, widen the bridge to the north sufficient for two travel lanes and two bike lanes, and add sidewalk to the north side of the bridge. The proposed plan is considered an interim improvement and future improvements to the bridge are anticipated. Additionally, WDOT may widen the interstate in the future and this will necessitate construction of a new bridge.

The bridge is funded with a combination of local funds and state/federal funds. The local funds consist of Madison funding and funding from Dane County. The City of Madison is the sponsoring agency and therefore is responsible for contracting with WDOT for the local share of the project.

Mr. Phillips stated the City of Madison has a Memorandum of Understanding (MOU) with WDOT (August, 2003) that provided for cost sharing on four bridges over the interstate including the Cottage Grove Road Bridge. The Marsh Road Bridge over the Beltline was also one of the bridges included in the MOU. However, WDOT did not have sufficient funds at the time of construction to meet its specified 75 % of cost. The City paid an amount in excess of its normal share in exchange for a credit later on future bridge projects identified in the MOU. As a result, the City's local share for the Cottage Grove Road Bridge has been completely offset by the credit.

Mr. Elmakias expressed concern about the growing population in the area and number of vehicles and bicyclists currently using the Cottage Grove Road Bridge. The motion passed by acclamation.

15. [02655](#) Approving plans and specifications, and authorizing the Mayor and City Clerk to enter into an agreement with Wisconsin and Southern Railroad to install the necessary improvements pursuant to CFR Parts 222 and 229 to create Quiet Zones in the City of Madison. (4th & 6th ADs)

A motion was made by Ald. Palm, seconded by Ald. Van Rooy, to **RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER** Christy Bachmann, City Engineering Division, displayed a drawing of the Isthmus area that is considered part of the Quiet Zone for train horns. The current Quiet Zone ordinance is set to expire on June 22, 2006.

Ms. Bachmann said the proposed agreement with Wisconsin and Southern Railroad would comply with the Federal Railroad Administration's Final Rule for establishment of Quiet Zones within a municipality. At a minimum, a quiet zone must have signals and gates at every railroad crossing within the Quiet Zone and be at least one-half a mile in length.

She cited the following railroad crossings and proposed improvements:

North Shore Dr.: Constant Warning Time and Power Out Indicator
Broom St: Constant Warning Time and Power Out Indicator
Blair St. at Wilson St.: Constant Warning Time and Power Out Indicator
West Washington Ave.: Barrier Gates and Medians
West Main St.: Signals and Gates
Doty St.: Close Vehicular Crossing
Bedford St. at Wilson St.: Signals and Gates at all four traffic movements
Bassett St. Pedestrian: Crossbucks and No Horn Signs
Broom St.: Constant Warning Time and Power Out Indicator
North Shore Dr.: Signals and Gates

Ms. Bachmann said the estimated cost of the project is \$935,000.00. The motion passed by acclamation.

16. [02657](#) Approving temporary construction work with associated noise impacts between the hours of 7:00 PM and 7:00 AM on State Street and Henry Street. (4th AD)
- A motion was made by Ald. Van Rooy, seconded by Mr. Harrelson, to **RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER**. The motion passed by acclamation.
17. [02658](#) Authorizing the Mayor and City Clerk to execute a Cooperative Agreement 2006 Renewal with Dane County for the investigation of water resources within the City of Madison through the Dane County Cooperative Water Resources Monitoring Program. Said Agreement renewal covers the period of 1/1/06 thru 12/31/06. (City Wide)
- A motion was made by Mr. Harrelson, seconded by Ald. Van Rooy, to **RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER**. The motion passed by acclamation.
18. Appeals regarding prequalifications of various contractors to bid on City of Madison Public Works Projects, and contractors applying to be licensed Concrete Layers, Asphalt Pavers, and Mudjackers as approved by the City Engineer, if any.
- The board reviewed a listing of contractors requesting to be prequalified or licensed. (No appeals to the process).
19. There are no bids scheduled to be opened.

20. [02669](#) Approving plans and specifications for public improvements necessary for the project known as 700 Block University Avenue (University Square) PUD and authorizing construction to be undertaken by the Developer, Private Contract No. 2072. (8th AD)

A motion was made by Ald. Van Rooy, seconded by Ald. Palm, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER Christy Bachmann, City Engineering Division, displayed a drawing of the project known as 700 Block University Avenue (University Square).

The project consists of the redevelopment of University Square Block bounded by University Ave, Lake St, Johnson St and Murray Mall. Mixed use development with first floor retail and 12 story apartment tower is proposed.

**Schedule: Building Construction - 36 months
Demolition to begin - June 2006
Site restoration - Fall 2008
Occupancy - Summer 2009**

Work by the Developer within City ROW includes:

- a. **New sidewalk and paved terrace along each street frontage. University Ave and Johnson St will have planters in the terrace to provide grade separation and pedestrian barriers between sidewalk and street. Lake Street to have trees and tree grates. Murray Mall to be constructed to continue University's East Campus Mall Plan.**
- b. **Remove and replace curb and gutter as necessary, including storm sewer and inlets. All curb around the project will likely be replaced.**
- c. **Sanitary Sewer work is required at State Street and Lake Street to provide the development additional capacity at the sanitary sewer tie in at Lake Street.**
- d. **Install traffic signal controlled pedestrian crossing at Murray Mall and University Ave.**
- e. **Protect/Update street lighting as necessary**

The developer will dedicate easements for sidewalk on private property where necessary and obtain privilege in streets permit for planters or any other facilities within the ROW.

Michael Duhr, a consultant with JJR, spoke about the proposed building. He said the project is a venture between a private developer (75%) and the University of Wisconsin (25%). It will consist of commercial rental space and rental units geared toward student housing. Underground parking will be included as well as at ground level. Exterior bike parking will be available for 175 bikes which is a significant increase in current availability. The motion passed by acclamation.

21. [02672](#) Accepting bituminous pavement constructed by private contract in High Crossing Fifth Addition Phase I, Private Contract No. 1713. (17th AD)

A motion was made by Ald. Van Rooy, seconded by Mr. Harrelson, to **RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER**. The motion passed by acclamation.

22. [02670](#) Improvements accepted for Bartillon Drive Assessment District 2004, Contract No. 5614. (17th AD)

A motion was made by Ald. Van Rooy, seconded by Ms. Hewitt, to **RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER**. The motion passed by acclamation.

23. [02671](#) Authorizing the Mayor and City Clerk to increase the cost of the existing agreement with Strand & Associates, Inc. for design/engineering services for the Olin Avenue Waste Transfer Station. (13th AD)

A motion was made by Mr. Elmakias, seconded by Ms. Hewitt, to **RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER Dave Benzschwael, City Engineering Division, and Al Schumacher, Streets Division, stated plans for this project are currently about 90% complete. The motion passed by acclamation.**

24. [02673](#) Accepting the awards for "Excellence in Concrete Pavement" and "Traffic Management" given to the East Washington Avenue Segment 1 Project by the American Concrete Pavement Association. (2nd & 6th ADs)

A motion was made by Ald. Van Rooy, seconded by Ald. Palm, to **RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER Executive Secretary, Larry Nelson, reported this is an important award and recognition for the City to receive . The motion passed by acclamation.**

ADJOURNMENT

Board meeting recessed at 5:50 p.m. to convene for the public hearing at 6:30 p.m

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Minutes prepared by Johanna Johnson; approved by Larry Nelson, P.E., Board of Public Works Executive Secretary.