



Department of Public Works  
**Engineering Division**  
Robert F. Phillips, P.E., City Engineer  
City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
Phone: (608) 266-4751  
Fax: (608) 264-9275  
[engineering@cityofmadison.com](mailto:engineering@cityofmadison.com)  
[www.cityofmadison.com/engineering](http://www.cityofmadison.com/engineering)

Parcel Number: 0709-242-0404-6  
Situs Address: 1 E Main St  
**ONE EAST MAIN ASSOCIATES**  
LTD PRT  
10 E DOTY ST # 300  
MADISON, WI 53703-5120

**Deputy 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.  
James M. Wolfe, P.E.

**Facilities & Sustainability**  
Bryan Cooper, Principal Architect

**Mapping Section Manager**  
Eric T. Pederson, P.S.

**Financial Manager**  
Steven B. Danner-Rivers

January 8, 2020

**To: Property Owners along Martin Luther King Jr. Blvd**  
**Re: Proposed Sidewalk Reconstruction Project & Public Hearing**

In 2020, the City of Madison is proposing to reconstruct the sidewalk and terrace on Martin Luther King Jr Blvd. Enclosed with this letter is a fact sheet with some details on the proposed project, which includes a map of the 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. A table detailing the City's assessment policy for the items of work 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 8 years, with 3% 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:jmw  
Cc by email:

Ald. Verveer  
Mike Miller  
Yang Tao  
Rebecca Cnare  
Mark Kiesow  
Dane County 911  
Cindy Mierow  
Mick Howan, 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)  
Jason Fenske, Badger Bus Lines, [jasonf@badgerbus.com](mailto:jasonf@badgerbus.com)

Gretchen Aviles  
Marla Eddy  
Chris Petykowski  
Ed Ruckriegel  
Charles Romines  
Mike Collins, [collins.michael@countyofdane.com](mailto:collins.michael@countyofdane.com)

**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, JANUARY 22, 2020 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](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**

**MARTIN LUTHER KING JR. BLVD. SIDEWALK ASSESSMENT DISTRICT – 2020**  
**GREGORY STREET, CROSS STREET, COPELAND STREET, AND WESTERN AVENUE**  
**RECONSTRUCTION ASSESSMENT DISTRICT – 2020**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ JANUARY 10, 2020



Department of Public Works  
**Engineering Division**

**Fact and Details Sheet:  
 PROPOSED MARTIN LUTHER  
 KING JR. BLVD SIDEWALK  
 RECONSTRUCTION PROJECT**

**PROJECT CONTACTS**

- » Project Manager: Jim Wolfe – 266-4099, [jwolfe@cityofmadison.com](mailto:jwolfe@cityofmadison.com)
- » Street Lighting: Gretchen Aviles-Pineiro 266-4899, [gavilespineiro@cityofmadison.com](mailto:gavilespineiro@cityofmadison.com)
- » Construction: John Fahrney – 266-9091, [jfahrney@cityofmadison.com](mailto:jfahrney@cityofmadison.com)
- » Forestry: Marla Eddy – 266-4450, [meddy@cityofmadison.com](mailto:meddy@cityofmadison.com)

**Project Details – Proposed Work**

**Sanitary Sewer:** The sewer lateral that serves the Madison Municipal Building was partially replaced during the building restoration project. It is likely that the remainder of the lateral will be replaced with this project, along with any necessary street repairs associated with that work. The sewer main on the 200 block will be lined as part of a separate contract.

**Water Main:** No water work is anticipated with this project.

**Storm Sewer:** Storm sewer structures will be adjusted and repaired, as needed.

**Street:** Portions of the concrete pavement and curb will be replaced as needed to repair damaged sections.

**Sidewalk & Terrace:** The sidewalk and terrace on MLK Jr. Blvd will be replaced with this project. The mainline sidewalk (12 ft. between the rows of trees) will be replaced with standard concrete sidewalk. The terrace areas (between the sidewalk & buildings and between the sidewalk & street), which is currently constructed mostly with pavers, will be replaced with colored concrete sidewalk (natural bark color). Driveway aprons will also be replaced as necessary.

**Trees:** The existing trees on MLK Jr. Blvd, which are almost all ginkgos, will be removed. New trees will be replanted with the project and in an improved growing environment. These improvements include a system of structural cells to support the concrete sidewalk, allowing for better soil and root space for the trees. Tree guards will also be installed to protect the new plantings.

City Forestry will select the species of the new trees, and will plan to improve the diversity with likely 2 species per block. The new tree plantings will be spaced out further than the existing trees, but it is expected that there will be at least 40 trees planted on these 2 blocks. The trees will be planted in two rows along the sidewalk (similar to existing), and the new tree planting sites will be staggered, as opposed to in line with each other.

**Street Amenities:** The existing street amenities such as the benches and trash receptacles, will also be replaced with the project. These new amenities will match the style that has been installed around the Capitol Square. The bike racks near the City-County Building will be replaced and will contain at least the same number of stalls as existing. Opportunities to expand the number of bike parking stalls will be explored.

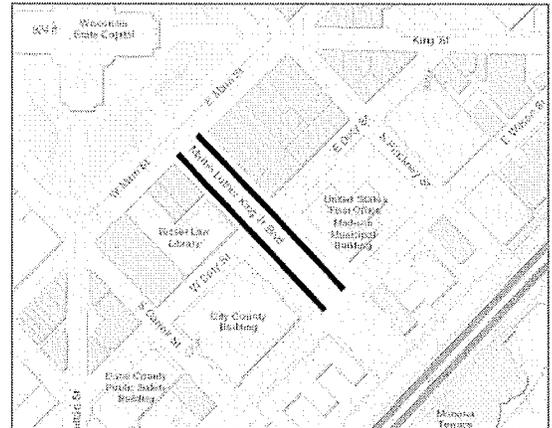
**Bus pads:** Bus stop locations will remain the same following the project.

**Street Lights & Signals:** No work is planned on the existing traffic signals. The light fixtures on the tall street lights will be replaced with new LED fixtures. The pedestrian scale light poles and fixtures will be replaced with the current City standard pedestrian scale street lights (similar to what was installed on W. Wilson St. and elsewhere downtown).

**Assessments:** Replacement of the mainline sidewalk will be assessed and any curb and driveway aprons that are replaced due to poor condition will also be assessed.

**Project Website:** [www.cityofmadison.com/engineering/projects/martin-luther-king-jr-blvd](http://www.cityofmadison.com/engineering/projects/martin-luther-king-jr-blvd)

See Reverse for information regarding construction.



**Assessment Policy Breakdown**

Item	Property Owner Share	City Share
Curb & Gutter Replacement	50%	50%
Mainline Sidewalk Replacement	50%	50%
Replace Terrace Areas with Colored Concrete Sidewalk	0%	100%
Driveway Apron Replacement	50%	50%
Concrete Pavement Repairs	0%	100%
Tree Removal & Replanting	0%	100%
Terrace/Sidewalk Support System	0%	100%
Street Lighting Replacement	0%	100%
Street Amenity Replacement	0%	100%

## Construction Schedule & Impacts

**Tentative Schedule:** This project is scheduled to be bid in February, and construction is expected to begin in mid-April or potentially a week or two earlier, if weather permits. Work will be completed on one side of the street at a time, but on both blocks, and each side of the street is expected to take approximately 6 to 7 weeks to complete. Work will likely begin on the easterly side (Madison Municipal Building side). The allowed work hours are 7AM-7PM (Mon-Sat) and 10AM-7PM (Sun).

**Traffic & Access Impacts:** During construction, there will be limited travel lane closures to complete the pavement repairs, and the parking lane on the side under construction will be closed while the work is completed. Pedestrian access will be maintained through the construction zone, but on a narrowed sidewalk and temporary surface, where needed. If necessary to safely complete some work, it is likely that the contractor will periodically stop pedestrian travel adjacent to the construction zone for brief periods of time (several minutes).

Access to driveways will be maintained for the majority of the project. To maintain driveway access, work through the driveways will either be completed half at a time or a closure schedule will be coordinated with the property owner, likely over a weekend. The work will be coordinated with Madison Metro to maintain bus service on MLK, when feasible. Bus service on Wilson St. and Main St., such as the stop near the Madison Municipal Building, should not be impacted with this project, but the stop near the City-County Building may temporarily be relocated.

Please visit the website for metro detour information: [cityofmadison.com/metro/detours](http://cityofmadison.com/metro/detours).

**Water Shut-offs:** No water shut-offs are planned with this project.

**Refuse Collection:** Please contact private refuse collection services to inform them of this project. Work will be coordinated as necessary to maintain access to driveways for these services, but there may be delays due to the construction activities. It would be best to try to schedule collection outside of the planned work hours.

City of Madison Engineering Division - Schedule of Assessments

Proj. ID: 11164 Project Name: Martin Luther King Jr. Blvd. Sidewalk Assessment District - 2020  
 Project Limits: Main St. to Wilson St.

Parcel No.	Owner's Name / Mailing Address	Parcel Location	Frontage or % Interest*	Remove & Replace Concrete Sidewalk @ \$150.00 per sq ft		Street Construction Items		Sanitary Sewer		Remove & Replace Sanitary Lateral @ \$20.00 per LF	TOTAL ASSWMT	
				Cost	% Interest	Remove & Replace Concrete Driveway @ \$750.00 per sq ft	Remove & Replace Curb and Gutter @ \$25.00 per Linear Ft	Sanitary Sewer Reconnect @ \$1,500.00 per Each	Sanitary Sewer Each			
0709-242-004-6 PD	THE WEST MAIN ASSOCIATES 10 E DOTY ST # 300 MADISON WI	1 E Main St Martin Luther King Jr Blvd	90.00 198.66	2385.92	\$16691.46	100.00	\$750.00	20.00	\$560.00	0.00	\$0.00	\$17,401.46
0709-242-0601-8 DC	FE ONE WEST MAIN MADISON 611 E WISCONSIN AVE MILWAUKEE WI	1 W Main St Martin Luther King Jr Blvd	73.15 141.50	1698.00	\$11461.50	100.00	\$750.00	20.00	\$560.00	0.00	\$0.00	\$12,771.50
0709-242-0610-9 DC	STATE JUSTICE CDM ASC INC BUREAU OF BLDG MNGMT PO BOX 7866 MADISON WI	17 W Main St Martin Luther King Jr Blvd CONDOS SEE FOLLOWING	93.17 123.08	1476.96	\$0.00	100.00	\$0.00	20.00	\$0.00	0.00	\$0.00	\$0.00
0709-242-1608-3	JUSTICE CENTER LLC ATTN MADISON PROP MNGMT 1202 REGENT ST MADISON, WI 53715-0000	116 Martin Luther King Jr Blvd Unit #4-3 (Retail Unit)	0.411%	6.07	\$40.97	0.41	\$3.08	0.08	\$2.30	0.00	\$0.00	\$46.36
0709-242-1602-5	FE ONE WEST MAIN MADISON LLC 611 E WISCONSIN AVE MILWAUKEE, WI 53202-0000	120 Martin Luther King Jr Blvd Unit #2 (Bank Parking)	9.000%	132.93	\$897.25	9.00	\$67.50	1.80	\$50.40	0.00	\$0.00	\$1,015.15
0709-242-1603-3	STATE OF WISCONSIN % S SPRINGMAN DEPT OF ADM 101 E WILSON ST MADISON, WI 53705-0000	120 Martin Luther King Jr Blvd Unit #3 (State Parking)	24.000%	354.47	\$2392.68	24.00	\$180.00	4.80	\$134.40	0.00	\$0.00	\$2,707.08
0709-242-1605-9	FE ONE WEST MAIN MADISON LLC 611 E WISCONSIN AVE MILWAUKEE, WI 53202-0000	120 Martin Luther King Jr Blvd Unit #5 (Drive Through)	1.000%	14.77	\$99.69	1.00	\$7.50	0.20	\$5.60	0.00	\$0.00	\$112.79
0709-242-1606-7	STATE OF WISCONSIN % S SPRINGMAN DEPT OF ADM 101 E WILSON ST MADISON, WI 53705-0000	120 Martin Luther King Jr Blvd Unit #6 (State Office)	62.000%	915.72	\$6181.08	62.00	\$465.00	12.40	\$347.20	0.00	\$0.00	\$6,993.28
0709-242-1607-5	CAPITOL CHOCOLATE LLC 2435 OLD PB RD VERONA, WI 53593-0000	11 W Main St Unit #4-2 (Retail)	0.169%	2.50	\$16.85	0.17	\$1.27	0.03	\$0.95	0.00	\$0.00	\$19.06
0709-242-1604-1	JUSTICE CENTER LLC ATTN MADISON PROP MNGMT 1202 REGENT ST MADISON, WI 53715-0000	19 W Main St Unit #4-1 (Retail)	0.420%	6.20	\$41.87	0.42	\$3.15	0.08	\$2.35	0.00	\$0.00	\$47.37
0709-242-1609-1	JUSTICE CENTER LLC ATTN MADISON PROP MNGMT 1202 REGENT ST MADISON, WI 53715-0000	120 Martin Luther King Jr Blvd Unit #1-1 (Parking)	0.090909%	1.34	\$9.06	0.09	\$0.68	0.02	\$0.51	0.00	\$0.00	\$10.25
0709-242-1610-8	JUSTICE CENTER LLC ATTN MADISON PROP MNGMT 1202 REGENT ST MADISON, WI 53715-0000	120 Martin Luther King Jr Blvd Unit #1-2 (Parking)	0.090909%	1.34	\$9.06	0.09	\$0.68	0.02	\$0.51	0.00	\$0.00	\$10.25
0709-242-1611-6	FE ONE WEST MAIN MADISON LLC 611 E WISCONSIN AVE MILWAUKEE, WI 53202-0000	120 Martin Luther King Jr Blvd Unit #1-3 (Parking)	2.090910%	30.88	\$208.45	2.09	\$15.68	0.42	\$11.71	0.00	\$0.00	\$235.84
0709-242-1612-4	JUSTICE CENTER LLC ATTN MADISON PROP MNGMT 1202 REGENT ST MADISON, WI 53715-0000	120 Martin Luther King Jr Blvd Unit #1-4 (Parking)	0.090909%	1.34	\$9.06	0.09	\$0.68	0.02	\$0.51	0.00	\$0.00	\$10.25

City of Madison Engineering Division - Schedule of Assessments

Proj. ID: 11164 Project Name: Martin Luther King Jr. Blvd. Sidewalk Assessment District - 2020  
 Project Limits: Main St. to Wilson St.

Parcel No.	Property Information		Street Construction Items						Sanitary Sewer Items			TOTAL ASSESSMT
	Owner's Name / Mailing Address	Parcel Location	Remove & Replace Concrete Sidewalk @ \$675 per Sq Ft SF	Remove & Replace Concrete Driveway @ \$750 per Sq Ft SF	Remove & Replace Curb and Gutter @ \$25.00 per Linear Ft LF	Remove & Replace Sanitary Sewer Reconnect @ \$1,500.00 Each	Sanitary Sewer Reconnect @ Each	**Remove & Replace Sanitary Sewer LF	Remove & Replace Sanitary Sewer LF	Remove & Replace Sanitary Sewer LF	Remove & Replace Sanitary Sewer LF	
0709-242-1613-2	JUSTICE CENTER LLC ATTN MADISON PROP MNGMT 1202 REGENT ST MADISON, WI 53715-0000	120 Martin Luther King Jr Blvd Unit #1-5 (Parking)	1.34	0.09	0.02	0.00	0.00	0.00	0.00	0.00	\$10.25	
0709-242-1614-0	JUSTICE CENTER LLC ATTN MADISON PROP MNGMT 1202 REGENT ST MADISON, WI 53715-0000	120 Martin Luther King Jr Blvd Unit #1-6 (Parking)	1.34	0.09	0.02	0.00	0.00	0.00	0.00	0.00	\$10.25	
0709-242-1615-8	JUSTICE CENTER LLC ATTN MADISON PROP MNGMT 1202 REGENT ST MADISON, WI 53715-0000	120 Martin Luther King Jr Blvd Unit #1-7 (Parking)	1.34	0.09	0.02	0.00	0.00	0.00	0.00	0.00	\$10.25	
0709-242-1616-6	JUSTICE CENTER LLC ATTN MADISON PROP MNGMT 1202 REGENT ST MADISON, WI 53715-0000	120 Martin Luther King Jr Blvd Unit #1-8 (Parking)	1.34	0.09	0.02	0.00	0.00	0.00	0.00	0.00	\$10.25	
0709-242-1617-4	JUSTICE CENTER LLC ATTN MADISON PROP MNGMT 1202 REGENT ST MADISON, WI 53715-0000	120 Martin Luther King Jr Blvd Unit #1-9 (Parking)	1.34	0.09	0.02	0.00	0.00	0.00	0.00	0.00	\$10.25	
0709-242-1618-2	JUSTICE CENTER LLC ATTN MADISON PROP MNGMT 1202 REGENT ST MADISON, WI 53715-0000	120 Martin Luther King Jr Blvd Unit #1-10 (Parking)	1.34	0.09	0.02	0.00	0.00	0.00	0.00	0.00	\$10.25	
0709-242-1619-0	JUSTICE CENTER LLC ATTN MADISON PROP MNGMT 1202 REGENT ST MADISON, WI 53715-0000	120 Martin Luther King Jr Blvd Unit #1-11 (Parking)	1.34	0.09	0.02	0.00	0.00	0.00	0.00	0.00	\$10.25	
0709-242-0407-0 PD	INSURANCE BUILDING ASSOCIATES LTD PRTSHP 10 E DOTY ST # 300 MADISON WI	119 Martin Luther King Jr Blvd	792.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	\$5,626.00	
0709-242-0801-4 DC	DANE COUNTY (59.3%) CITY OF MADISON (40.7%) 210 MLK JR BLVD RM 114 MADISON WI	210 Martin Luther King Jr Blvd	3168.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	\$21,664.00	
0709-242-0701-6 DC, HIS-L	CITY OF MADISON PLANNING MADISON MUNICIPAL BLDG 215 MLK JR BLVD RM LL100 MADISON WI	215 Martin Luther King Jr Blvd	200.00	0.00	30.00	0.00	1.00	112.00	0.00	0.00	\$13,770.00	
TOTALS			9718.88	300.00	110.00	\$2,250.00	1.00	\$1,500.00	112.00	\$10,080.00	\$82,512.44	

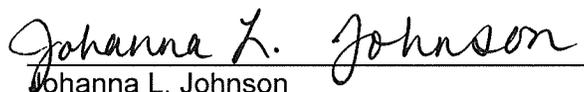
\* The percent interest is the share of common elements as defined in the condo declaration  
 \*\* This item includes costs to restore the pavement as necessary for replacement of the sewer later

**AFFIDAVIT OF MAILING**

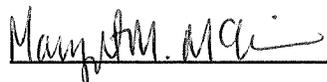
STATE OF WISCONSIN     )  
                                          ) ss.  
COUNTY OF DANE         )

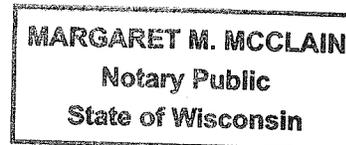
JOHANNA JOHNSON, being first duly sworn on oath, deposes and says that:

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 JANUARY 8, 2020 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 **MARTIN LUTHER KING JR. BLVD. SIDEWALK 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 8 day of JANUARY, 2020

  
\_\_\_\_\_



Notary Public, State of Wisconsin  
My Commission expires: 02/25/2023