



Department of Public Works
Engineering Division
James M. Wolfe, P.E., City Engineer

City-County Building, Room 115
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Madison, Wisconsin 53703
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Fax: (608) 264-9275
engineering@cityofmadison.com
www.cityofmadison.com/engineering

Assistant City Engineer
Bryan Cooper, AIA
Gregory T. Fries, P.E.
Chris Petykowski, P.E.

Deputy Division Manager
Kathleen M. Cryan

Principal Engineer 2
John S. Fahrney, P.E.
Janet Schmidt, P.E.

Principal Engineer 1
Mark D. Moder, P.E.
Andrew J. Zwieg, P.E.

Financial Manager
Steven B. Danner-Rivers

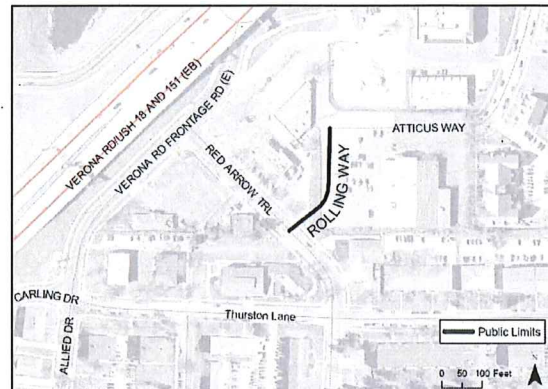
February 23, 2024

To: Summit Ridge Apartments LLC
401 Wilshire Blvd
Santa Monica, CA 90401

Re: Proposed Street Reconstruction Project & Public Hearing

The City of Madison is planning the construction of Rolling Way, which is an extension of Atticus Way to Red Arrow Trail in 2024. Enclosed with this letter is a fact sheet with some details on the proposed project. Also enclosed is a notification for the Public Hearing before the Board of Public Works. The date, time and location of the public hearing is on the notification.

This project will involve special assessments to the property listed above. The property owner will be assessed for all the items included with the construction of Rolling Way which includes earthwork, storm sewer, gravel base, curb and gutter, sidewalk, asphalt pavement, street lighting, pavement marking, and signing.



Below is a preliminary Schedule of Assessments, which shows the estimated costs for your property adjacent to the project. The Schedule of Assessments for all properties adjacent to the project is available on the project website: <https://www.cityofmadison.com/engineering/projects/atticus-way>, a hard copy can be mailed to you upon request. The frontage of your property to be assessed is listed on the full schedule. After work is complete, a final assessment cost will be calculated based work performed. The final assessment cost, which will be billed after the completion of the project, is payable in one lump sum or over a period of 8 years, with 5% interest charged on the unpaid balance.

If you have any questions regarding this project, please contact Grecia Izquierdo, Project Manager, (608) 266-4763, gizquierdo@cityofmadison.com. This includes requests relating to the Public Hearing and requests relating to the actual operations of construction.

Sincerely,

James M. Wolfe, P.E.
City Engineer

RFP:gcit
Cc by email:

Yannette Figueroa Cole, District 10 Alder
Andrew Zwieg, City Engineering
Eric Cefalu, City Engineering
Jeremy Nash, Traffic Engineering
Jenny Frese, City Real Estate
Hannah Mohelnitzky, City Engineering
Tim Sobota, Madison Metro Transit
Jennifer Hannah, Police Department
Cedric D Hodo cdhodo@madison.k12.wi.us
Jenni Lawler jennil@badgerbus.com
John Meier johnm@badgerbus.com
Vanessa Cruz vacruz@madison.k12.wi.us

Grecia Izquierdo, City Engineering
Mark Moder, City Engineering
Ike Okafor, City Engineering
Sean Malloy, Traffic Engineering
Lorissa Banuelos, Common Council
Brad Hofmann, City Forestry
Bill Sullivan, Fire Department
Amanda J Nagel ajnagel@madison.k12.wi.us
Dana S Scheel dsscheel@madison.k12.wi.us
John Bain jdbain@madison.k12.wi.us
Kenneth R Thomas krthomas1@madison.k12.wi.us

Chris Petykowski, City Engineering
Janet Schmidt, City Engineering
Tom Mohr, Traffic Engineering
Adam Wiederhoeft, Water Utility
Charles Romines, Streets Division
Aaron Leair, City Forestry
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. and will so continue to be for ten (10) working days from the first published date of this notice, (please email Board of Public Works, boardofpublicworks@cityofmadison.com) and;

That on WEDNESDAY, MARCH 6, 2024 AT 5:30 P.M., the Board of Public Works will be held remotely and the public can attend using a laptop or call in by phone. If you would like instruction on how to participate, please email boardofpublicworks@cityofmadison.com. The Board 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 five (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 72 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

HERMINA & UNION STREET RECONSTRUCTION ASSESSMENT DIST – 2024

STARKER AVENUE RESURFACING ASSESSMENT DISTRICT – 2024

N FRANKLIN & STEVENS STREET RESURFACING ASSESSMENT DISTRICT – 2024

ATTICUS WAY ASSESSMENT DISTRICT - 2024

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ February 23, 2024

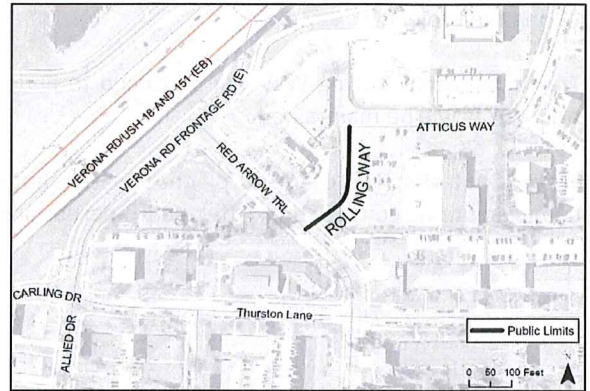


Department of Public Works
Engineering Division

**Fact and Details Sheet:
PROPOSED ROLLING WAY
CONSTRUCTION**

PROJECT CONTACTS

» **Project Manager:** Grecia Izquierdo Torres
(608) 266-4763, gizquierdo@cityofmadison.com



Project Details – Proposed Work

Sanitary Sewer: The City will not install new sanitary sewer along the street.

Water Main: The City will not install new water main along the street.

Storm Sewer: The City will install new storm infrastructure along the new street. It will include the installation of one storm inlet and storm sewer pipes along the new street (*100% assessable*). The new storm sewer infrastructure will be connected to the system that will be installed to the Atticus Way extension in the 4649 Verona Road Private Development Project. There would be no storm infrastructure connecting to Red Arrow Trail.

Street: The City will install new asphalt pavement, gravel base, curb and gutter, and 5' sidewalk (*100% assessable*). Sidewalk will be installed along both sides of the proposed street. The proposed street will be 28 ft. from face of curb to face of curb, which will allow for travel in both sides of the street. On street parking will be allowed on one side. New pedestrian crossings will be added connecting Rolling Way and Red Arrow Trail. Improvements will include the addition of pedestrian ramps on both sides of Red Arrow Trail and a mill and overlay.

Bus pads: No bus pads will be installed within the project limits.

Street Lights: There will be new street lights installed along Rolling Way. (*100% assessable*)

Trees: No trees will be removed with the project. 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 June 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.

Street trees provide many benefits to the 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.

Assessments: The project will have special assessments for the street construction. The assessments are a special charge for work being done that has a direct benefit to the property. The preliminary assessments are mailed during the design phase and will give the property owner an estimated cost due after construction is complete. The final assessment bill will be mailed in 2025 to the adjacent property owner and be calculated based on bid prices and measured quantities. The property payment options include payment by lump sum or over 8 years with 5 percent interest.

Item	Property Owner Share	City Share
Street Installation	100%	0%
Storm Sewer Installation	100%	0%
Street Lighting Installation	100%	0%

Project Website: Please visit the project website for the latest information and sign-up for project email updates.
<https://www.cityofmadison.com/engineering/projects/atticus-way>

Construction Schedule & Impacts

Tentative Schedule: This project is scheduled to be bid in spring of 2024. It is expected that the project will take approximately 3 months to complete between August 2024 and October 2024. Traffic will be maintained along Red Arrow Trail and Atticus Way during the project.

Traffic Impacts: Rolling Way will be closed to pedestrian, bicycles, and vehicles until construction is complete. Traffic along Red Arrow Trail will be maintained.

Water Shut-offs: There are no planned water shut-offs. While unlikely, emergency shut offs are possible if the existing main is damaged during construction. Affected properties are notified as soon as possible.

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: Wednesday, March 6, 2024
Project ID: 14763
Project Name: Atticus Way Assessment District - 2024
Project Description: Atticus Way to Red Arrow Trail

Street Installation Assessment: The rate for the street installation is calculated based on the total estimated costs divided by the total length of the street work (length of the new street (Rolling Way) plus the length of work on Red Arrow Trail) divided by 2 (each parcel pays for half the street along their frontage). The rate is applied to the lot along the east side of Rolling Way (4685 Atticus Way). The City is not assessing the parcel on the west side of the street.

Storm Sewer Installation Assessment: The rate for the storm sewer installation is calculated based on the total estimated costs divided by the length of the new street (Rolling Way) divided by 2 (each parcel pays for half the storm sewer installation). The rate is applied to the lot along the east side of Rolling Way (4685 Atticus Way). The City is not assessing the parcel on the west side of the street.

Street Lighting Installation Assessment: The rate for street lighting is calculated based on the total estimated costs divided by the net linear frontage for parcels that have access to Rolling Way.

Parcel Information			Frontage			Street Construction Items	Storm Sewer Construction Items	Street Lighting Construction Items	Total Assessment
						Street Installation Assessment @	Storm Sewer Installation Assessment @	Street Lighting Installation Assessment @	
						\$500.00 per LF	\$10.00 per LF	\$125.00 per LF	
						LF Cost	LF Cost	LF Cost	
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF	Frontage Streets	Multiple Frontage				
070932310041 CC	SUMMIT RIDGE APARTMENTS LLC 401 WILSHIRE BLVD SANTA MONICA, CA 90401	4685 Atticus Way	315.85	Atticus Way	No	315.85 \$157,925.00	315.85 \$3,158.50	315.85 \$39,481.25	\$200,564.75
TOTALS						315.85 \$157,925.00	315.85 \$3,158.50	315.85 \$39,481.25	\$200,564.75

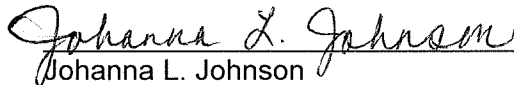
AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

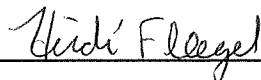
JOHANNA JOHNSON, being first duly sworn on oath, deposes and says that:

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 **FEBRUARY 22, 2024** 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 **ATTICUS WAY ASSESSMENT DISTRICT - 2024**

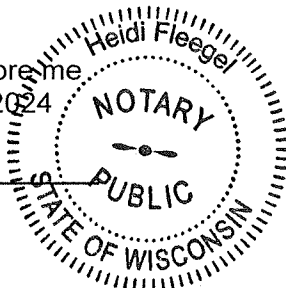
2. She did and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.


Johanna L. Johnson

Subscribed and sworn to before me
This 22 day of FEBRUARY, 2024



HEIDI FLEEGEL



Notary Public, State of Wisconsin
My Commission expires: APRIL 28, 2026