

Sunset Courts Assessment District - 2017

Project Engineer Jim Wolfe ph: 266-4099 email: jwolfe@cityofmadison.com

Project Limits N Sunset Ct, S Sunset Ct, E Sunset Ct, & W Sunset Ct from Hillcrest Dr to Mineral Point Rd
Alder: Gruber (see map on reverse)

Street	Existing	Proposed
Project Type: Full street reconstruction & street improvement		
Last Surfaced	1951 (from records)	
Pavement Rating	5 out of 10	Full pavement replacement
Curb Rating	No existing curb	Install new curb
Width	Varies; avg 22-ft - 26-ft	24-ft. face to face
Surface Type	Seal coat	Asphalt

Sidewalk/Driveways	Existing	Proposed
Sidewalk	None along streets; ex from Owen to Westmoorland connecting through the Sunset neighborhood	Add curb ramps crossing E Sunset Ct & W Sunset Ct
Driveway Aprons	Existing Asphalt & Conc	Replace to match

Storm Sewer	Existing	Proposed
Work Required: Replace existing, install new within project limits, tie-in at Hillcrest Dr		
Size	30-Inch & 36-Inch	15-Inch - 54-Inch
Material	Concrete & steel	Concrete (all new pipe)
Year	N/A	2017

Sanitary Sewer	Existing	Proposed
Work Required: Replace existing main from Owen to Westmorland, including laterals to prop line		
Size	6-Inch	8-Inch
Material	Clay	PVC for all new
Year	1941	2017

Water Main	Existing	Proposed
Work Required: Abandon existing & install new main, reconnect/replace services		
Size	6-Inch	8-Inch
Material	Cast Iron	Ductile Iron
Year	1938-1940	2017

Parking & Street Lighting

No changes are planned for the existing street lighting
Existing parking on both sides (often off the pavement), proposed change to one-side only

Land Purchases

All work will take place within existing right-of-way

Trees

Approximately 18 planned tree removals (addresses on reverse); more removals may be necessary during construction
Removal due to condition/health, or preemptive ash removal
Site will be reviewed for new plantings following the project

Assessment Policy - Note Revised Schedule of Assessments

Concrete Curb & 4' Asphalt Pvmnt	Owner 100% / City 0%
Replace Conc. Sidewalk	Owner 50% / City 50%
Driveway Aprons (asph & conc)	Owner 50% / City 50%
Sanitary Sewer Lateral Replacements	Owner 25% / City 75%

Assessments payable in one lump sum or over a period of 8 years, with 3% interest charged on unpaid balance

Schedule

Advertise for bids	February 10, 2017
anticipated Construction start	Mid April 2016
approximate duration	Approx 3-4 months

Costs

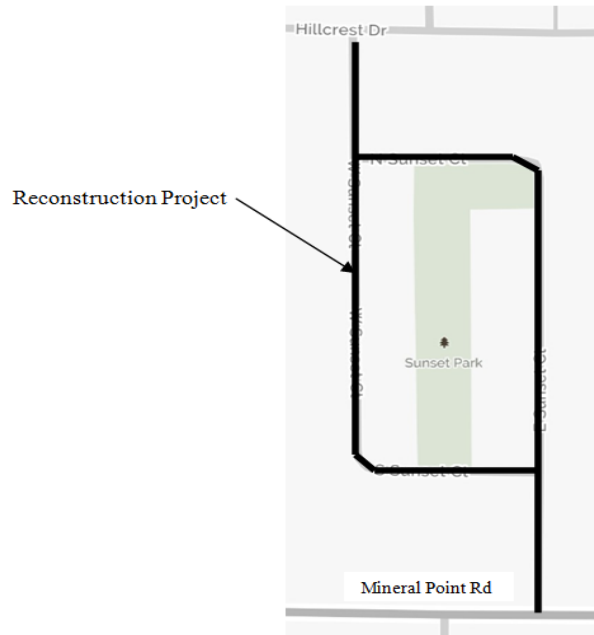
Total Cost: \$2,503,000.00
Assessments: \$309,593.30
City Cost: \$2,193,406.70

Correspondence

Several email correspondence - questions about driveway changes, concern about curb & gutter, trees and landscaping
Held public info meeting on 10/6/16 at Bethany Church

see Map on reverse

Project Location Map



Tree Removal Locations

211 W Sunset Ct. (Hickory)	4134 N Sunset Ct. (Hickory)	4126 N Sunset Ct. (Maple)
4122 N Sunset Ct. (Hickory)	318 E Sunset Ct. (Ash)	321 E Sunset Ct. (Ash)
330 E Sunset Ct. (Ash)	329 E Sunset Ct. (Ash)	228 E Sunset Ct. (Ash)
317 E Sunset Ct. (Ash)	302 E Sunset Ct. (Ash)	314 W Sunset Ct. (Ash)
225 E Sunset Ct. (Ash)	313 W Sunset Ct. (2 Ash)	311 W Sunset Ct. (Maple)
237 W Sunset Ct. (Maple)	232 W Sunset Ct. (Ash)	