

Davies St and Dempsey Rd Reconstruction Assessment District - 2023

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Project Limits Davies St & Dempsey Rd (Buckeye Rd to Cottage Grove Rd)
Alder: 15 Foster (see map on reverse)

Street	Existing	Proposed
Reconstruction - Davies St		
Last Seal Coat	2018	NA
Pavement Rating	3	New Pavement
Curb Rating	NA	New Curb & Gutter
Width	32-ft	28-ft
Shoulder	NA	None
Surface Type	Asphalt	Asphalt
Reconstruction - Dempsey Rd		
Last Seal Coat	2018	NA
Pavement Rating	3	New Pavement
Curb Rating	NA	New Curb & Gutter
Width	36-ft	28-ft
Shoulder	NA	None
Surface Type	Asphalt	Asphalt

Shared-Use Path (Easterly-side)

10-ft asphalt, off-street, shared-use path on easterly-side with varying grass terrace width (3'-5'). Continue path on Dempsey, north of Cottage Grove. Davies-Dempsey from Major to Cottage Grove on Monona Lake Loop. CGS guidelines, route on bike priority network for all ages & abilities.

Sidewalk (Westerly-side)

5-ft concrete sidewalk on westerly-side with varying grass terrace width(4'-8'). Sidewalk bends to avoid existing trees and grading impacts.

Storm Sewer	Existing	Proposed
Work Required: Storm sewer will be added and upgraded along Davies St and Dempsey Rd, including new pipes, inlets and access structures as needed to convey street runoff collected by the new curb & gutter.		

Sanitary Sewer	Existing	Proposed
Work Required: Replace the existing sanitary sewer mains with new PVC pipes and replace laterals from the main to the property line. Backyard Sanitary Main: The City is still evaluating installing sanitary main on Dempsey Rd from Gary St to Davidson St in order to connect those properties to front-side main, and eventually abandon the backyard sanitary.		

Water Main	Existing	Proposed
Work Required: Replace the existing water main with new ductile iron pipes and fire hydrants with modern spacing requirements. Water services will be reconnected to the new main within the street right-of-way.		

Parking

Existing Parking Conditions	Existing	Proposed
Existing Parking Conditions	Parking on Both Sides of Davies-Dempsey (No Parking in front of Lake Edge Park and restrictions by Buckeye for Allis Elementary	Remove all on-street parking along Davies and Dempsey (between Buckeye and Cottage Grove)

Street Lighting	Existing	Proposed
Area Street Lighting	Street lighting on existing poles	Street lighting to remain on MGE poles, some poles will need to be relocated due to conflicts with proposed design.
Path Lighting	NA	Add path-side lighting on westerly-side terrace from Cottage Grove Rd to Maher Ave. South of Maher, replace existing lighting on MGE poles with modern LED lighting to improve lighting distribution.

Land Purchases

No right-of-way needed. Some private entry for grading will be required and coordinated with individual property owners.

Trees

Tree removals due to conflicts with the proposed design are anticipated at the following locations: 4" Arborvitae (3902 Dempsey Rd), 21" Norway Maple (3906 Dempsey Rd), 15" Crab Apple (4008 Maher Ave - Adjacent to 'Lake Edge Park' Sign, Sign to be relocated), 4" Hackberry (405 Davies St), 4" Hackberry (405 Davies St), 1" Cypress (4301 Drexel Ave), 20" Linden (4215 Major Ave), 25" Linden (4215 Major Ave), 27" Honeylocust (4300 Hegg Ave), 4" Select Pear (101 Davies St), 9" Tatarian Maple (101 Davies St), and 6" Japanese Lilac (101 Davies St).

Assessment Policy (Updated Street Assessment Policy)

Assessment Policy Breakdown Item	Property Owner Share	City Share
Replace 10' of Asphalt Pavement	100%	0%
Remainder of Pavement, if any	0%	100%
Gravel Base for pavement	0%	100%
Replace Driveway Apron & Terrace Walks	50%	50%
Install New Sidewalk*	100%	0%
Install Curb & Gutter*	100%	0%
Sanitary Laterals to property line	25%	75%
Sanitary Sewer Main	0%	100%
Storm Sewer Main	0%	100%
Water Main Lining	0%	100%
Terrace Rain Garden	\$100	Remainder
Private Storm Sewer Lateral	100%	0%

Assessments payable in one lump sum or over a period of 8 years, with 4% interest charged on unpaid balance.

*The City's street improvement grant program will apply to this project, which will cover the entire property owner share of the new curb and sidewalk, so the cost of these items will be \$0 for adjacent property owners. Therefore, these items are not reflected on the cost breakdowns.

Schedule

Advertise for bids	March 2023
Anticipated Construction Start	June 2023
Approximate Duration	Approx. 4 months

Costs

Estimated Total Cost:	\$4,425,000.00
Estimated Assessments:	\$179,939.92
Estimated City Engineering Cost:	\$4,245,060.08

Correspondence

Planning began in Winter 2020. 3 Total PIMs with neighborhood. Most recent design shown to neighborhood with PIM end of January 2023, project survey included. Transportation Commission review and approval on Feb 8th, 2023.

