

Lake Mendota Drive and Capital Avenue Assessment District - 2022

Project Engineer: Jim Wolfe

Alder: Furman (AD 19)

Limits: Baker Ave. to Epworth Ct. and Lake Mendota Dr. to east end (Lake Mendota) (see map on reverse)

Utilities

Sanitary Sewer: Existing 18" cast iron sewer main within project limits is an MMSD main. Most was recently lined recently, but portion between Baker & Laurel Crest could not be lined due to groundwater intrusion from cracked laterals. Replace this portion of main with project (cost share agreement with MMSD) to 18" PVC main, and replace laterals from main to property line (*assessable*).

Water Mains: Existing water mains were lined in advance of the project and will remain. Adjust valves, hydrants, etc. as necessary to fit the new street and sewers.

Stormwater: Existing storm sewer primarily located between Capital & Epworth. Replace existing as necessary, and install new storm sewer as necessary to properly drain new street. Per flood mitigation study, upsize storm sewer on Capital Ave. from 36" pipe to approximately 60", with new outfall at Lake Mendota. Install catchbasins to help collect sediment, and maintain ditches along Capital Ave. Install terrace rain gardens where possible & requested by property owners.

Street

Existing Streets: Lake Mendota Dr. – pavement rated 4/10 – overall, very poor condition; no existing curb or sidewalks within project limits, existing pavement width varies 28'-34' with parking allowed on both sides. Capital Ave. is a gravel road, approximately 17'-18' wide, with ditches on both sides.

Proposed Street Work: On Lake Mendota Dr. – replace the asphalt pavement, and install curb and gutter. Curb type is proposed to be a non-standard type with a 4" sloped curb head (similar to standard Village of Shorewood Hills). Street geometrics previously approved by Common Council on 4/19 (RES-22-00270, File #70626) – summarized as a typical 24' wide street between Baker & Capital with sidewalk on the easterly side, and 26' wide between Capital & Epworth with sidewalks on both sides, and parking allowed on one side throughout, with restrictions around traffic calming bumpouts & curves. On Capital Ave., replace gravel road with new asphalt pavement, 15' wide, and extend full width of pavement only as far as necessary for last driveway, but continue 5' asphalt path to street end for bike/pedestrian access. Driveway aprons will be removed and replaced on both streets. Will continue to review project for strategic installations of pervious concrete sidewalk.

Street lights & Traffic Signals

Street lighting: Existing street lighting is on MG&E poles. A number of poles will need to be relocated, and lighting will be re-attached to new poles.

Traffic Signals: No anticipated work on traffic signals with this project.

Public Input

3 public input meetings (PIM) were held (1/11/22, 2/24/22, and 4/4/22). A survey was sent out prior to the first PIM, and an additional survey sent following PIM #2. The project was also before the Transportation Commission on 3/9/22, in addition to the BPW, TC, and CC meetings as part of the geometrics approval. As of 5/4/22, no additional correspondence has been received regarding the assessments.

(See cost, tree & assessment summary on reverse)

Tree Removals:

This project will include tree removals at the locations noted below (LMD = Lake Mendota Dr.)
 5706 LMD, 4 trees at 5702 LMD, several at 5646 LMD, 5645 LMD, 5642 LMD, 3 trees at 5620 LMD, 5619 LMD, several trees at 5502 LMD, 1 larger tree on Capital Ave. side of 5536 LMD & several smaller, untreated ash trees will be removed along Capital Ave. adjacent to 1902 Capital, 5606 LMD, and 5536 LMD

Costs & Assessments:

Total Cost: \$3,361,000
 Assessments: \$281,775
 City Cost: \$3,079,225

*Safe Routes grant would be used to help cover 50% of the costs to install the new sidewalk, and since the sidewalk is only one side for a portion of the project, the total sidewalk costs for all residential property frontages are divided amongst all properties within the assessment district.

Schedule:

Advertise for bids: 6/9/2022

Construction: Tentatively start work around 8/15/22;
 construction to take approximately 2.5 months to complete

Assessment Policy Breakdown Item	Property Owner Share	City Share
Install New Curb & Gutter & 4' of New Pavement (LMD)	100%	0%
Install 4' of Pavement & Shoulder (Capital)	100%	0%
Remaining 12'-14' of Pavement	0%	100%
Replace Driveway Apron	50%	50%
Install New Sidewalk*	100%	0%
ADA-Compliant Sidewalk Ramps	0%	100%
Sanitary Laterals to property line	25%	75%
Sanitary Sewer Main (cost share with MMSD)	0%	100%
Storm Sewer Main	0%	100%
Water Main Lining	0%	100%
Terrace Rain Garden	\$100	Remainder
Private Storm Sewer Lateral	100%	0%

