

TO: Madison Board of Public Works

FROM: Tom Walz

DATE: May 20, 2009

SUBJECT: Blackhawk Road Improvements

POSITION: Opposition to installation of curb and gutter in front of four houses at 9401 - 9521 Blackhawk Road

If curb and gutter is installed, residents should not be assessed because they have already paid over \$42,000 for improvements, as follows:

2000 Agreement to install 465 linear feet of sidewalk by January 10, 2004

Estimated cost of construction: 465 feet x 5 feet x \$2.10 per foot = \$5,812.50

Letter of Credit posted equal to 1.5 times the estimate - \$9,000

2002 Walz requested extension until Blackhawk Road is improved

- Letter stated that City has bond, sidewalk should not be installed until road is improved

City denied request and stated that:

- Improvement of Blackhawk Road not anticipated in near future

- Installation of the sidewalk will reduce the impact of road improvement

2003 City prepared plans for sidewalk

Parcels of land on both sides of lots with no sidewalk - sidewalk "dead ends"

City widened right-of-way from 33 to 40 feet

- required major grading at 9409 Blackhawk

- required removal and replacement of driveway aprons

- required relocation or replacement of culverts

Large electric substation on neighbor's lot line directly in path of sidewalk

- rather than move electric box, sidewalk is re-routed closer to the road
- 100-foot culvert under driveway to avoid electric box

2004 Actual cost to install 465 linear feet of sidewalk:

South Central Construction	25,734
Madison Engineering	7,543
Calkins Engineering	4,661
Zingg Landscape	2,203
Parisi Construction	250
Park Bank - Surety Bond	<u>2,000</u> (est.)
Total	\$42,391

2009 City has prepared plans for improvement of Blackhawk Road with bike lanes

Apparently, curb and gutter recommended in front of four houses at 9401 - 9521 Blackhawk Road because of insufficient clearance between bike lane and existing sidewalk for drainage ditch

No curb and gutter across the street - golf course and lots in Town of Middleton

Lots are at the crest of hill with very little grade

There are parcels on both sides of these lots with no sidewalk or curb and gutter

I therefore oppose installation of curb and gutter in front of the four houses at 9401 - 9521 Blackhawk Road.

If curb and gutter is installed, the residents should not be assessed because they have already paid over \$42,000 for related improvements.

Please feel free to call with any questions.

Tom Walz
9501 Blackhawk Road
Middleton, WI 53562
264-5522 ext. 16

THOMAS P. WALZ
9501 Blackhawk Road
Middleton, WI 53562
(608) 264-5522 x 16
August 23, 2002

Mr. Larry Nelson
Madison Engineering
210 Martin Luther King, Jr. Blvd.
Room 115
Madison, WI 53710

Re: Blackhawk North
Sidewalk Installation

Dear Mr. Nelson:

In 1997, in connection with the approval of a two-lot CSM on Blackhawk Road, I entered into a construction contract with the City to install approximately 300 feet of concrete sidewalk on Blackhawk Road. Since Blackhawk Road is a rural road with drainage ditches and no curb and gutter, I was given five years (until December 11, 2002) to install the sidewalk. A copy of the contract is attached.

In 2000, to obtain approval of an adjacent two-lot CSM on Blackhawk Road, the contract was amended to include installation of an additional 160 feet of sidewalk on Blackhawk Road. The Addendum No. 1 to the original contract also is attached.

In 2002, I entered into a subdivision improvement contract for the Blackhawk North plat which requires the installation of 30 feet of sidewalk adjacent to the two CSM's. This contract has a deadline of January 10, 2004. A map showing the two CSM's and the plat are enclosed for your reference.

I am requesting an extension of the time to install the sidewalk for 5 years, until December 11, 2007, because the sidewalk will not meet the grade of the existing street and drainage ditches, and the three existing driveways and culverts. My neighbor to the west is still in the Town of Middleton and has no sidewalk. I understand that my engineer, Dave Glusick, has discussed this situation and potential problems regarding the installation with Bob Arseneau. The City has a bond to insure installation of the sidewalk, which should occur when Blackhawk Road is improved.

Please let me know if you could use any additional information to process this request.

Sincerely,

Tom Walz

Thomas P. Walz

cc: Dave Glusick



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608.267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dailey, P.E.
David L. Benzschawel, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.

Operations Supervisor
Kathleen M. Cryan

October 2, 2002

Mr. Thomas Walz
9501 Blackhawk Rd
Middleton, WI 53562

RE: Blackhawk North Sidewalk Installation

Dear Mr. Walz,

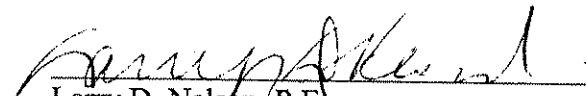
The Engineering Division has reviewed your request for extension of your contractual obligation to install sidewalk. We are willing to extend Contract No. 1660 to January 10, 2004. This will match the expiration date of Contract No.1868 executed in July of 2002.

The improvement of Blackhawk Road is not anticipated in the near future. The need for sidewalk is not dependent on the improvement of Blackhawk Road. The problems associated with the installation of the sidewalk are not going to be improved by delaying the installation of the sidewalk. In some instances they are made worse as landscaping is installed and properties are sold. The sidewalk is designed to match the grade of the future Blackhawk Road improvement. Therefore, the installation of the sidewalk now greatly reduces the impact of installing the street later.

We ask that you direct your Engineer to contact staff to plan for the installation of the sidewalk in 2003. Please have them contact Bob Arseneau at 267-8678.

If you have any question please give me a call or call Rob Phillips at 266-4090.

Sincerely,


Larry D. Nelson, P.E.
City Engineer

LDN:RFP:mjb



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Operations Supervisor
Kathleen M. Cryan

September 30, 2003

Mr. Tom P. Walz
9501 Blackhawk Road
Middleton, WI 53562

REF: Blackhawk North – Sidewalk Installation

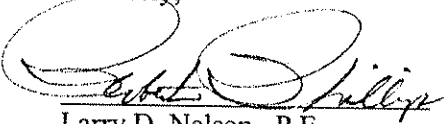
Dear Mr. Walz:

We have reviewed your request for time extension. That request is denied. All work is to be completed by January 10, 2004.

Please note that on October 2, 2002, we granted you a time extension [copy of that letter is enclosed]. Also note that the installation of the sidewalk is not only required by contract but also required by the Conditions of Approval of the subdivisions.

We will be happy to work with you to facilitate the installation of the sidewalks including adjustments in grade and alignment if necessary. If you have any questions, please call Rob Phillips at 266-4090.

Sincerely,


Larry D. Nelson, P.E.
for City Engineer

LDN:RFP:mjb

Attachment

cc: Alder Paul Skidmore, 9th Aldermanic District
Randy & Dee Rudolph, 9409 Blackhawk Road, Middleton, WI 53562
Tim & Kay Gies, 9521 Blackhawk Road, Middleton, WI 53562

