



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  
1 866 704 2315 Textnet

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

**Principal Engineers**  
Michael R. Dailey, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
Gregory T. Fries, P.E.

**Facilities & Sustainability**  
Jeanne E. Hoffman, Manager  
James C. Whitney, A.I.A.

**Operations Manager**  
Kathleen M. Cryan

**Hydrogeologist**  
Joseph L. DeMorett, P.G.

**GIS Manager**  
David A. Davis, R.L.S.

**Financial Officer**  
Steven B. Danner-Rivers

May 8, 2009

**To: Property owners along Reiner Road**

**Re: Public Hearing before Board of Public Works**  
**May 20, 2009 6:30 P.M.**  
**Room 260 Madison Municipal Building**  
**215 Martin Luther King Jr. Blvd.**  
**Madison, WI**

The City of Madison is proposing to reconstruct Reiner Road from Commercial Avenue (CTH T) to the City Corporate Limits (4800 Feet north of Commercial Avenue). This project involves special assessments to owners of property on the project. You are being sent this letter to notify you of the public hearing before the Board of Public Works at the above referenced date, time & location. City Engineering will be making a short presentation at the meeting, followed by the public hearing. Attached to this letter is a schedule of assessments that contains the estimated cost for each property on the project.

The Project is scheduled to begin in Early August and will last through October.

The proposed improvements are total street reconstruction including new curb and gutter, pavement, storm sewer and drive aprons as necessary.

### **Street Improvements**

The proposed street improvements include removing and replacing the existing asphalt pavement with a 30-foot Street (one travel lane and a bike lane in each direction). The street will be built with new curb installed on the east side of the road only. The ultimate design of the street will be a boulevard street with two travel lanes, and a bike lane in each direction with a 20-foot median. This project will consist of only installed the east half of the ultimate street design without the median. In the future, when development occurs, the median and west half of the street will be built.

The cost of the street improvements will be shared by the City and the property owners adjoining the reconstruction. The City assumes the entire cost of the improvements to the storm sewer. The property owner is responsible for the cost of installing the curb & gutter and 4' of pavement width. The City is responsible for the remaining pavement width & storm sewer. The attached Schedule of Assessments shows a breakdown of costs for each of the street reconstruction items and the total estimated cost to be assessed to each adjacent property owner. If you have any questions or concerns regarding the street improvements, please contact Steve Sonntag, of my staff, at [ssonntag@cityofmadison.com](mailto:ssonntag@cityofmadison.com) or 267-1997.

### **Storm Sewer**

Storm sewer main, leads, and inlets will be constructed as part of this project. If you have any questions or concerns regarding the storm sewer, please contact Greg Fries, of my staff, at [gfries@cityofmadison.com](mailto:gfries@cityofmadison.com) or 261-9250.

May 8, 2009

Page 2

### Sanitary Sewer Main

New Sanitary sewer will be installed with this project to serve the proposed future development north of Commercial Avenue. If you have any questions or concerns regarding the sanitary sewer repairs, please contact Mark Moder, of my staff, at [mmoder@cityofmadison.com](mailto:mmoder@cityofmadison.com) or 261-9250.

### Water Main and Water Service Laterals

New water main will be installed with this project to serve the proposed future development north of Commercial Avenue. If you have any questions or concerns regarding the water main replacement, please contact Dennis Cawley, of the Water Utility, at [dcawley@cityofmadison.com](mailto:dcawley@cityofmadison.com) or 261-9243.

### Impact on Trees and Landscaping

During construction, it will be necessary to trim tree limbs and/or roots to accommodate the construction. If, during the course of construction, it is determined that a tree must be removed, City Engineering will notify property owners adjacent to the tree to be removed, prior to removal.

### Assessments - General

A special assessment is a special charge for work that the City is planning to complete. The attached schedule of assessments shows an estimate of the property owners' share of the project based upon the City's assessment policy. When the project is bid, and work is complete, a final assessment will be calculated based on work actually performed. The final assessment is payable in one lump sum or over a period of 8 years, with 5% interest charged on the unpaid balance.

### Accommodation Requests

To request accommodations for special needs or disabilities or have any other questions regarding this project, please contact the Project Engineer, Steve Sonntag at [ssonntag@cityofmadison.com](mailto:ssonntag@cityofmadison.com) or 267-1997. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction.

Sincerely,

  
\_\_\_\_\_  
Larry D. Nelson, P.E., City Engineer

LDN: sms

cc: Ald. Lauren Cnare, Dist 3  
Dan McCormick, Traffic Engineering  
David Dryer, Traffic Engineering  
Christy Bachmann, City Engineering  
Michael Dailey, City Engineering  
Greg Fries, City Engineering  
Mark Moder, City Engineering  
Christy Bachmann, City Engineering  
John Fahrney, City Engineering  
Dennis Cawley, Water Utility  
Marla Eddy, Park

Ed Ruckriegel, Madison Fire Dept  
Cindy Mierow, Police  
Matt Mikolajewski, Economic Development  
Dane County 911  
Drew Beck, Metro  
Renee Bremer, MMSD  
Al Schumacher, Streets

City of Madison Engineering Division - Schedule of Assessments

05 /08/2009

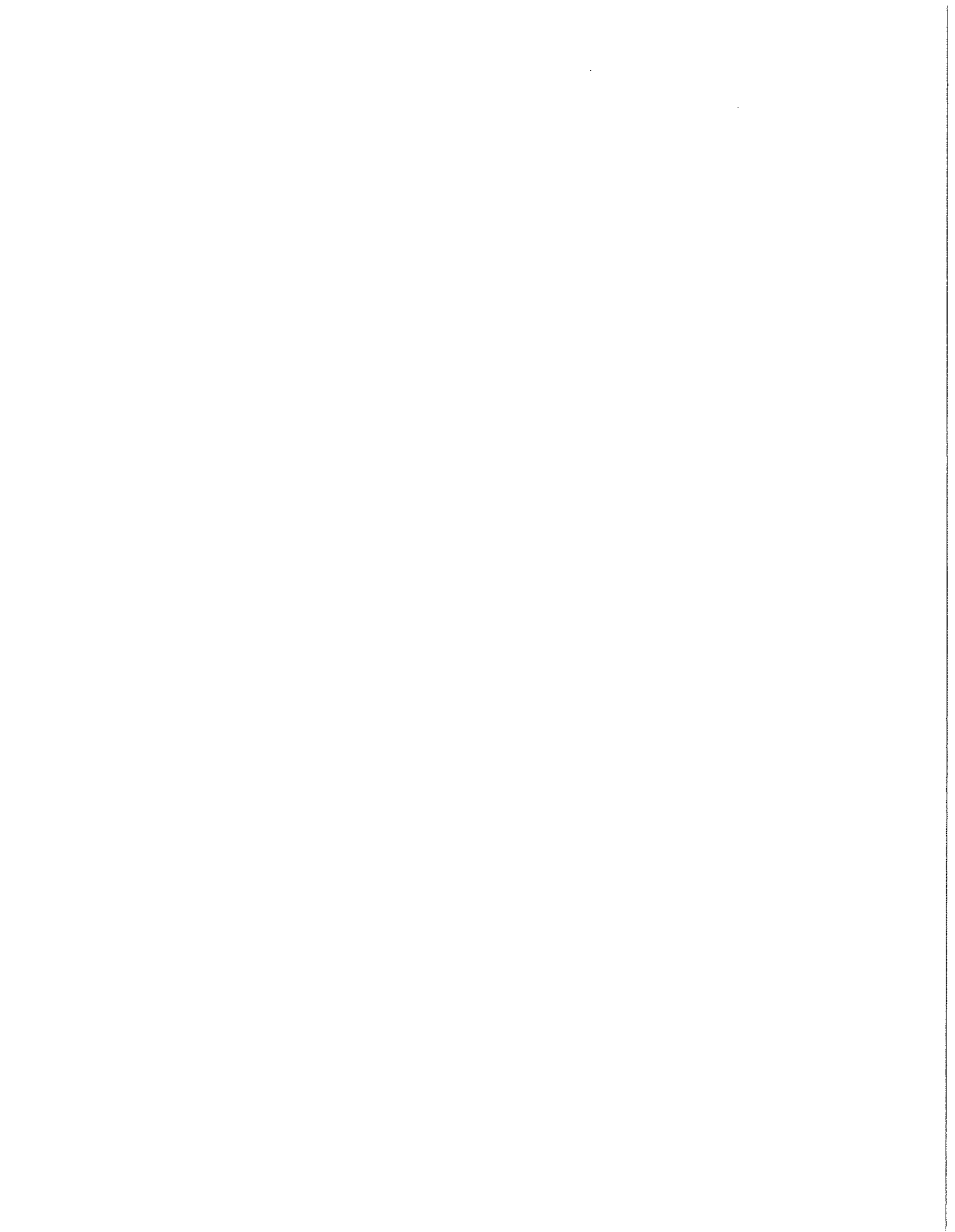
Project Name: Reiner Road Street Assessment District - 2009

Project limits: Reiner Road from Commercial (CTH T) to City Corporate Limits(4800 feet north of Commercial Ave).

Frontages listed are for: FRONTAGE IS FOR SITUS STREET

Project ID:  
53W0749

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (LF)	Street Reconstruction Items		TOTAL ASSMNT
				Street Improvements @ \$65.00 per LF		
				LF	Cost	
0810-363-0099-A	CORNWALLIS LLC #103 2985 TRIVERTON PIKE DR MADISON WI	6602 Commercial Ave	1,310.53 L.F.	1310.53	\$85,184.45	\$85,184.45
0810-354-0098-A	HOVDE REALTY INC # 101 122 W WASHINGTON AVE MADISON WI	602 Reiner Rd	1,226.94 L.F.	0.00	\$0.00	\$0.00
0810-354-0099-A	MARKS FARMS LTD 3055 GASTON RD MADISON WI	902 Reiner Rd	1,427.90 L.F.	0.00	\$0.00	\$0.00
0810-362-0098-A	CORNWALLIS LLC #103 2985 TRIVERTON PIKE DR MADISON WI	1101 Reiner Rd	2,644.13 L.F.	2644.13	\$171,868.45	\$171,868.45
0810-351-0201-A	WOOD MADISON CORP % BRUCE HARMS 2 E MIFFLIN ST # 200 MADISON WI	1302 Reiner Rd	1,278.29 L.F.	0.00	\$0.00	\$0.00
0810-351-0107-A	WOOD MADISON CORP PO BOX 1767 MADISON WI	1310 Reiner Rd	66.06 L.F.	0.00	\$0.00	\$0.00
0810-351-0106-A	WOOD MADISON CORP PO BOX 1767 MADISON WI	1318 Reiner Rd	233.94 L.F.	0.00	\$0.00	\$0.00
0810-351-0103-A	WOOD MADISON CORP % BRUCE HARMS 2 E MIFFLIN ST # 200 MADISON WI	1402 Reiner Rd	318.93 L.F.	0.00	\$0.00	\$0.00
0810-351-0102-	WOOD MADISON CORP % BRUCE HARMS 2 E MIFFLIN ST # 200 MADISON WI	1426 Reiner Rd	66.00 L.F.	0.00	\$0.00	\$0.00
0810-351-0101-A	WOOD MADISON CORP % BRUCE HARMS 2 E MIFFLIN ST # 200 MADISON WI	1430 Reiner Rd	66.00 L.F.	0.00	\$0.00	\$0.00
				3,954.66	\$257,052.90	\$257,052.90



MAILING AFFIDAVIT

REINER ROAD STREET ASSESSMENT DISTRICT

PUBLIC HEARING

I, Marsha Hacker being duly sworn on oath, acting on behalf of the City Clerk, deposes and says that he did on the 8th day of May 2009, place in envelopes, addressed to each interested owner of respective addresses indicated below, Assessment Notices and delivered the envelopes to the United States Post Office

*Marsha A. Hacker*

Signature

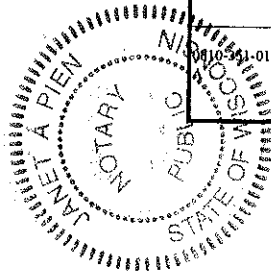
Subscribed and sworn to me on 8th day of May 2009

*Janet A. Pien*

Janet A. Pien

Notary Public, State of Wisconsin

My Commission Expires: June 6, 2010



05/08/2009

City of Madison Engineering Division - Schedule of Assessments

Project Name: Reiner Road Street Assessment District - 2009  
Project limits: Reiner Road from Commercial (CTH T) to City Corporate Limits(4800 feet north of Commercial Ave).  
Frontages listed are for: FRONTAGE IS FOR SITUS STREET

Project ID:  
53W0749

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (LF)	Street Reconstruction Items		TOTAL ASSMNT
				Street Improvements @ \$65.00 per LF	Cost	
0810-363-0099-A	CORNWALLIS LLC #103 2985 TRIVERTON PIKE DR MADISON WI	6602 Commercial Ave	1,310.53 L.F.	1310.53	\$85,184.45	\$85,184.45
0810-354-0098-A	HOVDE REALTY INC # 101 122 W WASHINGTON AVE MADISON WI	602 Reiner Rd	1,226.94 L.F.	0.00	\$0.00	\$0.00
0810-354-0099-A	MARKS FARMS LTD 3055 GASTON RD MADISON WI	902 Reiner Rd	1,427.90 L.F.	0.00	\$0.00	\$0.00
0810-362-0098-A	CORNWALLIS LLC #103 2985 TRIVERTON PIKE DR MADISON WI	1101 Reiner Rd	2,644.13 L.F.	2644.13	\$171,868.45	\$171,868.45
0810-351-0201-A	WOOD MADISON CORP % BRUCE HARMS 2 E MIFFLIN ST # 200 MADISON WI	1302 Reiner Rd	1,278.29 L.F.	0.00	\$0.00	\$0.00
0810-351-0107-A	WOOD MADISON CORP PO BOX 1767 MADISON WI	1318 Reiner Rd	66.06 L.F.	0.00	\$0.00	\$0.00
0810-351-0106-A	WOOD MADISON CORP PO BOX 1767 MADISON WI	1318 Reiner Rd	233.94 L.F.	0.00	\$0.00	\$0.00
0810-351-0103-A	WOOD MADISON CORP % BRUCE HARMS 2 E MIFFLIN ST # 200 MADISON WI	1402 Reiner Rd	318.93 L.F.	0.00	\$0.00	\$0.00
0810-351-0102-A	WOOD MADISON CORP % BRUCE HARMS 2 E MIFFLIN ST # 200 MADISON WI	1426 Reiner Rd	66.00 L.F.	0.00	\$0.00	\$0.00
0810-351-0101-A	WOOD MADISON CORP % BRUCE HARMS 2 E MIFFLIN ST # 200 MADISON WI	1430 Reiner Rd	66.00 L.F.	0.00	\$0.00	\$0.00
				3,954.66	\$257,052.90	\$257,052.90

