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UNION CORNERS - WINNEBAGO STREET RECONSTRUCTION ASSESSMENT DISTRICT - 2007


KENDALL AVENUE RECONSTRUCTION ASSESSMENT DISTRICT - 2007

CHAMBERLAIN AVENUE RECONSTRUCTION ASSESSMENT DISTRICT - 2007

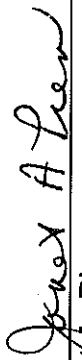
HOARD STREET, UPHAM STREET, N. SIXTH STREET AND N. FIFTH STREET RECONSTRUCTION STREET ASSESSMENT DISTRICT - 2007

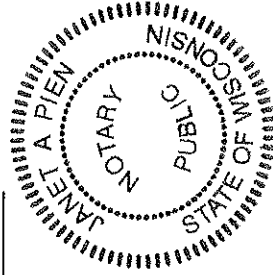
S. BEDFORD STREET AND W. MAIN STREET ASSESSMENT DISTRICT - 2007

I, **KATHLEEN RIDEOUT**, being duly sworn on oath, acting on behalf of the City Clerk, deposes and says that she did on the **23RD** day of **FEBRUARY, 2007**, place in envelopes, addressed to each interested owner of respective addresses indicated below, Assessment Notices and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division for postage and depositing in the United States Mail.


SIGNATURE

Subscribed and sworn to me this **12TH** day of **MARCH 2007**


Janet A. Pien
Notary Public, State of Wisconsin



My Commission Expires: JUNE 6, 2010

**NOTICE OF PUBLIC HEARING
BEFORE THE BOARD OF PUBLIC WORKS
FOR
PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS
FOR
PUBLIC WORKS IMPROVEMENTS
MADISON, WISCONSIN**

PART I

The Common Council of the City of Madison, Wisconsin, having heretofore decided that it is expedient and necessary that the improvements as listed in Part II hereof be improved at the expense of the property thereby on which would be conferred some special benefit.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN:

That the City Engineer has prepared plans, specifications, a proposed schedule of assessments, and an estimate of the entire costs of the improvement for each of the districts listed in Part II hereof, and;

That the plans, specifications, a proposed schedule of assessments, and an estimate of the entire cost of the improvements listed hereto are available and open to inspection by all interested persons in the office of the City Engineer, Room 115, City-County Building, 210 Martin Luther King Jr. Blvd., between the hours of 7:30 a.m. and 4:00 p.m., Monday through Friday, and will so continue to be for ten (10) working days from the first published date of this notice, and;

That on WEDNESDAY, MARCH 7, 2007, AT 6:30 P.M., the Board of Public Works will hold a public hearing in ROOM 201 (COUNCIL CHAMBERS) OF THE CITY COUNTY BUILDING, and will consider any objections that may be filed in writing or in person and hear all persons desiring to be heard, and;

That special assessments may be paid over an eight (8) year period, with the owner paying 1/8 of the principal each year plus five (5%) percent interest on the unpaid balance, and;

That if the total assessment is paid in full before October 31st in the year that the billing is made, irrespective of project completion, then no interest shall be charged.

The City's TDD number is (866)-704-2315

If you require an interpreter, materials in alternate formats, or other accommodations to access this public hearing, please contact the Engineering Division at phone (608) 266-4751. Please make contact at least 24 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

UNION CORNERS – WINNEBAGO STREET RECONSTRUCTION ASSESSMENT DISTRICT – 2007

KENDALL AVENUE RECONSTRUCTION ASSESSMENT DISTRICT – 2007

CHAMBERLAIN AVENUE RECONSTRUCTION ASSESSMENT DISTRICT – 2007

HOARD STREET, UPHAM STREET, N. SIXTH STREET AND N. FIFTH STREET RECONSTRUCTION STREET ASSESSMENT DISTRICT – 2007

S. BEDFORD STREET AND W. MAIN STREET ASSESSMENT DISTRICT – 2007

By Order of the Board of Public Works
Madison, Wisconsin
Larry D. Nelson, P.E.
Executive Secretary

PUB: CAP TIMES: FEBRUARY 23, 2007



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.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

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

February 23, 2007

To: Property owners along Chamberlain Avenue

Re: Proposed Street Reconstruction

The City of Madison is proposing to reconstruct Chamberlain Avenue from University Avenue to the North end of Chamberlain Avenue. This project includes improvements to the street and storm sewer, sanitary sewer main and lateral replacement, and water main and service lateral replacement. Enclosed with this letter is a Notice of Public Hearing on the proposed street reconstruction and a Schedule of Assessments showing the estimated cost to the property owners abutting the reconstruction project.

Street Improvements (Including Storm Sewer)

The proposed street improvements include removing and replacing the existing curb and gutter, asphalt pavement, and driveway aprons. Also, sidewalk sections will be removed and replaced on an as needed basis to repair any unsafe sections. Terrace sidewalks, walks that lead from the curb to mainline sidewalk, will be removed **and not** replaced unless requested by the property owner. Chamberlain Avenue will be reconstructed at a width of 22 feet, which is approximately the same width as the existing street.

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, asphalt pavement, and the replacement of the sidewalk ramps at each intersection. The City shares the cost, on a 50-50 basis, with the property owners for removing and replacing the curb and gutter, drive aprons and sidewalk. 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.

Sanitary Sewer Main and Lateral Replacement

The sanitary sewer main and laterals within the limits of this reconstruction project were constructed around the year 1925. The sanitary sewer main will be replaced with the project and will not be assessed to the properties. The sanitary laterals are owned by the property owners and it is their responsibility to maintain them. It is the City of Madison Engineering Division's policy to pay for 75% of the cost to replace sanitary laterals within the public right of way (the length of sewer lateral between the sanitary sewer main and the property line) while the property owner is assessed the remaining 25% of that cost. The estimated property owner's share of the cost for lateral replacement within the public right of way is listed on the schedule of assessments. Replacement of the sanitary sewer lateral from the property line to your home is solely your responsibility and will not be coordinated or funded by the City. If you have questions regarding the replacement of your sanitary lateral please contact John Reimer of my staff at 266-4094.

Water Main and Water Service Laterals

The water main will also be replaced with the project. The City will abandon the old main that currently serves the properties and will connect all of the properties to the new water main. The property owners will not be assessed for the new water main. Records indicate that various houses within the project limits have lead water service laterals. The City will replace any lead services from the water main to the curb stop, which is the water shut off valve in the terrace. The Madison Water Utility will notify any property owners who have lead services and will require that the lead service be replaced from the curb stop to the house.

Impact on Trees and Landscaping

During construction, it will also be necessary to trim tree limbs and/or roots to accommodate the construction. Tree conflicts are often encountered with sanitary sewer lateral replacements. Tree roots that have caused the sidewalk to heave will be cut back to allow construction of a level sidewalk. 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.

Please note that construction will also have an impact on existing flower gardens and other plantings within the terrace. With the nature of this work, property owners should anticipate that most of the terrace will be disturbed; therefore, any plantings or special landscaping features that an owner wishes to save from damage should be removed from the terrace area prior to the start of construction.


Payment of Assessments

The assessment is payable in one lump sum or over a period of 8 years with 5% interest charged on the unpaid balance.

Public Hearing

City Engineering will be making a short presentation on this proposed work at the March 7, 2007 Public Hearing at the Board of Public Works. A staff member will be available beginning at 6:30 p.m. to answer any questions you may have. Meanwhile, should you have any questions regarding the proposed project, please contact Jim Wolfe of my staff at 266-4099.

Sincerely,


Larry D. Nelson, P.E.
City Engineer

LDN:jmw

cc: Ald. Robbie Weber
Dan McCormick, Traffic Engineering
Christy Bachmann, City Engineering
John Reimer, City Engineering
Marla Eddy, Parks
Dennis Cawley, Water Utility

February 23, 2007

City of Madison Engineering Division - Schedule of Assessments

Project ID: 53W0015 Project Name: Chamberlain Avenue Reconstruction Assessment District - 2007
 Project Limits: University Avenue to North End

Parcel No./ Zoning	Owner's Name / Mailing Address	Parcel Location	Frontage LF	Street Reconstruction Items				Sanitary Sewer Reconstruction Items				TOTAL ASSMT
				Remove Sidewalk and Drive Apron @ \$1.50 per SF	Replace Drive Apron @ \$3.50 per SF	Replace Sidewalk @ \$3.00 per SF	Remove & Replace Curb and Gutter @ \$15.00 per LF	Sanitary Sewer Reconnect @ \$250.00 Each	Remove & Replace Sanitary Lateral @ \$19.25 per LF	Cost	Cost	
0709-222-0304-0 R6	EMMERICH APARTMENTS LLC 230 S KENOSHA DR MADISON WI	401 Chamberlain Ave	120.00	SF Cost 160.00 \$240.00	SF Cost 130.00 \$455.00	SF Cost 50.00 \$150.00	LF Cost 110.00 \$1,650.00	Each Cost 0 \$0.00	LF Cost 0.00 \$0.00	\$2,495.00		
0709-222-0407-2 R6	EMMERICH APARTMENTS LLC 230 S KENOSHA DR MADISON WI	402 Chamberlain Ave	167.00	SF Cost 325.00 \$487.50	SF Cost 220.00 \$770.00	SF Cost 125.00 \$375.00	LF Cost 157.00 \$2,355.00	Each Cost 1 \$2,500.00	LF Cost 16.00 \$308.00	\$4,545.50		
0709-222-0408-0 R6	SCHOFF, HARRY KEITH 2129 KENDALL AVE MADISON WI	412 Chamberlain Ave	45.00	SF Cost 210.00 \$315.00	SF Cost 60.00 \$210.00	SF Cost 150.00 \$450.00	LF Cost 45.00 \$675.00	Each Cost 1 \$2,500.00	LF Cost 16.00 \$308.00	\$2,208.00		
0709-222-0303-2 R6	OHNSTAD, DAVID & CHARLENE PO BOX 365 BLACK EARTH WI	413 Chamberlain Ave	50.00	SF Cost 170.00 \$255.00	SF Cost 40.00 \$140.00	SF Cost 125.00 \$375.00	LF Cost 50.00 \$750.00	Each Cost 1 \$2,500.00	LF Cost 15.00 \$288.75	\$2,058.75		
0709-222-0409-8 R6	ALBER, DAVID W 2760 MORNING DOVE DR COTTAGE GROVE WI	416 Chamberlain Ave	55.10	SF Cost 325.00 \$487.50	SF Cost 200.00 \$700.00	SF Cost 125.00 \$375.00	LF Cost 55.10 \$826.50	Each Cost 1 \$2,500.00	LF Cost 16.00 \$308.00	\$2,947.00		
0709-222-0302-4 R6	KELLER, DAVID C & JOHN H COPENHAVER 1102 WINSTON DR MADISON WI	419 Chamberlain Ave	40.00	SF Cost 240.00 \$360.00	SF Cost 40.00 \$140.00	SF Cost 200.00 \$600.00	LF Cost 40.00 \$600.00	Each Cost 1 \$2,500.00	LF Cost 15.00 \$288.75	\$2,238.75		
0709-222-0301-6 R6	KELLER, DAVID C & JOHN H COPENHAVER 1102 WINSTON DR MADISON WI	423 Chamberlain Ave	48.20	SF Cost 250.00 \$375.00	SF Cost 150.00 \$525.00	SF Cost 100.00 \$300.00	LF Cost 48.20 \$723.00	Each Cost 1 \$2,500.00	LF Cost 15.00 \$288.75	\$2,461.75		
TOTAL				1,680.00 \$2,520.00	840.00 \$2,940.00	875.00 \$2,625.00	505.30 \$7,579.50	6.00 \$1,500.00	93 \$1,790.25	\$18,954.75		