

# PICKFORD STREET RECONSTRUCTION ASSESSMENT DISTRICT - 2011



Board of Public Works April 21, 2011

|                          |   |  |
|--------------------------|---|--|
| <b>Project Engineers</b> | Janet Dailey (Project Manager - Street)<br>Greg Fries (Storm Sewer)<br>Elia Acosta (Sanitary Sewer)<br>Adam Wiederhoeft (Water) | 261-9688 (jdailey@cityofmadison.com)<br>267-1199 (gfries@cityofmadison.com)<br>266-4096 (eacosta@cityofmadison.com)<br>266-9121 (awiederhoeft@cityofmadison.com) |
|--------------------------|---|--|

| Street   | Existing   | Proposed  |
|--|--|---|
| Project Limits<br>Project Type   | Pickford Street<br>Reconstruction of existing street                                 | Gregory Street to Monroe Street<br>Replace curb, gutter and pavement in same locations. Minor modifications to the curb/intersection radii and ramps for ADA compliance. Replacement of all drive aprons and terrace walks. |
| Last Surfaced<br>Pavement Rating<br>Curb Rating<br>Width<br>Surface Type | 1975, initial construction 1922<br>4<br>3<br>24 ft<br>Asphalt over concrete pavement | 24 ft (face of curb to face of curb)<br>Asphalt   |

| Sidewalk      | Existing                                | Proposed   |
|---------------|---|--|
| Work Required | existing sidewalk on east and west side | Replace damaged sidewalk. New sidewalk will be required where in conflict with sanitary sewer laterals. Minor "trip hazards" will be sawcut at the end of the project to reduce the amount of replacement necessary. |

| Tree Information | Existing  | Proposed  |
|------------------|---|---|
|                  | Engineering and forestry have walked this project and have identified potential concerns with trees | Terrace trees are generally in good condition. There was one damaged tree at 621 Pickford that will be removed prior to the start of construction and the property owner has already been notified. Further review of the underground and overhead utilities is required to determine if other trees will need to be removed. |

| Storm Sewer   | Existing          | Proposed  |
|---------------|-------------------|---|
| Work Required | 2'x3' box culvert | Install new storm sewer to provide additional capacity. |

| Sanitary Sewer                     | Existing                                       | Proposed   |
|------------------------------------|--|--|
| Work Required                      |  | Sewer main to be replaced in approximately the same location as before. There may be several tree and lateral conflicts. New laterals will be installed to avoid tree conflicts. |
| Size<br>Material<br>year installed | 6 Inch<br>Vitrified Clay and Cast Iron<br>1921 |  |

| Water Main               | Existing             | Proposed   |
|--------------------------|----------------------|--|
| Work Required            |                      | Existing main is located near the center of the street. New main will be relocated towards the easterly terrace, within the roadway. |
| Size<br>Material<br>Year | 6 Inch<br>CI<br>1916 |  |

| Parking            | Existing                 | Proposed                   |
|--------------------|--------------------------|----------------------------|
| Parking Conditions | Parking on the west side | Parking to remain the same |

| Street Lighting | Existing                           | Proposed  |
|-----------------|------------------------------------|---|
| Street Lighting | Street Lights on the west terrace. | Street lighting to remain the same location. Some poles may need to be temporarily removed or braced for the street installation. |

| Cost                    |           |  |
|-------------------------|-----------|--|
| Total Cost              | \$833,839 |  |
| Adjacent Property Assmt | \$97,466  |  |

**Assessment Policy**  
Homeowners are required to pay for 50% of the cost to replace sidewalk, curb and gutters and drive aprons. Homeowners are assess 25% of the cost for replacement or repair to the existing sanitary sewer laterals. Interest rate for 2011 is 2.5%.

| Schedule          |   |
|-------------------|---|
| Start Date        | Late August   |
| Length of Project | 2 1/2 months - 3 months. The project schedule was pushed back to avoid the rainy season. It is anticipated that the utilities, curb and gutter and binder pavement will be installed in the fall of 2011 and the final pavement will be placed in the spring of 2012. |

**Traffic Detours**  
Roadway will be closed to local traffic. Traffic Control plan still being designed.

**Correspondence**

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Email from Todd Johnson regarding undergrounding of overhead power lines. (see attached)

**City of Madison Engineering Division - Schedule of Assessments**

Project Name: Pickford Street and Stang Street Reconstruction Assessment District - 2011

REVISED 4/19/2011 JD

Project Limits: Pickford Street from Gregory Street to Monroe Street

| Parcel No./ Zoning | Owner's Name / Mailing Address   | Site Address    | Frontage (LF) | Street Reconstruction Items                   |                                     |                                  |   | Sanitary Sewer Items                      |  |   | TOTAL ASSESSMENT |
|--------------------|--|-----------------|---------------|---|-------------------------------------|----------------------------------|---|---|--|---|------------------|
|                    |  |                 |               | Remove Sidewalk & Drive Apron @ \$1.50 per SF | Replace Drive Apron @ \$3.50 per SF | Replace Sidewalk @ \$3.00 per SF | Remove and Replace Curb and Gutter @ \$15.00 per LF | Sanitary Sewer Reconnection \$299.50 each | Remove and Replace Sanitary Lateral @ \$21.11 per LF |   |                  |
| 0709-281-0510-9 R2 | VANICEK, GEORGE & KRISTINE SCHLENIKER<br>2810 GREGORY ST<br>MADISON WI | 2810 Gregory St | 86.39 L.F.    | 0   | 0                                   | 0                                | 0   | 0   | 0  | 0 | \$0.00           |
| 0709-281-0509-2 R2 | LOTT, RONALD V. & HEATHER<br>2814 GREGORY ST<br>MADISON WI             | 2814 Gregory St | 40.00 L.F.    | 0   | 0                                   | 0                                | 0   | 0   | 0  | 0 | \$0.00           |
| 0709-281-0508-4 R2 | KANEL, MICHAEL C & REBECCA A COLE<br>2824 GREGORY ST<br>MADISON WI     | 2824 Gregory St | 52.00 L.F.    | 0   | 0                                   | 0                                | 0   | 1   | 12   | 0 | \$552.82         |
| 0709-281-0507-6 R2 | FORCIER, VIRGIL F<br>2902 GREGORY ST<br>MADISON WI                     | 2902 Gregory St | 43.70 L.F.    | 0   | 0                                   | 0                                | 0   | 0   | 0  | 0 | \$0.00           |
| 0709-281-0901-0 R2 | BRANCH, KRISTIN J<br>2905 GREGORY ST<br>MADISON WI                     | 2905 Gregory St | 65.36 L.F.    | 200   | 145                                 | 86                               | 45  | 0   | 0  | 0 | \$1,740.50       |
| 0709-281-0819-5 R4 | CLEMENTI ET AL, PHILLIP<br>4185 NAKOMA RD<br>MADISON WI                | 2820 Monroe St  | 120.00 L.F.   | 343   | 253                                 | 100                              | 65  | 1   | 34   | 0 | \$3,692.24       |
| 0709-281-0821-8 R4 | BROWN ET AL, BRANDON E & MARY E BROWN<br>2902 MONROE ST<br>MADISON WI  | 2902 Monroe St  | 120.00 L.F.   | 261   | 159                                 | 100                              | 25  | 1   | 34   | 0 | \$2,640.24       |
| 0709-281-0803-8 R2 | MUENCH, PAUL D & LISAL BASS<br>601 PICKFORD ST<br>MADISON WI           | 601 Pickford St | 55.70 L.F.    | 50  | 0                                   | 50                               | 25.7  | 1   | 34   | 0 | \$1,627.74       |
| 0709-281-0804-6 R2 | DILLER, KAREN GREDE & NELS BAXSTROM<br>605 PICKFORD ST<br>MADISON WI   | 605 Pickford St | 40.00 L.F.    | 219   | 119                                 | 100                              | 40  | 1   | 34   | 0 | \$2,662.24       |
| 0709-281-0837-5 R2 | REIS, MARIA G & MARK A RHODA<br>610 PICKFORD ST<br>MADISON WI          | 610 Pickford St | 40.00 L.F.    | 251   | 107                                 | 137                              | 40  | 1   | 34   | 0 | \$2,779.24       |
| 0709-281-0836-7 R2 | SANDY, AMY M GORES<br>612 PICKFORD ST<br>MADISON WI                    | 612 Pickford St | 40.00 L.F.    | 262   | 100                                 | 178                              | 40  | 1   | 34   | 0 | \$2,894.24       |
| 0709-281-0805-4 R2 | GENGLER, MICHAEL<br>615 PICKFORD ST<br>MADISON WI                      | 615 Pickford St | 40.00 L.F.    | 204   | 153                                 | 100                              | 40  | 1   | 34   | 0 | \$2,758.74       |

Frontages listed are for: SITUS ADDRESS  
Project ID: S3W0610

| Parcel No./ Zoning | Owner's Name / Mailing Address   | Situs Address   | Frontage (L.F.) | Street Reconstruction Items                   |                                     |                                  |   | Sanitary Sewer Items                      |  |    |          | TOTAL ASSMNT |          |    |          |            |
|--------------------|--|-----------------|-----------------|---|-------------------------------------|----------------------------------|---|---|--|----|----------|--------------|----------|----|----------|------------|
|                    |  |                 |                 | Remove Sidewalk & Drive Apron @ \$1.50 per SF | Replace Drive Apron @ \$3.50 per SF | Replace Sidewalk @ \$3.00 per SF | Remove and Replace Curb and Gutter @ \$15.00 per LF | Sanitary Sewer Reconnection \$299.50 each | Remove and Replace Sanitary Lateral @ \$21.11 per LF |    |          |              |          |    |          |            |
|                    |  |                 |                 | SF  | Cost                                | SF                               | Cost  | SF  | Cost   | LF | Cost     | Each         | Cost     | LF | Cost     |            |
| 0709-281-0935-9 R2 | BLACKSTONE, JAMES K<br>616 PICKFORD ST.<br>MADISON WI                        | 616 Pickford St | 40.00 L.F.      | 255   | \$382.50                            | 60                               | \$210.00  | 128                                       | \$384.00   | 40 | \$600.00 | 1            | \$299.50 | 34 | \$717.74 | \$2,593.74 |
| 0709-281-0936-2 R2 | SCHILLING, JOAN M<br>619 PICKFORD ST<br>MADISON WI                           | 619 Pickford St | 40.00 L.F.      | 201   | \$301.50                            | 75                               | \$262.50  | 127                                       | \$381.00   | 40 | \$600.00 | 1            | \$299.50 | 34 | \$717.74 | \$2,562.24 |
| 0709-281-0934-1 R2 | WILSON, DAVID L<br>& ANN JARVELLA WILSON<br>620 PICKFORD ST<br>MADISON WI    | 620 Pickford St | 40.00 L.F.      | 263   | \$394.50                            | 124                              | \$434.00  | 121                                       | \$363.00   | 40 | \$600.00 | 1            | \$299.50 | 34 | \$717.74 | \$2,808.74 |
| 0709-281-0907-0 R2 | SHARPE, PAUL & PATRICIA<br>621 PICKFORD ST<br>MADISON WI                     | 621 Pickford St | 40.00 L.F.      | 159   | \$239.50                            | 75                               | \$262.50  | 85  | \$255.00   | 40 | \$600.00 | 1            | \$299.50 | 34 | \$717.74 | \$2,373.24 |
| 0709-281-0808-8 R2 | HAYES, JANI G<br>625 PICKFORD ST<br>MADISON WI                               | 625 Pickford St | 40.00 L.F.      | 307   | \$460.50                            | 121                              | \$423.50  | 187                                       | \$561.00   | 40 | \$600.00 | 1            | \$299.50 | 34 | \$717.74 | \$3,082.24 |
| 0709-281-0809-6 R2 | HENEMAN, KIMBERLY E<br>627 PICKFORD ST<br>MADISON WI                         | 627 Pickford St | 40.00 L.F.      | 244   | \$366.00                            | 133                              | \$465.50  | 100                                       | \$300.00   | 40 | \$600.00 | 1            | \$299.50 | 34 | \$717.74 | \$2,748.74 |
| 0709-281-0933-3 R2 | RODGERS, STEPHEN T & ANNE<br>628 PICKFORD STREET<br>MADISON WI               | 628 Pickford St | 40.00 L.F.      | 309   | \$463.50                            | 111                              | \$398.50  | 187                                       | \$561.00   | 40 | \$600.00 | 1            | \$299.50 | 34 | \$717.74 | \$3,030.24 |
| 0709-281-0932-5 R2 | CONVERSE, KATHRYN A<br>& S RANDALL CONVERSE<br>630 PICKFORD ST<br>MADISON WI | 630 Pickford St | 40.00 L.F.      | 62  | \$93.00                             | 36                               | \$126.00  | 26  | \$78.00  | 40 | \$600.00 | 1            | \$299.50 | 21 | \$443.31 | \$1,639.81 |
| 0709-281-0810-3 R2 | POPE PROPERTIES IV LLC<br>3002 GREGORY ST<br>MADISON WI                      | 631 Pickford St | 40.00 L.F.      | 264   | \$391.00                            | 113                              | \$395.50  | 126                                       | \$378.00   | 40 | \$600.00 | 1            | \$299.50 | 34 | \$717.74 | \$2,771.74 |
| 0709-281-0931-7 R2 | JAMES, JANE R<br>634 PICKFORD ST<br>MADISON WI                               | 634 Pickford St | 40.00 L.F.      | 333   | \$499.50                            | 106                              | \$371.00  | 170                                       | \$510.00   | 40 | \$600.00 | 1            | \$299.50 | 34 | \$717.74 | \$2,997.74 |
| 0709-281-0811-1 R2 | POPE, DANIEL & THERESA<br>637 PICKFORD ST<br>MADISON WI                      | 637 Pickford St | 40.00 L.F.      | 273   | \$409.50                            | 154                              | \$539.00  | 126                                       | \$378.00   | 40 | \$600.00 | 1            | \$299.50 | 34 | \$717.74 | \$2,943.74 |
| 0709-281-0930-9 R2 | O'HARE, DONAL<br>& SHERRY L SMITH<br>638 PICKFORD ST<br>MADISON WI           | 638 Pickford St | 40.00 L.F.      | 257   | \$385.50                            | 141                              | \$493.50  | 100                                       | \$300.00   | 40 | \$600.00 | 1            | \$299.50 | 34 | \$717.74 | \$2,796.24 |
| 0709-281-0929-2 R2 | POPE, JOHN R<br>640 PICKFORD ST<br>MADISON WI                                | 640 Pickford St | 40.00 L.F.      | 307   | \$460.50                            | 155                              | \$542.50  | 200                                       | \$600.00   | 40 | \$600.00 | 1            | \$299.50 | 34 | \$717.74 | \$3,220.24 |
| 0709-281-0812-9 R2 | RIKERS, JOSHUA T<br>& SARAH J SHORT<br>641 PICKFORD ST<br>MADISON WI         | 641 Pickford St | 40.00 L.F.      | 282   | \$423.00                            | 125                              | \$437.50  | 155                                       | \$465.00   | 40 | \$600.00 | 1            | \$299.50 | 34 | \$717.74 | \$2,942.74 |
| 0709-281-0928-4 R2 | BROWN, JAMES & JULIE<br>644 PICKFORD ST<br>MADISON WI                        | 644 Pickford St | 40.00 L.F.      | 282   | \$423.00                            | 129                              | \$451.50  | 147                                       | \$441.00   | 40 | \$600.00 | 1            | \$299.50 | 34 | \$717.74 | \$2,932.74 |
| 0709-281-0813-7 R2 | JOHNSON, TODD & KATHRYN<br>645 PICKFORD ST<br>MADISON WI                     | 645 Pickford St | 40.00 L.F.      | 233   | \$349.50                            | 126                              | \$441.00  | 104                                       | \$312.00   | 40 | \$600.00 | 1            | \$299.50 | 34 | \$717.74 | \$2,719.74 |
| 0709-281-0927-6 R2 | DRUCKER, SEAN & KATHERINE<br>648 PICKFORD ST<br>MADISON WI                   | 648 Pickford St | 40.00 L.F.      | 313   | \$469.50                            | 113                              | \$395.50  | 200                                       | \$600.00   | 40 | \$600.00 | 1            | \$299.50 | 34 | \$717.74 | \$3,082.24 |

Frontages listed are for: SITUS ADDRESS  
Project ID: 53W0610

| Parcel No./<br>Zoning | Owner's Name /<br>Mailing Address   | Situs Address   | Frontage<br>(LF) | Remove Sidewalk<br>& Drive Apron @<br>\$1.50 per SF |             | Replace Drive<br>Apron @<br>\$3.50 per SF |             | Replace<br>Sidewalk @<br>\$3.00 per SF |             | Remove and Replace<br>Curb and Gutter @<br>\$15.00 per LF |             | Sanitary Sewer<br>Reconnection<br>\$299.50 each |             | Remove and Replace<br>Sanitary Lateral @<br>\$21.11 per LF |             | TOTAL<br>ASSMNT |
|-----------------------|---|-----------------|------------------|---|-------------|---|-------------|--|-------------|---|-------------|---|-------------|--|-------------|-----------------|
|                       |   |                 |                  | SF  | Cost        | SF  | Cost        | SF                                     | Cost        | LF  | Cost        | Each  | Cost        | LF   | Cost        |                 |
| 0709-281-0814-5<br>R2 | WITTMAN, KATHRYN C<br>649 PICKFORD ST<br>MADISON WI                           | 649 Pickford St | 40.00 L.F.       | 126   | \$189.00    | 0   | \$0.00      | 126                                    | \$378.00    | 40  | \$600.00    | 1   | \$299.50    | 34   | \$717.74    | \$2,184.24      |
| 0709-281-0926-8<br>R2 | FARROW, BENJAMIN & AMANDA<br>650 PICKFORD ST<br>MADISON WI                    | 650 Pickford St | 40.00 L.F.       | 272   | \$408.00    | 128                                       | \$448.00    | 141                                    | \$423.00    | 40  | \$600.00    | 1   | \$299.50    | 34   | \$717.74    | \$2,896.24      |
| 0709-281-0915-3<br>R2 | CUNNINGHAM, JERI<br>& ANDREW CUNNINGHAM<br>653 PICKFORD ST<br>MADISON WI      | 653 Pickford St | 40.00 L.F.       | 263   | \$394.50    | 136                                       | \$476.00    | 100                                    | \$300.00    | 40  | \$600.00    | 1   | \$299.50    | 34   | \$717.74    | \$2,787.74      |
| 0709-281-0926-0<br>R2 | DENNIS JR, SAMUEL F<br>& LYNN E DENNIS<br>658 PICKFORD ST<br>MADISON WI       | 658 Pickford St | 40.00 L.F.       | 236   | \$354.00    | 128                                       | \$448.00    | 101                                    | \$303.00    | 40  | \$600.00    | 1   | \$299.50    | 34   | \$717.74    | \$2,722.24      |
| 0709-281-0916-1<br>R2 | SCHMIDT, MARY JOANNE<br>659 PICKFORD ST<br>MADISON WI                         | 659 Pickford St | 40.00 L.F.       | 238   | \$357.00    | 141                                       | \$493.50    | 100                                    | \$300.00    | 40  | \$600.00    | 1   | \$299.50    | 34   | \$717.74    | \$2,767.74      |
| 0709-281-0924-2<br>R2 | TISDEL, PAUL J<br>& JANIE E FRAWLEY<br>662 PICKFORD ST<br>MADISON WI          | 662 Pickford St | 40.00 L.F.       | 248   | \$372.00    | 143                                       | \$500.50    | 126                                    | \$378.00    | 40  | \$600.00    | 1   | \$299.50    | 34   | \$717.74    | \$2,867.74      |
| 0709-281-0817-9<br>R2 | JOYCE, MATTHEW J<br>663 PICKFORD ST<br>MADISON WI                             | 663 Pickford St | 40.00 L.F.       | 238   | \$357.00    | 141                                       | \$493.50    | 100                                    | \$300.00    | 40  | \$600.00    | 1   | \$299.50    | 34   | \$717.74    | \$2,767.74      |
| 0709-281-0818-7<br>R2 | LUTZ, GREGORY R<br>MARLEE E WILSON<br>665 PICKFORD ST<br>MADISON WI           | 665 Pickford St | 40.00 L.F.       | 225   | \$337.50    | 124                                       | \$434.00    | 100                                    | \$300.00    | 40  | \$600.00    | 1   | \$299.50    | 34   | \$717.74    | \$2,688.74      |
| 0709-281-0923-4<br>R2 | RAYMOND, C J<br>& MARY ELLEN ROHAN<br>666 PICKFORD ST<br>MADISON WI           | 666 Pickford St | 40.00 L.F.       | 328   | \$492.00    | 139                                       | \$486.50    | 210                                    | \$630.00    | 40  | \$600.00    | 1   | \$299.50    | 34   | \$717.74    | \$3,226.74      |
| 0709-281-0922-6<br>R4 | AAMOTSBAKKEN, REIDAR<br>& KAREN AAMOTSBAKKEN<br>668 PICKFORD ST<br>MADISON WI | 668 Pickford St | 40.00 L.F.       | 255   | \$382.50    | 139                                       | \$486.50    | 137                                    | \$411.00    | 40  | \$600.00    | 1   | \$299.50    | 34   | \$717.74    | \$2,897.24      |
| <b>TOTALS</b>         |   |                 |                  | 8,553   | \$12,829.50 | 4,152                                     | \$14,532.00 | 4,381                                  | \$13,143.00 | 1,400.7   | \$21,010.50 | 35  | \$10,482.50 | 1155   | \$24,382.05 | \$96,379.55     |

