

PROJECT SUMMARY AND FACT SHEET:



Davidson Street, Dempsey Road, Maher Avenue, Park Court, Drexel Avenue and Lake Edge Boulevard Assessment District - 2019

Project Engineer: Glen Yoerger 261-9177

Alder: Alder Foster, Dist 15

Project Limits: Davidson Street from Drexel Ave to Maher Ave
Drexel Ave from Davidson Street to Lake Edge Blvd
Lake Edge Blvd from Major Ave to Maher Ave

Project Summary: The proposed project is a street reconstruction of portions of Davidson Street, Drexel Ave and Lake Edge Blvd with replacement of City utilities. The existing streets are unimproved with no curb and gutter or sidewalk. The streets will be reconstructed to an urban section with new asphalt pavement and concrete curb and gutter. The existing sanitary sewer and water main systems will be replaced. The storm sewer system will be upgraded to serve the new streets.

Streets: Davidson St, Drexel Ave and Lake Edge Blvd

	Existing	Proposed
Project Type	Unimproved Street with Asphalt Pavement	Reconstruction - Rural to Urban
Last Surfaced	1970	Asphalt Pavement
Pavement Rating	3 to 5	
Curb Rating	0	
Width: Davidson Street	32 feet edge to edge	30 ft face to face
Width: Drexel Ave	varies 30 to 32 feet	28 ft face to face
Width: 300 Block Lake Edge Blvd	Bldv Section: 17 feet edge to edge	19 ft face to face on each side of Blvd section
Width: 400 Block Lake Edge Blvd	Varies 42 to 44 feet	38 ft face to face
Surface Type	Asphalt Pavement	Asphalt Pavement

Sidewalk	Existing	Proposed
	No Existing Sidewalk	No Proposed Sidewalk

Storm Sewer	Existing	Proposed
Work Required		Upgrade storm sewer with concrete pipe for entire project.
Design Storm Size		10 Year
Material	Varies: 12 - 36 Inches	12" - 36"
Year	Varies: Clay & RCP	RCP
	Varies: 1952	2019

Sanitary Sewer	Existing	Proposed
Work Required		Replace sanitary sewer main and laterals
Size	8 inches	8 Inches
Material	Clay	PVC
Year	1952	2019
Backwater Flow Prevention Valves are also Proposed with the project. The Backwater Valves are installed on the sewer laterals and prevent Backwater from flowing into a resident's basement in the event of flooding or a sewer backup. Installation of a backwater valve is optional and property owners can choose not to have one installed. 25% of the cost for a Backwater valves will be assessed to the property owner and the City pays for 75% of the costs up to \$1500.		

Water Main	Existing	Proposed
Work Required		Replace Existing Cast Iron Main
Size	6" & 8" Cast Iron	8" Ductile Iron
Material		Ductile Iron
Year	1950	2019

Parking	Existing	Proposed
Parking Conditions	Parking Allowed	Parking will be allowed

Street Lighting	Existing	Proposed
Street Lighting	Wood Poles	Existing Wood Poles to Remain

Cost

Total Cost	\$1,725,000.00
Street Assessments	\$121,000.00
Sanitary Assessments	\$49,000.00

City of Madison Cost \$1,555,000.00

Assessment Policy

Assessible Street Policy:	Drive Aprons	Owner 50% / City 50%
	Curb & Gutter	Owner 100%/City 0% (Based on Parcel Frontage)
	4' Asphalt Pavement	Owner 100%/City 0% (Based on Parcel Frontage)
	Remaining Pavement	Owner 0%/City 100%
	New Sidewalk (where none existing)	Owner 100% / City 0% * no sidewalk proposed with project
	Sanitary Sewer Lateral Replacements	Owner 25% / City 75%
	Private Storm Sewer Connects	Owner 100%
Private Storm Sewer Connects	Owner 100%	
We are requesting a 15 year pay period for assessments on this project.		
Assessments are payable in one lump sum or over a period of up to 15 years, with 4.0% interest charged annually.		

Schedule

Start Date	Mid July 2019
Project Duration	Approximately 3 Months

Traffic Calming: Not Proposed

Traffic Detours: Street will be open to local traffic. No posted detours are planned.

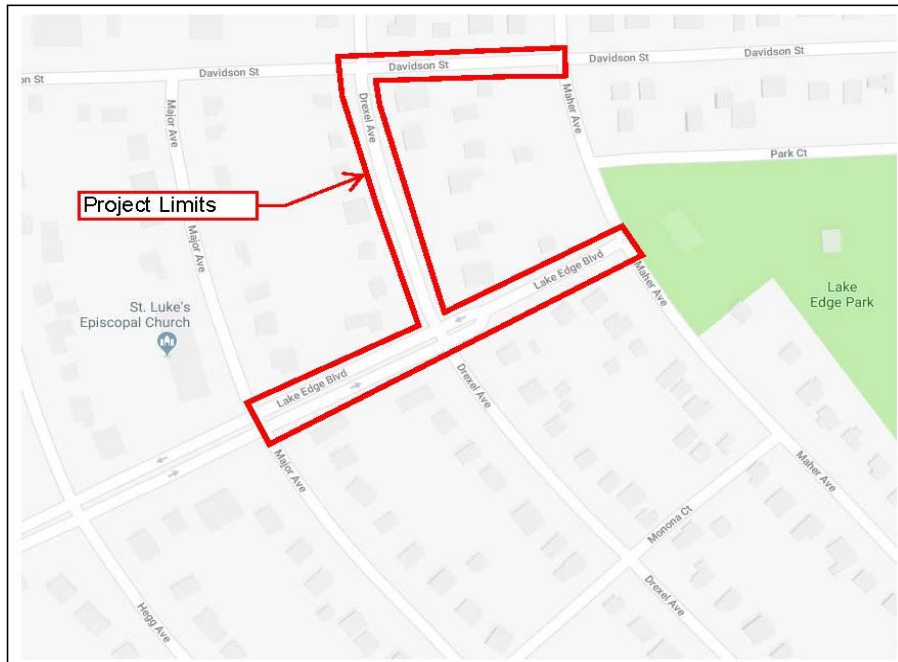
Real Estate Requirements: None

Tree Information: City Forestry has identified 3 trees to be removed with the project, including:
1) 4001 Maher Ave, 12" Norway Maple, tree is dead.
2) 312 Lake Edge Blvd, 26" Linden, Main trunk is split.
3) 4002 Drexel Ave, 5" Arborvitae, Close to driveway.

Rain Garden Information: Project Does Qualify for Rain gardens but site specific criteria must be met.

Correspondence: City Engineering held a public informational meeting for the project on April 9, 2019. We recieved general questions from the public regarding assessments & the project. Attached is a comment form received from a property owner at the public meeting registering their opposition to the project, and specifically to the installation of curb and gutter.

Project Location:



COMMENT FORM

Davidson Street, Drexel Avenue and Lake Edge Blvd - 2019

General Comments:

I object to the reconstruction of the street, particularly with the addition of curb & gutter. I also object to the sizeable assessment to property owners.

Drexel is not a main artery, the street is not in bad shape, and it is not a bike route. There are many streets more well travelled that presumably have similar infrastructure and remain unpaved.

Studies have shown that curb & gutter add to lake runoff and decreased lake quality.

There are many other options beside curb & gutter that will allow stormwater return to the soil without directing it into the lakes.

Also please note I do NOT want the backwater valve installed on my property.

Optional Info:

Name: SARA PETZOLD
 Address: 4003 DREXEL AVE / 1513 LONGVIEW ST
 MADISON WI
 Email: sjpetzold@gmail.com

Please return comments to:

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