



Department of Public Works
Engineering Division
Robert F. Phillips, P.E., City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4751
Fax: (608) 264-9275
engineering@cityofmadison.com
www.cityofmadison.com/engineering

Parcel Number: 0709-262-1119-8
Situs Address: 1211 Fish Hatchery Rd
WINGRA BUILDING GROUP
1808 W BELTLINE HWY
MADISON WI 53713

Deputy City Engineer
Gregory T. Fries, P.E.

Deputy Division Manager
Kathleen M. Cryan

Principal Engineer 2
John S. Fahrney, P.E.
Christopher J. Petykowski, P.E.
Janet Schmidt, P.E.

Principal Engineer 1
Christina M. Bachmann, P.E.
Mark D. Moder, P.E.
James M. Wolfe, P.E.

Facilities & Sustainability
Bryan Cooper, Principal Architect

Mapping Section Manager
Eric T. Pederson, P.S.

Financial Manager
Steven B. Danner-Rivers

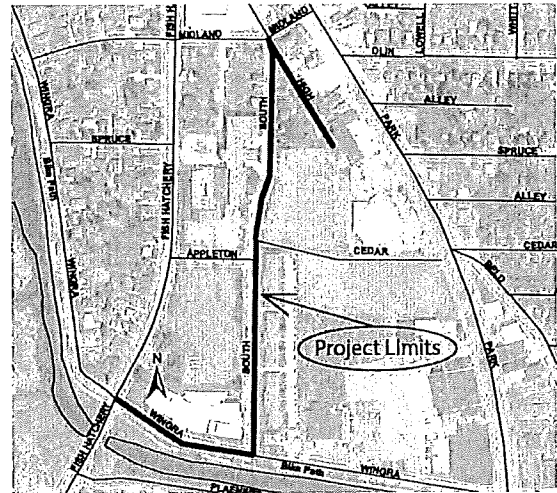
October 9, 2020

To: Property Owners along South Street, High Street, and West Wingra Drive

Re: Proposed Street Reconstruction Project & Public Hearing

The City of Madison is planning the reconstruction of South Street from W. Wingra Drive to Midland Street and High Street in 2021. The City is also planning to resurface W. Wingra Drive from Fish Hatchery Road to South Street in 2021. Enclosed is a notification for the Public Hearing before the Board of Public Works. The date, time and location of the public hearing is on the notification.

This project will involve special assessments to the owners of property adjacent to the project. The property owners will be assessed for various items included with this proposed project, and the costs of some of those items are assessed entirely to the owner. A table detailing the City's standard assessment policy for the items of work is included on the fact sheet.



Also enclosed is an estimated Schedule of Assessments, which shows the estimated costs for each property adjacent to the project. The frontages and lot areas of each property to be assessed are listed on the schedule. After the work is complete, the final assessment costs will be calculated based on bid prices and work actually performed. The final assessment, which will be billed after the completion of the project, is payable in one lump sum or over a period of 8 years, with 3% interest charged on the unpaid balance.

To request accommodations for special needs or disabilities or if you have any other questions regarding this project, please contact Andrew Zwiig, Project Manager, (608) 266-9219, azwiig@cityofmadison.com. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction. A list of contacts for this project can be found on the enclosed fact sheet.

Sincerely,

Robert F. Phillips, P.E.
City Engineer

Cc by email:

Ald. Evers
Mark Moder, City Engineering
Lauren Striegl, City Engineering
Rebecca Qureishi, Traffic Engineering
Charles Romines, Streets Division
Tim Sobota, Madison Metro Transit
Cindy Mierow, Police Department
Jason Fenske, Badger Bus Lines, jasonf@badgerbus.com
Mick Howen, School District Transportation, mjhowen@madison.k12.wi.us
Jeff Fedler, Madison School District Transportation Coordinator, jfedler@madison.k12.wi.us

Christy Bachmann, City Engineering
Janet Schmidt, City Engineering
Yang Tao, Traffic Engineering
Sean Malloy, Traffic Engineering
Marla Eddy, City Forestry
Ed Ruckriegel, Fire Department
Dane County 911

**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. and will so continue to be for ten (10) working days from the first published date of this notice, (please email Board of Public Works, boardofpublicworks@cityofmadison.com) and;

That on **WEDNESDAY, OCTOBER 21, 2020 AT 4:45 P.M.**, the Board of Public Works will be held remotely and the public can attend using a laptop or call in by phone. If you would like instruction on how to participate, please email boardofpublicworks@cityofmadison.com The Board 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 three (3%) percent interest on the unpaid balance, as determined by the Board of Public Works.

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.

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 or email us at engineering@cityofmadison.com. Please make contact at least 72 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

**SOUTH STREET, HIGH STREET, AND WEST WINGRA DRIVE ASSESSMENT DISTRICT – 2021
W. WILSON STREET AND S. BROOM STREET ASSESSMENT DISTRICT - 2021**

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **OCTOBER 9, 2020**

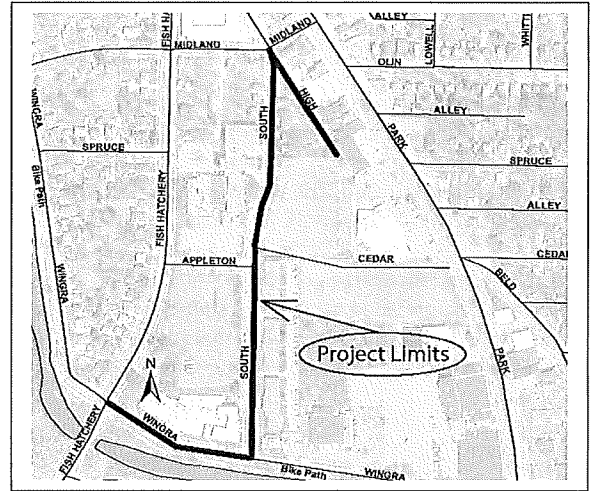


PROJECT CONTACT

» Project Manager: Andrew Zwieg
 608-266-9219, azwieg@cityofmadison.com

**Fact and Details Sheet:
 PROPOSED SOUTH STREET, HIGH STREET, & WEST
 WINGRA DRIVE RECONSTRUCTION**

Project Location Map



Project Details – Proposed Work

Sanitary Sewer: Replace the existing sewer main with 8” PVC pipe (existing 8” clay main installed in the 1920s and 1960s) along South St and W. Wingra Dr, and in most cases replace laterals from the main to the property line. The existing sewer main along High St will be abandon. In limited cases where the existing lateral is cast iron, appears to be in good condition upon inspection, and runs under a tree, the lateral will only be replaced to the back of curb. In those cases, the owner will not be assessed for the additional footage of replacement that is not completed. If you would like a full lateral replacement to the property line in cases such as this, please contact the Project Manager (*laterals assessable*).

Water Main: Replace the existing water main with 8” ductile pipe (existing 6” cast iron installed in the 1960s) along South St, & W. Wingra Dr, and reconnect services to the new main.

Storm Sewer: Storm sewer will be replaced at the South St low point and new storm sewer will be installed from the future South Street/Cedar Street intersection to the South St low point to route water south (*partial main & structures assessable*). New storm sewer box culvert will be installed from Wingra Creek to the future South Street/Cedar Street intersection to accommodate the SSM and Truman/Olson development. Storm sewer will be added at the end of High Street to collect stormwater from the street. Private storm connections and/or inlets will be provided to several lots on High St and South St (*private connections assessable*). The storm sewer along W. Wingra Drive will remain.

Street: South Street – Replace asphalt, stone base, curb and gutter, and driveway aprons (*curb & gutter and driveway aprons assessable*). The width will be 32-feet from face of curb to face of curb north of Appleton Rd and 34 feet from face of curb to face of curb south of Appleton Road. Spot replace sidewalk as needed (*sidewalk replacement assessable*).

High Street – Replace asphalt, stone base, add new curb and gutter, add new driveway aprons, add new sidewalk to the east side of the street (*4’ of pavement, curb and gutter, sidewalk, and driveway aprons assessable*). The width will be 28-feet from face of curb to face of curb and will have a cul-de-sac at the end of the street.

W. Wingra Drive – Replace the asphalt on W. Wingra Dr. Replace the curb and gutter, sidewalk, and driveway aprons as needed for utility replacements (*curb and gutter, sidewalk, and driveway aprons assessable*).

Item	Property Owner Share	City Share
Remove/Replace Driveway Apron	50%	50%
Remove/Replace Sidewalk	50%	50%
New Sidewalk	100%	0%
Remove/Replace Curb and Gutter*	50%	50%
New Curb and Gutter*	100%	0%
4’ of Pavement*	100%	0%
Street Lighting	100%	0%
Intersection Curb & Pavement	0%	100%
Sanitary Sewer Main	0%	100%
Sanitary Laterals to Property Line	25%	75%
Water Main	0%	100%
Water Main Laterals	0%	100%
Storm Sewer Re-Routing	See schedule of assessments	
Private Storm Sewer Facilities	100%	0%
Private Storm Connections	100%	0%

*Curb & pavement assessed per linear ft. of frontage

Driveway aprons reconstructed with the project will match the existing driveway material. Driveway widths will be replaced per the City of Madison standard detail. Disturbed areas will be restored with 6-inches of topsoil and grass seed, which will be watered as needed by the contractor for the first 10 days.

Bus Pads: New bus pads will not be installed along South St, High St, and W. Wingra Dr.

Street Lights: There will be new street lights installed along South Street and High Street (*lighting assessable*).

Trees: Terrace trees may be pruned prior to construction to provide required clearance for construction equipment. Efforts are being made in the street design to save as many of the existing trees as possible. The trees along the west side of Beld Street (multi-stem volunteer trees) adjacent to

the SSM property and a tree along 1701 Fish Hatchery Road (Hackberry) adjacent to the W. Wingra Dr bike path are planned tree removals with this project because of conflicts with the proposed street and poor health. If, during the course of construction, it is determined that any additional trees must be removed, adjacent property owners will be notified, prior to removal of the tree. The trees within the project limits that remain may have the roots trimmed during construction. Terrace areas will be evaluated by Forestry for new trees or replacements following the project.

Assessments: The final assessment bill will be mailed after project completion to adjacent property owners and be calculated based on bid prices and measured quantities. The property payment options include payment by lump sum or over eight years with 3 percent interest.

Project Website: <https://www.cityofmadison.com/engineering/projects/cedar-st-south-st-high-st-w-wingra-dr>

Construction Schedule & Impacts

Tentative Schedule: Spring 2021 – Fall 2021

Traffic Impacts: South Street between W. Wingra Drive and Midland Street and High Street between the end and Midland Street will be closed to thru traffic during construction. Access will be maintained for residents living on South Street and High Street. Access will also be maintained to the SSM clinic and parking lots. W. Wingra Drive lane reductions will be needed when sanitary sewer, water main, storm sewer, asphalt pavement, and curb & gutter are installed. The W. Wingra Drive bike path will also have a short term closure to accommodate the installation of a storm box connected to Wingra Creek.

Water Shut-offs: An average of two-water shut-offs are expected for properties served off of water mains being replaced. A minimum of 48 hours of notice will be provided prior to the shut-offs. Each shut-off may last up to 8 hours, but typically last about four hours. At the start of construction, the existing main will remain in service until the new main is installed and connected to; emergency shut-offs may occur if the old, brittle main is damaged during construction.

City of Madison Engineering Division - Preliminary Schedule of Assessments

10/21/2020

Proj. ID: 12956 Project Name: South Street, High Street, and West Wingra Drive Assessment District - 2021
 Project Limits: West Wingra Drive to Midland Street; High Street Cul-De-Sac to Midland Street; Fish Hatchery Road to South Street

Property Information					Street Construction Items										Street Lighting Construction Items		Sanitary Sewer Reconstruction Items				Storm Sewer Construction Items				TOTAL ASSESSMENT						
Parcel No.	Owner's Name/Mailing Address	Site Address/Parcel Location	Lot Area SF	Frontage LF	Remove Concrete Driveway Apron @ \$2.50 per SF	Replace Concrete Driveway Apron @ \$3.50 per SF	Replace Asphalt Driveway Apron @ \$3.50 per SF	Remove & Replace Concrete Sidewalk @ \$5.00 per SF	Install New Concrete Sidewalk @ \$6.00 per SF	Remove & Replace Curb & Gutter @ \$6.00 per LF	Install Street Improvements, 4" Pavement & Curb @ \$30.00 per LF	Street Lights Assessment @ \$13.65 per LF	Sanitary Sewer Reconnect Assessment @ \$1,250.00 Each	Remove & Replace Sanitary Lateral Assessment @ \$21.00 per LF	Storm Sewer Re-Routing Assessment @ \$506.56 per 1000 SF	Private Storm Sewer Facilities \$66.77 per 1000 SF	Private Storm Connection Assessment @ \$2,875.00 Each	TOTAL ASSESSMENT													
0709-262-1119-8	WINGRA BUILDING GROUP 1808 W BELTLINE HWY MADISON WI	1211 Fish Hatchery Rd Cedar Street South Street Midland Street	239,303.00	735.25 258.92 877.48 334.37	1,000.00 \$2,500.00	1,250.00 \$3,125.00	0.00 \$0.00	4,000.00 \$20,000.00	0.00 \$0.00	877.48 \$5,264.88	0.00 \$0.00	877.48 \$11,977.60	1.00 \$1,250.00	67.00 \$1,407.00	239,303.00 \$121,221.33	0.00 \$0.00	0.00 \$0.00	\$166,745.81													
0709-262-1006-7	WINGRA BUILDING GROUP 1808 W BELTLINE HWY MADISON WI	1219 South St Cedar Street High Street	146,315.00	670.28 357.92 437.92	500.00 \$1,250.00	500.00 \$1,250.00	0.00 \$0.00	3,500.00 \$17,500.00	0.00 \$0.00	670.28 \$4,021.68	437.92 \$13,137.60	670.28 \$9,149.32	1.00 \$1,250.00	40.00 \$840.00	0.00 \$0.00	0.00 \$0.00	1.00 \$2,875.00	\$51,273.60													
0709-263-0107-2 TR-UI	SHENANDOAH APARTMENTS LLC 1331 SOUTH ST STE 2 MADISON WI	1331 South St Cedar Street	109,761.00	695.00 151.04	500.00 \$1,250.00	500.00 \$1,250.00	0.00 \$0.00	1,400.00 \$7,000.00	0.00 \$0.00	695.00 \$4,170.00	0.00 \$0.00	695.00 \$9,486.75	6.00 \$7,500.00	210.00 \$4,410.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	\$35,066.75													
0709-263-0307-8 TR-VI	OUR LADY OF HELP CORP ST MARYS CARE CENTER 700 S PARK ST MADISON WI	1347 Fish Hatchery Rd South Street Appleton Road	141,911.00	273.00 487.42	250.00 \$625.00	250.00 \$625.00	0.00 \$0.00	500.00 \$2,500.00	0.00 \$0.00	487.42 \$2,924.52	0.00 \$0.00	487.42 \$6,653.28	1.00 \$1,250.00	35.00 \$735.00	0.00 \$0.00	141,911.00 \$9,475.99	2.00 \$5,750.00	\$30,538.80													
0709-263-0304-4 PD	STRAND ASSOC INC 910 W WINGRA DR MADISON WI	910 W Wingra Dr South Street Fish Hatchery Road	82,903.00	530.00 224.33	250.00 \$625.00	250.00 \$625.00	0.00 \$0.00	375.00 \$1,875.00	0.00 \$0.00	224.33 \$1,346.00	0.00 \$0.00	224.33 \$3,062.15	2.00 \$2,500.00	80.00 \$1,680.00	0.00 \$0.00	0.00 \$0.00	1.00 \$2,875.00	\$14,588.16													
0709-263-0108-0 CC-T	THE ROAD HOME DANE COUNTY 128 E OLIN AVE # 202 MADISON WI	890 W Wingra Dr South Street	16,302.00	155.77 73.27	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	150.00 \$750.00	0.00 \$0.00	73.27 \$439.62	0.00 \$0.00	73.27 \$1,000.14	1.00 \$1,250.00	35.00 \$735.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	\$4,174.76													
0709-263-0090-9 CN	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	1701 Fish Hatchery Rd West Wingra Drive	66,597.00	114.00 605.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	250.00 \$1,500.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	\$1,500.00													
0709-262-0909-4 CC-T	833 MIDLAND STREET LLC 4876 OREGON TRL OREGON WI	833 Midland St High Street	8,000.00	80.00 100.00	200.00 \$500.00	950.00 \$2,375.00	0.00 \$0.00	625.00 \$3,125.00	50.00 \$300.00	98.00 \$588.00	2.00 \$60.00	100.00 \$1,365.00	1.00 \$1,250.00	30.00 \$630.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	\$10,193.00													
0709-262-0907-8 CC-T	1118 PARK ST LLC 7014 WILDBERRY DR MADISON WI	1124 S Park St High Street	10,400.00	80.00 80.00	0.00 \$0.00	150.00 \$375.00	100.00 \$250.00	0.00 \$0.00	500.00 \$3,000.00	0.00 \$0.00	80.00 \$2,400.00	80.00 \$1,092.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	\$7,117.00													
0709-262-0905-2 CC-T	CITY OF MADISON CDA TELEPHONE 266-4675 PO BOX 1785 MADISON WI	1202 S Park St High Street	15,114.00	115.00 115.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	750.00 \$4,500.00	0.00 \$0.00	115.00 \$3,450.00	115.00 \$1,569.75	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	\$9,519.75													
0709-262-0904-4 CC-T	JL-YOUNG INC 1206 S PARK ST MADISON WI	1204 S Park St High Street	7,664.00	55.00 60.00	0.00 \$0.00	150.00 \$375.00	0.00 \$0.00	0.00 \$0.00	400.00 \$2,400.00	0.00 \$0.00	60.00 \$1,800.00	60.00 \$819.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	\$5,394.00													
0709-262-0903-6 CC-T	LEE, SOKDAE & SONHWA LEE 1206 S PARK ST MADISON WI	1214 S Park St High Street	6,287.00	45.00 45.00	0.00 \$0.00	150.00 \$375.00	0.00 \$0.00	0.00 \$0.00	300.00 \$1,800.00	0.00 \$0.00	45.00 \$1,350.00	45.00 \$614.25	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	\$4,139.25													
0709-262-0901-0 CC-T	TWELVE PARK LLC 1955 ATWOOD AVE MADISON WI	1224 S Park St High Street	25,703.00	188.80 100.00	0.00 \$0.00	150.00 \$375.00	0.00 \$0.00	0.00 \$0.00	500.00 \$3,000.00	0.00 \$0.00	100.00 \$3,000.00	100.00 \$1,365.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	1.00 \$2,875.00	\$10,615.00													
TOTALS					2,700.00	\$6,750.00	4,300.00	\$10,750.00	100.00	\$250.00	10,550.00	\$52,750.00	2,500.00	\$15,000.00	3,375.78	\$20,254.70	839.92	\$25,197.60	3,527.78	\$48,154.25	13.00	\$16,250.00	497.00	\$10,437.00	239,303.00	\$121,221.33	141,911.00	\$9,475.99	5.00	\$14,375.00	\$350,865.87


Street Lighting Assessment: The rate for street lighting is calculated based on the total estimated costs divided by the net linear frontage.
 Sanitary Sewer Assessment: The rate for sanitary sewer reconnect is calculated based on the total number of lateral connections to the City of Madison sanitary sewer system for each lot.
 The rate for remove & replace sanitary lateral is calculated based on the length of lateral (from center of sanitary sewer main/manhole to property line) requiring replacement.
 Storm Sewer Assessment: The rate for storm sewer re-routing is calculated based on the total cost required to plug the existing 24" pipe that runs through the 1211 Fish Hatchery Rd site and re-route it along South St to the future South SVCedar St intersection. That cost is divided by the net lot area to obtain assessment amounts.
 The rate for private storm sewer facilities is calculated based on the total cost to install area drains and connect to the main storm box running to Wingra Creek. That cost is divided by the net lot area to obtain assessment amounts.
 The rate for private storm connection is calculated based on the total number of private to public storm sewer connections required per lot.

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

LESLEY PARKER, being first duly sworn on oath, deposes and says that:

1. She is a Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the day of OCTOBER 9, 2020 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached a notice of **SOUTH STREET, HIGH STREET, AND WEST WINGRA DRIVE ASSESSMENT DISTRICT - 2021**
2. She did and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.

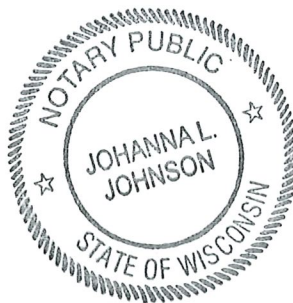


LESLEY PARKER

Subscribed and sworn to before me
this 9 day of OCTOBER, 2020



JOHANNA L. JOHNSON



Notary Public, State of Wisconsin
My Commission expires: