



Department of Public Works
Engineering Division
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engineering@cityofmadison.com
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Parcel Number: 0709-213-1406-2
Situs Address: 245 Alden Dr
BENDEWALD, JAMES M
& KATHLEEN S BENDEWALD
245 ALDEN DR
MADISON, WI 53705-5103

Assistant City Engineer
Gregory T. Fries, P.E.
Kathleen M. Cryan
Principal Engineer 2
Christopher J. Petykowski, P.E.
John S. Fahrney, P.E.
Principal Engineer 1
Christina M. Bachmann, P.E.
Mark D. Moder, P.E.
Janet Schmidt, P.E.
Facilities & Sustainability
Jeanne E. Hoffman, Manager
Bryan Cooper, Principal Architect
Mapping Section Manager
Eric T. Pederson, P.S.
Financial Manager
Steven B. Danner-Rivers

October 25, 2018

To: Property Owners along Hammersley Avenue
Re: Proposed Street Resurfacing & Utility Project & Public Hearing

The City of Madison is planning a 2019 construction project on Hammersley Avenue. The proposed project will include street improvements including the relocation of sanitary sewer main and water main and the addition of storm sewer. Enclosed with this letter is a fact sheet with some details on the proposed project, which includes a map of the proposed project limits. Also 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 a Schedule of Assessments, which shows the estimated costs for each property adjacent to the project. After the work is complete, a final assessment 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

RFP:ajz

Cc by email: Ald. Martin

Mark Moder, City Engineering
Kyle Frank, City Engineering
Amanda Schockling, Water Utility
Jeremy Nash, Traffic Eng.
Marla Eddy, City Forestry
Ed Ruckriegel, Fire Department
Dane County 911
Mick Howan, School District Transportation, mjhowan@madison.k12.wi.us
Jeff Fedler, Madison School District Transportation Coordinator, jfedler@madison.k12.wi.us
Christy Bachmann, City Engineering
Janet Schmidt, City Engineering
Adam Wiederhoeft, Water Utility
Yang Tao, Traffic Engineering
Charles Romines, Streets Division
Tim Sobota, Madison Metro Transit
Cindy Mierow, Police Department
Jason Fenske, Badger Bus Lines, jasonf@badgerbus.com

**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, NOVEMBER 7, 2018 AT 5:30 P.M., the Board of Public Works will hold a public hearing in ROOM 108 (PARKS CONFERENCE ROOM) 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 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 24 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

HAMMERSLEY AVENUE ASSESSMENT DISTRICT – 2019

AMERICAN PARKWAY SIDEWALK ASSESSMENT DISTRICT - 2017

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ October 26, 2018

Fact and Details Sheet

Proposed 2019 Hammersley Avenue Resurfacing with Utilities

Project Details – Proposed Work

Sanitary Sewer: The City will replace the existing sewer main with 8" PVC pipe (existing 6" or 8" clay main installed in the 1940s), and in most cases replace laterals from the main to the property line. 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 Sanitary Sewer Contact listed at right (laterals assessable). Laterals on the north and south sides of the street will be relocated from the rear of the lot to the front of the lot to the property line. The sanitary sewer designer will send a separate letter to each resident requiring a relocation describing the process and reimbursement schedule.

Water Main: The City will replace the existing water main within the project limits with 8" ductile iron pipe (existing 4" spun cast iron main installed in 1943) and relocate/reconnect services to the new main. Services on the north and south sides of the street will be relocated from the rear of the lot to the front of the lot to the property line. The sanitary sewer designer will include information regarding the relocation process and reimbursement schedule for the water service in the same letter described above.

Storm Sewer: The existing storm water flows on the surface to Westmorland Blvd to existing storm sewer that travels through an easement to E. Sunset Court. The project will continue a new 54" relief storm sewer main from the Police Station Parcel between 4015 Hammersley & 4009 Hammersley and collect water along the street. The new storm sewer installation will help alleviate the overwhelmed existing storm sewer along Westmorland Blvd. New low points on the street will be added on Hammersley between Standish & Alden and on Standish and Alden at the Hammersley Intersection. If you are aware of any existing private storm sewer or private connections that discharge to the street from your property, please contact the Storm Sewer contact listed at right (*private connections assessable*).

Street: The City will replace all of the pavement and gravel base; install new curb and gutter, and replace driveway aprons to match into the new curb (*curb, 4 ft. of the pavement and driveway aprons are assessable*). Sidewalk will not be installed as part of the project. The proposed street width will be 24 ft. from face of curb to face of curb, which will allow for travel in both directions and parking on one side of the street. Driveway aprons constructed with the project will match your existing driveway material. Driveway widths will be replaced per the City of Madison standard detail and driveway request forms will be provided in future mailings. 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.

Street Lights: There are no proposed changes to the street lighting.

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. There are four (4015 Hammersley (Ash), 4009 Hammersley (Ash), 3933 Hammersley (Ash) and 232 Larkin St. (Elm)) planned tree removals with this project because of conflicts with the proposed street. 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.

Rain Gardens: Rain gardens help to improve water quality, reduce flooding and add interest to your neighborhood. As part of the Westmorland Blvd. project, there is an opportunity for home owners to have the city construct a terrace rain garden for them at a subsidized cost of \$100. The terrace is the space between the curb and the property line, and a few terraces within this project are wide enough for a rain garden. If you are interested in getting a rain garden, please contact Phil Gaebler pgaebler@cityofmadison.com 266-4059 to schedule a detailed evaluation of your terrace.

Project Website: <https://www.cityofmadison.com/engineering/projects/sunset-village>

Construction Schedule & Impacts

Tentative Schedule: Earliest April 2019 – July 2019, Latest June 2019 – September 2019.

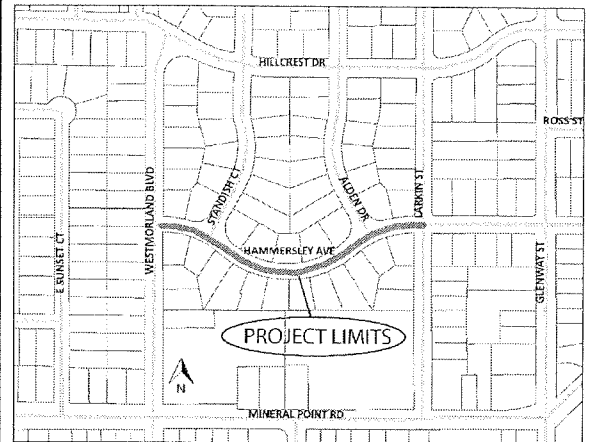
Water Main: An average of two water shut-offs are expected for each property within the project limits. A minimum of 48 hours of notice will be provided prior to the shut-offs. Each shut-off may last up to 8 hours, but typically lasts about 4 hours.

Traffic Impacts: Hammersley Avenue will be closed thru traffic within the construction limits. Local access will be provided, but driveways may not be accessible at times when work is being performed in front of the driveway and while new curb and gutter and driveway aprons are constructed. Driveway closures may last up to a cumulative total of 20 days. No parking is allowed within the construction zone during working hours (7AM to 7PM), so when your driveway is not accessible, you will need to park on the adjacent street (i.e. Westmorland Blvd, Standish Ct and Alden Dr).

Refuse Collection: It will be the contractor's responsibility to allow for refuse collection to continue during construction. Please mark your address on your cart to make sure it is returned if moved.

Landscaping: Existing timber, brick or stone walls and landscaping plantings along the street or within the right-of-way will likely be impacted if it conflicts with curb & gutter or sanitary and storm sewer installation. If you wish to save any landscaping, it should be removed prior to the start of work in the spring of 2019. Stone or brick pavers within the right-of-way on or adjacent to your driveway that you wish to save should be removed prior to construction and reinstalled by you after construction is complete.

Project Location Map



Item	Property Owner Share	City Share
Curb and Gutter*	100%	0%
4' of Pavement*	100%	0%
Driveway Apron	50%	50%
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 Main	0%	100%
Private Storm Connections (if any)	100%	0%

*Curb & pavement assessed per linear ft. of frontage

Project Contacts

Project Manager: Andrew Zwiig – 266-9219,
azwiig@cityofmadison.com

Storm Sewer, Sanitary Sewer:
Kyle Frank – 266-4098,
kfrank@cityofmadison.com

Water: Adam Wiederhoeft – 266-9121,
awiederhoeft@cityofmadison.com

Traffic: Jeremy Nash – 266-6585,
jnash@cityofmadison.com

Forestry: Marla Eddy – 266-4450,
meddy@cityofmadison.com

Construction: John Fahrney – 266-9091,
jfahrney@cityofmadison.com

City of Madison Engineering Division - Schedule of Assessments

November 7, 2018

Proj. ID: 11753 Project Name: Hammersley Avenue Assessment District - 2019
 Project Limits: Westmorland Boulevard to Larkin Street

Parcel No. / Zoning No.	Owner's Name / Mailing Address	Situs Address / Parcel Location	Frontage LF	Lot Area SF	Street Construction Items									Sanitary Sewer Reconstruction Items				Storm Sewer Items		TOTAL ASSM'T
					Remove Concrete Driveway @		Replace Concrete Driveway Apron @		Replace Asphalt Driveway Apron @		Install Street Improvements, 4' Pavement & Curb @			Sanitary Sewer Reconnect @		Remove & Replace Sanitary Lateral @		Private Storm Sewer Connection @		
					\$2.00 SF	per SF Cost	\$6.00 SF	per SF Cost	\$6.00 SF	per SF Cost	\$55.00 Factor*	per Linear Foot (LF)	Cost	\$1,250.00 Each	Cost	\$21.00 LF	per LF Cost	\$2,000.00 Each	Cost	
0709-213-1406-2 TR-C1	BENDEWALD, JAMES M & KATHLEEN S BENDEWALD 245 ALDEN DR MADISON WI	245 Alden Dr Hammersley Ave	105.40 57.00	9,627.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	162.40	\$4,466.00	1.00	\$1,250.00	35.00	\$735.00	0.00	\$0.00	\$6,451.00
0709-213-1512-7 TR-C1	BREITBACH, ASHLI LYNN 246 ALDEN DR MADISON WI	246 Alden Dr Hammersley Ave	76.80 82.00	8,962.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	158.80	\$4,367.00	1.00	\$1,250.00	35.00	\$735.00	0.00	\$0.00	\$6,352.00
0709-213-1701-6 TR-C1	HANSON, MICHAEL 3911 HAMMERSLEY AVE MADISON WI	3911 Hammersley Ave	96.60	8,443.00	150.00	\$300.00	150.00	\$900.00	0.00	\$0.00	1.00	96.60	\$5,313.00	1.00	\$1,250.00	35.00	\$735.00	0.00	\$0.00	\$8,498.00
0709-213-1702-4 TR-C1	ALEMAN, ANTOINETTE L 3919 HAMMERSLEY AVE MADISON WI	3919 Hammersley Ave	74.20	11,655.00	120.00	\$240.00	120.00	\$720.00	0.00	\$0.00	1.00	74.20	\$4,081.00	1.00	\$1,250.00	35.00	\$735.00	0.00	\$0.00	\$7,026.00
0709-213-1703-2 TR-C1	JORGENSEN, JOHN & LISA 3925 HAMMERSLEY AVE MADISON WI	3925 Hammersley Ave	60.00	11,900.00	180.00	\$360.00	180.00	\$1,080.00	0.00	\$0.00	1.00	60.00	\$3,300.00	1.00	\$1,250.00	35.00	\$735.00	0.00	\$0.00	\$6,725.00
0709-213-1511-9 TR-C1	LINDEN, CAROLE L 611 SAMUEL DR MADISON WI	3926 Hammersley Ave	121.80	10,540.00	120.00	\$240.00	120.00	\$720.00	0.00	\$0.00	1.00	121.80	\$6,699.00	1.00	\$1,250.00	35.00	\$735.00	0.00	\$0.00	\$9,644.00
0709-213-1704-0 TR-C1	CROSS, WILLIAM F 3929 HAMMERSLEY AVE MADISON WI	3929 Hammersley Ave	66.70	9,946.00	140.00	\$280.00	0.00	\$0.00	140.00	\$840.00	1.00	66.70	\$3,668.50	1.00	\$1,250.00	35.00	\$735.00	0.00	\$0.00	\$6,773.50
0709-213-1705-8 TR-C1	KOTH, LINDSAY A 3933 HAMMERSLEY AVE MADISON WI	3933 Hammersley Ave	70.30	8,688.00	140.00	\$280.00	140.00	\$840.00	0.00	\$0.00	1.00	70.30	\$3,866.50	1.00	\$1,250.00	35.00	\$735.00	0.00	\$0.00	\$6,971.50
0709-213-1510-1 TR-C1	CHO, ERIN 4002 HAMMERSLEY AVE MADISON WI	4002 Hammersley Ave	101.40	8,310.00	170.00	\$340.00	0.00	\$0.00	170.00	\$1,020.00	1.00	101.40	\$5,577.00	1.00	\$1,250.00	35.00	\$735.00	0.00	\$0.00	\$8,922.00
0709-213-1706-6 TR-C1	FLANIGAN, BEVERLY J 4003 HAMMERSLEY AVE MADISON WI	4003 Hammersley Ave	70.40	8,732.00	180.00	\$360.00	180.00	\$1,080.00	0.00	\$0.00	1.00	70.40	\$3,872.00	1.00	\$1,250.00	35.00	\$735.00	0.00	\$0.00	\$7,297.00
0709-213-1707-4 TR-C1	BEHM, ANDREW MACKENZIE ARNEY 4009 HAMMERSLEY AVE MADISON WI	4009 Hammersley Ave	67.30	9,443.00	120.00	\$240.00	120.00	\$720.00	0.00	\$0.00	1.00	67.30	\$3,701.50	1.00	\$1,250.00	35.00	\$735.00	0.00	\$0.00	\$6,646.50
0709-213-1509-4 TR-C1	SCHAFFER, RICHARD HEIDI SCHWEIZER 4012 HAMMERSLEY AVE MADISON WI	4012 Hammersley Ave	114.20	9,892.00	300.00	\$600.00	300.00	\$1,800.00	0.00	\$0.00	1.00	114.20	\$6,281.00	1.00	\$1,250.00	35.00	\$735.00	0.00	\$0.00	\$10,666.00
0709-213-1708-2 TR-C1	WALSH, BRIAN M ANN M WALSH 4015 HAMMERSLEY AVE MADISON WI	4015 Hammersley Ave	60.00	12,707.00	120.00	\$240.00	120.00	\$720.00	0.00	\$0.00	1.00	60.00	\$3,300.00	1.00	\$1,250.00	35.00	\$735.00	0.00	\$0.00	\$6,245.00

City of Madison Engineering Division - Schedule of Assessments

November 7, 2018

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Parcel No. / Zoning No.	Owner's Name / Mailing Address	Situs Address / Parcel Location	Frontage LF	Lot Area SF	Street Construction Items								Sanitary Sewer Reconstruction Items				Storm Sewer Items		TOTAL ASSM'T	
					Remove Concrete Driveway @		Replace Concrete Driveway Apron @		Replace Asphalt Driveway Apron @		Install Street Improvements, 4' Pavement & Curb @			Sanitary Sewer Reconnect @		Remove & Replace Sanitary Lateral @		Private Storm Sewer Connection @		
					\$2.00 SF	per SF Cost	\$6.00 SF	per SF Cost	\$6.00 SF	per SF Cost	Factor*	LF	Cost	\$1,250.00 Each	Each	\$21.00 LF	per LF Cost	\$2,000.00 Each		Each
✓ 0709-213-1709-0 TR-C1	WEISSE, BENEDICT J CONNIE K WEISSE 4019 HAMMERSLEY AVE MADISON WI	4019 Hammersley Ave	74.20	11,685.00	200.00	\$400.00	200.00	\$1,200.00	0.00	\$0.00	1.00	74.20	\$4,081.00	1.00	\$1,250.00	35.00	\$735.00	0.00	\$0.00	\$7,666.00
✓ 0709-213-1710-7 TR-C1	MCATEER, EVAN J LINDA J MCATEER 4025 HAMMERSLEY AVE MADISON WI	4025 Hammersley Ave	96.00	8,460.00	130.00	\$260.00	130.00	\$780.00	0.00	\$0.00	1.00	96.00	\$5,280.00	1.00	\$1,250.00	35.00	\$735.00	0.00	\$0.00	\$8,305.00
✓ 0709-213-1407-0 TR-C1	GORMAN REV LIV TRUST, L 232 LARKIN ST MADISON WI	232 Larkin St Hammersley Ave	90.10 74.90	8,062.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	74.90	\$2,059.75	1.00	\$1,250.00	35.00	\$735.00	0.00	\$0.00	\$4,044.75
✓ 0709-213-1726-4 TR-C1	KUENZI TRUST, WERNER F 306 LARKIN ST MADISON WI	306 Larkin St Hammersley Ave	110.00 96.70	8,513.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	96.70	\$2,659.25	1.00	\$1,250.00	35.00	\$735.00	0.00	\$0.00	\$4,644.25
✓ 0709-213-1608-4 TR-C1	STANDISH COURT LLC 2202 HWY 69 VERONA WI	240 Standish Ct Hammersley Ave	100.15 58.35	9,759.00	150.00	\$300.00	150.00	\$900.00	0.00	\$0.00	0.50	158.50	\$4,358.75	1.00	\$1,250.00	35.00	\$735.00	0.00	\$0.00	\$7,543.75
✓ 0709-213-1508-6 TR-C1	LEE, MIKYUNG 402 W GORHAM ST MADISON WI	245 Standish Ct Hammersley Ave	83.40 81.00	9,428.00	300.00	\$600.00	0.00	\$0.00	300.00	\$1,800.00	0.50	164.40	\$4,521.00	1.00	\$1,250.00	35.00	\$735.00	0.00	\$0.00	\$8,906.00
✓ 0709-213-1607-6 TR-C1	SWENSON, CHERI A 237 WESTMORELAND BLVD MADISON WI	237 Westmorland Blvd Hammersley Ave	91.50 75.00	8,049.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	20.00	\$550.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$550.00
✓ 0709-213-1711-5 TR-C1	MACDONALD ET AL, SARAH E 309 WESTMORLAND BLVD MADISON WI	309 Westmorland Blvd Hammersley Ave	115.90 96.00	8,539.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	53.00	\$1,457.50	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,457.50
TOTALS			2,467.30	201,340.00	2,520.00	\$5,040.00	1,910.00	\$11,460.00	610.00	\$3,660.00	--	1,961.80	\$83,459.75	19.00	\$23,750.00	665.00	13,965.00	0.00	0.00	\$141,334.75