



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

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

«ParcelNumber»
«SitusAddress»
«Name1st»
«Name2nd»
«Address»
«CityStateZip»

November 8, 2019

To: Property Owners along Vilas Avenue and Campbell Street

Re: Proposed Street Reconstruction & Public Hearing

The City of Madison is planning a 2020 construction project for Vilas Avenue and Campbell Street. The proposed project will include street improvements, replacement of sanitary sewer main and laterals, and replacement of storm sewer main and inlets. 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 4% 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 the Project Manager, Reid Stiteley, at rstiteley@cityofmadison.com or at (608) 266-4093. 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: res
CC by email:

Ald. Tag Evers	Mark Moder, City Engineering
Christy Bachmann, City Engineering	Wayne Buckley, City Forestry
Charlie Romines, Streets Division	Mike Sturm, Parks Department
Adam Wiederhoeft, Water Utility	Jeremy Nash, Traffic Engineering
Daniel Olivares, City Engineering	
Tim Sobota, Madison Metro Transit	Carl Strasburg, Police Department
Cindy Mierow, Police Department	Greg Fries, City Engineering
Yang Tao, Traffic Engineering	Dane County 911
Ed Ruckriegel, Fire Department	
De'Kendra Stamps, School District Trans Coordinator, dbstamps@madison.k12.wi.us	
Jason Fenske, Badger Bus Lines, jasonf@badgerbus.com	
Michael LaCount, MMSD mlacount@madison.k12.wi.us	
Mick Howan, Madison School District Transportation, mjhowan@madison.k12.wi.us	
Jeff Fedler, Madison School District Transportation Coordinator, jfedler@madison.k12.wi.us	
Bob Byington, Madison School District Transportation, rlbyington@madison.k12.wi.us	
Sandra Mell, Madison School District Transportation, smell@madison.k12.wi.us	



Department of Public Works
Engineering Division

**Fact and Details Sheet:
 VILAS AVENUE AND CAMPBELL STREET
 RECONSTRUCTION**

PROJECT CONTACTS

- » **Project Manager:** Reid Stiteley
 (608) 266-4093, rstiteley@cityofmadison.com
- » **Construction:** John Fahrney
 (608) 266-9091, jfahrney@cityofmadison.com

Project Details – Proposed Work

Sanitary Sewer: The City will replace the existing 6-inch sewer main from 1923 on Campbell Street with 8-inch PVC pipe and replace existing sanitary laterals from the main to the property line. The existing 6-inch sewer main that serves 1501, 1515, and 1521 Vilas Avenue will be lined and reconnected to the new 8-inch main on Campbell Street.

Water Main: No water main work is planned for this project.

Storm Sewer: The City will install new storm sewer along Campbell Street and new storm inlets on Vilas Avenue and Campbell Street.

Street: The City will remove and replace the existing asphalt pavement and roadway base throughout the project limits. The street alignment of Vilas Avenue around Bear Mound Park will be modified to shift the road away from an existing archeological site and trees within the park. New curb and gutter will be installed on Vilas Avenue from Garfield Street to Bear Mound Park, around the outside perimeter of Bear Mound Park, on the north half of the Vilas Avenue circle, and on Campbell Street from Bear Mound Park to Drake Street. Sidewalk and concrete driveway aprons will be replaced as needed throughout the project and existing curb ramps will be updated to current standards. As a precautionary measure, archaeological monitoring will occur during the initial phases of ground disturbing activities within the reported boundaries of archaeological sites. The proposed construction will not impact identified, undisturbed archaeological resources.

Bus pads: No bus pads are affected or will be installed with this project

Street Lights: No street lighting work is planned for this project.

Trees: No tree removals are planned for this project. Existing trees that are in close proximity to construction activities will be protected during construction to prevent damage. If, during the course of construction, it is determined that a tree must be removed, adjacent property owners will be notified, prior to removal of the tree. The Terrace areas will be evaluated by Forestry for new trees or replacements following the project.

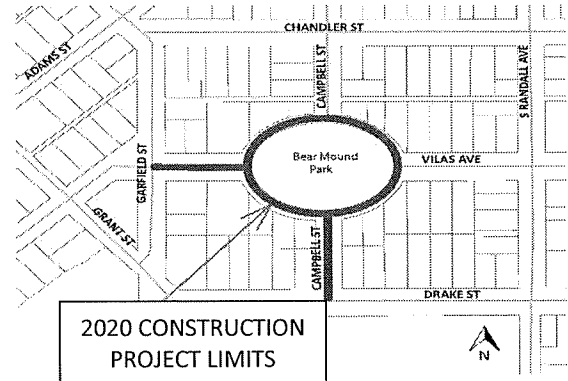
Assessments: After construction is complete, the assessments are recalculated based on the bid prices and measured quantities. The final assessments are mailed in the summer of 2021. Property owners can pay the assessments in a lump sum or over 8 years with 4% interest.

Project Website: <https://www.cityofmadison.com/engineering/projects/campbell-st-vilas-ave>

Construction Schedule & Impacts

Tentative Schedule: April 2020 – August 2020

Traffic Impacts: The streets will be closed to through traffic within the project limits, but will be open to local traffic (residents). No parking will be allowed during the day for the project duration, however, overnight parking (outside of work hours) will be available



Item	City Share	Property Owner Share
Curb, Sidewalk, & Drive Aprons	50%	50%
Sanitary Laterals	75%	25%
Private Storm Connection	0%	100%
Asphalt Pavement	100%	0%
Sanitary & Storm Mains	100%	0%
Water Main	100%	0%
Sidewalk Ramps	100%	0%
Replace Terrace Walk	50%	50%

to local traffic, when possible. Residential driveways may be closed for up to 20 days. Residents will be given advanced notice when access to driveways will be restricted.

Water Shut-offs: No water shut-offs are planned for this project. Emergency shut-offs may occur if the existing water main is damaged during construction and any affected properties will be notified as soon as possible.

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. Have your cart out by 5am on day of pick-up or put out the night before collection.

Supplemental Forestry Information

Tree pruning in advance of the project is required to reduce the risk of damage to the trees during construction. The City of Madison Forestry Section will perform the necessary work. For certain species, especially oak and elm trees, the pruning must be completed by April 1st to reduce the chance of disease. If additional trees need to be removed, City Engineering will notify the adjacent property owner prior to removal.

All ash street trees within the project limits have been evaluated for chemical treatment for Emerald Ash Borer (EAB) and have been treated. Ash trees with trunks measuring less than 10" in diameter at 4.5 ft (DBH) from the ground, and ash that are in poor condition will not be treated as outlined the City's EAB Plan. Ash trees that do not meet the treatment criteria will be removed prior to construction, and will be removed regardless of the construction project schedule. Including ash removals as part of the project will allow for a faster replacement timeframe. For more information about EAB and the City of Madison EAB response plan, please see: cityofmadison.com/parks/services/forestry/pests/EAB.

Street trees provide many benefits to our city and are considered an important part of the city's infrastructure. Forestry Section staff will evaluate the terrace for new planting sites and potential replacement sites when the project is complete. There is no additional cost to the adjacent property owner for a tree planting. Street trees are typically planted in the spring of the year following the completion of the construction project. Per Madison General Ordinance 10.10, City Forestry determines tree species and planting locations. Residents cannot choose or plant their own tree in the terrace.

For any questions regarding street tree maintenance or planting, please contact the general forestry line at 266-4816.

City of Madison Engineering Division - Schedule of Assessments
Project Name: Vilas Avenue and Campbell Street Assessment District - 2019
Project ID: 10902

Date: 11/07/2019
 Note: A factor has been applied for sidewalk and curb and gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings. (*)

Parcel No./ Zoning	Owner's Name / Mailing Address	Site Address	Frontage LF	Remove Concrete				Install Concrete				Street Construction Items				Sanitary Sewer Reconstruction Items				TOTAL ASMT
				Driveway or Terrace @ \$2.00 per Sq Ft.	Driveway Apron @ \$6.00 per Sq Ft.	Concrete Sidewalk @ \$7.00 per Square Foot (SF)	Remove & Replace Curb and Gutter @ \$20.00 per Linear Foot (LF)	Remove & Replace Driveway Apron @ \$6.00 per Sq Ft.	Concrete Sidewalk @ \$7.00 per Square Foot (SF)	Factor*	Remove & Replace Curb and Gutter @ \$20.00 per Linear Foot (LF)	Factor*	Remove & Replace Sanitary Lateral @ \$21.00 per LF	Sanitary Sewer Reconnect @ \$1,250.00 Each	Sanitary Sewer Reconnect @ \$1,250.00 Each	Remove & Replace Sanitary Lateral @ \$21.00 per LF	Factor*	Remove & Replace Sanitary Lateral @ \$21.00 per LF	Factor*	
0709-224-2801-0 TR-C3	BULLOSS, NICHOLAS A CHRISTINA A TREMONTI 314 CAMPBELL ST MADISON WI	314 Campbell St	62.65 30.30	0.00	\$0.00	0.00	\$0.00	0.50	\$0.00	0.50	\$175.00	0.50	80.00	\$800.00	0	\$0.00	0	\$0.00	\$975.00	
0709-224-3508-1 TR-C2	GRUBER, JOHN E 1430 DRAKE ST MADISON WI	1430 Drake St	52.50 125.00	245.00	\$490.00	235.00	\$1,410.00	0.50	\$0.00	0.50	\$0.00	0.50	125.00	\$1,250.00	0	\$0.00	0	\$0.00	\$3,150.00	
0709-224-3613-8 TR-C2	CHASCO, JUSTIN MARGO REEDER 1502 DRAKE ST MADISON WI	1502 Drake St	51.50 117.00	410.00	\$820.00	425.00	\$2,550.00	0.50	\$0.00	0.50	\$0.00	0.50	117.00	\$1,170.00	0	\$0.00	0	\$0.00	\$4,540.00	
0709-224-3504-9 TR-C2	DREWRY TR, ANDREW & JANE 1421 VILAS AVE MADISON WI	1421 Vilas Ave	52.50	0.00	\$0.00	0.00	\$0.00	1.00	\$0.00	1.00	\$0.00	1.00	20.00	\$400.00	0	\$0.00	0	\$0.00	\$400.00	
0709-224-3505-7 TR-C2	FERGUSON, JAMES D ANGELA L FERGUSON 1425 VILAS AVE MADISON WI	1425 Vilas Ave	93.24	0.00	\$0.00	0.00	\$0.00	1.00	\$0.00	1.00	\$0.00	1.00	0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	
0709-224-3506-5 TR-C2	GUHA, KIJMAR & LEAH M RICHARDS-GUHA 1427 VILAS AVE MADISON WI	1427 Vilas Ave	59.96	0.00	\$0.00	0.00	\$0.00	1.00	\$0.00	1.00	\$0.00	1.00	0.00	\$0.00	1	\$1,250.00	35	\$735.00	\$1,985.00	
0709-224-2915-9 TR-C2	BOSWELL, LAIRD S CHRISTINE SEROOGY 1428 VILAS AVE MADISON WI	1428 Vilas Ave	52.50	0.00	\$0.00	0.00	\$0.00	1.00	\$0.00	1.00	\$0.00	1.00	20.00	\$400.00	0	\$0.00	0	\$0.00	\$400.00	
0709-224-3507-3 TR-C2	HAMMER LIV TR, CHARLES 1429 VILAS AVE MADISON WI	1429 Vilas Ave	54.45 75.73	340.00	\$680.00	350.00	\$2,100.00	0.50	\$0.00	0.50	\$0.00	0.50	75.73	\$757.30	1	\$1,250.00	35	\$735.00	\$5,522.30	
0709-224-2914-1 TR-C3	BELL, JENNIFER R 1436 VILAS AVE MADISON WI	1436 Vilas Ave	93.75	0.00	\$0.00	0.00	\$0.00	1.00	\$0.00	1.00	\$2,100.00	1.00	93.75	\$1,875.00	0	\$0.00	0	\$0.00	\$3,975.00	
0709-224-2913-3 TR-C3	DAVIS, WILLIAM J & JANE E ELDER 1438 VILAS AVE MADISON WI	1438 Vilas Ave	49.20	0.00	\$0.00	0.00	\$0.00	1.00	\$0.00	1.00	\$1,050.00	1.00	49.20	\$984.00	0	\$0.00	0	\$0.00	\$2,034.00	
0709-224-2912-5 TR-C3	STRONINGER, AMANDA B 1440 VILAS AVE MADISON WI	1440 Vilas Ave	65.22 39.50	0.00	\$0.00	0.00	\$0.00	0.50	\$87.50	0.50	\$0.00	0.50	80.22	\$802.20	0	\$0.00	0	\$0.00	\$889.70	
0709-224-3601-3 TR-C2	GUSTAFSON, NEWELL A 1501 VILAS AVE MADISON WI	1501 Vilas Ave	52.26 80.56	200.00	\$400.00	235.00	\$1,410.00	0.50	\$0.00	0.50	\$0.00	0.50	80.56	\$805.60	0	\$0.00	0	\$0.00	\$2,615.60	
0709-224-3602-1 TR-C2	ROSIN, MARGARET M 1515 VILAS AVE MADISON WI	1515 Vilas Ave	54.98	0.00	\$0.00	0.00	\$0.00	1.00	\$0.00	1.00	\$0.00	1.00	0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	
0709-224-3603-9 TR-C2	ANDERSON, DAN R JOAN F NUGENT 1521 VILAS AVE MADISON WI	1521 Vilas Ave	66.43	0.00	\$0.00	0.00	\$0.00	1.00	\$0.00	1.00	\$0.00	1.00	0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	
0709-224-2813-5 TR-C3	HURIE REV LIV TR, H R 1522 VILAS AVE MADISON WI	1522 Vilas Ave	111.01	0.00	\$0.00	0.00	\$0.00	1.00	\$0.00	1.00	\$175.00	1.00	111.00	\$2,220.00	0	\$0.00	0	\$0.00	\$2,395.00	

City of Madison Engineering Division - Schedule of Assessments
Project Name: Vilas Avenue and Campbell Street Assessment District - 2019
Project ID: 10902

Date: 11/07/2019

Note: A factor has been applied for sidewalk and curb and gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings (*)

Parcel No./ Zoning	Owner's Name / Mailing Address	Site Address	Frontage LF	Street Construction Items				Sanitary Sewer Reconstruction Items				TOTAL ASSMT		
				Remove Concrete Driveway or Terrace @ \$2.00 per Sq Ft.	Install Concrete Driveway Apron @ \$6.00 per Sq Ft.	Remove & Replace Concrete Sidewalk @ \$7.00 per Square Foot (SF)	Remove & Replace Curb and Gutter @ \$20.00 per Linear Foot (LF)	Sanitary Sewer Reconnect @ \$1,250.00 Each	Sanitary Sewer Reconstruction Items	Remove & Replace Sanitary Lateral @ \$21.00 per LF				
				SF	Cost	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost
0709-224-3604-7 HIS-L, TR-C2	STANLEY, CRAIG P & JULIA S STANLEY 1525 VILAS AVE MADISON WI	1525 Vilas Ave	77.04 57.10	265.00	\$530.00	365.00	\$2,190.00	0.50	75	\$262.50	0	\$0.00	0	\$0.00
0709-224-2812-7 TR-C2	HULAN III, CHARLES THOMAS MARNIE HULAN 1526 VILAS AVE MADISON WI	1526 Vilas Ave	76.80 57.95	0.00	\$0.00	0.00	\$0.00	0.50	205	\$717.50	0	\$0.00	0	\$0.00
0709-224-3605-5 TR-C2	ERAKER, BJORN 1527 VILAS AVE MADISON WI	1527 Vilas Ave	102.50 100.42	0.00	\$0.00	0.00	\$0.00	0.50	75	\$262.50	0	\$0.00	0	\$0.00
0709-224-2811-9 TR-C2	FASSETT, LEON & MARILYN FASSETT 1528 VILAS AVE MADISON WI	1528 Vilas Ave	51.50	185.00	\$370.00	205.00	\$1,230.00	1.00	330	\$2,310.00	0	\$0.00	0	\$0.00
0709-224-2810-1 TR-C2	AFFATATI, VINCENT J & MICHELLE M AFFATATI 1530 VILAS AVE MADISON WI	1530 Vilas Ave	51.00 99.58	200.00	\$400.00	220.00	\$1,320.00	0.50	150	\$525.00	0	\$0.00	0	\$0.00
Totals				1845.00	\$3,690.00	2095.00	\$12,210.00	--	1385	\$7,665.00	2	\$2,500.00	70	\$1,470.00
														\$3,752.90
														\$2,065.00
														\$1,287.50
														\$4,940.00
														\$2,755.00
														\$43,682.00

**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 20, 2019 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 four (4%) 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

VILAS AVENUE AND CAMPBELL STREET ASSESSMENT DISTRICT - 2019

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **NOVEMBER 8, 2019**

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

HEIDI FLEEGEL, being first duly sworn on oath, deposes and says that:

1. She is an Program Assistant with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 8th day of November, 2019 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled **VILAS AVENUE AND CAMPBELL STREET ASSESSMENT DISTRICT - 2019** attached hereto.

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.



Heidi Fleegel

Subscribed and sworn to before me
this 8th day of November, 2019



