



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](mailto:engineering@cityofmadison.com)  
[www.cityofmadison.com/engineering](http://www.cityofmadison.com/engineering)

Parcel Number: 0708-341-0101-9  
Situs Address: 8526 Prairie Hill Rd  
M & G UNIT OWNERS ASSOC  
8526 PRAIRIE HILL RD  
MADISON, WI 53719-0000

### 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

April 20, 2018

**To:** Property owners within Westview Hills Subdivision

**Re:** Board of Public Works Meeting Notice Sanitary Sewer and Water Main Extension

**When:** Wednesday, May 2<sup>nd</sup>, 2018. 5:00 PM

**Location:** City- County Building Room 108  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703

The City of Madison is proposing to install sewer and water to all the properties located within the Westview subdivision without curb and gutter or sidewalk (See Exhibit A). The project is scheduled to be presented to the City of Madison Board of Public Works on May 2<sup>nd</sup> at 5:00 PM. With the properties in the subdivision all being deed restricted and waiver of hearings being signed by all of the property owners, there will not be a Public Hearing for this project.

This project will involve special assessments to the owners of property adjacent to the project for the sewer and water improvements. Property owners will be assessed for all of the work necessary to build the sewer and water except for the asphalt which will be paid for by the City and not assessed. The City has had 2 neighborhood meetings to discuss the project and have taken the comments into account with an adjustment the schedule of assessments.

Included with this letter is a Schedule of Assessments, which shows the estimated costs for each property adjacent to the project. After the work is completed, 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. Because of the high cost of the assessment, we will request the BPW to approve an extension for the period to allow payment of the assessments over a 15 year pay period.

### Schedule

The current bid schedule will allow for the contractor begin work in August. The contract will have an open ended schedule for when the project is begun so the project may not be begun in 2018. After the construction work has begun, the contractor will be held to a 10-12 week time of completion schedule. We are pursuing this type of contract in order for the City to obtain best possible contract price to complete the work since some of the primary bidders who bids on municipal construction work have already committed their crews to other municipal construction projects. After the contractor is under contract, the City will have a construction schedule. The City will provide a construction notice prior to beginning work.

**Background**

The Westview Hills subdivision is a unique development in the City of Madison, as it was allowed to develop without being connected to public sanitary sewer and water facilities and, without the construction of curb and gutter or sidewalk. At the time of the development, no sanitary sewer was available to extend into the subdivision. Given the lack of available services at the time, the development was allowed to proceed with the condition that when City sewer and water facilities became available, homeowners would be required to connect and bear all costs of connection at that time. The same condition is also true for assessments related to curb and gutter and sidewalk.

With the completion of the 2001 Pleasant View Road project, sewer and water main were constructed on Prairie Hill Road to South View Road. This construction has now made sanitary sewer and water main considered “available” for extension into the subdivision proper.

**Related Madison General Ordinances for reference**

City of Madison General Ordinance 13.07(2)(d) stipulates that all homes within 150 ft. of a municipal water main are required to connect to the municipal water system. Properties subject to this requirement must connect to the municipal water system within 90 days of notice that the water main extension has been completed. Written requests for a delayed 2-year connection extension may be approved for active private well permit holders – please contact Madison Water Utility for more information.

City of Madison General Ordinance 35.02(3)(d) requires all homes with property lines within 100 ft. of a City sanitary sewer to connect to City sewer within 60 days of being notified. Our plan will be to issue orders to property owners to connect to City Sewer within two years after sewer is constructed.

Please attend the public meeting if you have concerns or comments about the project. If you are unable to attend and would like to express concerns or comments, please contact Mark Moder, of my staff, at 261-9250 or by email at [mmoder@cityofmadison.com](mailto:mmoder@cityofmadison.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Phillips", written over a horizontal line.

Robert F. Phillips, P.E.,  
City Engineer

RFP:mdm

cc:Ald.Paul Skidmore, District #9, Greg Fries, City Engineering Christy Bachmann, City Engineering, Joseph Grande, Madison Water Utility, Adam Wiederhoeft, Madison Water Utility

## EXHIBIT A: Full Subdivision Sewer & Water Buildout (No Curb & Gutter)

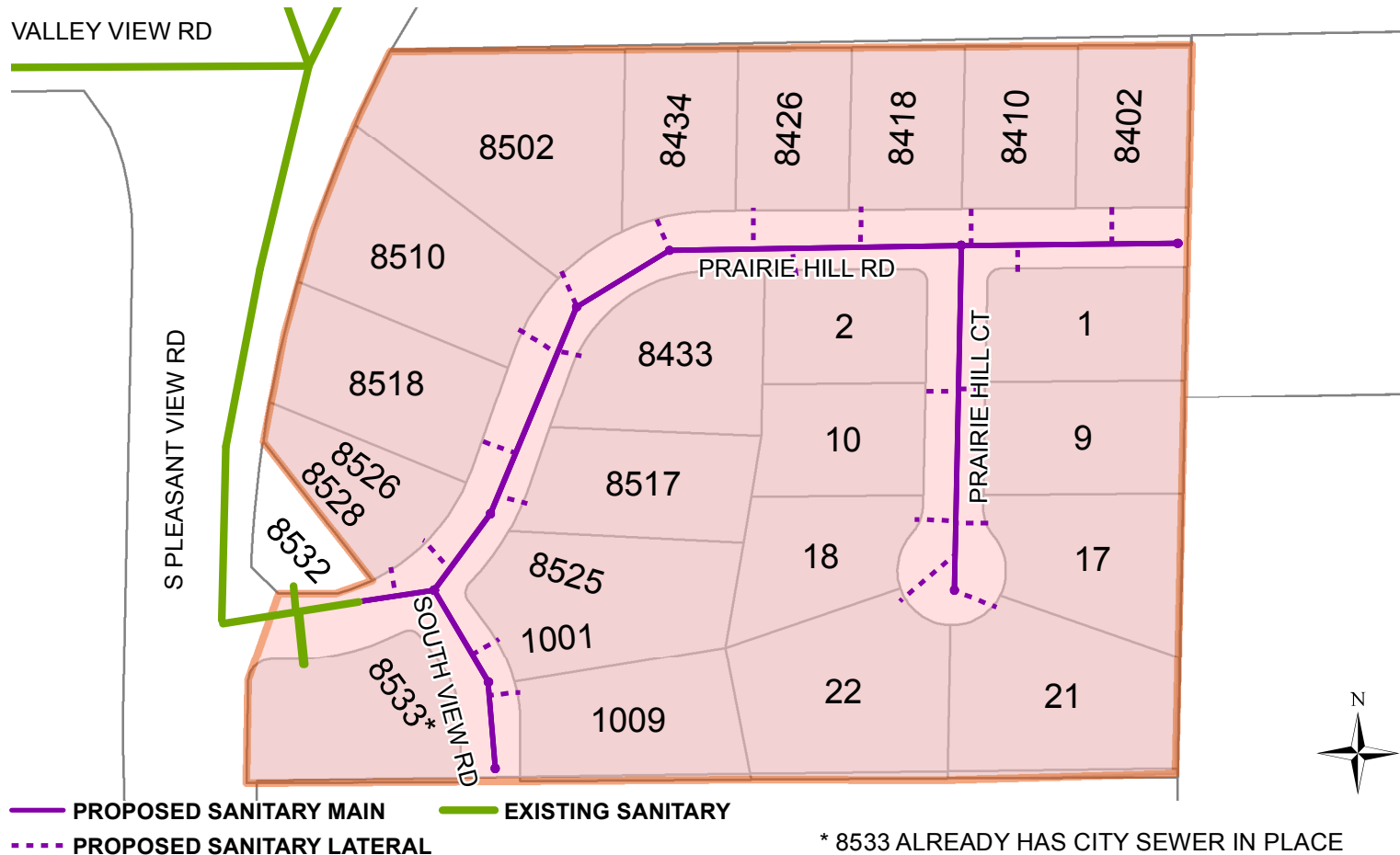


EXHIBIT D ASSESSMENT ESTIMATE

Provide Sewer and Water to the entire subdivision (No Curb and Gutter), City Pays for Asphalt Replacement

Project ID: **Prairie Hill Road Sewer and Water Assessment District 2- 2017**

Limits: **Prairie Hill Road Full subdivision**  
**Prairie Hill Road, South View Road, & Prairie Hill Court**  
**Assessments Based Upon Lot Area**

Date: 11/7/16 MDM  
Water Rev 4/16/18 ARW  
Sewer Rev:4/19/18 MDM

Parcel No./ Zoning	Owner's Name / Mailing Address	See Footnote	Parcel Location	Gross Parcel Area SF	Net Assessable Area SF	Net front LF	Sanitary Sewer Items						Water Main Items		TOTAL ASSMT
							Frontage Assmt @ \$0.00 per LF	Project Area Assmt \$585.03 per 1000 SF	Lateral Assessment		Impact Fees Valley View \$83.8959 per 1000 SF	MMSD Fees/ 1000sf Mid Town \$97.51 per 1000 SF	Water Main Assessment \$541.58 per 1000 SF	Water Lateral Assessment \$2,000 EA	
									\$75.90 per L.F. Lateral Length	Cost					
0708-341-0302-3	Natalya Krutova 2322 Quartz Lane Madison, WI 53719	(1),(2)	1001 South View Rd	38,680.00	38,680.00	74.03 57.15	\$0.00	\$22,628.90	40	\$3,036.00	\$3,245.09	\$3,771.69	\$20,948.28	\$2,000.00	\$55,629.95
0708-341-0301-5	Steinhauer, Duane 912 Erin Street Madison, WI 53715	(1),(2)	1009 South View Rd	31,342.00	31,342.00	110.68	\$0.00	\$18,335.96	39	\$2,960.10	\$2,629.47	\$3,056.16	\$16,974.17	\$2,000.00	\$45,955.85
0708-341-0101-9	M&G Unit Owners Assoc.. 8526 Prairie Hill Road Madison, WI 53719	(1),(2)	8526 Prairie Hill Rd. Unit CDM	20,870.00	20,870.00	153.07	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0708-341-0101-9	Swank, Daniel R & Karen Keiderling 8526 Prairie Hill Road Madison, WI 53719	(1),(2)	8526 Prairie Hill Rd.	10,435.00	10,435.00	76.54	0.00	\$6,104.77	43.00	\$3,263.70	\$875.45	\$1,017.52	\$5,651.38	\$2,000.00	\$18,912.82
0708-341-0101-9	Cook, Thomas T and Wilma J 8528 Prairie Hill Road Madison, WI 53719	(1),(2)	8528 Prairie Hill Rd.	10,435.00	10,435.00	76.54	0.00	\$6,104.77	43.00	\$3,263.70	\$875.45	\$1,017.52	\$5,651.38	\$2,000.00	\$18,912.82
0708-341-0102-7	Swank, Daniel R & Mackenzie P 8518 Prairie Hill Road Madison, WI 53719	(1),(2)	8518 Prairie Hill Rd.	33,080.00	33,080.00	135.62	\$0.00	\$19,352.74	51	\$3,870.90	\$2,775.28	\$3,225.63	\$17,915.44	\$2,000.00	\$49,139.98
0708-341-0303-1	Gnewuch, Lawrence A 1805 Red Tail Drive Verona, WI 53593	(1),(2)	8517 Prairie Hill Rd.	28,756.00	28,756.00	123.49	\$0.00	\$16,823.07	39	\$2,960.10	\$2,412.51	\$2,804.00	\$15,573.65	\$2,000.00	\$42,573.33
0708-341-0303-1	Corgiat, Nicholas M 8533 Prairie Hill Road Unit #1 Madison, WI 53719	(3)	8533 Prairie Hill Rd.	33,335.00	Sewer Net Area 0.00 Water Net Area 33,335.00	120.49	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$18,053.54	\$2,000.00	\$20,053.54
0708-341-0109-3	Poole, Amy L & Theodore R 8402 Prairie Hill Road Madison, WI 53719	(1),(2)	8402 Prairie Hill Rd.	22,512.00	22,512.00	125.05	\$0.00	\$13,170.16	49	\$3,719.10	\$1,888.66	\$2,195.15	\$12,192.03	\$2,000.00	\$35,165.10
0708-341-0108-5	Diehl, Justin A 8410 Prairie Hill Road Madison, WI 53719	(1),(2)	8410 Prairie Hill Rd.	22,519.00	22,519.00	125.05	\$0.00	\$13,174.25	49	\$3,719.10	\$1,889.25	\$2,195.83	\$12,195.82	\$2,000.00	\$35,174.25
0708-341-0107-7	Vakilzadeh, Faramarz 9 Prairie Hill Court Madison, WI 53719	(1),(2)	8418 Prairie Hill Rd.	22,526.00	22,526.00	125.05	\$0.00	\$13,178.35	49	\$3,719.10	\$1,889.84	\$2,196.51	\$12,199.61	\$2,000.00	\$35,183.41
0708-341-0106-9	Flock, Terry M & Tamra J. 8426 Prairie Hill Rd. Madison, WI 53719	(1),(2)	8426 Prairie Hill Rd.	22,534.00	22,534.00	125.05	\$0.00	\$13,183.03	51	\$3,870.90	\$1,890.51	\$2,197.29	\$12,203.94	\$2,000.00	\$35,345.67

EXHIBIT D ASSESSMENT ESTIMATE

Provide Sewer and Water to the entire subdivision (No Curb and Gutter), City Pays for Asphalt Replacement

Project ID: **Prairie Hill Road Sewer and Water Assessment District 2- 2017**  
Limits: **Prairie Hill Road Full subdivision**  
**Prairie Hill Road, South View Road, & Prairie Hill Court**  
**Assessments Based Upon Lot Area**

Date: 11/7/16 MDM  
Water Rev 4/16/18 ARW  
Sewer Rev.:4/19/18 MDM

							Sanitary Sewer Items							Water Main Items		TOTAL ASSMT
Parcel No./ Zoning	Owner's Name / Mailing Address	See Footnote	Parcel Location	Gross Parcel Area SF	Net Assessable Area SF	Net front LF	Frontage Assmt @ \$0.00 per LF	Project Area Assmt \$585.03 per 1000 SF	Lateral Assessment		Impact Fees Valley View \$83.8959 per 1000 SF	MMSD Fees/ 1000sf Mid Town \$97.51 per 1000 SF	Water Main Assessment \$541.58 per 1000 SF	Water Lateral Assessment \$2,000 EA		
									\$75.90 per L.F. Lateral Length	Cost						
0708-341-0304-9	Khatri, Farhan & Sana 8433 Prairie Hill Rd. Madison, WI 53719	(1),(2)	8433 Prairie Hill Rd.	34,046.00	34,046.00	328.78	\$0.00	\$19,917.87	32	\$2,428.80	\$2,856.32	\$3,319.83	\$18,438.60	\$2,000.00	\$48,961.42	
0708-341-0105-1	Planton, Daniel J & Kelly 8434 Prairie Hill Rd. Madison, WI 53719	(1),(2)	8434 Prairie Hill Rd.	22,523.00	22,523.00	121.05	\$0.00	\$13,176.59	47	\$3,567.30	\$1,889.59	\$2,196.22	\$12,197.99	\$2,000.00	\$35,027.68	
0708-341-0104-3	Lazarz Rev. Liv. Trust, Todd A 8502 Prairie Hill Rd. Madison, WI 53719	(1),(2)	8502 Prairie Hill Rd.	52,833.00	42,369.00	95.46	\$0.00	\$24,787.07	48	\$3,643.20	\$3,554.59	\$4,131.40	\$22,946.16	\$2,000.00	\$61,062.42	
0708-341-0312-2	Noughani, Hamid & Ladan Mostaghimi-Tehrani 1 Prairie Hill Court Madison, WI 53719	(1),(2)	1 Prairie Hill Court	27,528.00	27,528.00	175.95 95.47	\$0.00	\$16,104.66	38	\$2,884.20	\$2,309.49	\$2,684.26	\$14,908.59	\$2,000.00	\$40,891.19	
0708-341-0305-7	Zingg, Mark R 2 Prairie Hill Court Madison, WI 53719	(1),(2)	2 Prairie Hill Court	22,457.00	22,457.00	134.65 94.62	\$0.00	\$13,137.98	36	\$2,732.40	\$1,884.05	\$2,189.78	\$12,162.24	\$2,000.00	\$34,106.45	
0708-341-0311-4	Vakilzadeh, Faramarz & Tannaz Fakheri 9 Prairie Hill Court Madison, WI 53719	(1),(2)	9 Prairie Hill Court	27,586.00	27,586.00	125.05	\$0.00	\$16,138.59	38	\$2,884.20	\$2,314.35	\$2,689.91	\$14,940.00	\$2,000.00	\$40,967.06	
0708-341-0306-5	Johnson RE Living Trust, D & M 10 Prairie Hill Court Madison, WI 53719	(1),(2)	10 Prairie Hill Court	22,842.00	22,842.00	125.05	\$0.00	\$13,363.22	48	\$3,643.20	\$1,916.35	\$2,227.32	\$12,370.75	\$2,000.00	\$35,520.84	
0708-341-0310-6	Hashim-Waris Mohammed & Farhat Hashim-Waris 21 Prairie Hill Court Madison, WI 53719	(1),(2)	17 Prairie Hill Court	29,925.00	29,925.00	118.25	\$0.00	\$17,506.97	53	\$4,022.70	\$2,510.58	\$2,917.99	\$16,206.75	\$2,000.00	\$45,165.00	
0708-341-0307-3	May, Meghan K and Casey M May 18 Prairie Hill Court Madison, WI 53719	(1),(2)	18 Prairie Hill Court	24,564.00	24,564.00	110.00	\$0.00	\$14,370.64	51	\$3,870.90	\$2,060.82	\$2,395.24	\$13,303.35	\$2,000.00	\$38,000.94	
0708-341-0309-9	Hashim-Waris Mohammed & Farhat Hashim-Waris 21 Prairie Hill Court Madison, WI 53719	(1),(2)	21 Prairie Hill Court	43,063.00	43,063.00	66.87	\$0.00	\$25,193.08	59	\$4,478.10	\$3,612.81	\$4,199.07	\$23,322.02	\$2,000.00	\$62,805.08	
0708-341-0308-1	Khazai, Hooshang & Mitra Khazai 22 Prairie Hill Court Madison, WI 53719-4122	(1),(2)	22 Prairie Hill Court	42,115.00	42,115.00	73.05	\$0.00	\$24,638.47	90	\$6,831.00	\$3,533.28	\$4,106.63	\$22,808.60	\$2,000.00	\$63,917.98	
0708-341-0103-5	Richie, Davida M 8510 Prairie Hill Rd. Madison, WI 53719-4119	(1),(2)	8510 Prairie Hill Road	38,859.00	28,098.00	114.05	\$0.00	\$16,438.13	57	\$4,326.30	\$2,357.31	\$2,739.84	\$15,217.29	\$2,000.00	\$43,078.86	
				664,495.00	643,270.00	3,053.03	\$0.00	\$356,829.26	1,050.00	\$79,695.00	\$51,171.05	\$59,474.76	\$348,381.58	\$46,000.00	\$941,551.64	

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		See Footnote													

(1). Sanitary sewer connection charges levied by the Madison Metropolitan Sewerage District (MMSD) for these lands shall be deferred until such time as the lands are subdivided, developed and require sanitary sewer service. The base rate shall increase annually as determined by MMSD and the final connection cost will be determined by MMSD. Final billings will be generated by MMSD at the time of development or connection.

(2). Property will be subject to the Valley View Sanitary Sewer Impact Fee which will be deferred until the property is developed and/or requires sanitary sewer. Impact Fee rate will be increased annually by the Construction Cost Index (CCI).

(3). Property already has been assessed for City santiany sewer. Property is subject to only Water Assessments.