



Department of Public Works  
**City Engineering Division**

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Parcel Number: 0«Parcel\_Number»  
Situs Address: «Situs\_Address»  
«Owner\_Name\_1»  
«Owner\_Name\_2»  
«Owner\_Address»  
«Owner\_City», «Owner\_State» «Owner\_Zip»

February 4, 2010

**To: Condominium Owners along N. & S. Broom Street**

**Re: Public Hearing before Board of Public Works**  
**February 17, 2010 6:30 P.M.**  
**Room 108 City County Building**  
**210 Martin Luther King Jr. Blvd.**  
**Madison, WI**

**Due to complications with the mailing, to condominium owners, for the original public hearing, held on February 3, 2010, the hearing has been extended to the abovementioned date and time.**

The City of Madison is proposing to improve N. & S. Broom Street from Doty Street to W. Johnson Street. This project involves special assessments to owners of property on the project. You are being sent this letter to notify you of the public hearing before the Board of Public Works at the above referenced date, time & location. City Engineering will be making a short presentation at the meeting, followed by the public hearing. Attached to this letter is a schedule of assessments that contains the estimated cost for each property on the project.

The proposed improvements include replacing the sanitary sewer and water mains and laterals; replacing portions of the curb and gutter, sidewalk and drive aprons; replacing the water main, installing pedestrian scale lighting; and replacing the pavement. If the project were approved, construction would take place during the spring and summer of 2010.

#### **Street Improvements**

The proposed street improvements include replacing portions of the concrete curb and gutter and the asphalt pavement. Sidewalk that is cracked, settled, heaved, in disrepair will be replaced. Also, the replacement of the sanitary sewer main will require removal and replacement of up to four sections of sidewalk. The schedule of assessments reflects the removal and replacement of all of the curb and gutter. The condition of the curb will be evaluated, prior to construction, and only curb that is in disrepair or at utility lateral locations will be removed and replaced.

Terrace sidewalks, walks that lead from the edge of the street to the mainline sidewalk or property line; which are adjacent to sections of curb and gutter that are replaced; will be removed *and not* replaced unless requested by the property owner.

The City and the property owners adjoining the reconstruction will share the cost of the street improvements. The City shares the cost on a 50-50 basis with the property owners for removing and replacing existing drive aprons, sidewalk and curb and gutter. The City is responsible for the remaining street related items. The attached Schedule of Assessments shows a breakdown of costs for each of the assessable items and the total estimated cost to be assessed to each adjacent property owner. Per the Wisconsin State Statutes, each condominium unit is assessed individually. LeAnne Hannan is the street design engineer and you may contact her at 266-4057 or [lhannan@cityofmadison.com](mailto:lhannan@cityofmadison.com) if you have questions.

#### **Sanitary Sewer Main and Lateral Replacement**

The sanitary sewer main and laterals within the limits of this reconstruction project were constructed in 1908 and 1931. A second, smaller line was installed between W. Washington Avenue and W. Johnson Street in 1972. The sanitary sewer main will be replaced with this project and will not be assessed to the properties. The property owners own sanitary laterals. It is the City of Madison Engineering Division's policy to pay for 75% of the cost to replace sanitary laterals within the public right of way (that length of sewer lateral between the sanitary sewer main

and the property line). The estimated property owner's share is listed on the schedule of assessments. This offer applies only to property owners whose sewer lateral is within the street reconstruction limits. Replacement of the sanitary sewer lateral from the property line to your home is solely your responsibility and will not be coordinated or funded by the City. Mark Moder is the sanitary sewer designer for this project; you may contact him at 261-9250 or [mmoder@cityofmadison.com](mailto:mmoder@cityofmadison.com).

#### **Storm Sewer**

Storm sewer main, leads, and inlets will be replaced as part of this project. This work is not assessed to property owners. Lisa Coleman is the storm sewer designer for this project; you may contact her at 266-4093 or [lcoleman@cityofmadison.com](mailto:lcoleman@cityofmadison.com).

#### **Street Lighting**

Pedestrian scale lighting is proposed, matching the green poles already in place on Bedford, Wilson, Doty, Main, and Mifflin Streets. The cost of the materials and installation is assessed to property owners. Thereafter, energy and maintenance are done at City cost. All wiring for lighting is underground. Questions regarding the lighting design and lighting assessments can be directed to Dan Dettmann, 266-6536 or [ddettmann@cityofmadison.com](mailto:ddettmann@cityofmadison.com).

#### **Impact on Trees and Landscaping**

Prior to or during construction, it will be necessary to trim tree limbs to avoid damage by the construction operations. It is not anticipated that any trees will need to be removed. In the event that this changes, the adjacent property owners will be notified prior to removing the tree.

Please note that construction will also have an impact on landscape features in the terrace. With the nature of this work, property owners should anticipate that the terrace area, adjacent to any curb replacement or utility lateral replacement, will be disturbed. Therefore, any plantings or special landscaping features that an owner wishes to save from damage should be removed from the terrace area prior to the start of construction.

#### **Water Main Replacement and Lead Service Replacement**

Water main will be replaced within the project limits. If you have any questions or concerns with regards to the water main work, please contact Dennis Cawley, of the Madison Water Utility, at 261-9243.

#### **Assessments - General**

A special assessment is a special charge for work that the City is planning to complete. The attached schedule of assessments shows an estimate of the property owners' share of the project based upon the City's assessment policy. When the project is bid, and work is complete, a final assessment will be calculated based on work actually performed. The final assessment is payable in one lump sum or over a period of 8 years, with 3.5% interest charged on the unpaid balance.

#### **Accommodation Requests**

To request accommodations for special needs or disabilities or have any other questions regarding this project, please contact the Project Engineer, LeAnne Hannan at [lhannan@cityofmadison.com](mailto:lhannan@cityofmadison.com) or 266-4057. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction.

Sincerely,

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

RFP:LKH

cc: Ald. Mike Verveer