



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: 0709-211-0321-7
Situs Address: 2639 University Ave
TRS 2635 UNIVERSITY
AVENUE LLC
8905 BLACKHAWK RD
MIDDLETON, WI 53562-0000

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

June 4, 2021

To: Property Owners along University Ave.

Re: Proposed Street Reconstruction & Utility Replacement Project & Public Hearing

The City of Madison is coordinating with the Wisconsin DOT and the Village of Shorewood Hills on a proposed reconstruction project on University Ave. Bidding of this project is scheduled for the fall of 2021, with construction scheduled to begin in early spring of 2022. Enclosed with this letter is a fact sheet with some details on the project, which includes a map of the project limits. Also enclosed is a notification for the Public Hearing before the Board of Public Works, which will be held virtually over Zoom. The date and time of the public hearing can be found on the notification, and, once available, links to register for the public hearing can be found at www.cityofmadison.com/clerk.

This project will involve special assessments to the owners of property adjacent to the project that are within the City of Madison (southerly side of University Ave.). Property owners will be assessed for various items included with this proposed project. This project has received federal funding to cover approximately 60% of the costs of the project, so the proposed assessments will only be for a portion of the City's share of the costs. A table detailing the assessment policy and cost sharing is also 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 the year following completion of construction, is payable in one lump sum or over a period of 8 years, with 2% 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 Engineer. 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. Vidaver
Mike Miller
Yang Tao
Mark Winter
Jeremy Nash
Jerry Schippa
Kelly Miess
Ed Ruckriegel
Cindy Deering

Chris Petykowski
Marla Eddy
Matt Allie
Greg Fries
Janet Schmidt
Tim Sobota
Graham Heitz
Dane County 911
Charles Romine

Mick Howan, School District Transportation, mjhowan@madison.k12.wi.us

Michael LaCount, MMSD School District Transportation mlacount@madison.k12.wi.us

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. 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, JUNE 16, 2021 AT 5:30 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 two (2%) 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

UNIVERSITY AVENUE ASSESSMENT DISTRICT - 2022

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **JUNE 4, 2021**

Fact and Details Sheet: PROPOSED UNIVERSITY AVENUE RECONSTRUCTION

PROJECT CONTACTS

- » **Project Manager:** Jim Wolfe
(608) 266-4099, jwolfe@cityofmadison.com
- » **Sanitary Sewer:** Mark Moder
(608) 261-9250, mmoder@cityofmadison.com
- » **Water:** Kelly Miess
(608) 261-9640, kmiess@madisonwater.org
- » **Storm Sewer:** Matt Allie
(608) 266-4058, mallie@cityofmadison.com
- » **Traffic Signals & Lighting:** Jerry Schippa
(608) 267-1969, jschippa@cityofmadison.com

Project Details – Proposed Work

Sanitary Sewer: The existing sewer mains will be replaced with new PVC pipes, and the laterals will be replaced from the new main to the property line. Project is also being coordinated with MMSD to replace an interceptor sewer main within the project limits.

Water Main: The water mains will be replaced within the project limits and water services will be reconnected to the new main.

Storm Sewer: The existing storm sewer system along University Ave. will be replaced. Additionally, a new 96" storm sewer will be installed to provide some additional stormwater drainage capacity for the area.

Street: Replace all the existing pavements, curbs and gutters, and driveway aprons. New sidewalk will be installed along the north side of University Ave., and the sidewalk on the southerly side will be removed and replaced with a widened sidewalk (7'-10' wide) to provide improved pedestrian and bicycle access to those properties. The travel lane widths will be narrowed to provide additional space. University Bay will also be widened to allow for dual left turns off EB University Ave. A raised pedestrian crossing of the channelized right turn off SB University Bay will also be installed.

A new overpass will be installed over University Bay Dr. for the multi-use path. A separate connection will be installed from the path to the east side of University Bay Dr.

The street lighting and traffic signals will also be replaced with the project.

Trees: There are very few existing terrace trees along the southerly side, but these will all need to be removed for the widened sidewalk. The trees within the medians will also be removed within the project limits. Where possible, existing trees on the northerly side will be preserved.

Terrace Areas: Owners must remove any plantings, structures, or any special landscaping features from the terrace area and public Right of Way prior to the start of construction, including raised planting beds, stone landscaping, retaining walls, railings, pavers, planters, etc. If left in place, these items will be removed by the contractor and not replaced. With the project, the terrace areas will be restored either with topsoil and grass seed or concrete sidewalk, where appropriate.

Bus Stops: Bus pads will be installed at several locations including: far side (after cross street) in both directions at the Shorewood/Hill intersection, far side in both directions at the Marshall/Ridge intersection, on both sides of Franklin, just south of University Ave. Bus stops will remain at the Farley/University Bay intersection, and a new pull will be installed on University Bay, north of University Ave.

Assessments: After construction is complete, the assessments are recalculated based on the bid prices and measured quantities. The final assessments will be mailed in the summer of 2023, and, once received, property owners can pay the assessments in a lump sum or over 8 years with 2% interest.

Project Website: www.cityofmadison.com/engineering/projects/university-avenue

Plan overview, typical section details, and overpass images are available on the project page.



Assessment Policy Breakdown	Federal Funding Share	Property Owner Share	City Share
Item			
Curb & Gutter Replacement	60%	20%	20%
Driveway Aprons Replacement	60%	20%	20%
Sidewalk Replacement	60%	20%	20%
Remove & Replace Conc. Terrace	60%	50%	50%
Asphalt Pavement & Gravel Base	60%	0%	40%
Sanitary Laterals to property line	0%	25%	75%
Sanitary Sewer Main	0%	0%	100%
Storm Sewer Main	60%	0%	40%
Water Main	0%	0%	100%
Street Lighting & Signals	60%	0%	40%
New Path Overpass at U-Bay *Costs shared w/ Shorewood Hills	60%	0%	40%*

Construction Schedule & Impacts

Tentative Schedule: This project is scheduled to be bid in late summer/early fall of 2021. Construction is expected to begin as soon as possible in the spring of 2022, likely in early March. The project is also being coordinated with private utilities (MG&E, AT&T, Charter, etc.), and work to relocate their facilities may start prior to the contractor on this reconstruction project. Construction is expected to be completed in November of 2022.

Traffic Impacts & Staging: The work on University Ave. will be completed in several stages. During each phase, University Ave. will remain open to 2 lanes of traffic in each direction, but, at times, it may be reduced to a single lane in one of the directions, during non-peak travel times. Each of the cross streets will be closed while work is taking place in those intersections, but University Bay will remain open to two-way traffic for the vast majority of the project, and access will also be maintained to old University Ave. There will be short weekend and/or night time closures of University Bay Dr. in order to complete some of the work on the utilities and the new overpass. Access will be maintained to all commercial driveways/parking lots, but there may be brief closures in order to complete work immediately in front of or on those driveways.

The first stage of the project will be to remove the existing medians and temporarily pave over those medians so that traffic can be maintained throughout construction. In general, the second stage of the project will be to construct the northerly half of University Ave. (traffic on the existing pavement on the southerly side), and the third stage of the project will be to construct the southerly half of University Ave. (traffic on the newly constructed north half).

Water Shut-offs: 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 last about 4-5 hours. 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.

Refuse & Recycling Collection and mail delivery: It will be the contractor's responsibility to allow for refuse and recycling collection to continue during construction, as well as mail delivery. Please mark your address on your City cart to make sure it is returned if moved. We ask that you place your carts at the street the evening prior to or at the very latest 6:00 a.m. on the morning of your scheduled refuse/recycling day. If you have a private collection service, please inform them of the pending road construction and that collections will generally need to take place from on the property.

Supplemental Forestry Information

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.

Date: 5/17/2021

*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 Sidewalk, Driveway, or Terrace @ \$1.50 per Sq Ft.				Install Concrete Driveway Apron @ \$3.50 per Sq Ft.				Street Construction Items				Sanitary Sewer Items				TOTAL ASSTMT					
				SF		Cost	Factor*	SF		Cost	Factor*	LF		Cost	Each	Sanitary Sewer Reconnect @ \$1,350 Each		Remove & Replace Sanitary Lateral @ \$25.00 per LF							
0709-211-0309-3 TR-U1, WP-06	SUNOWATY, MARK G 409 S RANDALL AVE MADISON WI	513 Farley Ave	68.90	0.00	\$	-	0.00	\$	-	1.00	0.00	\$	-	1.00	40.00	\$	520.00	0.00	\$	-	0.00	\$	-	\$	520.00
0709-212-0632-6 TR-U1, WP-06	RHP SHEPARD LLC 1530 E MARCUS CT PARK RIDGE IL	602 N Franklin Ave	78.10	200.00	\$	300.00	0.00	\$	-	1.00	200.00	\$	600.00	1.00	34.00	\$	442.00	2.00	\$	2,700.00	96.70	\$	2,417.50	\$	6,459.50
0709-212-0211-8 TR-U1, WP-06	UNIV OF WIS REGENTS VAN HISE HALL # 1860 1220 LINDEN DR MADISON WI	2924 Harvey St	45.65	371.00	\$	556.50	0.00	\$	-	1.00	321.00	\$	963.00	1.00	45.65	\$	593.45	0.00	\$	-	0.00	\$	-	\$	2,112.95
0709-212-0216-8 CC-T, WP-06	UNIVERSITY QUARRY LLC 3330 UNIVERSITY AVE # 206 MADISON WI	710 Ridge St University Ave. frontage	213.30 188.00	0.00	\$	-	0.00	\$	-	1.00	0.00	\$	-	1.00	256.00	\$	3,354.00	1.00	\$	1,350.00	24.00	\$	600.00	\$	5,304.00
0709-211-0301-9 TSS, WP-06	SCOTT, GARTH K & KAREN L 5453 LAKE MENDOTA DR MADISON WI	2601 University Ave	95.00	0.00	\$	-	0.00	\$	-	1.00	0.00	\$	-	1.00	95.00	\$	1,235.00	0.00	\$	-	0.00	\$	-	\$	1,235.00
0709-211-0302-7 TSS, WP-06	RIPPLE FAMILY LIMITED PARTNERSHIP 3801 REGENT ST MADISON WI	2605 University Ave	45.00	0.00	\$	-	0.00	\$	-	1.00	0.00	\$	-	1.00	45.00	\$	585.00	0.00	\$	-	0.00	\$	-	\$	585.00
0709-211-0303-5 TSS, WP-06	RIPPLE FAMILY LIMITED PARTNERSHIP 3801 REGENT ST MADISON WI	2611 University Ave	62.75	98.00	\$	147.00	0.00	\$	-	1.00	100.00	\$	300.00	1.00	62.75	\$	815.75	0.00	\$	-	0.00	\$	-	\$	1,262.75
0709-211-0304-3 TSS, WP-06	JOHNSON, MICHAEL W 7502 GANSEY WAY MADISON WI	2613 University Ave	36.00	77.00	\$	115.50	73.00	\$	255.50	1.00	0.00	\$	-	1.00	36.00	\$	468.00	0.00	\$	-	0.00	\$	-	\$	835.00
0709-211-0305-1 TSS, WP-06	JOHNSON, MICHAEL W 7502 GANSEY WAY MADISON WI	2615 University Ave	38.75	77.00	\$	115.50	73.00	\$	255.50	1.00	0.00	\$	-	1.00	38.75	\$	503.75	0.00	\$	-	0.00	\$	-	\$	874.75
0709-211-0306-9 TSS, WP-06	JOHNSON, MICHAEL W 7502 GANSEY WAY MADISON WI	2625 University Ave	46.75	109.00	\$	163.50	153.00	\$	535.50	1.00	0.00	\$	-	1.00	46.75	\$	607.75	0.00	\$	-	0.00	\$	-	\$	1,306.75
0709-211-0307-7 TSS, WP-06	HIGHLAND, THE 2631 UNIVERSITY AVE MADISON WI	2631 University Ave	143.00	152.00	\$	228.00	254.00	\$	889.00	1.00	0.00	\$	-	1.00	143.00	\$	1,859.00	0.00	\$	-	0.00	\$	-	\$	2,976.00
0709-211-0321-7 TSS, WP-06	TRS 2635 UNIVERSITY AVENUE LLC 8905 BLACKHAWK RD MIDDLETON WI	2639 University Ave	136.53 140.00	864.00	\$	1,296.00	122.00	\$	427.00	1.00	1353.00	\$	4,059.00	1.00	276.53	\$	3,594.89	0.00	\$	-	0.00	\$	-	\$	9,376.89

Street Construction Items										Sanitary Sewer Items																
Remove Concrete Sidewalk, Driveway, or Terrace @ \$1.50 per Sq Ft.				Install Concrete Driveway Apron @ \$3.50 per Sq Ft.				Install Concrete Sidewalk @ \$3.00 per Square Foot (SF)				Remove & Replace Curb and Gutter @ \$13.00 per Linear Foot (LF)				Sanitary Sewer Reconnect @ \$1,350 Each				Remove & Replace Sanitary Lateral @ \$25.00 per LF				TOTAL ASMT		
SF	Cost	Factor*	LF	SF	Cost	Factor*	LF	SF	Cost	Factor*	LF	SF	Cost	Factor*	LF	Each	Cost	Each	LF	Cost	LF	Cost				
0709-212-0701-9 PD, WP-06				264.96 214.00	3359.00	\$	5,038.50	287.00	\$	1,004.50	1.00	3838.00	\$	11,514.00	1.00	462.96	\$	6,018.48	2.00	\$	2,700.00	46.00	\$	1,150.00	\$	27,425.48
0709-212-0703-5 CC-T, WP-06				145.40	1174.00	\$	1,761.00	276.00	\$	966.00	1.00	1037.00	\$	3,111.00	1.00	145.40	\$	1,890.30	1.00	\$	1,350.00	46.00	\$	1,150.00	\$	10,228.20
0709-212-0704-3 CC-T, WP-06				121.75	964.00	\$	1,446.00	100.00	\$	350.00	1.00	848.00	\$	2,544.00	1.00	121.75	\$	1,582.75	1.00	\$	1,350.00	46.00	\$	1,150.00	\$	8,422.75
0709-212-0706-9 CC-T, WP-06				120.00 120.00	1184.00	\$	1,776.00	85.00	\$	297.50	1.00	1302.00	\$	3,906.00	1.00	232.00	\$	3,016.00	1.00	\$	1,350.00	46.00	\$	1,150.00	\$	11,495.50
0709-212-0601-1 CC-T, WP-06				120.00 80.00	1336.00	\$	2,004.00	630.00	\$	2,205.00	1.00	1398.00	\$	4,194.00	1.00	200.00	\$	2,600.00	3.00	\$	4,050.00	71.00	\$	1,775.00	\$	16,828.00
0709-212-0604-5 CC-T, WP-06				263.31	2035.00	\$	3,052.50	324.00	\$	1,134.00	1.00	2041.00	\$	6,123.00	1.00	263.31	\$	3,423.03	1.00	\$	1,350.00	28.00	\$	700.00	\$	15,782.53
0709-212-0605-3 CC-T, WP-06				90.00	711.00	\$	1,066.50	108.00	\$	378.00	1.00	650.00	\$	1,950.00	1.00	90.00	\$	1,170.00	1.00	\$	1,350.00	18.00	\$	450.00	\$	6,364.50
0709-212-0609-5 CC-T, WP-06				181.67 85.00	1721.00	\$	2,581.50	128.00	\$	448.00	1.00	2044.00	\$	6,132.00	1.00	230.00	\$	2,990.00	1.00	\$	1,350.00	19.00	\$	475.00	\$	13,976.50
0709-212-0203-5 CC-T, WP-06				63.00	502.00	\$	753.00	107.00	\$	374.50	1.00	446.00	\$	1,338.00	1.00	63.00	\$	819.00	1.00	\$	1,350.00	19.00	\$	475.00	\$	5,109.50
0709-212-0204-3 CC-T, WP-06				102.00	802.00	\$	1,203.00	90.00	\$	315.00	1.00	703.00	\$	2,109.00	1.00	102.00	\$	1,326.00	1.00	\$	1,350.00	20.00	\$	500.00	\$	6,803.00
0709-212-0205-1 CC-T				225.00 370.00	1747.00	\$	2,620.50	121.00	\$	423.50	1.00	1569.00	\$	4,707.00	1.00	272.00	\$	3,536.00	1.00	\$	1,350.00	19.00	\$	475.00	\$	13,112.00
0709-212-0301-7 CC-T				100.00 280.00	927.00	\$	1,390.50	0.00	\$	-	1.00	852.00	\$	2,556.00	1.00	122.00	\$	1,586.00	1.00	\$	1,350.00	18.00	\$	450.00	\$	7,332.50

*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.

*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										TOTAL ASMT				
				Remove Concrete Sidewalk, Driveway, or Terrace @ \$1.50 per Sq Ft.		Install Concrete Driveway Apron @ \$3.50 per Sq Ft.		Install Concrete Sidewalk @ \$3.00 per Square Foot (SF)		Remove & Replace Curb and Gutter @ per Linear Foot (LF)		Sanitary Sewer Reconnect @ \$1,350 Each			Remove & Replace Sanitary Lateral @ \$25.00 per LF			
				SF	Cost	SF	Cost	Factor*	SF	Cost	Factor*	LF	Cost		Each	Cost	LF	Cost
0709-212-0302-5 TR-J1	SHOREWOOD HOUSE LLP 3009 UNIVERSITY AVE MADISON WI	3009 University Ave	132.27	1040.00	\$ 1,560.00	100.00	\$ 350.00	1.00	952.00	\$ 2,856.00	1.00	132.27	\$ 1,719.51	2.00	\$ 2,700.00	38.00	\$ 950.00	\$ 10,135.51
0709-212-0303-3 CC-T	CENTURY HOUSE REAL ESTATE LLC 3029 UNIVERSITY AVE MADISON WI	3029 University Ave	127.68	1000.00	\$ 1,500.00	100.00	\$ 350.00	1.00	917.00	\$ 2,751.00	1.00	127.68	\$ 1,659.84	3.00	\$ 4,050.00	56.00	\$ 1,400.00	\$ 11,710.84
0709-212-0305-9 CC-T	CENTURY HOUSE REAL ESTATE LLC 3029 UNIVERSITY AVE MADISON WI	3033 University Ave Hill St. frontage	132.17 60.00	852.00	\$ 1,278.00	22.00	\$ 77.00	1.00	1076.00	\$ 3,228.00	1.00	132.17	\$ 1,718.21	0.00	\$ -	0.00	\$ -	\$ 6,301.21
Totals				21,302.00	\$ 31,953.00	3,153.00	\$ 11,035.50		21,647.00	\$ 64,941.00		3,817.97	\$ 49,633.61	23.00	\$ 31,050.00	\$10.70	\$ 15,267.50	\$ 203,880.61

AFFIDAVIT OF MAILING

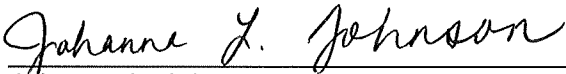
STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

JOHANNA JOHNSON, being first duly sworn on oath, deposes and says that:

1. She is a Program Assistant 3 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the day of JUNE 4, 2021 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 **UNIVERSITY AVENUE**

ASSESSMENT DISTRICT - 2022
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.



Johanna L. Johnson

Subscribed and sworn to before me
this 4 day of JUNE, 2021



L M PARKER

Notary Public, State of Wisconsin
My Commission expires:

