



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
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

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

September 10, 2021

To: City of Madison Property Owners along Pleasant View Road
Re: Proposed Street Reconstruction Project & Public Hearing


The City of Madison is planning a 2022 and 2023 construction project on North Pleasant View Road from Old Sauk Road to USH 14 in partnership with the City of Middleton and the Wisconsin Department of Transportation. The proposed project will include the reconstruction and expansion of the existing rural two-lane roadway to a four-lane divided urban arterial. The expanded urban section will have curb and gutter, raised median, and new street lighting, storm sewer, sanitary sewer, and water main. Roundabouts will be constructed at the Blackhawk Road and Greenway Boulevard intersections. 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 those items are assessed fully or partially to the owner. A table detailing the City's standard assessment policy for the items of work is included on the attached fact sheet.

Also enclosed is a preliminary Schedule of Assessments, which shows the estimated costs for each property adjacent to the project. The frontages and lot areas of each property to be assessed are listed on the schedule. After the work is complete, a final assessment cost will be calculated based on bid prices and work actually performed. The final assessment cost, which will be billed after the completion of the project, 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 Andrew Zwieg, Project Manager, (608) 266-9219, azwieg@cityofmadison.com. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction.

Sincerely,



Robert F. Phillips, P.E.
City Engineer

RFP:ajz
Cc by email:

Alder Nikki Conklin, District 9 Alder
Mark Moder, City Engineering
Caroline Burger, City Engineering
Jeremy Nash, Traffic Engineering
Yang Tao, Traffic Engineering
Marla Eddy, City Forestry
Aaron Leair, City Forestry
Ed Ruckriegel, Fire Department
Dane County 911
Michael LaCount, MMSD School District Transportation mlacount@madison.k12.wi.us
Mick Howen, MMSD School District Transportation, mjhowen@madison.k12.wi.us

Christy Bachmann, City Engineering
Janet Schmidt, City Engineering
Kyle Frank, City Engineering
Gretchen Aviles-Pineiro, Traffic Engineering
Charles Romines, Streets Division
Wayne Buckley, City Forestry
Tim Sobota, Madison Metro Transit
Cindy Mierow, Police Department
Jason Fenske, Badger Bus Lines, jasonf@badgerbus.com



PROJECT CONTACT
 » **Project Manager:** Andrew Zwieg
 608-266-9219, azwieg@cityofmadison.com

Fact and Details Sheet: PROPOSED PLEASANT VIEW ROAD CONSTRUCTION

Project Details – Proposed Work

Sanitary Sewer: The existing sanitary sewer system along Pleasant View Road will remain during construction of the new street. There will be sanitary sewer manhole rim adjustments throughout the corridor to accommodate the new roadway.

Water Main: The existing water main will remain along the remaining portion of Pleasant View Road within the City of Madison. There will be hydrant and water service adjustments throughout the corridor to accommodate the new roadway.

Storm Sewer: The City will install a new storm sewer system throughout the corridor to collect stormwater from the new roadway. The storm sewer is being designed to convey the 100-year storm event only at the low point (between Timber Wolf Trail and Blackhawk Road at the outfall from Swallowtail pond). The remainder of the storm sewer is designed for the 10-year storm.

The Swallowtail Pond north of Timber Wolf Trail will be reconstructed to improve the storage capacity of the stormwater structure. The project will involve removing existing sediment material from the bottom of the pond, lowering the normal water surface of the pond to provide additional water quality and quantity benefits, and providing access around the perimeter of the pond. The culvert crossing under Pleasant View Road at the pond will also be reconstructed. The stormwater improvements are based off the Pleasant Branch Watershed study.

Street: The City will reconstruct Pleasant View Road including the Blackhawk Road and Greenway Boulevard intersections from a 2-lane to 4-lane roadway from Timber Wolf Trail to Greenway Boulevard. The new roadway will be an urban boulevard with a median, 2 travel lanes in each direction, 8-foot paved shoulders, curb and gutter, and a shared-use path along the west side of the road (*4' of pavement and curb & gutter assessable*).

Driveway Aprons: Driveway aprons along Pleasant View Road will be reconstructed with concrete between the curb and the back of the shared-use path or sidewalk. Any driveway material removed beyond behind the shared use path or sidewalk will be replaced to match your existing driveway material (*driveway aprons assessable*). Driveway widths will be replaced per the City of Madison standard detail.

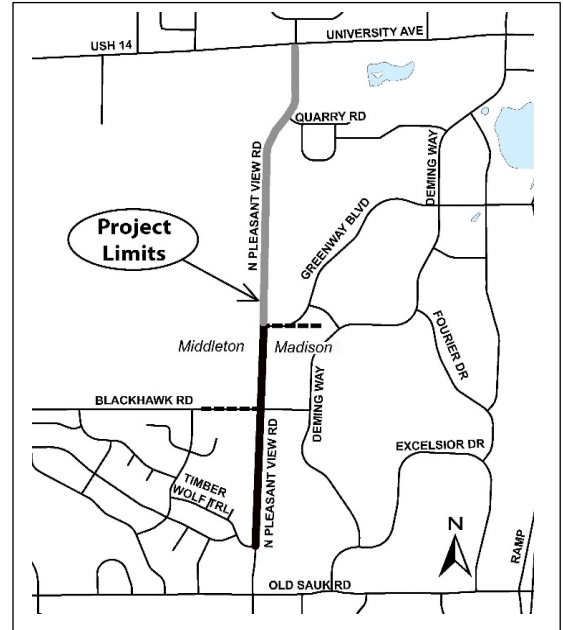
Bus Pads: Bus pads will not be installed along Pleasant View Road.

Street Lights: There will be new street lighting along Pleasant View Road between the sidewalk and concrete curb for the entire length of the project (*lighting assessable*).

Assessments: The project will have special assessments for the street construction. The assessments are a special charge for work being done that has a direct benefit to the property. The preliminary assessment will be mailed during the design phase and will give the property owner an estimated cost due after construction is complete. The project also utilizes a federal cost share reducing the overall assessment cost for property owners. The final assessment bill will be mailed in 2024 to adjacent property owners and be calculated based on bid prices and measured quantities. The property payment options include payment by lump sum or over 8 years with 2 percent interest.

Trees: Terrace and median trees along Blackhawk Road and Greenway Boulevard may be pruned prior to construction to provide required clearance for construction equipment. There are 21 tree removals within the Blackhawk Road and Greenway Boulevard right-of-way: 1002 N. Pleasant View Road (3 – Japanese Tree Lilac, 2 – Crabapple, 2 – Cockspar Hawthorn), 1212 Deming Way (8 – Elm), 1425 N. Pleasant View Road (1 –

Project Location Map



Item	Property Owner Share	City Share	Federal Share
Driveway Aprons	20%	20%	60%
Curb & Gutter Replacement*	20%	20%	60%
New Street (4' Pavement & Curb)*	40%	0%	60%
Intersection Curb & Pavement	0%	40%	60%
Sanitary Sewer Main	0%	100%	0%
Water Main	0%	100%	0%
Storm Sewer Main	0%	40%	60%
Street Lighting	40%	0%	60%

*Assessed per linear feet of property frontage

Littleleaf Linden, 1 – Norway Maple, 1 – Honeylocust), and 1200 block of Greenway Boulevard median (1 – Honeylocust, 1 – Oak, 1 – Littleleaf Linden) because of conflicts with new roundabouts with Pleasant View Road. Existing trees within the right-of-way along Pleasant View Road will be removed.

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. After project completion, City Forestry will evaluate the terrace for potential tree planting locations.

Project Website: <https://www.cityofmadison.com/engineering/projects/pleasant-view-road>

Construction Schedule & Impacts

Tentative Schedule: July 2022 – November 2023

Traffic Impacts: During construction, Pleasant View Road will be open to 1-lane of traffic in each direction from Mineral Point Road to USH 14 with the exception of a portion of Pleasant View Road from Greenway Boulevard to Quarry Road which will have a long-term 4-month closure to accommodate excavation to lower the existing road. Access will be maintained to the Pleasant View Road golf course. A detour route via USH 14 to the Beltline to Old Sauk Road will be posted during the closure.

Local access to residential and commercial properties will be provided during construction, but driveways may not be accessible at times when work is being performed in front of the driveway or concrete placement along the driveway. 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 nearest street. The contractor will construct driveways that are greater than 1 car width one-half at a time to maintain access to the property.

Water Shut-offs: An average of two water shut-offs are expected for properties adjacent to the Pleasant View Road and Blackhawk intersection. 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. The water will be shut-off when a portion of the existing main is relocated to accommodate construction of the roundabout. At the start of construction, the existing main will remain in service until the new section is installed and connected to. Emergency shut-offs are possible if water main is damaged or breaks occur during construction. The Madison Water Utility and Contractor will notify affected properties 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. We ask that you place your carts at the street the evening prior to or at the very latest 6:00 a.m. the morning of your scheduled refuse/recycling day.

Landscaping: Existing timber, brick or stone walls and landscaping plantings along the street or within the right-of-way will be impacted because it will conflict with the 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 summer of 2022.

**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, SEPTEMBER 22, 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

NORTH PLEASANT VIEW ASSESSMENT DISTRICT - 2022

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **SEPTEMBER 10, 2021**

Parcel No. / Zoning No.	Owner's Name / Mailing Address	Situe Address / Parcel Location	Frontage LF	Lot Area	Street Construction Items										Street Lighting Item**					TOTAL ASSM'T				
					Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Asphalt Driveway Apron Assessment @		Remove & Replace Curb & Gutter Assessment @		Install Street Improvements, 4' Pavement & Curb Assessment @		Install Street Lighting Assessment @									
					\$1.00 per SF	per SF Cost	\$2.40 per SF	per SF Cost	\$2.40 per SF	per SF Cost	\$8.00 per LF	per LF Cost	\$24.00 per LF	per LF Cost	Factor	\$11.96 per LF	per LF Cost	\$0.03 per SF	per SF Cost					
0708-153-0801-4 SR-C1	MCCONNELL, PHILIP & KAREN 8802 TIMBER WOLF TRL MADISON WI	8802 Timber Wolf Trl N Pleasant View Rd	120.00 116.32	13,278.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.5	0.00	\$0.00	0.5	116.32	\$1,395.84	1	0.00	\$0.00	0.00	\$0.00	\$1,395.84		
0708-153-9450-4 SRF-08	HOWVIEW LLC 4884 PINE CONE CIR MIDDLETON WI	4073 N Pleasant View Rd TOWN OF MIDDLETON PARCEL SEE NOTE 1	145.96	21,303.00	2,500.00	\$2,500.00	3,000.00	\$7,200.00	3,000.00	\$7,200.00	1	0.00	\$0.00	1	145.96	\$3,502.93	1	145.96	\$872.81	21,303.00	\$319.55	\$21,595.29		
0708-153-9000-8 SRF-08	ANDREA E. MACE 4081 N PLEASANT VIEW RD MIDDLETON WI	4081 N Pleasant View Rd TOWN OF MIDDLETON PARCEL SEE NOTE 1	151.40	22,923.00	0.00	\$0.00	200.00	\$480.00	600.00	\$1,440.00	1	0.00	\$0.00	1	151.40	\$3,633.68	1	151.40	\$905.39	22,923.00	\$343.85	\$6,802.92		
0708-153-0816-3 SR-C1	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	1005 Swallowtail Dr Pleasant View Rd	104.19 224.87	228,420.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	0.00	\$0.00	1	224.87	\$5,396.88	1	0.00	\$0.00	0.00	\$0.00	\$5,396.88		
0708-153-0817-1 SR-V2	BOULDER CREEK APTS LLC 1080 PLEASANT VIEW RD MIDDLETON WI	1002 N Pleasant View Rd Blackhawk Rd	766.48 458.92	416,082.00	0.00	\$0.00	1,000.00	\$2,400.00	1,200.00	\$2,880.00	1	0.00	\$0.00	1	766.48	\$18,395.52	2	766.48	\$9,167.10	416,082.00	\$12,482.46	\$45,325.08		
0708-153-0105-0 SEC	AX MADISON GREENWAY LLP PO BOX 7700 MADISON WI	726 Heartland Trl N Pleasant View Rd Old Sauk Rd	561.94 1,166.37 340.20	863,407.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	87.00	\$696.00	1	663.00	\$15,912.00	2	0.00	\$0.00	0.00	\$0.00	\$16,608.00		
0708-153-0104-2 SEC	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	934 Deming Way N Pleasant View Rd	100.10 100.31	94,760.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	0.00	\$0.00	1	100.31	\$2,407.44	1	0.00	\$0.00	0.00	\$0.00	\$2,407.44		
0708-153-0301-4 SEC	DEMING OAKS LLC PO BOX 46218 MADISON WI	1002 Deming Way Pleasant View Rd	506.88 573.48	398,545.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	0.00	\$0.00	1	573.48	\$13,763.52	2	0.00	\$0.00	0.00	\$0.00	\$13,763.52		
0708-153-0305-6 CN	FIRST GERMAN LUTHERAN CHURCH, PLEASANT VIEW CEM 19 S OWEN DR MADISON WI	951 N Pleasant View Rd	132.00	21,780.00	0.00	\$0.00	100.00	\$240.00	0.00	\$0.00	1	0.00	\$0.00	1	132.00	\$3,168.00	1	132.00	\$789.36	21,780.00	\$326.70	\$4,524.06		
0708-153-0303-0 SEC	BLACKHAWK VIEW INVESTMENTS LLC PO BOX 46218 MADISON WI	8713 Blackhawk Rd Pleasant View Rd	326.02 374.51	138,467.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	0.00	\$0.00	1	374.51	\$8,988.24	2	0.00	\$0.00	0.00	\$0.00	\$8,988.24		
0708-153-0304-8 SEC	BLACKHAWK VIEW INVESTMENTS LLC PO BOX 46218 MADISON WI	8701 Blackhawk Rd Deming Way	300.00 453.49	120,570.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	0.00	\$0.00	1	453.49	\$10,883.76	2	0.00	\$0.00	0.00	\$0.00	\$10,883.76		
0708-153-0402-0 SEC	AX MADISON GREENWAY LLP PO BOX 7700 MADISON WI	1212 Deming Way Pleasant View Rd Blackhawk Rd	567.95 600.17 576.59	344,122.00	300.00	\$300.00	300.00	\$720.00	0.00	\$0.00	1	0.00	\$0.00	1	600.17	\$14,404.08	2	0.00	\$0.00	0.00	\$0.00	\$15,424.08		
0708-152-0101-0 SEC	IA DEMING WAY LLC 810 CARDINAL LN STE 100 HARTLAND WI	1224 Deming Way Pleasant View Rd	260.68 278.00	176,046.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	0.00	\$0.00	1	0.00	\$0.00	2	0.00	\$0.00	0.00	\$0.00	\$0.00		
0708-152-0102-8 SEC	DEMING WAY PROPERTY GROUP LLC 1955 ATWOOD AVE MADISON WI	1425 N Pleasant View Rd Greenway Blvd	262.02 316.56	94,738.00	300.00	\$300.00	300.00	\$720.00	0.00	\$0.00	1	0.00	\$0.00	1	262.02	\$6,288.48	2	0.00	\$0.00	0.00	\$0.00	\$7,308.48		
					9,885.41	2,954,441.00	3,100.00	\$3,100.00	4,900.00	\$11,760.00	4,800.00	\$11,520.00	---	87.00	\$696.00	---	4,564.01	\$108,140.37	---	1,195.84	\$11,734.67	482,088.00	\$13,472.55	\$160,423.59

*A factor has been applied for curb & gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.
 **Street light assessment factor: 1.0 for single family residential; 1.5 for multi-family residential; and 2.0 for commercial. Total street lighting assessment is based on both the lot frontage and lot area. Street light assessment applied to properties with driveway access on Pleasant View Road.
 NOTE 1: In accordance with the Final City of Madison and Town of Middleton Cooperative Plan Dated September 29, 2003, special assessments to Town of Middleton residents shall be deferred until the property is attached to the City of Madison and the special assessments shall be adjusted during the deferral period in accordance with the Engineering News Record Construction Cost Index or such equivalent index as may be available at the time. Upon attachment, the assessments shall be paid in six annual installments with interest at a rate of 2%.
 NOTE 2: 1224 Deming Way has a note on the original CSM "No Vehicular Access". Install Street Improvements, 4' Pavement & Curb will not be assessed.

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

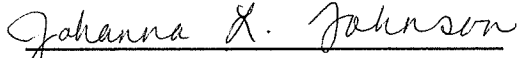
LESLEY PARKER, being first duly sworn on oath, deposes and says that:

1. She is a Program Assistant with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the day of SEPTEMBER 8, 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 **PLEASANT VIEW ROAD 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.

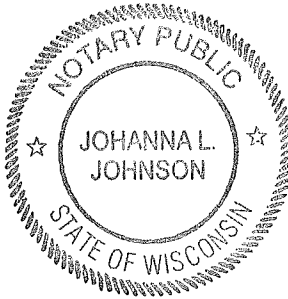


Lesley Parker

Subscribed and sworn to before me
this 8 day of JULY, 2020



Johanna L. Johnson



Notary Public, State of Wisconsin
My Commission expires: 1/8/2022