

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: 0709-261-1305-5
Situs Address: 413 W Lakeside St
SANDERS, JAMES R
413 W LAKESIDE ST
MADISON, WI 53715-1701

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
Mapping Section Manager
Eric T. Pederson, P.S.
Financial Manager
Steven B. Danner-Rivers

February 21, 2018

To: Property Owners along Gilson Street
Re: Proposed Street Reconstruction Project & Public Hearing

The City of Madison is proposing to reconstruct Gilson Street in 2018. 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 can be found 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 3% 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 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:lkx

Cc by email:

Ald. Eskrich
Jeremy Nash, Traffic Engineering
Elia Acost, City Engineering
Marla Eddy, City Forestry
Ed Ruckriegel, Fire Department
Dane County 911
Mick Howan, School District Transportation, mjhowan@madison.k12.wi.us
Jeff Fedler, Madison School District Transportation Coordinator, jfedler@madison.k12.wi.us

Stephen Schultz, Streets Division
Christy Bachmann, City Engineering
Amanda Schockling, Water Utility
Jason Fenske, Badger Bus Lines, jasonf@badgerbus.com
Cindy Mierow, Police Department

**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, MARCH 7, 2018 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 three (3%) 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

**S. BRYAN STREET, DALEY DRIVE, JAMES STREET AND THORP STREET
RECONSTRUCTION DISTRICT 2018**

W. WASHINGTON AVENUE ASSESSMENT DISTRICT – 2018

**DAVIDSON STREET, HEGG AVENUE, MAJOR AVENUE, DREXEL AVENUE AND LAKE
EDGE BOULEVARD ASSESSMENT DISTRICT – 2018**

FREY STREET AND SAWYER TERRACE AVENUE ASSESSMENT DISTRICT – 2018

GILSON STREET RECONSTRUCTION ASSESSMENT DISTRICT – 2018

PINE STREET RECONSTRUCTION ASSESSMENT DISTRICT - 2018

By Order of the Board of Public Works
Madison, Wisconsin

Fact and Details Sheet
Proposed Gilson Street Reconstruction Assessment District-2018
(Project No. 11180)
Road and Utility Construction Project

Project Details – Proposed Work

Street: Existing pavement rating (out of 10) – 3, existing curb rating 6

Scope of Work: Replace concrete curb and gutter and an asphalt pavement. Replace drive aprons with new concrete aprons, replace sidewalk as needed.

Sanitary Sewer: The City will replace existing mains (installed in 1928) with a larger main, and in most cases replace laterals from the main to the property line. In limited cases: where the existing lateral is cast iron, appears to be in good condition upon inspection, and runs under a tree the lateral will only be replaced to the back of curb. In those cases, the resident will not be assessed for the additional footage of replacement that is not completed. If you would like a full lateral replacement to the property line in cases such as this please contact the Sanitary Sewer Contact listed at right.

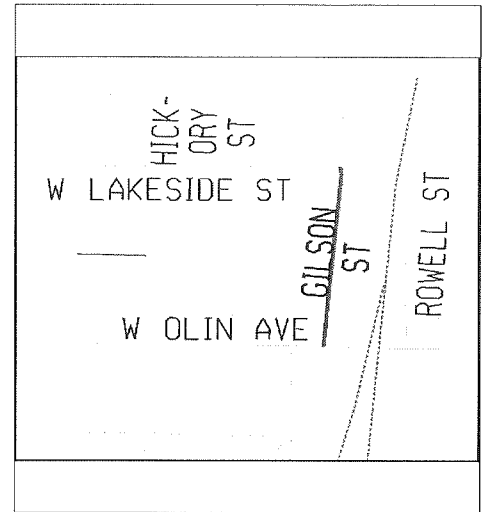
Water Main: Replace the existing water main (installed in 1925), and reconnect services to the main.

Storm Sewer: Replace inlets and leads, if necessary. (*private storm connections are assessable*).

Terrace walkways: Existing concrete walkways between the street and the sidewalk (i.e. leading to the house) will be replaced with the project (*assessable*), unless the property owner requests that they are removed. Only concrete walks will be removed and replaced with the project, property owner is responsible for brick, paver stone, etc. walks.

Trees: The City Forester will review the terrace trees to determine whether or not any will need to be removed with the project.

Project Location Map



Project Contacts

Project Manager: LeAnne Hannan, 266-4057
 lhannan@cityofmadison.com

Storm Sewer & Sanitary Sewer: Elia Acosta-266-4096,
 eacosta@cityofmadison.com

Water: Amanda Schockling- 261-9243,
 aschockling@madisonwater.org

Construction: John Fahrney – 266-9091,
 jfahrney@cityofmadison.com

Forestry: Brad Hofmann- 266-4816

Construction Schedule & Impacts

Tentative Construction Schedule: Late May to August, 2018

Traffic Impacts: Gilson Street will be closed to thru traffic within the project limits. Local access will be provided, but driveways may not be accessible at times when concrete is curing. Driveway closures may last up to a 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 adjacent streets.

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 lasts about 4 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 Collection: It will be the contractor’s responsibility to allow for refuse collection during construction. Please mark your address on your cart to make sure it is returned if moved. Also collection will be done first thing in the morning, so please have your carts out before 7AM.

Landscaping: The entire right-of-way will likely be disturbed during construction. If you wish to save any existing plantings or special landscaping features, you should remove them from the right-of-way prior to the start of the work. All shrubs will be removed from the right-of-way.

Assessment Policy Breakdown

Item	City Share	Owner Share
Driveway aprons replacement	50%	50%
Sanitary Laterals	75%	25%
Concrete Sidewalk & Curb	50%	50%
Private Storm Connection	0%	100%
Pavement	100%	0%
Sanitary & Storm Mains	100%	0%
Water Main	100%	0%
Sidewalk Ramps	100%	0%

Assessments are payable as a lump sum or over 8 years with 3.0% interest.

Project Name: Gibson St
 Project Limit: W Olin Ave to W Lakeside St
 11180
 Frontages listed are for Gibson St

Parcel Number	Owner's Name/Mailing Address	Situs Address	Frontage	Street Reconstruction Items				Sanitary Sewer Items				TOTAL ASSESS'T						
				Ram Concrete S/W & Drive 1.50 SF	Cost	Ram Concrete Drive Apron @ \$5.00 SF	Cost	Repair Sidewalk @ \$4.50 per SF	Factor	Ram & Repl. Curb & Gutter @ \$18.00 per LF	Cost		San Sewer Reconnection \$1,025.00 Each	Cost	Ram & Repl. San. Lateral @ \$21.11 per LF	Cost		
0709261-1128 TR-C4	DUFFY, SEAN M NABRAH QUINN DUFFY MADISON WI	1002 Gibson St	70.00	0.00	\$0.00	0.00	\$0.00	0.50	100.00	\$225.00	0.50	70.00	\$630.00	1	\$1,025.00	34.00	\$717.74	\$2,597.74
0709261-111-0 TR-C4	ANNEN BRREVOCCABLE TRUST 1008 GILSON ST MADISON WI	1008 Gibson St	52.10	70.00	\$105.00	45.00	\$225.00	1.00	116.00	\$522.00	1.00	\$2.10	\$937.80	1	\$1,025.00	34.00	\$717.74	\$3,532.54
0709261-110-2 TR-C4	HEINDL, DANIEL L & JOAN H PALMER MADISON WI	1010 Gibson St	52.13	128.00	\$192.00	70.00	\$350.00	1.00	178.00	\$801.00	1.00	\$2.13	\$938.34	1	\$1,025.00	34.00	\$717.74	\$4,024.08
0709261-109-5 TR-C4	ZANELLO LIV TRUST, ALEX 2627 GREENSBORO DR BONITA SPRINGS FL	1014 Gibson St	53.13	45.00	\$67.50	49.00	\$245.00	1.00	100.00	\$450.00	1.00	\$3.13	\$956.34	1	\$1,025.00	34.00	\$717.74	\$3,461.58
0709261-1408-7 TR-C4	NEWKE, BRETT W & CARLEE A NEWKE 1018 GILSON ST MADISON WI	1018 Gibson St	55.13	51.00	\$76.50	60.00	\$300.00	1.00	100.00	\$450.00	1.00	\$5.13	\$992.34	1	\$1,025.00	34.00	\$717.74	\$3,561.58
0709261-1307-1 TR-C4	LEADERMAN, ANNAMAE A 1019 GILSON ST MADISON WI	1019 Gibson St	39.00	117.00	\$175.50	40.00	\$200.00	1.00	181.00	\$814.50	1.00	\$9.00	\$702.00	1	\$1,025.00	34.00	\$717.74	\$3,654.74
0709261-1308-9 TR-C4	LAUX, AARON & ELIZABETH STEVENSON 1021 GILSON ST MADISON WI	1021 Gibson St	39.02	140.00	\$210.00	37.00	\$185.00	1.00	204.00	\$918.00	1.00	\$9.02	\$702.36	1	\$1,025.00	34.00	\$717.74	\$3,758.10
0709261-1407-9 TR-C4	ELIAS, TYLER ALEXANDRIA ELIAS 1022 GILSON ST MADISON WI	1022 Gibson St	55.13	38.00	\$57.00	41.00	\$205.00	1.00	0.00	\$0.00	1.00	\$5.13	\$992.34	1	\$1,025.00	34.00	\$717.74	\$2,997.08
0709261-1309-7 TR-C4	LAUX, AARON LIZ STEVENSON 1021 GILSON ST MADISON WI	1023 Gibson St	38.00	117.00	\$175.50	51.00	\$255.00	1.00	178.00	\$801.00	1.00	\$8.00	\$684.00	1	\$1,025.00	34.00	\$717.74	\$3,658.24
0709261-1310-4 TR-C4	BAILEY, MERRILEW & LAURANNE BAILEY 1027 GILSON ST MADISON WI	1027 Gibson St	55.13	33.00	\$49.50	46.00	\$230.00	1.00	100.00	\$450.00	1.00	\$5.13	\$992.34	1	\$1,025.00	34.00	\$717.74	\$3,664.58
0709261-1311-2 TR-C4	PANGANBAN, MIRIAM J 1029 GILSON ST MADISON WI	1029 Gibson St	55.13	298.00	\$447.00	36.00	\$180.00	1.00	260.00	\$1,170.00	1.00	\$5.13	\$992.34	1	\$1,025.00	34.00	\$717.74	\$4,532.08
0709261-1312-0 TR-C4	PERERA, KATHRYN M 1101 GILSON ST MADISON WI	1101 Gibson St	60.14	39.00	\$58.50	43.00	\$215.00	1.00	100.00	\$450.00	1.00	\$0.14	\$1,082.52	1	\$1,025.00	34.00	\$717.74	\$3,548.76
0709261-1406-1 TR-C4	ZIRKEL, MICHAEL J & VIRGINIA A WADLICK 1103 GILSON ST MADISON WI	1102 Gibson St	60.14	50.00	\$75.00	39.00	\$195.00	1.00	116.00	\$522.00	1.00	\$0.14	\$1,082.52	1	\$1,025.00	34.00	\$717.74	\$3,617.26
0709261-1113-8 TR-C4	HATHROGILL, BUTENT 1103 GILSON ST MADISON WI	1103 Gibson St	60.14	40.00	\$60.00	47.00	\$235.00	1.00	100.00	\$450.00	1.00	\$0.14	\$1,082.52	1	\$1,025.00	34.00	\$717.74	\$3,570.26
0709261-1405-3 TR-C4	TWITCHELL, KATHERINE M PO BOX 748 TELLURIDE CO	1104 Gibson St	50.00	43.00	\$64.50	53.00	\$265.00	1.00	100.00	\$450.00	1.00	\$0.00	\$900.00	1	\$1,025.00	34.00	\$717.74	\$3,622.24
0709261-1314-6 TR-C4	LEE, TERRA L 4888 WYWOOD TRL MCFARLAND WI	1107 Gibson St	60.14	47.00	\$70.50	67.00	\$335.00	1.00	100.00	\$450.00	1.00	\$0.14	\$1,082.52	1	\$1,025.00	34.00	\$717.74	\$3,680.76

