

Cedar Street Assessment District - 2021

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Project Limits South Street to South Park Street
Alder: 13 Evers (see map on reverse)

Cedar Street	Existing	Proposed
Project Type: New street construction.		
Last Surfaced	NA	NA
Pavement Rating	NA	New Pavement
Curb Rating	NA	New Curb & Gutter
Width	NA	Varies 40'-46'
Surface Type	NA	Asphalt

Sidewalk & Terraces		
Terraces	NA	Varies 7' Typical, Grass & Swales
Sidewalks	NA	New 5' Sidewalk (south side of street, partial north side of the street)

Storm Sewer	Existing	Proposed
Work Required: Install new storm sewer.		
Size	NA	New 12"-15" Pipes
Material	NA	Concrete
Year	NA	2021

Storm Water	Existing	Proposed
Work Required: Install new swales in the terrace to capture street stormwater.		
Swales	NA	Located in the terraces along the street. Storm inlets will be used for swale overflows and tie into proposed storm sewer.
Year	NA	2021

Sanitary Sewer	Existing	Proposed
Work Required: Install New Sanitary Sewer		
Size	NA	New 8" Pipes
Material	NA	PVC
Year	NA	2021

Water Main	Existing	Proposed
Work Required: None		
Size	NA	NA
Material	NA	NA
Year	NA	NA

Parking
Existing Parking Conditions: NA
Proposed Parking: Parking On the South Side of the Street along Truman/Olson Site.

Street Lighting	Existing	Proposed
Area Street Lighting	NA	New Street Lights (City Owned)
Pedestrian Lighting	NA	NA

Land Purchases
Street Right-of-Way Acquisition is in Progress.

Trees
Existing trees in conflict with the new street will be removed. There is no proposed tree plantings planned. Trees will be planted once the lots are developed and driveway entrances are established.

Assessment Policy	
Asphalt Pavement/Gravel Base	Owner 87% / City 13%*
Curb & Gutter	Owner 87% / City 13%*
New Sidewalk	Owner 100% / City 0%*
Remove & Replace Sidewalk	Owner 50% / City 50%*
Driveway Aprons	Owner 100% / City 0%*
Street Lighting	Owner 70% / City 30%*
Sanitary Sewer	Owner 100% / City 0%*
Water Main	NA
Water Main Laterals	NA
Storm Sewer/Storm Water Management	Owner 43% / City 57%*
Assessments payable in one lump sum or over a period of 8 years, with 3% interest charged on unpaid balance	

Schedule	
Advertise for bids	Fall 2020
Anticipated Construction Start	April 2021
Approximate Duration	Approx. 5 months

Costs
Total Cost: \$1,990,000.00
Assessments: \$1,192,902.10
City Engineering Cost: \$797,097.90

Correspondence
Public information meeting May 27, 2020; Multiple meetings w/Alder to discuss new street; Regular communication with City Real Estate, City Economic Development, SSM Health, and Truman-Olson Developer
see Map on reverse

