

## Felland Road & Tranquility Trail Roundabout Assessment District - 2021

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**Project Limits** Felland Road from Tranquility Trail to Sanctuary Drive  
Alder: 17 Baldeh (see map on reverse)

Street	Existing	Proposed
<b>Reconstruction - Felland Road</b>		
Last Surfaced	1994	NA
Pavement Rating	3	New Pavement
Curb Rating	NA	New Curb & Gutter
Width	24-ft	28-ft
Shoulder	Gravel	None
Surface Type	Asphalt	Asphalt

### New Street Construction - Tranquility Trail

Last Surfaced	NA	NA
Pavement Rating	NA	New Pavement
Curb Rating	NA	New Curb & Gutter
Width	NA	36-ft
Shoulder	NA	None
Surface Type	NA	Asphalt

### Sidewalk & Terraces

<b>Reconstruction - Felland Road</b>		
Terraces	None (gravel shoulder to ditch)	5-ft terrace on west-side, 4-ft terrace on east-side
Sidewalks	None	12' shared-use path on west-side of Felland Rd, no sidewalk/path on east-side of Felland to preserve trees.

### New Street Construction - Tranquility Trail

Terraces	NA	5-9 ft terrace on north-side, 7-15 ft terrace on south-side
Sidewalks	NA	5-ft sidewalk on both sides, widens out as it connects to 12-ft path on Felland Road

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

Storm Water	Existing	Proposed
Work Required: Install new storm sewer to capture street storm water. Upgrade culvert under Felland Rd.		
Culvert and Channel Grading	Existing 24", 60", and 52" Culverts under Felland Road with drainage channel partially through private property.	Replacing 60" Culvert south of Roundabout that will flow into a regraded channel through City-owned stormwater outlot, both of which are designed to handle post-development conveyance. Flows into stormwater ponds within VAL subdivision.

Sanitary Sewer	Existing	Proposed
Work Required: Install new sanitary sewer.		
Size	NA	New 10" and 15" Pipes
Material	NA	PVC
Year	NA	2021

Water Main	Existing	Proposed
Work Required: Install new water main		
Size	8" Pipes	12" Pipes
Material	Ductile Iron	Ductile Iron
Year	2003	2021

Parking	Existing	Proposed
Existing Parking Conditions: NA	NA	NA

Street Lighting	Existing	Proposed
Area Street Lighting	NA	New Street Lights along Felland and at Crossings
Path Lighting	NA	New Path Lights along Felland Multi-use Path

**Land Purchases**  
Street right-of-way is established

**Trees**  
The project will include extensive tree removal and root pruning within the full widths of the right of way. Felland Rd is a densely wooded area. Per the neighborhood plan, Felland Rd will be reconstructed (with this and future projects) to maintain as much of the existing canopy as possible. The proposed design is as narrow as possible while also being able to handle future capacity and all modes. This leaves little room for new tree plantings, although there will be some space for plantings behind the path, northwest of the roundabout.

**Assessment Policy**

Asphalt Pavement/Gravel Base	Owner 50% / City 50%*
Roundabout Center Island	Owner 50% / City 50%*
Roundabout Splitter Island	Owner 33.3% / City 66.7%*
Curb & Gutter	Owner 100% / City 0%*
Multi-Use Path	Owner 100% / City 0%*
Sidewalk	Owner 100% / City 0%*
Driveway Aprons	Owner 100% / City 0%*
Street Lighting	Owner 100% / City 0%*
Path Lighting	Owner 0% / City 100%*
Sanitary Sewer	Owner 100% / City 0%*
Water Main	Owner 100% / City 0%*
Water Main Laterals	Owner 100% / City 0%*
Storm Sewer/Storm Water Management	Owner 100% / City 0%*

Assessments payable in one lump sum or over a period of 8 years, with 2% interest charged on unpaid balance.

\*The City does own parcels along the street which will incur a cost to be paid. The assessments that are due for these properties were separately accounted for in the City's budgeted share of the project.

**Schedule**

Advertise for bids	Spring 2021
Anticipated Construction Start	Summer 2021
Approximate Duration	Approx. 4 months

**Costs**

Total Cost:	\$1,409,905.00
Assessments:	\$980,325.00
City Engineering Cost:	\$429,580.00

**Correspondence**

None

