



Legislation Text

File #: 33526, **Version:** 1

Fiscal Note

Land interests acquisition costs and Real Estate staff time funds estimated at approximately \$105,000 are available in Account No(s): EW01-58273-810458-00-53W1750 and EW01-58273-810458-00-53W1693 - Water-Water Mains

Title

Determining a Public Purpose and Necessity and adopting a Relocation Order for the City of Madison to obtain the land interests required for the construction of the Hwy 151/Lancaster Water Main Crossing and Booster Station 115 Pipeline Improvements projects. The Hwy 151/Lancaster Water Main Crossing project is located within the Rattman's Neighborhood Development Plan between Hwy 151 and Eastpark Blvd located in part of the Northwest Quarter of the Southeast Quarter and also located in part of the Southwest Quarter of the Northeast Quarter of Section 22, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin. The Booster Station 115 Pipeline Improvements project is located in the Hanson Road Neighborhood Development Plan north of Hayes Road between Portage Road and Interstate 90/94 in part of the Southwest Quarter of the Northwest Quarter and also in part of the Northwest Quarter of the Southwest Quarter of Section 22, Township 08 North, Range 10 East, in the City of Madison and the Town of Burke, Dane County, Wisconsin and the authority of the Mayor and City Clerk to sign all documents necessary to accomplish the acquisition of said land interests (17th AD).

Body

WHEREAS, there are known water supply deficiencies in parts of the City of Madison Water Utility's Pressure Zone 3; and

WHEREAS, currently, a single 16-inch public water main supplies water to a large portion of Pressure Zone 3 located north of Highway 151 and east of Interstate 90/94; and

WHEREAS, the single pipeline supply causes this entire area to be especially vulnerable to water outages and service interruptions due to water main breaks; and

WHEREAS, the single pipeline supply limits the ability of the Water Utility to supply water to this areas from multiple sources; and

WHEREAS, the Hwy 151/Lancaster Water Main Crossing and Booster Station 115 Pipeline Improvements projects, along with the planned upgrade of Booster Station 115 have three main objectives, 1) to provide a redundant water supply pipeline across Highway 151 to area of Pressure Zone 3 located north of Highway 151 and east of Interstate 90/94, 2) to provide a redundant water supply pipeline across Interstate 90/94 to area of Pressure Zone 3 located north of Highway 151 and east of Interstate 90/94, and 3) to add the ability to transfer water from Pressure Zones 6 to Pressure Zone 3. The inter-zone transfer can utilize excess capacity in the Unit Well 15 area of Pressure Zone 6 to supplement supply needs in Pressure Zone 3; and

WHEREAS, based on the information listed above, the City of Madison Water Utility has determined a public purpose and need for a Relocation Order for the acquisition of Plat of land interests required for the construction of public water main by the Hwy 151/Lancaster Water Main Crossing and Booster Station 115 Pipeline Improvements projects; and

WHEREAS, the City of Madison Engineering Division and Madison Water Utility have created City Project No. 53W1750 - 151/Lancaster Water Main Crossing for the transmission water main project across Highway 151 at Lancaster Drive and Project No. 53W1693 - Booster Station 115 Pipeline Improvements project for the transmission water main project along and north of Hayes Road; and

WHEREAS, the City of Madison will administer the acquisition of required land interests as identified on the various individual map exhibits and descriptions attached hereto representing the Relocation Order for City of Madison Engineering Division City Project No. 53W1750 - 151/Lancaster Water Main Crossing and Project No. 53W1693 - Booster Station 115 Pipeline Improvements project; and

WHEREAS, all required funding for the land interest acquisition is available in Account Numbers EW01-58273-810458-00-53W1750 and EW01-58273-810458-00-53W1693 - Water-Water Mains; and

WHEREAS, the City of Madison Office of Real Estate Services has created the following Project Number to administer the land interest acquisitions:
RE Master Project No. 10356 - Pressure Zone 3 Supply Improvements

WHEREAS, preliminary construction plans indicate the acquisition of land interests are required as shown on the Relocation Order Maps and the Schedules of Land Interests which are attached hereto and made part of this resolution; and

NOW THEREFORE BE IT RESOLVED:

1. That this Resolution is a Relocation Order in accordance with Section 32.05(1) and 62.22, Wisconsin Statutes for the purpose of the within described public acquisition project and that this acquisition is determined to be necessary in accordance with Section 32.07(2), Wisconsin Statutes, and that the acquisition shall allow for the construction of public improvements related to the Hwy 151/Lancaster Water Main Crossing Project No. 53W1750 and Booster Station 115 Pipeline Improvements Project No. 53W1693;
2. That the City of Madison Office of Real Estate Services of the Economic Development Division and the City Attorney are hereby authorized to proceed by negotiation or condemnation under authority of Section 32 and 62.22 of the Wisconsin Statutes to acquire the real estate interests shown on said Relocation Order, and the Office of Real Estate Services is further authorized to obtain title reports, appraisals, survey information, environmental site assessment reports, and any other essential material or reports as may be necessary to perform due diligence in accomplishing the acquisition;
3. That the City of Madison Office of Real Estate Services of the Economic Development Division staff shall administer the acquisition of all required land interests by Real Estate Master Project No. 10356.
4. That the City of Madison Office of Real Estate Services of the Economic Development Division is hereby authorized to execute the jurisdictional offer, lis pendens, and award of the compensation if condemnation proceedings under Section 32 of the Wisconsin Statutes are necessary;
5. That the Common Council of the City of Madison, does hereby adopt this relocation order to acquire the necessary land interests required for Hwy 151/Lancaster Water Main Crossing Engineering Division Project No. 53W1750 and Booster Station 115 Pipeline Improvements Engineering Division Project No. 53W1693, consisting of the attached Relocation Order Maps in accordance with Section 32.05(1) and 62.22, Wisconsin Statutes.
6. That the Mayor and City Clerk are authorized to sign all necessary documents necessary to accomplish the acquisition;

7. That, upon adoption, the City Clerk shall file the attached Relocation Order Maps with the Dane County Clerk in accordance with Section 32 of the Wisconsin Statutes.

Class II Public Hearing Notice published with the official Madison newspaper for legal notices and personal notices mailed to the following affected private property owners:

Ray Yunker and Heather Ridge LLC
6368 Brandywood Trl Sun Prairie, WI 53590
Parcel: 0810-223-0113-9

Duaine Boehm
5422 Portage Rd. Madison, WI, 53704
Parcels: 0810-222-9201-0; 0810-222-9400-3

IA Terrace Drive, LLC
PO Box 147, Menomonee Falls, WI 53052
Parcel: 0810-221-0406-2

ACOA Inc.
ATTN: Corp. Real Estate
6000 American Pkwy
Madison, WI 53703-7403
Parcel: 0810-224-0097-3

American Center Owner's Association
5126 West Terrace Dr #100, Madison, WI 53783
Parcel: 0810-224-0603-8

S & R Property, LLC
ATTN: Henry Herzing
525 N 6th St., Milwaukee, WI 53203
Parcel: 0810-221-0502-8