



Department of Public Works
Engineering Division
James M. Wolfe, 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

Assistant City Engineer
Bryan Cooper, AIA
Gregory T. Fries, P.E.
Chris Petykowski, P.E.

Deputy Division Manager
Kathleen M. Cryan

Principal Engineer 2
John S. Fahrney, P.E.
Janet Schmidt, P.E.

Principal Engineer 1
Mark D. Moder, P.E.
Fadi El Musa Gonzalez, P.E.
Andrew J. Zwiag, P.E.

Financial Manager
Steven B. Danner-Rivers

Parcel Number: «Parcel_No»
Situs Address: «Situs_Address»
«OwnerLine1»
«OwnerLine2»
«OwnerLine3»
«OwnerLine4»

November 6, 2024

To: Property Owners along W. Badger Rd & N. Rusk Ave

Re: Proposed Street Reconstruction Project & Public Hearing

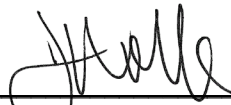
The City of Madison is planning a 2025 construction project for W. Badger Rd and N. Rusk Ave. Enclosed with this letter is a fact sheet with some details on the proposed project. Also enclosed is a notification for the Public Hearing before the Board of Public Works. The date, time and location of the 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 some of those items are assessed entirely to the owner. Tables detailing the City's standard assessment policy for the items of work is included on the fact sheet.

Below is a preliminary Schedule of Assessments, which shows the estimated costs for your property adjacent to the project. The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/badger-rusk-shared-use-path>, a hard copy can be mailed to you upon request. The frontages and lot areas of each property to be assessed are listed on the full schedule. After 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 up to 8 years, with the 5% interest charged on the unpaid balance. Note that a request will be made at the public hearing for the Board of Public Works to consider extending the standard 8 year pay back period to up to 15 years.

To request accommodations for special needs or disabilities or if you have any other questions regarding this project, please contact Reid Stiteley, Project Manager, (608) 266-4093, rstiteley@cityofmadison.com. This includes requests relating to the Public Hearing and operations of construction.

Sincerely,



James M. Wolfe, P.E.
City Engineer

SEE BACK

Project Name: Badger Rusk Shared-Use Path & N. Rusk Avenue Assessment District – 2025

Project Limits: W. Badger Rd to Nygard St

Project ID: 14143

Owner:

«OwnerLine1»

«OwnerLine2»

Parcel(s) being assessed:

Parcel Number: «Parcel_No»

Parcel Location: «Situs_Address»

Street Reconstruction Items			
Replace Concrete Driveway Apron	Replace Concrete Driveway Apron Along Shared-Use	10' Pavement Reconstruction	Subtotal
«Cost1»	«Cost2»	«Cost3»	«SubT1»

Sanitary and Storm Sewer Items			
Sanitary Sewer Reconnect	Remove & Replace Sanitary Lateral	Private Storm Sewer Connection	Subtotal
«Cost4»	«Cost5»	«Cost6»	«SubT2»

Street Reconstruction Items Subtotal	Sanitary and Storm Sewer Items Subtotal	Total
«SubT1»	«SubT2»	«Total»

The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/badger-rusk-shared-use-path>; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.

JMW:RES

Cc by email:

Alder Knox Jr. (District 14)
 Reid Stiteley, City Engineering
 Andrew Zwiag, City Engineering
 Daniel Olivares, City Engineering
 Mark Moder, City Engineering
 Janet Schmidt, City Engineering
 Renee Callaway, Traffic Engineering
 Jeremy Nash, Traffic Engineering
 Gretchen Aviles Pineiro, Traffic Engineering
 Tom Mohr, Traffic Engineering

Lorissa Banuelos, Common Council
 Charles Romines, Streets Division
 Hannah Mohelnitzky, City Engineering
 Dean Kahl, City Forestry
 Aaron Leair, City Forestry
 Tim Sobota, Madison Metro Transit
 Bill Sullivan, Fire Department
 Dane County 911
 Jennifer Hannah, Police Department
 Amanda J Nagel ajnagel@madison.k12.wi.us
 Cara Hanson cmhanson@madison.k12.wi.us

Laura Hauptli lchauptli@madison.k12.wi.us
 Jason Northouse janorthouse@madison.k12.wi.us
 Heidi Koch heidi.koch@firstgroup.com
 Mike MacDonald mmacdonald@madison.k12.wi.us
 MMSD Transportation
 transportation@madison.k12.wi.us
 Scott Chehak. Sachehak@madison.k12.wi.us
 Vanessa Cruz vacruz@madison.k12.wi.us
 Jenni Lawler jennil@badgerbus.com
 John Meier johnm@badgerbus.com

**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, NOVEMBER 20, 2024 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 five (5%) 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

BADGER RUSK SHARED-USE PATH & N. RUSK AVENUE ASSESSMENT DISTRICT - 2025

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **November 8, 2024**



PROJECT CONTACTS

» **Project Manager:** Reid Stiteley
608-266-4093, rstiteley@cityofmadison.com

Fact and Details Sheet: Badger Rusk Shared-Use Path & N. Rusk Avenue Assessment District – 2025

Project Details – Proposed Work

Sanitary Sewer: The existing sanitary main will be replaced along N. Rusk Ave. Sanitary laterals will be replaced from the new main to the property line (*sanitary laterals assessable*). 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 owner 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 Engineer listed to the right.

Water Main: No water main work is planned for this project.

Storm Sewer: The existing storm sewer will be replaced as needed and new storm sewer will be installed as necessary to adequately drain the street. If you are aware of any existing private storm sewer or private connections (either to the curb or to a structure) from your property, please contact the project manager listed to the right (private storm connections assessable).

Street: The City will reconstruct N. Rusk Ave from W. Badger Rd to Nygard St. Work includes replacement of the asphalt pavement (*assessable*) and roadway base, installation of new concrete curb and gutter, and replacement of driveway aprons (*assessable*). New sidewalk and sidewalk ramps will be installed along the east side of N. Rusk Ave. The street will be 32-ft wide between curb faces.

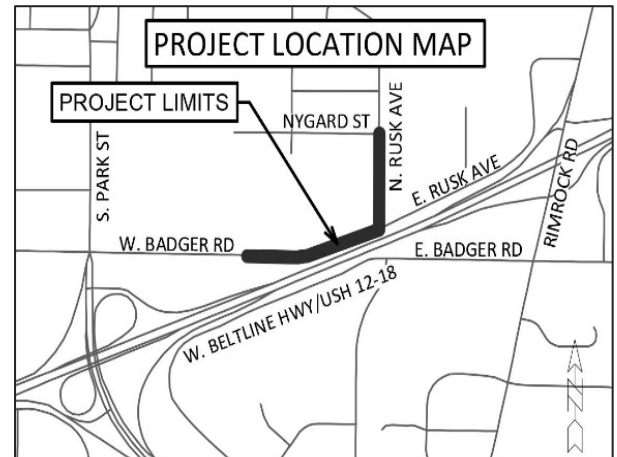
Shared-Use Path: The City will construct an off-street shared-use path along the north side of W. Badger Rd from the existing pedestrian overpass to N. Rusk Ave and along the west side of N. Rusk Ave from W. Badger Rd to Nygard St. The shared-use path will be paved 10-ft wide. W. Badger Rd will be partially reconstructed and narrowed to 26-ft wide between curb faces to fit the new path within existing City right-of-way.

Lighting & Signals: New path lighting will be installed along the shared-use path. A Rectangular Rapid Flashing Beacon (RRFB) will be installed on W. Badger Rd. Existing street lighting on wood poles will be adjusted as needed.

Terrace Areas: Owners must remove any encroaching plantings, structures or special landscaping features from the terrace area and public right-of-way, prior to the start of construction, including raised planting beds, stone landscaping, retaining walls, railings, pavers, planters, etc. If left in place, these items will be removed by the contractor. The contractor will not replace or reinstall these items following completion of the project. Please contact the project manager to request the removal of an existing concrete terrace walkway or to evaluate the impacts of construction in the right-of-way.

Driveway Aprons: Driveway aprons constructed with the project will be replaced with concrete. Driveway widths will be replaced per the City of Madison standard detail (*driveway aprons assessable*).

Bus pads: New bus pads will be installed along W. Badger Rd at 56 Sirloin Strip and 404 W. Badger Rd. New bus pads will be installed along N. Rusk Ave at 404 W. Badger Rd and 320 W. Beltline Hwy.



Assessments: The project will have special assessments for the street construction. The assessments are a special charge for work being done that has direct benefit to the property. The preliminary assessments are mailed during the design phase and will give the property owner an estimated cost due after construction is complete. The final assessments bill will be mailed in 2026 to adjacent property owners. The bill is calculated based on measured quantities for pavement and driveway aprons are based on 2024 street improvements rates and will carry over from the preliminary assessments to the final assessments. The sanitary sewer laterals and private storm sewer connections will also be billed based on bid prices and measured quantities during construction. The standard property payment options include payment by lump sum or over 8 years with a 5% interest. This project has been awarded Federal funding to cover a portion of the costs of the new path. For items associated with the path that are assessable, the assessment rate is reduced for property owners as a result of the federal funding.

Assessment Policy Item	City Share	Property Owners' Share
10' Pavement Replacement*	0%	100%
Asphalt Pavement - Remaining Width	100%	0%
Shared-Use Path	100%	0%
Driveway Aprons	50%	50%
Curb & Sidewalk	0%	100%
Sidewalk Ramps	100%	0%
Path Lighting & Signals	100%	0%
Sanitary & Storm Sewer Main	100%	0%
Sanitary Laterals to Property Line	75%	25%
Private Storm Sewer Connections	0%	100%
*Pavement Replacement assessed per linear ft. of frontage		

Trees: Tree removals are anticipated because of path conflicts at 56 Sirloin Strip – Sugar Maple and 56 Sirloin Strip – Black Cherry.

Tree pruning in advance of the project is required to reduce the risk of damage to the trees during construction. The City of Madison Forestry Section will perform the necessary work. For certain species, especially oak and elm trees, the pruning must be completed by April 1st to reduce the chance of disease. If additional trees need to be removed, City Engineering will notify the adjacent property owner prior to removal.

Street trees provide many benefits to our city and are considered an important part of the city's infrastructure. Forestry Section staff will evaluate the terrace for new planting sites and potential replacement sites when the project is complete. There is no additional cost to the adjacent property owner for a tree planting. Street trees are typically planted in the spring of the year following the completion of the construction project. Per Madison General Ordinance 10.10, City Forestry determines tree species and planting locations. Residents cannot choose or plant their own tree in the terrace. For any questions regarding street tree maintenance or planting, please contact the general forestry line at 266-4816.

Project Website: Please visit the project website for the latest information and sign-up for email updates.

<https://www.cityofmadison.com/engineering/projects/badger-rusk-shared-use-path>

Construction Schedule & Impacts

Tentative Schedule: June 2025 – October 2025. Allowed work hours are 7am to 7pm Mon-Sat and 10am to 7pm Sun.

Traffic Impacts: Construction will be phased to maintain access for local traffic (residents) and Metro buses on W. Badger Rd and N. Rusk Ave whenever possible. During construction, traffic on W. Badger Rd will be reduced to one-way (eastbound) between the pedestrian overpass bridge and N. Rusk Ave. Traffic on N. Rusk Ave will also be reduced to one-way (northbound) between W. Badger Rd and Nygard St during construction. Existing Metro bus stops within the project limits will be temporarily relocated. No street parking will be allowed during the day for the project duration; however, overnight parking (outside of work hours) will be available to local traffic, when possible. Commercial driveway (5 or more parking spaces) access will be maintained throughout construction. Per the City's standard specifications, residential driveways may be closed for up to 20 days during the project, during which time residents will need to park on adjacent streets. The Contractor will notify impacted residents prior to their driveway access being closed for an extended period of time, but there will likely be several short-duration closures during some of the utility work that may not have much advanced notice. During these disruptions, the Contractor will work with residents to provide access as quickly as possible. Please expect delays and try to plan ahead when possible.

Water Shut-offs: No water shut-offs are planned for this project. Emergency shut-offs may occur if the existing water main is damaged during construction and any affected properties will be notified as soon as possible.

Refuse Collection & Mail Delivery: It will be the contractor's responsibility to allow for refuse collection and mail delivery to continue during construction. Please mark your address on your cart to make sure it is returned if moved. Have your cart out by 5am on day of pick-up or put out the night before collection. Normal operation of brush pickup and large item pickup will try to be accommodated as normal. These services may be temporarily interrupted depending on the status of work and ability for equipment to access necessary areas.

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: 11/8/2024
 Project ID: 14143
 Project Name: N. Rusk Avenue Assessment District - 2025
 Project Description: Reconstruct N. Rusk Ave from W. Badger Rd to Nygard St

*A factor has been applied for pavement reconstruction work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.
 ** Percent interest is the percentage share of the common elements for each unit in a condo association as determined by the recorded condo agreement.
 ***The cost for replacement of concrete driveway apron along shared-use path includes federal funding.

Parcel Information						Street Reconstruction Items						Sanitary Sewer Items				Storm Sewer Item		Total Assessment	
						Replace Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Along Shared-Use Path Assessment @		10' Pavement Reconstruction Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @			
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF or % Interest**	Frontage Streets	Multiple Frontage	\$4.56 per SF	per SF Cost	\$1.82 per SF	per SF Cost***	Factor*	per LF	Cost	\$1,500.00 per Each	per Each Cost	\$25.00 per LF	per LF Cost	\$3,000.00 per Each	per Each Cost	
070935118012 TR-V2	TMU II LLP 1601 W BELTLINE HWY MADISON, WI 53713	404 W Badger Rd	126.50 413.00	N Rusk Ave W Badger Rd	Yes (Commercial)	0.00	\$ -	0.00	\$ -	1.00	126.50	\$ 5,631.78	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ 5,631.78
070935118038 PD-MHP	ACG MADISON LLC 2054 KILDAIRE FARM RD 413 CARY, NC 27518	56 Sirlain Strip	264.67	N Rusk Ave	No	0.00	\$ -	167.00	\$ 303.94	1.00	264.67	\$ 11,783.11	0.00	\$ -	0.00	\$ -	1.00	\$ 3,000.00	\$ 15,087.05
070935118145 TR-C1	BERRY, LUKE & EVELINDA BERRY 2305 CATALPA RD MADISON, WI 53713	105 Nygard St	90.00 149.00	N Rusk Ave Nygard St	Yes (Single-Family Residential)	0.00	\$ -	0.00	\$ -	0.50	90.00	\$ 2,003.40	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ 2,003.40
070935118153 TR-C4	JEK BADGER LLC % JEK PROPERTY MNGMNT LLC 2302 W BADGER RD STE 1A MADISON, WI 53713	2212 N Rusk Ave	64.00	N Rusk Ave	No	0.00	\$ -	104.00	\$ 189.28	1.00	64.00	\$ 2,849.28	2.00	\$ 3,000.00	70.00	\$ 1,750.00	0.00	\$ -	\$ 7,788.56
070935118161 TR-V2	SWEENEY, JIM % JEK PROPERTY MANAGEMENT 2302 W BADGER RD STE 1A MADISON, WI 53713	2220 N Rusk Ave	40.00	N Rusk Ave	No	0.00	\$ -	0.00	\$ -	1.00	40.00	\$ 1,780.80	1.00	\$ 1,500.00	35.00	\$ 875.00	0.00	\$ -	\$ 4,155.80
070935118179 TR-V2	CYPRESS HILL CDM OWNERS ASSOC INC % CARIBOU PROP 17 APPLGATE CT # 101 MADISON, WI 53713	2252 N Rusk Ave <i>Notation Parcel for Condos. See Following</i>	106.00	N Rusk Ave	No	0.00	\$ -	135.00	\$ -	1.00	106.00	\$ -	1.00	\$ -	35.00	\$ -	0.00	\$ -	\$ -
070935119010 TR-V2	WEBER, RYAN 2252 N RUSK AVE MADISON, WI 53713	2252 N Rusk Ave Condo	12.50%	N Rusk Ave	No	0.00	\$ -	16.88	\$ 30.71	1.00	13.25	\$ 589.89	0.13	\$ 187.50	4.38	\$ 109.38	0.00	\$ -	\$ 917.48
070935119028 TR-V2	WING, BRADLEY 2256 N RUSK AVE MADISON, WI 53713	2256 N Rusk Ave Condo	12.50%	N Rusk Ave	No	0.00	\$ -	16.88	\$ 30.71	1.00	13.25	\$ 589.89	0.13	\$ 187.50	4.38	\$ 109.38	0.00	\$ -	\$ 917.48
070935119036 TR-V2	XIONG, ALEXANDER 2260 N RUSK AVE MADISON, WI 53713	2260 N Rusk Ave Condo	12.50%	N Rusk Ave	No	0.00	\$ -	16.88	\$ 30.71	1.00	13.25	\$ 589.89	0.13	\$ 187.50	4.38	\$ 109.38	0.00	\$ -	\$ 917.48
070935119044 TR-V2	Withheld pursuant to sec. 19.35(1)(am) Wis. Stats. 2264 N RUSK AVE MADISON, WI 53713	2264 N Rusk Ave Condo	12.50%	N Rusk Ave	No	0.00	\$ -	16.88	\$ 30.71	1.00	13.25	\$ 589.89	0.13	\$ 187.50	4.38	\$ 109.38	0.00	\$ -	\$ 917.48
070935119052 TR-V2	Withheld pursuant to sec. 19.35(1)(am) Wis. Stats. 2268 N RUSK AVE MADISON, WI 53713	2268 N Rusk Ave Condo	12.50%	N Rusk Ave	No	0.00	\$ -	16.88	\$ 30.71	1.00	13.25	\$ 589.89	0.13	\$ 187.50	4.38	\$ 109.38	0.00	\$ -	\$ 917.48
070935119060 TR-V2	DOWNING, DAVID JOHN 2272 N RUSK AVE MADISON, WI 53713	2272 N Rusk Ave Condo	12.50%	N Rusk Ave	No	0.00	\$ -	16.88	\$ 30.71	1.00	13.25	\$ 589.89	0.13	\$ 187.50	4.38	\$ 109.38	0.00	\$ -	\$ 917.48
070935119078 TR-V2	HERNANDEZ NUNEZ, GUADALUPE 2276 N RUSK AVE MADISON, WI 53713	2276 N Rusk Ave Condo	12.50%	N Rusk Ave	No	0.00	\$ -	16.88	\$ 30.71	1.00	13.25	\$ 589.89	0.13	\$ 187.50	4.38	\$ 109.38	0.00	\$ -	\$ 917.48
070935119086 TR-V2	FRITZ, PETER W FRANCESCA VAN FRITZ 2280 N RUSK AVE MADISON, WI 53713	2280 N Rusk Ave Condo	12.50%	N Rusk Ave	No	0.00	\$ -	16.88	\$ 30.71	1.00	13.25	\$ 589.89	0.13	\$ 187.50	4.38	\$ 109.38	0.00	\$ -	\$ 917.48
070936205131 CC	TMU II % JOHN ZIMBRICK PO BOX 9566 MADISON, WI 53715	320 W Beltline Hwy	663.07 329.00	N Rusk Ave W Beltline Hwy	Yes (Commercial)	360.81	\$ 1,645.29	0.00	\$ -	1.00	663.07	\$ 29,519.88	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ 31,165.17
TOTALS						360.81	\$ 1,645.29	406.00	\$ 738.92	---	1354.24	\$ 58,287.36	4.00	\$ 6,000.00	140.00	\$ 3,500.00	1.00	\$ 3,000.00	\$ 73,171.58

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

ISAAC GABRIEL, being first duly sworn on oath, deposes and says that:

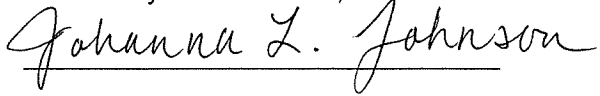
1. He is an Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 6th day of November, 2024 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for their property for the project titled **BADGER RUSK SHARED-USE PATH & N. RUSK AVENUE ASSESSMENT DISTRICT - 2025** attached hereto.

2. He delivered the envelopes to the custody of 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.



Isaac Gabriel

Subscribed and sworn to before me
this 6th day of November, 2024



Johanna L. Johnson
Notary Public, State of Wisconsin
My Commission expires: January 8, 2026

