



Department of Public Works
City Engineering Division

608 266 4751

Robert F. Phillips, P.E.
Interim City Engineer

December 15, 2009

70813112011
6027 Old Middleton Rd
CITY OF MADISON ENGINEER
STORMWATER UTILITY 533
210 MLK JR BLVD RM 115
MADISON WI 53705

Principal Engineers
Michael R. Dalley, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Manager
Kathleen M. Cryan

GIS Manager
David A. Davis, R.L.S.

Financial Officer
Steven B. Danner-Rivers
Hydrogeologist
Brynn Bemis

To: Property Owners along Old Middleton Road between Capital Avenue and Countryside Drive

Re: Public Hearing before the Board of Public Works

The City of Madison, in cooperation with the City of Middleton, is proposing to reconstruct Old Middleton Road from Capital Avenue to Countryside Drive. This letter is specifically intended for City of Madison residents adjacent to the project, as different assessment policies and hearing dates will apply for properties in the City or Town of Middleton.

You are being sent this letter to notify you of the public hearing before the Madison Board of Public Works as shown on the attached notice. City Engineering will be making a short presentation at the meeting, followed by the public hearing. Attached to this letter is a schedule of assessments that contains the estimated cost for each property owner on the project.

Street Improvements

The proposed street improvement consists of total street reconstruction, including grading, new base course, curb and gutter, asphalt pavement and sidewalk. The new sidewalk will be located on one side of the street only: northeast side from Capital Avenue to Stonefield Road and southwest side from Stonefield to Countryside Drive. The proposed street width is typically 30 feet from face to face of curb, accommodating two 10-foot driving lanes and two 5-foot marked bike lanes. Driveway aprons will be removed and replaced with concrete aprons matching the new street grades.

The cost of the street improvement will be shared by the City and the property owners adjoining the reconstruction. The City assumes the entire cost of the grading, asphalt pavement, new storm sewer and structures, sidewalk ramps at intersections and a portion of the curb and gutter at intersections determined by the building setback lines on adjacent properties. The City shares the cost of removing and replacing existing concrete driveway aprons on a 50-50 basis with the property owner. Property owners are responsible for the cost of new curb and gutter and new sidewalk adjacent to their street frontage (except as noted above for corner properties). Restoration (topsoil and seeding) of the terrace area behind the curb is included in the lineal foot cost of sidewalk.

In this unusual case, sidewalk is proposed for one side of the street only and intended to serve residents on both sides, in response to the expressed desire of the neighborhood to minimize grading and preserve existing trees to the extent possible. It is proposed to assess the cost of the sidewalk equally to properties on both sides of the road, regardless of the side of the street on which the sidewalk is located. The attached Schedule of Assessments shows a breakdown of costs for each of the street items and the total estimated cost to be assessed to each adjacent property owner. Tony Fernandez is the street designer for this project, and you may contact him at (608) 266-9219 with any questions about how the preliminary assessments were determined.

Storm Sewer and Storm Water Treatment Areas

New storm sewer main, leads and inlets will be constructed with this project, as the existing rural-type drainage swales are replaced with curb and gutter. The existing concrete box culvert located in the greenway area (approximately 300 feet northeast of Veblen Place) will be replaced with a longer and lower culvert in the same location.

The City is also proposing to construct two storm water ponds, located in the City greenway area between the existing Grassman Pond and Old Middleton Road. The purpose of these ponds is to trap sediment from the street storm water

runoff collected in the storm sewers and improve the quality of water that is ultimately discharged to Lake Mendota. This work is not assessed to property owners. Lisa Coleman is the storm sewer and treatment pond designer, and you may contact her at (608) 266-4093.

Sanitary Sewer, Water Main and Water Service Laterals

Only minor repairs to sanitary sewer mains will be done with this project. Replacement of sewer laterals is not expected and no assessments to adjacent properties are anticipated.

Madison water main will be replaced with the project, from Capital Avenue to approximately 300 feet southeast of Stonefield Road. The City will abandon the old main and connect all the properties currently served to the new main. Property owners will not be assessed for new main or service lateral connections. Dennis Cawley of the Madison Water Utility is supervising the water main design and you may contact him at (608) 261-9243.

Impact on Trees and Landscaping

Although the project was designed to preserve existing mature trees to the extent possible, it will be necessary to remove a significant number of trees to construct the street and the storm water ponds. The trees to be removed are indicated with an "X" on the preliminary street plans for the project which can be viewed at:

<http://www.cityofmadison.com/business/PW/contracts/details.cfm?ContractNumber=6286>. If during the course of construction it is determined that additional trees must be removed, City Engineering will notify the property owners adjacent to the trees to be removed, prior to removal.

In addition, it will be necessary to trim tree limbs and/or roots to accommodate the construction. Special provisions will be included in the contract to ensure that this is done with care and under the supervision of a City Forester to minimize damage to trees which are to remain. As with all projects of this type, there is some chance that some long term damage may occur which is not apparent at the time of construction. Every effort will be made to avoid this type of impact.

Construction may impact existing flower gardens or other plantings located within the street right of way. Any plantings or special landscaping features that an owner wishes to save from damage should be removed from the right of way area prior to the start of construction. Again, you may contact Tony Fernandez if you have questions about whether a particular feature or area is likely to be impacted.

Assessments – General

A special assessment is a charge for work that the City is planning to perform, subject to State statutes and established City policy. The attached schedule shows an estimate of the property owner's share, based on that policy and estimated construction costs. When the project is bid and work completed, the final assessment will be calculated based on the work actually performed and the actual bid prices for the items of work that are assessed. The final assessment is payable in one lump sum or over a period of 8 years, with 3.5% interest charged on the unpaid balance.

Accommodation Requests

To request accommodations at the public hearing for special needs or disabilities, or if you have any other questions regarding this project please contact the **Project Engineer, Tony Fernandez at (608) 266-9219** or by email at afernandez@cityofmadison.com.

Sincerely,



Robert F. Phillips, P.E., Interim City Engineer

cc: Ald Mark Clear,
Shawn Stauske, Middleton City Engineer