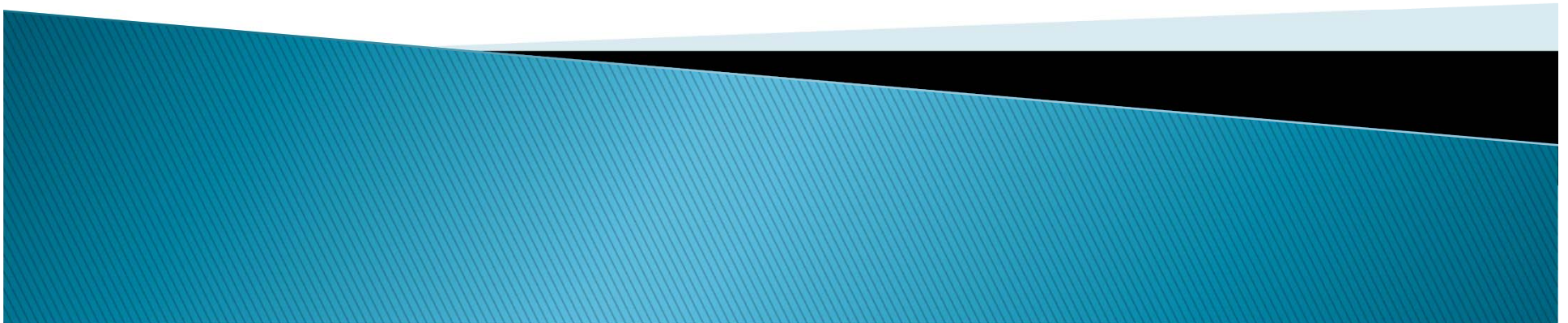
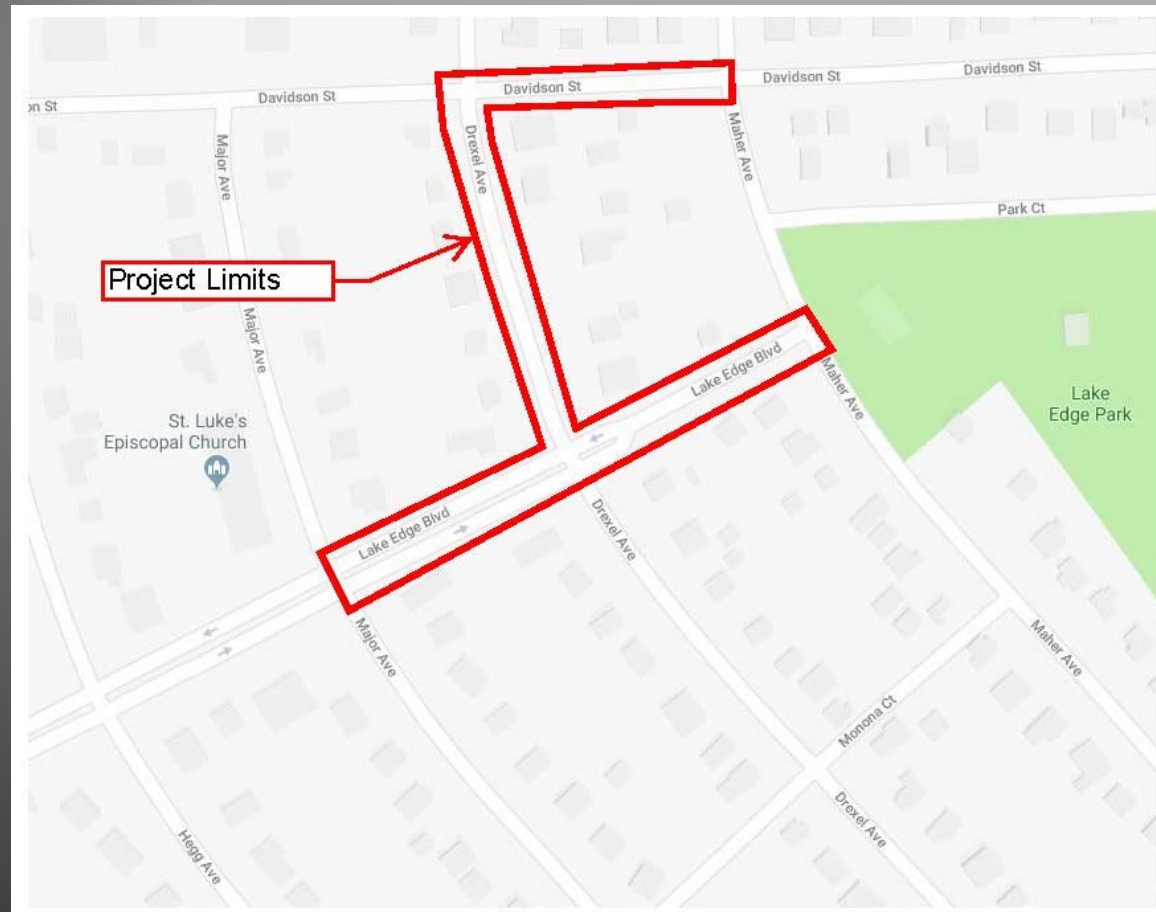


Davidson Street, Drexel Ave and Lake Edge Blvd Assessment District – 2019

Public Information Meeting
April 9, 2019



Project Location



Project Scope

- ▶ Replace asphalt pavement & stone base
- ▶ Install new curb & gutter and drive aprons
- ▶ Replace sanitary sewer main
 - Replace sanitary laterals to property line
- ▶ Storm sewer – Install new storm sewer throughout project limits.
- ▶ Water Main – Install new 8-Inch Ductile Iron Water Main

Street Details

▶ Existing Street

- Poor pavement condition, rated 3 to 5 out of 10
- Existing pavement width varies ~30–46 feet
- No existing curb and gutter
- Poor drainage, filled ditches and erosion at road edge



Street Details

▶ Proposed Street

◦ Proposed Street Widths

- Davidson: 32 feet – Matches existing width
- Drexel: 28 feet – 2 to 4 feet narrower than existing
- Lake Edge Blvd: 19 feet each direction in Blvd section matches existing

40 feet in 400 block (no blvd) – 2 to 5 feet narrower than existing

- New curb and gutter
- Parking allowed both sides
- Variable terrace widths. Streets are proposed to match existing width or will be narrowed. Will have few impacts on trees.

Street Details – Plan

▶ Tree impacts

- 3 tree removals are planned.
 - 4001 Maher Ave: 12 inch Norway Maple, Remove, tree is dead
 - 312 Lake Edge Blvd – 26 inch Linden – Remove, Split Trunk
 - 4002 Drexel Ave – 5 inch Arborvitae – Remove, Conflicts with drive

City Forestry crews will trim all trees in project limits to provide proper clearance over streets.

Forestry will evaluate & plant additional terrace trees, typically in spring after project is completed.

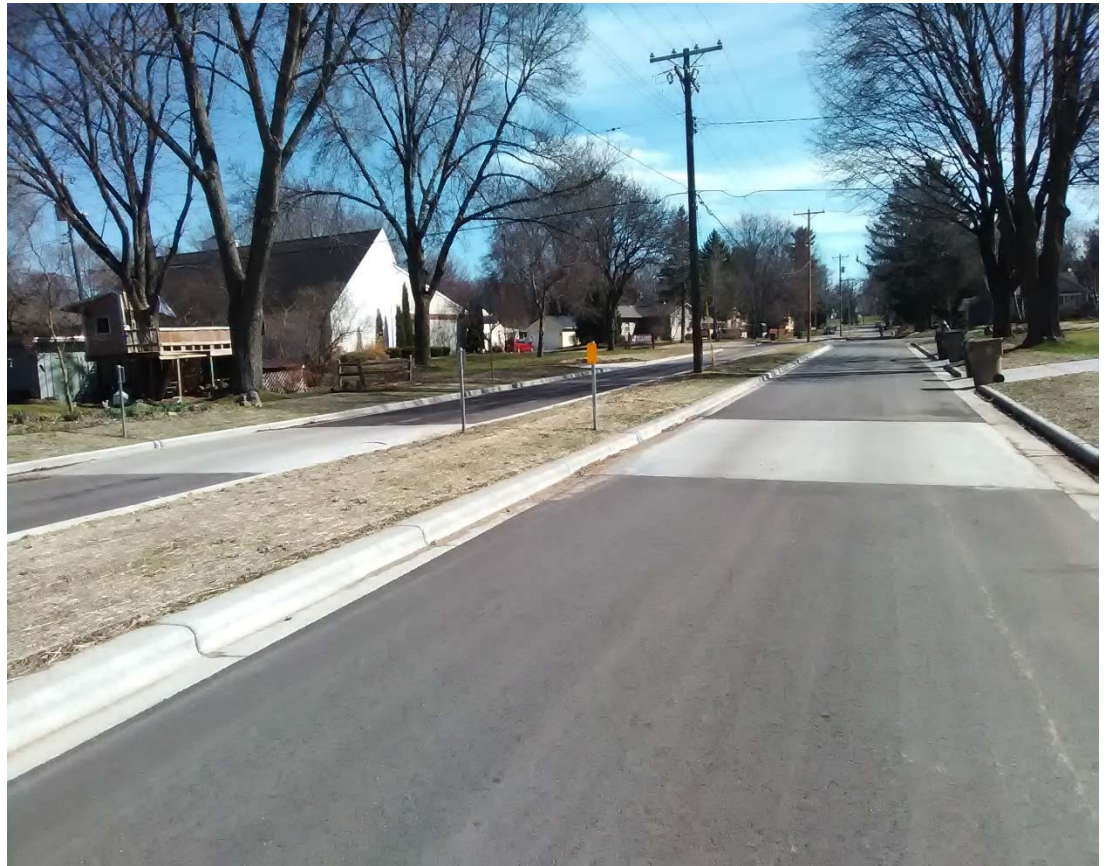
Why Curb & Gutter?

▶ Curb

- Improves drainage, channels stormwater into street
- Prevents erosion of soil beyond the pavement, protects the edge of pavement –keeps pavement edge from raveling
- Delineates the edge of the road, keeps people from parking in terrace, keeps the road from widening when re-paved, chip sealed, etc.
- Helps keep the plows in the street and prevent damage to terraces
- Storm water treatment structure will be added on Lake Edge Blvd

Traffic Calming

- ▶ Speed Humps Were Added in Last Years Construction on Lake Edge Blvd.
- ▶ Residents need to request a traffic calming study if more speed humps are desired in this years project.
- ▶ Contact: Tom Mohr
267-8725
City Traffic Engineering
to request study.



Street Details:

Rain Gardens

- Potential for Rain Gardens in Terrace Areas on Drexel and 400 Blk of Lake Edge
- Adjacent Property Owner shares in cost and is responsible for maintenance
- Property Owner pays \$100



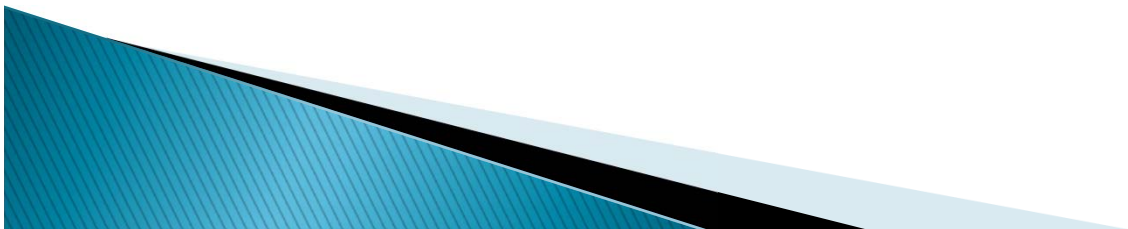
Utility Details

- ▶ Water Main
 - Existing water main: 6" Cast Iron installed in early 1950's
 - Has history of water main breaks.
 - Does not meet current fire protection standards
 - New 8" ductile Iron Water Main will be installed with project.
 - Will Meet Fire protection standards.
- ▶ Sanitary Sewer
 - Existing installed in 1950's, 8" Clay
 - Replace main with 8" PVC & replace laterals to property line
- ▶ Storm Sewer
 - Existing storm sewer in Lake Edge Blvd is inadequate and Drexel and Davidson currently have no storm sewer.
 - Extend storm sewer throughout project limits to improve capacity and drainage
 - Storm water treatment structure will be added in Lake Edge Blvd

Proposed Utility Design

▶ Sanitary Sewer:

- Install new 8" PVC sanitary sewer in the street
 - Replace laterals from the new main to the property line
 - Opportunity to Install lateral backwater valves
 - Provide properties with additional protection from backups



Proposed Utility Design

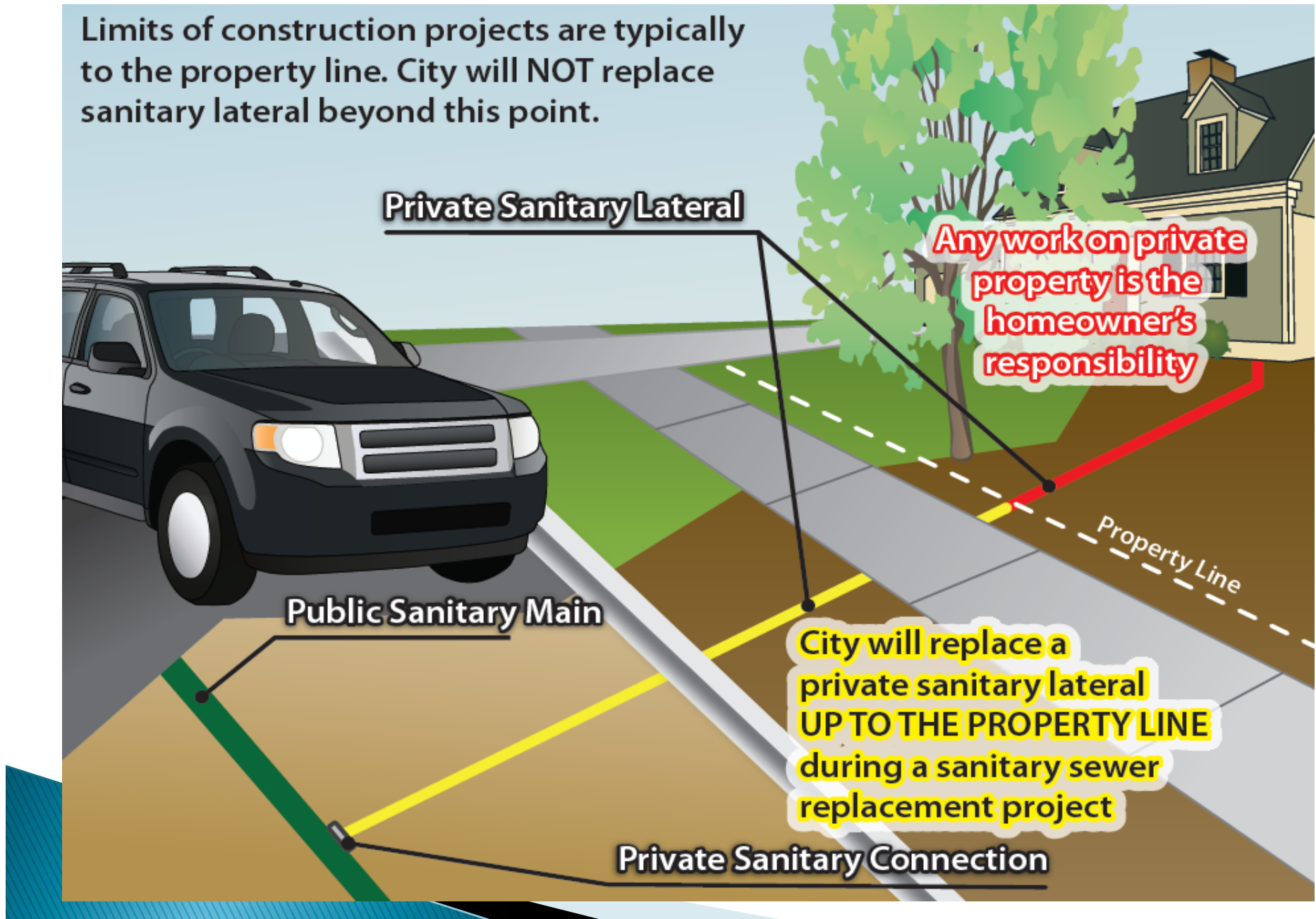
- ▶ Sanitary sewer lateral backwater valves
 - What are they?
 - A vertical standpipe pipe with a flapper valve that prevents wastewater from flowing into a basement (see display)
 - Where are they located?
 - In terrace area
 - Why are we proposing them here?
 - Homes built prior to 1980 are not protected by a functional sewer backwater valves and are at risk of backups
 - May prevent wastewater from a surcharged sewer or water from a water main break from entering the basement
 - Extreme wet weather events are becoming more common in Madison and as such, the frequency of backups into basements not equipped with a functional backwater valve is likely to increase.

Proposed Utility Design

- ▶ Sanitary sewer lateral backwater valves
 - How much do they cost?
 - City will pay 75% of the backwater valve and installation cost (City cost share amount up to \$1,500)
 - What is needed for maintenance?
 - Backwater valves like sewer laterals are owned by the property owner and require scheduled maintenance to ensure proper function.
 - Do property owners have to participate?
 - No, property owner who do not want a backwater valve installed with the street reconstruction project can contact the project engineer and remove the backwater valve from the project

Utility Details – Sewer Lateral

Limits of construction projects are typically to the property line. City will NOT replace sanitary lateral beyond this point.



Utility Details – Sewer Lateral Backwater Valve

3k®

n	Qty.
	1
	1
	1
/adapter & plug	1
/adapter & plug	1
	1
	1
/adapter & plug	1
/adapter & plug	1
pper (current style)	1
pper (before 2015)	1
ir	1
S rebuild kit	1
C rebuild kit	1
bulld kit	1

Extendable Backwater Valve Kit

Application • Prevents sewage backup into plumbed structures as a result of a plugged sewer system, excess volume in the system or groundwater flooding.

Recommended for • PVC • ABS

FEATURES

- No manhole required
- Installs discretely outside - up to 12" below ground level
- Above ground outdoor maintenance accessibility eliminates hidden access indoor applications, and the sewer odor and mess of indoor maintenance
- Meets IPC, UPC, ICC, IRC, CSA plumbing codes listing requirements

Lower Collar with Flapper. 3" and 4" collars accept both 2" and 4" standard pipe 6" Clean Check collars accept standard 4" pipe.

Replaceable 75 PSI flapper

Snap-in, pull-out flapper

Upper Collar

6" sizes

Tentative Schedule

- ▶ Mail estimated assessments 4/26/2019
- ▶ BPW Public Hearing 5/8/2019
- ▶ CC Hearing 5/21/2019
- ▶ Advertise for Bids on 5/23/2019
- ▶ Start Construction mid July
- ▶ Approx. 3 months to complete work

Assessment Policy & Costs

Item	Property Owner Share	City Share
Curb and Gutter*	100% along property frontage	City pays 100% for corner radii and other unassessable areas
Pavement*	Costs of 4 ft.	Remaining street width & intersections
Intersect Curb & Pvmt	0%	100%
Storm Sewer Main	0%	100%
Priv Storm Connects	100% (if any)	0%
Water Main	0%	100%
Sanitary Sewer Main	0%	100%
Sanitary Laterals	25%	75%

* Curb, pavement assessed per linear ft. of frontage

Assessment Policy

- ▶ Assessments can be paid in lump sum or typically over 8 years with 4% interest
- ▶ Alder can request 15 year payback
- ▶ Qualified loans available – dependent on income
- ▶ Final assessments will be mailed in the summer of 2020, year following the project completion

Assessment Costs

- ▶ Approximate property owner costs (Based on 80 FT frontage) for items
 - Curb & pavement approximately \$55 per ft frontage = \$4400
 - Drive Apron approx \$800 each
 - Sewer lateral replacement approx \$1900 each
 - For 80 ft frontage ballpark estimate = \$7100

- Frontages vary 65–150 ft



Construction

- ▶ Road closed during project, local traffic only
- ▶ Street parking removed during working hours (7am–7pm) for project duration
- ▶ Residential driveways accessible for most of project but closed up to 20 days, notified before closure
 - Not accessible when contractor is working directly in front
 - Closed when curb & gutter installed & driveway apron installed
- ▶ Water shutoff 2 times for apprx 4 hours each while switching services, notified 48 hours prior to shutoffs
- ▶ Preliminary start date, July 2019
- ▶ Approximately 3 months to complete

Construction

- ▶ Existing landscaping plantings within the terrace (area between curb & sidewalk) will likely be impacted if it conflicts with curb & gutter, sidewalk or sanitary and storm sewer installation
 - If you wish to save any landscaping, it should be removed prior to the start of work in July of 2019
- ▶ Stone or brick pavers within the terrace or adjacent to your driveway that you wish to save should be removed prior to construction and reinstalled by you after construction is complete
- ▶ After construction, disturbed areas will be covered with 6 inches of topsoil, erosion mat and seed
 - The contractor is responsible for 10 days of watering. After 10 days, it will be up to the resident to continue to water and mow in order for healthy grass to establish

Contacts

- Project Manager – Glen Yoerger 261–9177
gyoerger@cityofmadison.com
- Sanitary & Storm Sewer – Kyle Frank, 266–4098,
kfrank@cityofmadison.com
- Water Utility – Amy Schockling 261–9243
aschockling@madisonwater.org
- Forestry – Marla Eddy, 266–4450, meddy@cityofmadison.com
- Rain Garden Information – Carissa Wegner, 261–9822
cwegner@cityofmadison.com

Discussion / Questions

