



Department of Public Works  
**Engineering Division**  
Robert F. Phillips, P.E., City Engineer  
City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
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Fax: (608) 264-9275  
[engineering@cityofmadison.com](mailto:engineering@cityofmadison.com)  
[www.cityofmadison.com/engineering](http://www.cityofmadison.com/engineering)

Parcel Number: 0810-323-0090-7  
Situation Address: 3166 Ridgeway Ave  
RIDGEVIEW HEIGHTS LLC  
3162 RIDGEWAY AVE # 2  
MADISON, WI 53704-0000

**Deputy City Engineer**  
Gregory T. Fries, P.E.  
**Deputy Division Manager**  
Kathleen M. Cryan  
**Principal Engineer 2**  
Christopher J. Petykowski, P.E.  
John S. Fahrney, P.E.  
Janet Schmidt, P.E.  
**Principal Engineer 1**  
Christina M. Bachmann, P.E.  
Mark D. Moder, P.E.  
James M. Wolfe, P.E.  
**Facilities & Sustainability**  
Bryan Cooper, Principal Architect  
**Mapping Section Manager**  
Eric T. Pederson, P.S.  
**Financial Manager**  
Steven B. Danner-Rivers

May 6, 2021

**TO: Property owners along Melvin Court and Ridgeway Avenue**

**RE: Project 13177- Proposed Street Resurfacing with Utility Replacement Project & Public Hearing**

The City of Madison is proposing the resurfacing of Melvin Court from East Washington Avenue to the north end, and Ridgeway Avenue from Melvin Court to the west end in 2021. Enclosed with this letter is a fact sheet with details on the proposed project along with a notification for the Public Hearing before the Board of Public Works. The date and time of the public hearing can be found 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. The costs of some items are shared between the property owner and the City, while other costs are assessed entirely to the property owner. A table detailing the City's standard assessment policy for these items is included in the fact sheet.

Also enclosed is a Schedule of Assessments, which shows the property owner's share of estimated costs for each property adjacent to the project. After the work is complete, a final assessment will be calculated based on bid prices and work actually performed. The final assessment, which will be billed after the completion of the project, is payable in one lump sum or over a period of 8 years, with 2.0% interest charged on the unpaid balance.

To request accommodations for special needs or disabilities, or if you have any other questions regarding this project, please contact Fadi El Musa, the Project Engineer at (608) 243-5214 or email at [felmusagonzalez@cityofmadison.com](mailto:felmusagonzalez@cityofmadison.com). This includes requests relating to the Public Hearing and also request relating to the actual operations of construction. A list of contacts for this project can be found on the enclosed fact sheet. Hearing impaired person may contact the City's TDD number at 1-866-704-2315 to make arrangements for assistance during the meeting.

Sincerely,

on behalf:

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

RFP: fbeg  
Cc by Email:

Ald. Syed Abbas  
Lauren Striegl, City Engineering  
Adam Wiederhoeft, Water Utility  
Jeremy Nash, City Traffic Engineering  
Christy Bachmann, City Engineering  
Charles Romines, Streets Division  
Janet Schmidt, City Engineering

Yang Tao, City Traffic Engineering  
Marla Eddy, City Forestry  
Chris Petykowski, City Engineering  
Jim Wolfe, City Engineering  
Dane County 911  
Mark Moder, City Engineering  
Aaron Leair, Forestry Program Assistant

**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](mailto:boardofpublicworks@cityofmadison.com)) and;

That on **WEDNESDAY, MAY 19, 2021 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](mailto: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 two (2%) 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](mailto: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**

**MELVIN COURT AND RIDGEWAY AVENUE RESURFACING ASSESSMENT DISTRICT - 2021**

By Order of the Board of Public Works21  
Madison, Wisconsin

PUB: WSJ **MAY 7, 2021**



Department of Public Works  
**Engineering Division**

## Fact and Details Sheet: Proposed Melvin Court and Ridgeway Avenue Resurfacing with Utilities Replacement

### Project Details – Proposed Work

**Sanitary Sewer:** Replacing the existing sanitary sewer mains and laterals at Ridgeway and portions of Melvin. Replacement pipes will be PVC and lateral replacement will be from the new main to the property line.

**Water Main:** Replacing water main only on Ridgeway. New water main pipes will be ductile iron. Water laterals will not be replaced.

**Storm Sewer:** Adding storm sewer and inlets at the intersections of Ridgeway & Melvin and Quincy & Melvin. New storm sewers will be RCP.

**Street:** Replacing all the existing pavements within the project limits. Spot repair sidewalk and curb sections in poor condition or as needed to replace the sanitary sewer laterals. Replacing driveway aprons if needed to replace the sanitary sewer lateral. Installing new sidewalk in front of 3166 Ridgeway.

**Trees:** Four tree removals due to bad health conditions are planned at the following addresses: 3188 Ridgeway (14" Norway Maple), 3176 Ridgeway (18" Norway Maple), and 3179 Ridgeway (2 trees, 17" and 11" Norway Maples). One tree removal due to construction is planned at 3166 Ridgeway (29" Green Ash).

**Terrace Areas:** Owners must remove any plantings, structures, or any 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 these items following completion of the project. Owners are invited to contact the project manager to evaluate the impacts of construction in the terrace area.

**Bus Pad:** Not applicable.

**Assessments:** After construction is complete, the assessments are recalculated based on the bid prices and measured quantities. The final assessments are mailed in the summer of 2022. Property owners can pay the assessments in a lump sum or over 8 years with a 2% interest.

**Project Website:** [www.cityofmadison.com/engineering/projects/melvin-ridgeway](http://www.cityofmadison.com/engineering/projects/melvin-ridgeway)

#### PROJECT CONTACTS

- » **Project Manager:** Fadi El Musa  
(608) 243-5214, [felmusagonzalez@cityofmadison.com](mailto:felmusagonzalez@cityofmadison.com)
- » **Storm and Sanitary Sewer:** Lauren Striegl  
(608) 266-4094, [lstriegl@cityofmadison.com](mailto:lstriegl@cityofmadison.com)
- » **Water:** Adam Wiederhoeft  
(608) 261-9121, [awiederhoeft@madisonwater.org](mailto:awiederhoeft@madisonwater.org)
- » **Construction:** Paul Lauby  
(608) 520-2378, [plauby@cityofmadison.com](mailto:plauby@cityofmadison.com)
- » **Contractor:** To be determined



#### Assessment Policy Breakdown

Item	Property Owner Share	City Share
Curb & Gutter Replacement	50%	50%
Driveway Apron Replacement	50%	50%
Sidewalk Replacement	50%	50%
New Sidewalk Installation	100%	0%
Sanitary Laterals to property line	25%	75%
Sanitary Sewer Main	0%	100%
Storm Sewer Main	0%	100%
Water Main	0%	100%
Private Storm Sewer Lateral	100%	0%

## Construction Schedule & Impacts

**Tentative Schedule:** This project is scheduled to be bid in June 2021. Construction is expected to start in August 2021 and be completed by October 2021.

**Traffic Impacts:** The streets will be closed to through traffic within the project limits but will remain open to local traffic (residents). On street parking will not be allowed during construction hours. Residential driveways may be closed for up to 20 days. Allowable construction hours will be 7:00 am to 7:00 pm Monday-Saturday and 10:00 to 7:00 pm Sundays.

**Refuse Collection:** It will be the contractor's responsibility to allow for refuse collection to continue during construction. Please mark your address on your cart to make sure it is returned if moved. We ask that you place your carts at the street the evening prior to or at the very latest 6:00 a.m. the morning of your scheduled refuse/recycling day.

## Supplemental Forestry Information

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 1 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.

City of Madison Engineering Division - Schedule of Assessments

Project Name: Melvin Court and Ridgeway Avenue Resurfacing Assessment District-2021

Project Limits: Melvin Court (East Washington Avenue to north end)  
Ridgeway Avenue (Melvin Court to west end)

\*A factor has been applied for sidewalk, and curb and gutter work adjacent to lots that abut more than one street and are single-family residential dwellings.

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (L.F.)	Street Reconstruction Items												Assessable Sidewalk (100% Assessable)			Sanitary Sewer Items				Storm Sewer Items		Total Assessment			
				Remove Drive Apron @ 2.50 per S.F.		Replace Drive Apron @ 6.00 per S.F.		Remove Sidewalk @ 2.50 per S.F.			Replace Sidewalk @ 6.00 per S.F.			Remove and Replace Curb and Gutter @ 13.00 per L.F.			Construct New Sidewalk @ 40.00 per L.F.			Sanitary Sewer Reconnection \$ 1,250.00 Each		Remove & Replace 6 Inch Sanitary Lateral @ 21.00 per L.F.		Remove & Replace 8 Inch Sanitary Lateral @ 31.50 per L.F.		Storm Sewer Lateral/Reconnect 1,500.00 Each		
				S.F.	Cost	S.F.	Cost	Factor	S.F.	Cost	Factor	S.F.	Cost	Factor	L.F.	Cost	Factor	L.F.	Cost	Each	Cost	L.F.	Cost	L.F.		Cost	Each	Cost
0810-323-0402-4 SR-V1	MORGANS, NATHAN 814 MELVIN CT MADISON WI	814 Melvin Ct	63.30	0.00	\$ -	70.00	\$ 420.00	1.0	104.00	\$ 260.00	1.0	104.00	\$ 624.00	1.0	20.00	\$ 260.00	1.0	0.00	\$ -	1.00	\$ 1,250.00	35.00	\$ 1,102.50	0.00	\$ -	0.00	\$ -	\$ 3,916.50
0810-323-0403-2 SR-V1	BOHAN, STEVE J 18 WILTON CT MADISON WI	816 Melvin Ct	50 Melvin 111 Ridgeway	0.00	\$ -	0.00	\$ -	0.5	104.00	\$ 130.00	0.5	104.00	\$ 312.00	0.5	20.00	\$ 130.00	0.5	0.00	\$ -	1.00	\$ 1,250.00	35.00	\$ 1,102.50	0.00	\$ -	0.00	\$ -	\$ 2,924.50
0810-323-0213-5 SR-V1	RISSER TRUST 2 S CARROLL ST MADISON WI	905 Melvin Ct	60.00	0.00	\$ -	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -
0810-323-0091-5 SR-V1	HAT TRICK INVESTMENTS LLC 988 EDDINGTON DR SUN PRAIRIE WI	918 Melvin Ct	156.60	100.00	\$ 250.00	100.00	\$ 600.00	1.0	130.00	\$ 325.00	1.0	130.00	\$ 780.00	1.0	70.00	\$ 910.00	1.0	0.00	\$ -	1.00	\$ 1,250.00	0.00	\$ -	36.00	\$ 1,134.00	0.00	\$ -	\$ 5,249.00
0810-323-0123-6 PD	CREEK EDGE CDM HOMEOWNERS ASSOC INC, ATTN SAGE MGMT 3710 WILSHIRE LN MADISON WI	1009 Melvin Ct	156.89	0.00	\$ -	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	1.0	15.00	\$ 195.00	1.0	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ 195.00
0810-323-0092-3 SR-V2	RIDGE CREEK APTS LLC 505 UNIVERSITY AVE MADISON WI	1010 Melvin Ct	271.50	0.00	\$ -	0.00	\$ -	1.0	26.00	\$ 65.00	1.0	26.00	\$ 156.00	1.0	40.00	\$ 520.00	1.0	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ 741.00
0810-323-0111-1 CN	CITY OF MADISON ENGINEER WALKWAYS & BIKEPATHS 536 210 MLK JR BLVD RM 115 MADISON WI	1101 Melvin Ct	0.00	0.00	\$ -	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -
0810-323-0214-3 PD	PASSARO, RAYMUNDO 3201 QUINCY AVE MADISON WI	3201 Quincy Ave	43.66 Quincy 110.56 Melvin	0.00	\$ -	0.00	\$ -	0.5	0.00	\$ -	0.5	0.00	\$ -	0.5	15.00	\$ 97.50	0.5	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ 97.50
0810-323-0109-6 PD	PHEIFFER, ALEXIS L S 201 E WASHINGTON ST PHOENIX AZ	3202 Quincy Ave	42.85 Quincy 119.87 Melvin	0.00	\$ -	0.00	\$ -	0.5	130.00	\$ 162.50	0.5	130.00	\$ 390.00	0.5	15.00	\$ 97.50	0.5	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ 650.00
0810-323-0090-7 SR-V2	RIDGEVIEW HEIGHTS LLC 3162 RIDGEWAY AVE # 2 MADISON WI	3166 Ridgeway Ave	130.00	0.00	\$ -	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	1.0	70.00	\$ 910.00	1.0	163.00	\$ 6,520.00	1.00	\$ 1,250.00	0.00	\$ -	62.00	\$ 1,953.00	0.00	\$ -	\$ 10,633.00
0810-323-0301-8 SR-V1	LYNCH, WM J & BRENDA 3176 RIDGEWAY AV MADISON WI	3176 Ridgeway Ave	75.00	0.00	\$ -	0.00	\$ -	1.0	104.00	\$ 260.00	1.0	104.00	\$ 624.00	1.0	20.00	\$ 260.00	1.0	0.00	\$ -	1.00	\$ 1,250.00	26.00	\$ 819.00	0.00	\$ -	0.00	\$ -	\$ 3,213.00
0810-323-0404-0 SR-V1	RIDGEWAY LLC 3035 REBEL DR SUN PRAIRIE WI	3179 Ridgeway Ave	64.00	260.00	\$ 650.00	260.00	\$ 1,560.00	1.0	0.00	\$ -	1.0	0.00	\$ -	1.0	30.00	\$ 390.00	1.0	0.00	\$ -	1.00	\$ 1,250.00	35.00	\$ 1,102.50	0.00	\$ -	0.00	\$ -	\$ 4,952.50
0810-323-0302-6 SR-V1	LYNCH LIVING TRUST 3176 RIDGEWAY AVE MADISON WI	3180 Ridgeway Ave	48.00	0.00	\$ -	0.00	\$ -	1.0	104.00	\$ 260.00	1.0	104.00	\$ 624.00	1.0	20.00	\$ 260.00	1.0	0.00	\$ -	1.00	\$ 1,250.00	26.00	\$ 819.00	0.00	\$ -	0.00	\$ -	\$ 3,213.00
0810-323-0303-4 SR-V1	PAMPUCH, MARIAH SUSAN 3184 RIDGEWAY AVE MADISON WI	3184 Ridgeway Ave	40.00	0.00	\$ -	65.00	\$ 390.00	1.0	104.00	\$ 260.00	1.0	104.00	\$ 624.00	1.0	20.00	\$ 260.00	1.0	0.00	\$ -	1.00	\$ 1,250.00	26.00	\$ 819.00	0.00	\$ -	0.00	\$ -	\$ 3,603.00
0810-323-0304-2 SR-V1	O'BRIEN, MICHAEL G & RBT & MARGARET O'BRIEN 6380 DEMARCO TRL VERONA WI	3188 Ridgeway Ave	37 Ridgeway 120 Melvin	0.00	\$ -	0.00	\$ -	0.5	104.00	\$ 130.00	0.5	104.00	\$ 312.00	0.5	20.00	\$ 130.00	0.5	0.00	\$ -	1.00	\$ 1,250.00	26.00	\$ 819.00	0.00	\$ -	0.00	\$ -	\$ 2,641.00
0810-323-0514-7 SR-V1	3201 RIDGEWAY AVE LLC 150 LAKEWOOD BLVD MADISON WI	3201 Ridgeway Ave	59.32	110.00	\$ 275.00	110.00	\$ 660.00	1.0	78.00	\$ 195.00	1.0	78.00	\$ 468.00	1.0	0.00	\$ -	1.0	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ 1,598.00
0810-323-0212-7 SR-V1	BENTLEY, MEGAN K 3202 RIDGEWAY AVE MADISON WI	3202 Ridgeway Ave	97.45 Ridgeway 47.77 Melvin	0.00	\$ -	0.00	\$ -	0.5	0.00	\$ -	0.5	0.00	\$ -	0.5	0.00	\$ -	0.5	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -
0810-323-0401-6 CC-T	LLS ENTERPRISES LLC LARRY L SKARTVEDT 3100 E WASHINGTON AVE MADISON WI	3100 E Washington Ave	460.70	0.00	\$ -	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -
0810-323-0501-4 CC-T	STREAK ENTERPRISES LLC 4212 SPRECHER RD MADISON WI	3206 E Washington Ave	177.96	0.00	\$ -	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -
TOTALS				470.00	\$ 1,175.00	605.00	\$ 3,630.00	-	988.00	\$ 2,047.50	-	988.00	\$ 4,914.00	-	375.00	\$ 4,420.00	-	163.00	\$ 6,520.00	9.00	\$ 11,250.00	209.00	\$ 6,583.50	98.00	\$ 3,087.00	0.00	0	\$ 43,627.00