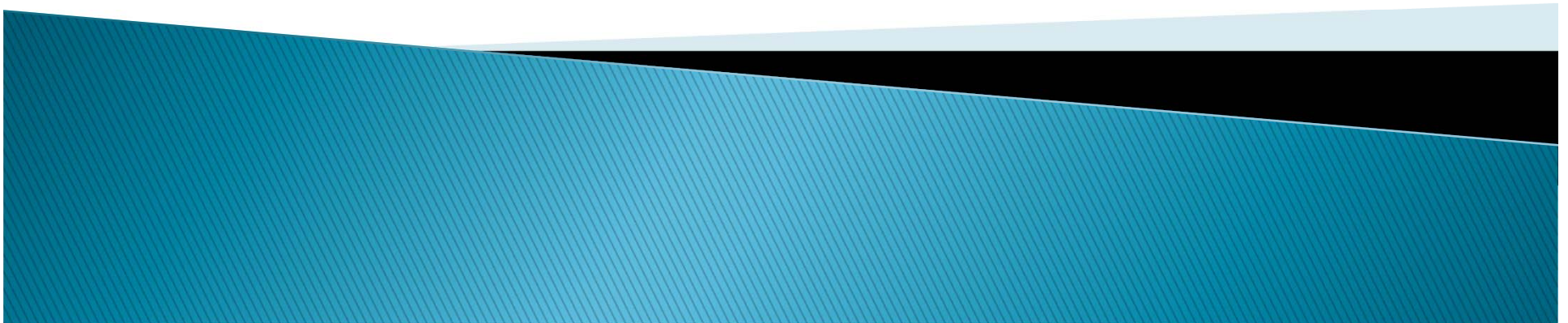


Emerson Street and Lowell Street Reconstruction

Public Information Meeting
January 23, 2018



Location



Preview of presentation

- ▶ Existing Conditions
- ▶ Scope of project
- ▶ Proposed design
- ▶ Forestry info
- ▶ Assessment policy
- ▶ Next steps/Schedule
- ▶ What to expect during construction
- ▶ Q&A, discussion

Existing Conditions - Emerson Street

Item	Existing Condition
Last Surfaced	1928
Pavement Rating	4
Curb Rating	2
Width	30 ft
Surface	Concrete
Sanitary	6" VP 1927
Storm	12-24" VP 1926-1927 (@ intersections)
Water	6" Cast Iron, 1927

Existing Conditions – Lowell Street

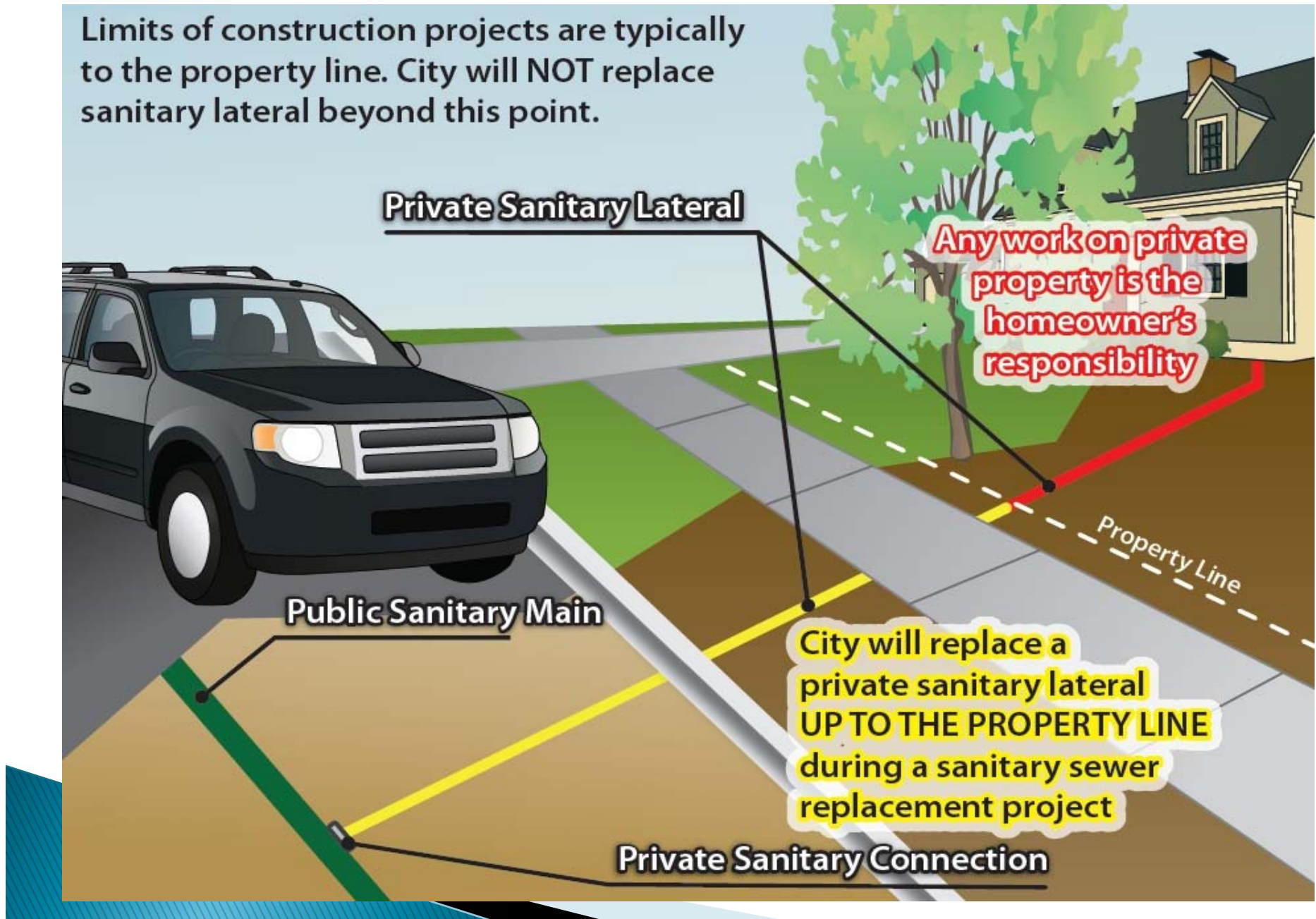
Item	Existing Condition
Last Surfaced	1928
Pavement Rating	4
Curb Rating	3
Width	30 ft
Surface	Concrete
Sanitary	8"-10" VP 1928
Storm	18-24" VP 1926
Water	6" Cast Iron, 1927

Scope – City Utility Work

- ▶ Replace water mains and services
- ▶ Replace sanitary sewer and laterals
- ▶ Replace storm sewer

Utility Details – Sewer Lateral

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



Forestry

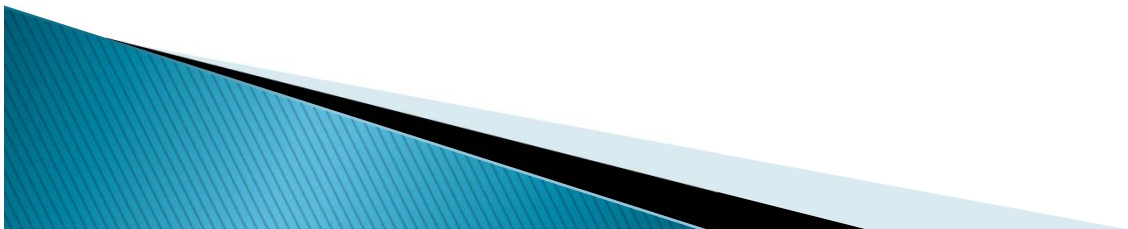
- ▶ 8 planned tree removals in project limits, mostly condition-related, 2 are ash removals.
- ▶ Ash tree planned for removal on this project would be removed regardless of project, City's Emerald Ash Borer response plan.
- ▶ Please contact Marla Eddy from forestry directly w/ ?s
- ▶ When project is complete, Forestry will evaluate terraces for potential tree planting spots. (New trees typically planted the next spring.)

Scope – Street work

- ▶ Replace curb and gutter, replace pavement, replace drive aprons, spot repairs of sidewalk
- ▶ Terrace walk replaced unless prop owner requests that it not be replaced.
- ▶ Reconfigure alley entrance on Emerson to make sidewalk continuous (like a driveway)
- ▶ Overall street widths same as existing on Emerson and Lowell
- ▶ Reconfigure intersection Emerson and Hickory so end Emerson is less like a “dead end”

Proposed Design

- ▶ Review Plan.....



Terrace Rain Gardens

- ▶ Optional for those who want them & have suitable terraces (wide, flat, adequate space between driveways/trees, etc., no utility conflicts). If interested, contact Phil Gaebler pgaebler@cityofmadison.com, 266-4059 ASAP.

Assessment Policy

- ▶ Concrete Curb, existing Sidewalk & Drive Aprons: Owner 50% / City 50%
- ▶ Sanitary Sewer Lateral: Owner 25%/ City 75%
- ▶ Rain garden (OPTIONAL) Owner \$100/City pays the balance
- ▶ 50 ft frontage ballpark PRELIMINARY \$4000 –will vary at each property (frontage, driveway size, etc).
- ▶ Payable in lump sum or over 8 years w/ 3% interest

Tentative Schedule

- ▶ Mail assessments this week 1 /26/18
- ▶ BPW Hearing 2 /7/18
- ▶ CC Hearing 2 /27/18
- ▶ Advertise for Bids on 3 /1 /18
- ▶ Construction beginning early May 2018.

Construction – Terraces

- ▶ Whole terrace/Right-of-way will get disturbed. Remove any plantings, raised beds, structures, stone landscaping, retaining walls, pavers, railings, etc. that you wish to save from the terrace prior to construction. Contractor will not replace/reinstall these items.

Construction

- ▶ Parking removed for project duration
- ▶ Road closed during project, local traffic only
- ▶ Residential driveways closed up to 20 days, commercial drives + alley entrances remain accessible (brief interruptions). Contractor will notify you in advance of driveway closures.
- ▶ Typically ~2 planned water shut-offs (up to 8 hours but usually about 4 hours) – contractor will notify ahead of time. Occasionally emergency shut-offs if old main breaks.

Construction – Businesses

- ▶ Please contact me or see me afterward if your business has access/parking off the alleys.
- ▶ You may wish to use temp business signs to direct customers through construction to alley entrance—you need a permit to place these signs.

Mailings you will get from us...

- ▶ Estimated assessments + public hearing info for BPW and CC.
- ▶ Driveway forms (read + fill out + return to us if you want a different size drive apron)
- ▶ Informational letter prior to start of work (save! Will have inspector's contact info + Contractor info)
- ▶ Finalized assessment/bill – about a year after work is done
- ▶ Feel free to call/contact us anytime w/ questions!

Contacts

- ▶ Project Manager, Street & Sidewalk design –
Lisa Coleman 266-4093
lcoleman@cityofmadison.com
- ▶ Storm and Sanitary Sewer – Daniel Olivares
261-9285 dolivares@cityofmadison.com
- ▶ Water Utility – Pete Holmgren 261-5530
pholmgren@madisonwater.org
- ▶ Rain Gardens – Phil Gaebler, 266-4059
pgaebler@cityofmadison.com
- ▶ Forestry– Marla Eddy 266-4450
meddy@cityofmadison.com

Discussion

