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Parcel Number: «F1»
Situs Address: «F2»

«F3»
«F4»
«F5»
«F6»

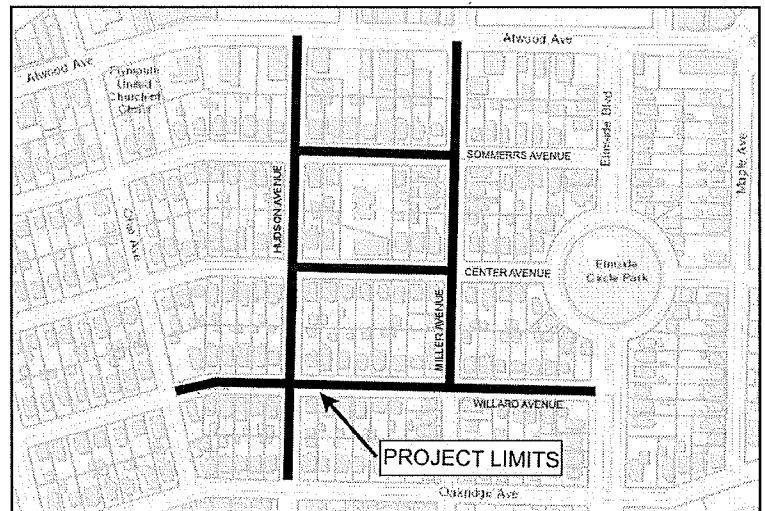
February 10, 2023

To: Property Owners along Hudson Avenue, Miller Avenue, Willard Avenue, Center Avenue, & Sommers Avenue

Re: Proposed Street Reconstruction Project & Public Hearing

The City of Madison is planning a 2023 project on Hudson Ave (Oakridge Ave to Atwood Ave), Miller Ave (Willard Ave to Atwood Ave), Willard Ave (Ohio Ave to Elmside Blvd), Center Ave (Hudson Ave to Miller Ave), and Sommers Ave (Hudson Ave to Miller 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

The City will not propose narrowing the length of Hudson Avenue and Miller Avenue due to the consensus feedback the City received from residents to maintain parking on both sides of Hudson Avenue and Miller Avenue, see fact sheet for more information.

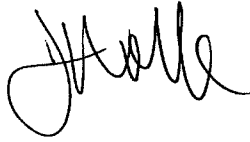


This project will involve special assessments to the owners of property adjacent to the project. The property owners will be assessed for various items included with this proposed project, and the costs of those items are assessed fully or partially to the owner. A table detailing the City's standard assessment policy for these items is included in the attached fact sheet.

Also enclosed is a preliminary Schedule of Assessments, which shows the estimated costs for each property adjacent to the project and provides an explanation of how the costs were determined. The frontages of each property to be assessed are listed on the schedule. 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 4% 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 Andrew Zwieg, Project Manager, (608) 266-9219, azwieg@cityofmadison.com. This includes requests relating to the Public Hearing and operations of construction.

Sincerely



James M. Wolfe, P.E.
City Engineer

JMW:az

Cc by email:

District 15 Alder
City Engineering Staff
Traffic Engineering Staff
Streets Division Staff
City Forestry Staff
Madison Metro Transit Staff
Police Department
Fire Department
Dane County 911
Badger Bus Lines
Madison School District Transportation

**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, FEBRUARY 22, 2023 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 four (4%) 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

DAVIES STREET AND DEMPSEY ROAD RECONSTRUCTION ASSESSMENT DISTRICT – 2023
HUDSON AVENUE, MILLER AVENUE, WILLARD AVENUE, CENTER AVENUE, AND SOMMERS AVENUE
ASSESSMENT DISTRICT - 2023

By Order of the Board of Public Works
Madison, Wisconsin

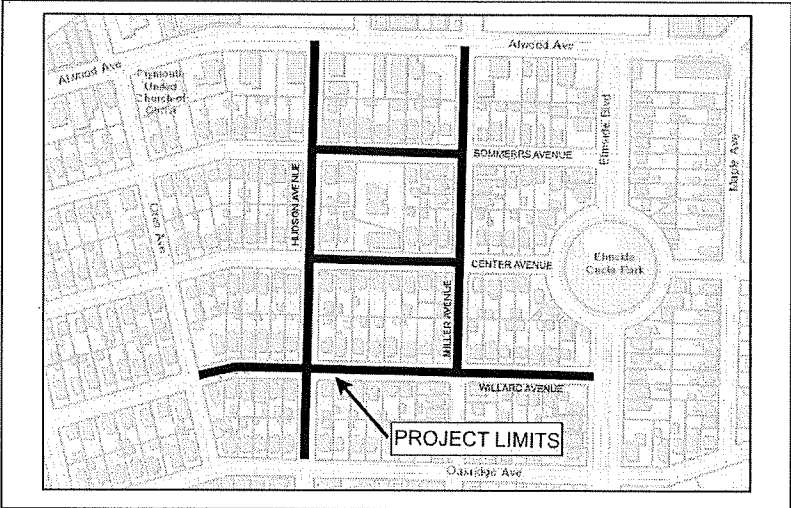
PUB: WSJ **FEBRUARY 10, 2023**



PROJECT CONTACT
 » Project Manager: Andrew Zwieg
 608-266-9219, azwieg@cityofmadison.com

Fact and Details Sheet: PROPOSED HUDSON AVE, MILLER AVE, WILLARD AVE, CENTER AVE, & SOMMERS AVE CONSTRUCTION

Project Location Map



Project Details – Proposed Work

Sanitary Sewer: The City will replace the existing sewer main with 8" PVC pipe on all streets in the project limits (existing 6" clay main installed in the 1910s), and in most cases replace laterals from the main to the property line. 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 Project Manager (*laterals assessable*).

Water Main: The City will not replace the water main along Hudson Avenue, Miller Avenue, Willard Avenue, Center Avenue, or Sommers Avenue.

Storm Sewer: The City will replace and improve the storm sewer system in the street and at intersections.

Street: The City will replace all of the pavement, gravel base, curb and gutter, replace concrete terrace walks (*concrete walk between curb and sidewalk*), spot replace sidewalk as needed, and replace driveway aprons (*10 ft. pavement, terrace walks, and driveway aprons are assessable*).

The City will not propose narrowing the length of Hudson Avenue and Miller Avenue due to the consensus feedback the City received from residents to maintain parking on both sides of Hudson Avenue and Miller Avenue.

The proposed Hudson Avenue street width will be 28 ft. (*same as existing*) and Miller Avenue will be 28 ft. (*same as existing*) from face of curb to face of curb with parking on both sides. The City will narrow Miller Avenue along a portion of 2730 Center Avenue, 2730 Sommers Avenue and all of 2733 Atwood Avenue to 26 ft. to reduce damage to tree roots growing over the existing curb and gutter and restrict parking to one side.

The proposed Willard Avenue width will be 24 ft. (*same as existing*) from face of curb to face of curb and parking will remain on one side of the street.

The proposed width for most of Center Avenue will be 26 ft. from face of curb to face of curb, and parking will remain on one side of the street. Center Avenue will then be widened slightly along 2702 Center Avenue and 2706 Center Avenue to 28 ft. (same as existing) with parking still on one side. The additional width is necessary for fire access adjacent to the 3 unit building at 2706 Center Avenue.

The proposed Sommers Avenue width will be 26 ft. (*same as existing*) from face of curb to face of curb and parking will remain on one side of the street.

The City will install a Rectangular Rapid Flashing Beacon (RRFB) for pedestrians on the west side of Atwood Avenue at Miller Avenue.

Speed humps will not be installed along Hudson Avenue or Miller Avenue.

Item	Property Owner Share	City Share
10' Pavement Replacement*	100%	0%
Driveway Aprons	50%	50%
Terrace Walk (between sidewalk & curb)	50%	50%
Sidewalk Replacement	0%	100%
Intersection Curb & Pavement	0%	100%
Sanitary Sewer Main	0%	100%
Sanitary Laterals to Property Line	25%	75%
Storm Sewer Main	0%	100%
Private Storm Connections (if any)	100%	0%

*Curb & gutter assessed per linear ft. of frontage

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: Bus pads will not be installed along Hudson Avenue, Miller Avenue, Willard Avenue, Center Avenue, or Sommers Avenue.

Street Lights: There are no proposed changes to street lighting along Hudson Avenue, Miller Avenue, Willard Avenue, Center Avenue, or Sommers Avenue.

Traffic Signals: There are no proposed changes to the traffic signal at the corner of Atwood Avenue and Hudson Avenue.

Assessments: The project will have special assessments for the street construction. The assessments are a special charge for work being done that has a 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 assessment bill will be mailed in 2024 to adjacent property owners. The bill is calculated based on measured quantities for driveway aprons and terrace walks removed and replaced during construction. The unit prices for driveway aprons, pavement, and terrace walks are based on 2023 street improvement rates and will carry over from the preliminary assessment. The sanitary sewer laterals and private storm sewer connections will also be billed based on bid prices and measured quantities during construction. The property payment options include payment by lump sum or over eight years with 4 percent interest.

Trees: Terrace trees may be pruned prior to construction to provide required clearance for construction equipment. Efforts are being made in the street design to save as many of the existing trees as possible. There are 5 (2426 Willard Ave (1-Maple), 2702 Willard Ave (1-Maple), 2702 Center Ave (1-Maple), 2702 Sommers Ave (1-Maple), 2802 Center Ave (1-Crabapple)) planned tree removals with this project because of poor condition. If, during the course of construction, it is determined that any additional trees must be removed, adjacent property owners will be notified, prior to removal of the tree. The trees within the project limits that remain may have the roots trimmed during construction.

Project Website: <https://www.cityofmadison.com/engineering/projects/hudson-miller-willard-center-sommers-reconstruction>.

Construction Schedule & Impacts

Tentative Schedule: It is expected the project will take approximately 4 months to complete between July 2023 and October 2023.

Traffic Impacts: Hudson Avenue, Miller Avenue, Willard Avenue, Center Avenue, or Sommers Avenue will be closed to all traffic until the project is complete. Local access will be provided, but driveways may not be accessible at times when work is being performed in front of the driveway and while new curb and gutter and driveway aprons are constructed. Driveway closures may last up to a cumulative total of 20 days. No parking is allowed within the construction zone during working hours (7AM to 7PM), so when your driveway is not accessible, you will need to park on the adjacent streets outside the project limits.

Traffic impacts on Atwood Avenue at Hudson Avenue are not anticipated, however if during construction it is determine that work may impact traffic, single lane closures in each direction will be allowed.

Traffic impacts on Atwood Avenue at Miller Avenue are anticipated for the installation of the Rectangular Rapid Flashing Beacon (RRFB) for pedestrians. The beacon will be installed along the west side of the intersection. Atwood Avenue will have single closures in each direction to provide area for the RRFB to be installed.

Water Shut-offs: There are no planned water shut-offs. Emergency shut-offs are possible if existing main is damaged during construction. Affected properties are notified as soon as possible.

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.

Landscaping: Existing landscaping plantings within the terrace (between curb & sidewalk) will be impacted. If you wish to save any landscaping, it should be removed prior to the start of work in 2023. Stone or brick pavers within the terrace you wish to save should be removed prior to construction & reinstalled by you after construction is complete.