

Davidson St, Park Ct, Maher Ave, and Gary St Reconstruction Assessment District - 2025

Project Engineer	Jose Navarro ph: 267-1148 email: jnavarro@cityofmadison.com
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Project Limits	Maher Ave (Cottage Grove Rd to Lake Edge Blvd) Davidson St (Maher Ave to Dempsey Rd) Park Ct (Maher Ave to Dempsey Rd) Gary St (Dempsey Rd to east end of road) (see map on reverse)
Alder: 15 Dina Nina Martinez-Rutherford	

Street	Existing	Proposed
Reconstruction - Maher Ave		
Last Seal Coat	2015	NA
Pavement Rating	4	New Pavement
Curb Rating	NA	New Curb & Gutter
Width	31 to 37 ft	22 to 26 ft
Shoulder	NA	None
Surface Type	Asphalt	Asphalt
Reconstruction - Davidson St		
Last Seal Coat	2010	NA
Pavement Rating	3	New Pavement
Curb Rating	NA	New Curb & Gutter
Width	30 to 32 ft	20 to 24 ft
Shoulder	NA	None
Surface Type	Asphalt	Asphalt
Reconstruction - Park Ct		
Last Seal Coat	2004	NA
Pavement Rating	2	New Pavement
Curb Rating	NA	New Curb & Gutter
Width	23 to 26 ft	16 to 20 ft
Shoulder	NA	None
Surface Type	Asphalt	Asphalt
Reconstruction - Gary St		
Last Seal Coat	2015	NA
Pavement Rating	5	New Pavement
Curb Rating	NA	New Curb & Gutter
Width	30 to 32 ft	20 to 24 ft
Shoulder	NA	None
Surface Type	Asphalt	Asphalt

Sidewalk Maher Ave (Easterly-side)

5-ft concrete sidewalk on Easterly-side with varying grass terrace width(2'-15'). Sidewalk bends to avoid existing trees and grading impacts.

Sidewalk Davidson St (Northern-side)

5-ft concrete sidewalk on the north-side with varying grass terrace width(0'-11'). Sidewalk bends to avoid existing trees and grading impacts.

Sidewalk Park Ct (Southern-side)

5-ft concrete sidewalk on Southern-side with varying grass terrace width(0'-5'). Sidewalk bends to avoid existing trees and grading impacts.

Sidewalk Gary St (Northern-side)

5-ft concrete sidewalk on Northern-side with varying grass terrace width(3'-7'). Sidewalk bends to avoid existing trees and grading impacts.

Storm Sewer	Existing	Proposed
Work Required: Storm sewer will be added and upgraded along the project limits, including new pipes, inlets and access structures as needed to convey street runoff collected by the new curb & gutter. Upsizing storm in YMCA easement area to pond.		

Sanitary Sewer	Existing	Proposed
Work Required: Replace the existing sanitary sewer mains with new PVC pipes and replace laterals from the main to the property line.		

Water Main	Existing	Proposed
Work Required: Replace the existing water main with new ductile iron pipes and fire hydrants with modern spacing requirements. New water services will be installed to the new main within the street right-of-way.		

Parking	Existing	Proposed
Existing Parking Conditions	Parking on Both Sides of project limits (No Parking overnight front of Park Ct)	Maher Ave one sided parking, Davidson one sided parking, Park Ct one sided, Gary St one sided parking.

Street Lighting	Existing	Proposed
Area Street Lighting	Street lighting on existing poles	Street lighting to remain on MGE poles, some poles will need to be relocated due to conflicts with proposed design.

Land Purchases

No right-of-way needed. Some private entry for grading will be required and coordinated with individual property owners

Trees

Tree removals due to conflicts with the proposed design are anticipated at the following locations: 19" Siberian Elm (821 Gary St). Tree removals due to conflicts with the proposed design are anticipated at the following locations: 3" Freeman Maple (510 Davidson St), the group of elm trees on the YMCA property on the north side of the intersection of Gary St and Elinor St (due to storm sewer upsizing work).

Assessment Policy (Updated Street Assessment Policy)

Assessment Policy Breakdown Item	Property Owner Share	City Share
Replace 10' of Asphalt Pavement & Roadway Base	100%	0%
Remainder of Pavement, if any	0%	100%
Replace Driveway Apron & Terrace Walks	50%	50%
Install New Sidewalk*	0%	100%
Install Curb & Gutter*	0%	100%
Sanitary Laterals to property line	25%	75%
Sanitary Sewer Main	0%	100%
Storm Sewer Main	0%	100%
Water Main Lining	0%	100%
Terrace Rain Garden	\$100	Remainder
Private Storm Sewer Lateral	100%	0%
Street Tree Removals & Plantings	0%	100%

Assessments payable in one lump sum or over a period of 8 years, with 4% interest charged on unpaid balance

*The City's street improvement grant program will apply to this project, which will cover the entire property owner share of the new curb and sidewalk, so the cost of these items will be \$0 for adjacent property owners. Therefore, these items are not reflected on the cost breakdowns

Schedule

Advertise for bids	September 2025
Anticipated Construction Start	March 2026
Approximate Duration	Approx. 6 months

Costs

Streets	\$2,520,000.00
Streets-Storm	\$260,000.00
Storm	\$818,000.00
Sanitary	\$1,053,000.00
Water	\$900,000.00
Estimated Total Cost:	\$5,551,000.00
Estimated Assessments:	\$361,511.15
Estimated City Engineering Cost:	\$5,189,488.85

Correspondence

Planning began in Winter 2025. 2 Total PIMs with neighborhood. Most recent design shown to neighborhood with PIM May of 2025, project survey included. Transportation Commission review and approval on June 11th, 2025.

