

## MacArthur Road, Larson Court, MacArthur Court, and Sycamore Avenue Assessment District - 2026

|                                                                                                                       |                                                                                                                                                                                                 |                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| <b>Project Engineer</b>                                                                                               | Nashaly Gutierrez ph: 266-4414 email: ngutierrez@cityofmadison.com                                                                                                                              |                                                                                                         |
| <b>Project Limits</b>                                                                                                 | MacArthur Road (E Washington to the south end), MacArthur Court (MacArthur Road to the east end), Larson Court (west end to MacArthur Road), Sycamore Avenue (MacArthur Road to Mendota Street) |                                                                                                         |
| <b>Alder: 3 Field</b>                                                                                                 | (see map on reverse)                                                                                                                                                                            |                                                                                                         |
| <b>MacArthur Road</b>                                                                                                 | <b>Existing</b>                                                                                                                                                                                 | <b>Proposed</b>                                                                                         |
| Project Type: Street Reconstruction                                                                                   |                                                                                                                                                                                                 |                                                                                                         |
| Last Surfaced                                                                                                         | 1948                                                                                                                                                                                            | Reconstruction                                                                                          |
| Pavement Rating                                                                                                       | 4                                                                                                                                                                                               | New Pavement                                                                                            |
| Curb Rating                                                                                                           | none                                                                                                                                                                                            | Adding C&G                                                                                              |
| Width                                                                                                                 | 32'                                                                                                                                                                                             | Varies 22'-32'                                                                                          |
| Surface Type                                                                                                          | Asphalt                                                                                                                                                                                         | Asphalt                                                                                                 |
| Traffic Mitigation                                                                                                    | None                                                                                                                                                                                            | None                                                                                                    |
| <b>MacArthur Court</b>                                                                                                | <b>Existing</b>                                                                                                                                                                                 | <b>Proposed</b>                                                                                         |
| Project Type: Street Reconstruction                                                                                   |                                                                                                                                                                                                 |                                                                                                         |
| Last Surfaced                                                                                                         | 1948                                                                                                                                                                                            | Reconstruction                                                                                          |
| Pavement Rating                                                                                                       | 4                                                                                                                                                                                               | New Pavement                                                                                            |
| Curb Rating                                                                                                           | None                                                                                                                                                                                            | Adding C&G                                                                                              |
| Width                                                                                                                 | 17'                                                                                                                                                                                             | 20'                                                                                                     |
| Surface Type                                                                                                          | Asphalt                                                                                                                                                                                         | Asphalt                                                                                                 |
| Traffic Mitigation                                                                                                    | None                                                                                                                                                                                            | None                                                                                                    |
| <b>Larson Court</b>                                                                                                   | <b>Existing</b>                                                                                                                                                                                 | <b>Proposed</b>                                                                                         |
| Project Type: Street Reconstruction                                                                                   |                                                                                                                                                                                                 |                                                                                                         |
| Last Surfaced                                                                                                         | 1948                                                                                                                                                                                            | Reconstruction                                                                                          |
| Pavement Rating                                                                                                       | 4                                                                                                                                                                                               | New pavement                                                                                            |
| Curb Rating                                                                                                           | None                                                                                                                                                                                            | Adding C&G                                                                                              |
| Width                                                                                                                 | 18'                                                                                                                                                                                             | 20'                                                                                                     |
| Surface Type                                                                                                          | Asphalt                                                                                                                                                                                         | Asphalt                                                                                                 |
| Traffic Mitigation                                                                                                    | None                                                                                                                                                                                            | None                                                                                                    |
| <b>Sycamore Avenue</b>                                                                                                | <b>Existing</b>                                                                                                                                                                                 | <b>Proposed</b>                                                                                         |
| Project Type: Street Reconstruction                                                                                   |                                                                                                                                                                                                 |                                                                                                         |
| Last Surfaced                                                                                                         | 1961                                                                                                                                                                                            | Reconstruction                                                                                          |
| Pavement Rating                                                                                                       | 4                                                                                                                                                                                               | New pavement                                                                                            |
| Curb Rating                                                                                                           | 7                                                                                                                                                                                               | Extending the C&G to MacArthur Road intersection                                                        |
| Width                                                                                                                 | 32'                                                                                                                                                                                             | 26' and 32'                                                                                             |
| Surface Type                                                                                                          | Asphalt                                                                                                                                                                                         | Asphalt                                                                                                 |
| Option A                                                                                                              | Proposed a width of 22 ft from face of curb to face of curb with no parking                                                                                                                     |                                                                                                         |
| Option B                                                                                                              | Proposed a width of 26 ft from face of curb to face of curb with parking on one side (existing no overnight parking to remain)                                                                  |                                                                                                         |
| Option C                                                                                                              | Proposed a width of 30 ft from face of curb to face of curb with parking on both sides as traffic calming (existing no overnight parking to remain)                                             |                                                                                                         |
| Traffic Mitigation                                                                                                    | None                                                                                                                                                                                            | None                                                                                                    |
| <b>Sidewalk, Terraces, &amp; Driveways</b>                                                                            | <b>Existing</b>                                                                                                                                                                                 | <b>Proposed</b>                                                                                         |
| Sidewalks                                                                                                             | MacArthur Road: a segment on one side, MacArthur Court: none, Larson Court: none, Sycamore Avenue: both sides                                                                                   | Adding sidewalk on both sides of MacArthur Road, and MacArthur Court Adding on one side on Larson Court |
| Terraces                                                                                                              | Grass and varies widths                                                                                                                                                                         | Grass and varies widths                                                                                 |
| Driveways                                                                                                             | Concrete, gravel or asphalt                                                                                                                                                                     | Concrete and asphalt                                                                                    |
| <b>Storm Sewer</b>                                                                                                    | <b>Existing</b>                                                                                                                                                                                 | <b>Proposed</b>                                                                                         |
| Work Required: Install Storm Sewer Main along MacArthur Road, MacArthur Court, Larson Court, and Sycamore Avenue      |                                                                                                                                                                                                 |                                                                                                         |
| Size                                                                                                                  | MacArthur Road: 12"                                                                                                                                                                             | 12"-36"                                                                                                 |
| Material                                                                                                              | MacArthur Road: RCP-ditch, MacArthur Court: ditch, Larson Court: ditch, Sycamore Avenue: ditch                                                                                                  | RCP                                                                                                     |
| Year                                                                                                                  | MacArthur Road: 2003                                                                                                                                                                            | 2026                                                                                                    |
| <b>Sanitary Sewer</b>                                                                                                 | <b>Existing</b>                                                                                                                                                                                 | <b>Proposed</b>                                                                                         |
| Work Required: Replace Sanitary Sewer Main along MacArthur Road, MacArthur Court, Larson Court, and Sycamore Avenue   |                                                                                                                                                                                                 |                                                                                                         |
| Size                                                                                                                  | 8"                                                                                                                                                                                              | 8"                                                                                                      |
| Material                                                                                                              | VCP                                                                                                                                                                                             | PVC                                                                                                     |
| Year                                                                                                                  | 1957                                                                                                                                                                                            | 2026                                                                                                    |
| <b>Water Main</b>                                                                                                     | <b>Existing</b>                                                                                                                                                                                 | <b>Proposed</b>                                                                                         |
| Work Required: Replace and upsize Water Main along MacArthur Road, MacArthur Court, Larson Court, and Sycamore Avenue |                                                                                                                                                                                                 |                                                                                                         |
| Size                                                                                                                  | MacArthur Road: 6"-10", MacArthur Court: 1", Larson Court: 6", Sycamore Avenue: 6"                                                                                                              | 8"                                                                                                      |
| Material                                                                                                              | MacArthur Road: Ductile Iron-Cast Iron-Spun Cast Iron, MacArthur Court: Copper, Larson Court: Spun Cast Iron, Sycamore Avenue: Spun Cast Iron-Cast Iron                                         | DI                                                                                                      |
| Year                                                                                                                  | MacArthur Road: 1950-2005, MacArthur Court: 1950, Larson Court: 1950, Sycamore Avenue: 1950-1957                                                                                                | 2026                                                                                                    |
| <b>Parking</b>                                                                                                        | <b>Existing</b>                                                                                                                                                                                 | <b>Proposed</b>                                                                                         |
| MacArthur Road                                                                                                        | None                                                                                                                                                                                            | On one side in the section of 24' street width                                                          |

MacArthur Court  
Larson Court  
Sycamore Avenue

On both sides  
On both sides  
Restricted no-overnight street parking

Remain as existing with restricted no-overnight parking  
Remain as existing  
On one side with existing restriction to remain

**Street Lighting**

Area Street Lighting  
Pedestrian Lighting

**Existing**

MG&E lighting on utility poles  
None

**Proposed**

None  
None

**Traffic Signals**

None

**Land Purchases**

The design team is reviewing areas where land acquisition or temporary limited easements (TLEs) may be needed to accommodate construction. The City Real Estate team may be reaching out to some property owners over winter within the reconstruction portion to acquire right-of-way, Permanent Limited Easement (PLE), or Temporary Limited Easement (TLE) along their property. A TLE is a temporary construction easement that will allow the City contractor to work on private property, but would not involve any permanent public infrastructure constructed on private property. The TLE would allow the contractor space to construct the sidewalk, which will be permanently located within the right-of-way. The TLE is temporary and will be terminated after the project is complete.

**Trees**

There are 3: 1202 MacArthur Road (2-30",36" Silver Maple), 1202 MacArthur Road (1-25" Red Elm) planned tree removals with this project because of sidewalk construction. Terrace areas will be evaluated by City Forestry for new trees or replacements following the project.

**Assessment Policy**

|                                    |                      |
|------------------------------------|----------------------|
| 10' Pavement Replacement*          | Owner 100% / City 0% |
| Driveway Aprons Replacement        | Owner 50% / City 50% |
| Remove & Replace Terrace Walk      | Owner 50% / City 50% |
| Curb & Gutter Replacement          | Owner 0% / City 100% |
| Sidewalk Replacement               | Owner 0% / City 100% |
| Sanitary Sewer Main                | Owner 0% / City 100% |
| Sanitary Laterals to Property Line | Owner 25% / City 75% |
| Water Main                         | Owner 0% / City 100% |
| Water Main Services                | Owner 0% / City 100% |
| Storm Sewer Main                   | Owner 100% / City 0% |
| Private Storm Connections (if any) | Owner 100% / City 0% |

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

\*Pavement assessed per linear ft. of frontage

**Schedule**

|                                |                    |
|--------------------------------|--------------------|
| Advertise for bids             | Winter 2025        |
| Anticipated Construction Start | Spring 2026        |
| Approximate Duration           | Approx. 5-6 months |

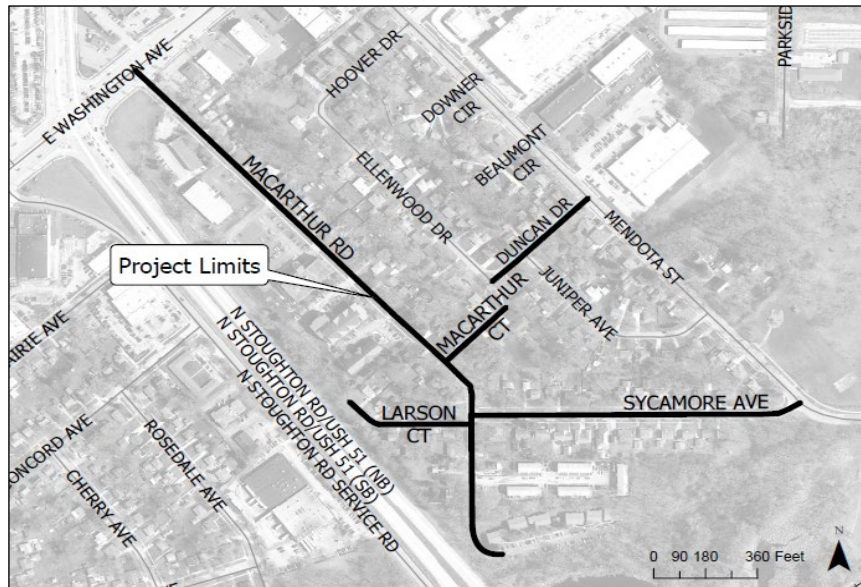
**Costs**

Total Cost: \$7,486,016.10  
Assessments: \$653,706.83  
City Cost: \$6,844,309.27

**Correspondence**

First Public information meeting was October 1, 2024 via zoom to inform the residents about the upcoming reconstruction project. A site visit was done on November 19, 2024. Second public information meeting was August 27, 2025 via zoom to inform the residents about the design proposed design options and construction schedule; online questionnaire to select a design option for Sycamore Avenue. The option B was recommended by the Transportation Commission.

see Map on reverse



**Tree Removal Locations**

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30" Silver Maple - 1202 MacArthur Road  
36" Silver Maple - 1202 MacArthur Road  
25" Red Elm - 1202 MacArthur Road