



PROJECT CONTACTS

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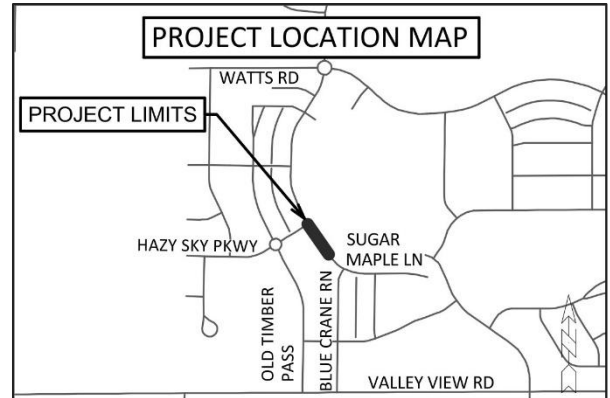
Fact and Details Sheet: Sugar Maple Lane Reconstruction Assessment District – 2025

Project Details – Proposed Work

Sanitary Sewer: The existing sanitary main will be extended along Sugar Maple Lane. Sanitary laterals will be installed from the new main to the property line (*sanitary main & laterals assessable*).

Water Main: The existing water main will be extended along Sugar Maple Lane and new water services will be installed (*water main and services assessable*).

Storm Sewer: The existing storm sewer will be replaced as needed and new storm sewer will be installed as necessary to adequately drain the street and shared-use path. If you are aware of any existing private storm sewer or private connections (either to the curb or to a structure) from your property, please contact the project manager listed to the right (*private storm connections assessable*). A new box culvert will be installed under Sugar Maple Ln to allow drainage to existing Old Timber Pass Greenway pond.



Street: The City will install new asphalt pavement (*pavement assessable*) and gravel base, install new concrete curb & gutter (*assessable*), sidewalk (*assessable*), and curb ramps. The new street layout proposal includes a 34-ft. wide street (face of curb to face of curb. There is 2-ft. of gutter on either side).

Shared-Use Path: The existing shared-use path at Old Timber Pass will be extended to Sugar Maple Lane.

Driveways Aprons: No new driveway aprons will be installed or replaced within the project limits.

Bus pads: No new bus pads will be installed within the project limits.

Street Lighting & Traffic Signals: New street lighting will be installed along Sugar Maple Ln (*assessable*).

Assessments: The project will involve special assessments for the street construction and utility work. The assessments are a special charge for work being done that has 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 assessments bill will be mailed in 2027 to adjacent property owners. The bill is calculated based on measured quantities for pavement, curb & gutter, and sidewalk and will be based on the actual bid prices for construction. The 15-ft. of pavement reconstruction is defined as 15-ft. of street width across the property frontage. 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 8 years with 4.5% interest. In accordance with the Final City of Madison and Town of Middleton Cooperative Plan under section 66.0307, Wisconsin Statutes, Dated Sep 29, 2003, payments assessed to Town of Middleton residents shall be deferred and interest shall not accrue thereon until the parcel is annexed to the City of Madison. The assessment will be adjusted based upon the construction cost index at the end of the deferral period.

Item	Property Owner Share	City Share
15' Pavement Construction	100%	0%
Curb & Gutter Construction	100%	0%
Sidewalk Construction	100%	0%
Street Lighting	100%	0%
Sanitary Sewer	100%	0%
Storm Sewer	100%	0%
Private Storm Connections (if any)	100%	0%

Trees: No tree removals are anticipated for this project.

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 1st 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.

Project Website: Please visit the project website for the latest information and sign-up for email updates. <https://www.cityofmadison.com/engineering/projects/sugar-maple-lane-reconstruction>

Construction Schedule & Impacts

Tentative Schedule: October 2026 – June 2027 (No working during winter shut-down). Allowed work hours are 7am to 7pm Mon-Sat and 10am to 7pm Sun.

Traffic Impacts: Sugar Maple Lane will be closed to thru traffic within the project limits until the project is complete. Per City's standard specs, residential driveways may be closed for a cumulative of 20 days during the project, primarily when concrete driveway aprons, curb & gutter, and sidewalks are being installed. 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. The contractor will notify impacted residents prior to the driveway access being closed for an extended period, but there likely be several short-duration closures during utility work and asphalt paving that may not have much advance notice. During these shorter disruptions, the Contractor will work with residents to provide access as quickly as possible. Contact the project manager if you have accessibility concerns and need to request special accommodations.

Water Shut-offs: An average of two water shut-offs are expected for each property within the project limits. A minimum of 48 hours of notice will be provided prior to the shut-offs. Each shut-off may last up to 8 hours, but typically last about 4-6 hours. Emergency shut-offs may occur if the existing water main is damaged during construction and any affected properties will be notified as soon as possible.

Refuse Collection & Mail Delivery: It will be the contractor's responsibility to allow for refuse collection and mail delivery 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.