

Department of Public Works
Engineering Division
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www.cityofmadison.com/engineering

Assistant City Engineer
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Gregory T. Fries, P.E.
Chris Petykowski, P.E.

Deputy Division Manager
Kathleen M. Cryan

Principal Engineer 2
Janet Schmidt, P.E.

Principal Engineer 1
Mark D. Moder, P.E.
Fadi El Musa Gonzalez, P.E.
Andrew J. Zwieg, P.E.

Financial Manager
Steven B. Danner-Rivers

Parcel Number: 0708-294-1931-0
Situs Address: Lot 500 10202 Hazy Sky Pkwy

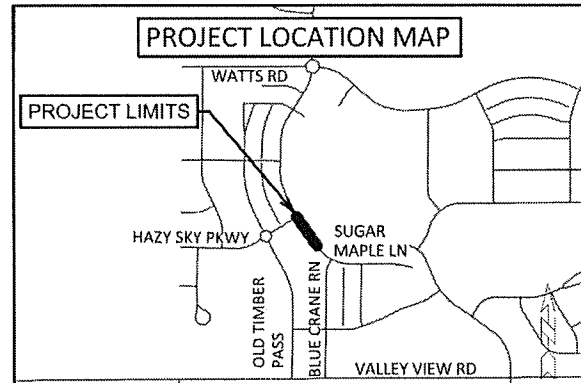
VH100 Oaks West, LLC
6801 S TOWNE DR
MONONA, WI 53713-1510

May 29, 2026

To: Property Owners along Sugar Maple Ln

Re: Proposed Street Reconstruction Project & Public Hearing

The City of Madison is planning a 2026 construction project for Sugar Maple Lane from Blue Crane Run to Hazy Sky Parkway. 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.



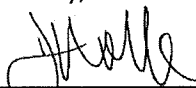
This project will involve special assessments to the owners of property adjacent to the project. The property owners will be assessed for various items included with this proposed project, and the costs of some of those items are assessed entirely to the owner. Tables detailing the City's standard assessment policy for the items of work is included on the fact sheet.

Below is a preliminary Schedule of Assessments, which shows the estimated costs for your property adjacent to the project. The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/sugar-maple-lane-reconstruction>, a hard copy can be mailed to you upon request. The frontages and lot areas of each property to be assessed are listed on the full schedule. After work is complete, a final assessment cost will be calculated based on bid prices and work actually performed. The final assessment cost, which will be billed after the completion of the project, is payable in one lump sum or over a period of up to 8 years, with the 4.5% interest charged on the unpaid balance.

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.

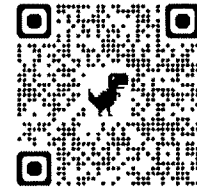
To request accommodations for special needs or disabilities or if you have any other questions regarding this project, please contact Reid Stiteley, Project Manager, (608) 266-4093, rstiteley@cityofmadison.com. This includes requests relating to the Public Hearing and operations of construction.

Sincerely,



James M. Wolfe, P.E.
City Engineer

Project Name: Sugar Maple Lane Reconstruction Assessment District – 2025
Project Limits: Sugar Maple Lane from Blue Crane Run to Hazy Sky Parkway
Project ID: 15417



Owner: VH100 Oaks West, LLC

Parcel(s) being assessed:

Parcel Number: 0708-294-1931-0

Parcel Location: Lot 500 10203 Hazy Sky Pkwy

Street and Lighting Construction Items		
Sidewalk, Curb & Gutter, and Pavement	Street Lighting Installation	Subtotal
\$1,207.50	\$76.48	\$1,283.98

Water Main Construction Items		
Water Main Installation	Water Service Installation	Subtotal
\$914.64	\$0.00	\$914.64

Sanitary and Storm Sewer Construction Items				
Sanitary Sewer Installation	Sanitary Lateral Assessment	Storm Sewer Installation	Private Storm Sewer Connection	Subtotal
\$883.64	\$0.00	\$5,191.55	\$0.00	\$6,075.19

Street and Lighting Subtotal	Water Main Subtotal	Sanitary and Storm Subtotal	Total
\$1,283.98	\$914.64	\$6,075.19	\$8,273.82

The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/meyer-avenue-reconstruction>; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination. A City of Madison Engineering project is planned in your area. It may have an impact on you or your property. For language translation services, call 608-266-4751 in any language.

El departamento de ingeniería de la ciudad de Madison tiene planeado un proyecto en su área. Este proyecto puede impactarlo a usted o a su propiedad. Para cualquier servicio de traducción en cualquier idioma, llame al 608-266-4751.

您所在的地區計劃開展一項麥迪遜市工程部項目。這可能會對您或您的物業產生影響。如需語言翻譯服務，請用任何語言致電608-266-4751。

Muaj kev tawm phiaj xwm rau Madison lub khoos kas Kev Tawm Qauv rau hauv koj cheeb tsam. Nws yuav muaj kev cuam tshuam rau koj los sis koj cov khoom cuab yeej cuam tam. Rau cov kev pab txhais lus, ces hu rau 608-266-4751 muaj txhais ua txhua hom lus.

JMW:RES

Cc by email:

John Duncan, District 1 Alder
 Reid Stiteley, City Engineering
 Andrew Zwiag, City Engineering
 Mark Moder, City Engineering
 Janet Schmidt, City Engineering
 Eric Cefalu, City Engineering
 Yang Tao, Traffic Engineering
 Tom Mohr, City Traffic Engineering

Sean Malloy, City Traffic Engineering
 Lorissa Banuelos, Common Council
 Adam Wiederhoeft, Water Utility
 Ryan Newman, Water Utility
 Taletha Skar, IT Department
 Tim Sobota, Madison Metro Transit
 Hannah Mohelnitzky, City Engineering
 Charles Romines, Streets Division

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 Aaron Leair, City Forestry
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 Vanessa Cruz vacruz@madison.k12.wi.us



PROJECT CONTACTS

» **Project Manager:** Reid Stiteley
608-266-4093, rstiteley@cityofmadison.com

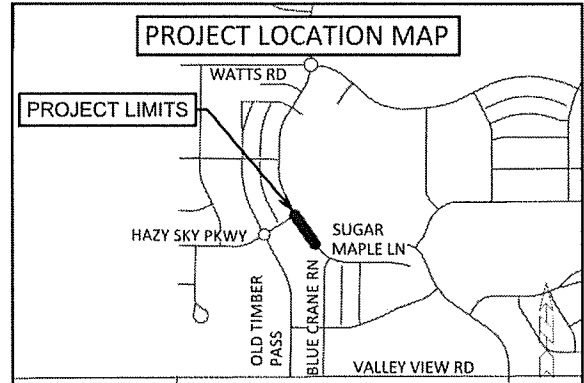
**Fact and Details Sheet:
Sugar Maple Lane Reconstruction Assessment District – 2025**

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.

**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, JUNE 10, 2026 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-point-five (4.5%) 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

SPOONER STREET ASSESSMENT DISTRICT – 2026
SUGAR MAPLE LANE ASSESSMENT DISTRICT – 2026

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **MAY 29, 2026**