



Department of Public Works
Engineering Division
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Andrew J. Zwieg, P.E.
Financial Manager
Steven B. Danner-Rivers

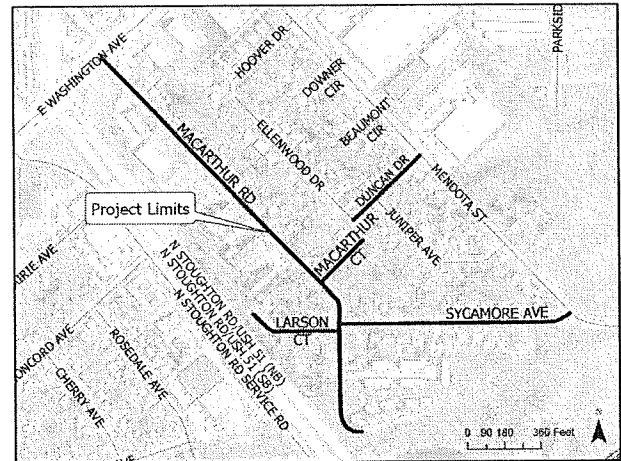
Parcel Number: «Parcel_No»
Situs Address: «Situs_Address»

«OwnerLine1»
«OwnerLine2»
«OwnerLine3»
«OwnerLine4»

September 26, 2025

To: Property Owners and Residents along MacArthur Road, MacArthur Court, Larson Court, and Sycamore Avenue
Re: Proposed Street Reconstruction Project Public Hearing

The City of Madison is planning a 2026 reconstruction project on MacArthur Road (E Washington Avenue to the south end), MacArthur Court (MacArthur Road to the east end), Larson Court (west end to MacArthur Road, and Sycamore Avenue (MacArthur Road to Mendota Street). The proposed project will include replacement of the sanitary sewer main and laterals, water main, gravel base, driveway aprons, asphalt pavement, pavement markings, signs, as well improved pedestrian crossings, and spot replacement of existing sidewalk as needed, and install new storm sewer, stormwater features, curb and gutter, and sidewalk. 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. At the hearing, staff will make a brief presentation on the project, which will include a discussion of the different design options. Additional details are on the fact sheet.



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. A table 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 website: <https://www.cityofmadison.com/engineering/projects/macarthur-road-larson-court-sycamore-avenue-reconstruction>, a hard copy can be mailed to you upon request. The frontage 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 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 Nashaly Gutierrez, Project Engineer, at (608) 266-4414, ngutierrez@cityofmadison.com. This includes requests relating to the Public Hearing and operations of construction.

Sincerely,

James M. Wolfe, P.E.
City Engineer

**Project Name: MacArthur Road, MacArthur Court, Larson Court, Sycamore Avenue Assessment
District – 2026**

Project ID: 15120

Owner:

«OwnerLine1»

«OwnerLine2»

Parcel(s) being assessed:

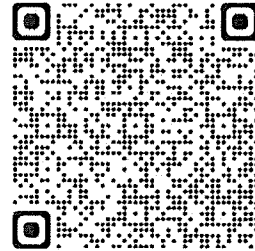
Parcel Number: «Parcel_No»

Parcel Location: «Situs_Address»

Street Reconstruction Items					
Remove Concrete Driveway Apron & Terrace Walk	Replace Concrete Driveway Apron	Replace Asphalt Driveway	Replace Concrete Terrace Walk	10' Pavement Reconstruction	Subtotal
«Cost1»	«Cost2»	«Cost3»	«Cost4»	«Cost5»	«SubT1»

Sanitary Sewer Items		
Sanitary Sewer Reconnect	Remove & Replace Sanitary Lateral	Subtotal
«Cost6»	«Cost7»	«SubT2»

Total
«Total»



The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/macarthur-road-larson-court-sycamore-avenue-reconstruction>; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.

RFP:ngv

cc by email:

Derek Field, District 3 Alder

Janet Schmidt, City Engineering

Thomas Mohr, Traffic Engineering

Adam Wiederhoeft, Water Utility

Hannah Mohelnitzky, City Engineering

Tim Sobota, Madison Metro Transit

Jennifer Hannah, Police Department

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Vanessa Cruz vacruz@madison.k12.wi.us

Scott Chehak Sachehak@madison.k12.wi.us

MMSD Transportation transportation@madison.k12.wi.us

Andrew Zwiag, City Engineering

Daniel Olivares, City Engineering

Jose Navarro, Traffic Engineering

Lorissa Banuelos, Common Council

Jeffrey Heinecke, City Forestry

Bill Sullivan, Fire Department

Amanda J Nagel ajinagel@madison.k12.wi.us

John Bain jdbain@madison.k12.wi.us

Mike MacDonald mmacdonald@madison.k12.wi.us

Jason Northouse janorthouse@madison.k12.wi.us

Mark Moder, City Engineering

Yang Tao, Traffic Engineering

Timothy Pearson, Water Utility

Charles Romines, Streets Division

Aaron Leair, City Forestry

Dane County 911

**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, OCTOBER 8, 2025 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

MINERAL POINT ROAD ASSESSMENT DISTRICT - 2026

**MACARTHUR ROAD, MACARTHUR COURT, LARSON COURT, SYCAMORE AVENUE
ASSESSMENT DISTRICT - 2026**

LAKESIDE STREET SANITARY SEWER REPLACEMENT ASSESSMENT DISTRICT - 2025

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ SEPTEMBER 26, 2025



Department of Public Works
Engineering Division

PROJECT CONTACTS

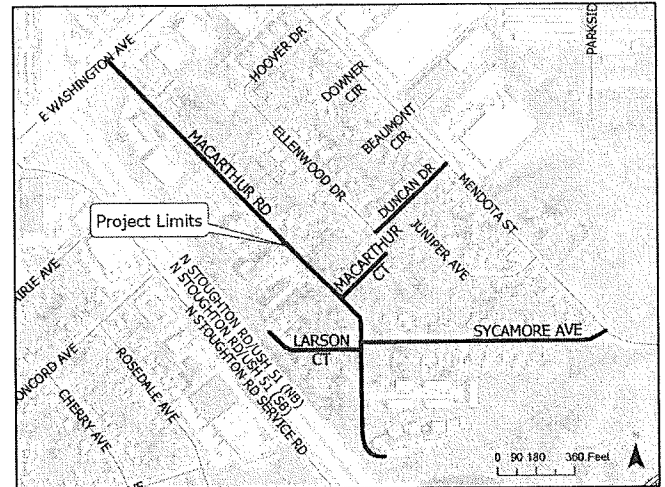
» Project Engineer: Nashaly Gutierrez
(608) 266-4414, ngutierrez@cityofmadison.com

Fact and Details Sheet:
PROPOSED MACARTHUR ROAD, MACARTHUR COURT, LARSON COURT, AND SYCAMORE AVENUE RECONSTRUCTION

Project Details – Proposed Work

Sanitary Sewer: The City will replace the existing sewer mains with new 8" PVC. Sanitary laterals connected to mains being replaced will also be replaced from the main to the property line (*laterals assessable*). 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.

The public sanitary sewer main installed in easement behind 1211 – 1217 Juniper Avenue and 3902 Sycamore Avenue is going to be abandoned.



Water Main: The City will replace the existing 6" CI water main with new 8" DI pipes along MacArthur Road, Larson Court, and Sycamore Avenue, and replacing existing 1" copper water main with new 8" DI along MacArthur Court and making a new connection at Duncan Drive. Water services will be reconnected to the new mains.

Storm Sewer: The City will install storm sewer along MacArthur Road, MacArthur Court, Larson Court, and Sycamore Avenue extending to the Mendota Street/ Sycamore Avenue intersection for controlling and collecting surface water runoff along the street. The project will extend storm sewer from Mendota Street through Duncan Drive to pick up stormwater from MacArthur Court. The City will also collect and convey stormwater along MacArthur Road to new outlet at the WisDOT-owned pond located at the south end of the 1101 MacArthur Road private driveway. Proposed storm sewer installation will require permitting and approval from WisDOT to discharge to STH 30 & USH 51 Pond. Currently, public storm sewer discharges to USH 51 ROW via easements near 1350 MacArthur Rd and 1202 MacArthur Rd. The current easements could be vacated with routing of proposed storm sewer.

Rain Gardens: Property owners may be eligible for a terrace rain garden installation as part of this street project if the site meets certain criteria. The terrace must have a minimum area of 10' X 15' in a relatively flat, open space away from trees and utilities. Rain gardens are partially assessable up to \$100. Rain garden maintenance would be the homeowner's responsibility if installed. If you are interested, please contact Phil Gaebler of City Engineering at (608) 266-4059, PGaebler@cityofmadison.com. More information on the terrace rain garden program is available at www.cityofmadison.com/engineering/stormwater/raingardens/terraceraingardens.cfm

Street – Reconstruction: The City is planning to reconstruct MacArthur Road (E Washington to the south end), MacArthur Court (MacArthur Road to the west end), Larson Court (east end to MacArthur Road), and Sycamore Avenue (MacArthur Road to Mendota Street). The work includes replacement of the existing pavement and gravel base, driveway aprons, pavement markings, signs, spot replace sidewalk where necessary for repairs and improvements and existing sidewalk, and install new curb and gutter, and sidewalks along the streets (*10 ft pavement and driveway aprons are assessable*).

MacArthur Road is proposed to be various street widths from face of curb to face of curb, first the section with existing curb & gutter will remain with a width of 32 ft, then proposing a width of 22 ft until the Larson Court/ Sycamore Avenue intersection and lastly proposing a width of 24 ft until the south end. The existing no-parking would be modified on the section of 24 ft to allow parking on one side of the street. Sidewalk is to be installed on both sides of the street.

MacArthur Court is proposed to have a width of 20 ft from face of curb to face of curb. The existing on-street parking is proposed to be modified to still allow parking on both sides but with a no-overnight parking restriction. Sidewalk is to be installed on both sides.

Larson Court is proposed to have a width of 20 ft from face of curb to face of curb. The existing on-street parking will remain the same. Sidewalk is to be installed on the north side of the street.

Sycamore Avenue is divided into two sections. The first section from MacArthur Rd. to about 500' east has three potential options as noted below. The second section, from 500' east of MacArthur Rd. to Mendota St., has existing curb & gutter and the width will remain as existing of 32 ft from face of curb to face of curb. Sidewalk will be spot replaces as necessary on Sycamore Ave.

The geometric options below for Sycamore Avenue were presented to the public, and both the community and the Transportation Commission identified Option B as the preferred option. The feedback after the public meeting was to maintain the existing overnight parking restriction. The design team will present the options to the Board of Public Works, and Option B will be presented as the recommended design.

- Option A would have a width of 22 ft. from face of curb to face of curb. The existing overnight parking restriction on both sides of the street would be removed and no on-street parking would be allowed.
- Option B, the recommended design, proposes a width of 26 ft. from face of curb to face of curb. The existing overnight parking restriction on both sides of the street would be modified to just one side of the street.
- Option C proposes a width of 30ft. from face if curb to face of curb. The existing overnight parking restriction on both sides of the street would remain.

Driveway Aprons: Driveway aprons constructed with the project will be replaced with concrete between the curb and gutter and sidewalk. Driveway widths will be replaced per the City of Madison standard detail (*driveway aprons assessable*). Any driveway removal behind the proposed sidewalk will be replaced with concrete or asphalt depending on the existing material.

Streetlights: Street lighting on existing MG&E wood poles will remain.

Assessments: The project will have special assessments for the street construction. 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 driveway aprons, pavement, and terrace walks and will also be based on 2025 street improvements rates, which will carry forward from these preliminary assessments to the final assessments. The 10-ft. of pavement reconstruction is defined as 10-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 eight years with 4% interest, after final assessments are mailed.

Trees: Terrace trees will be pruned prior to construction to provide required clearance for construction equipment. There are 3 (1202 MacArthur Road 2-Silver Maple and 1-Red Elm) planned tree removals because of sidewalk construction. If, during 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. Initial coordination with Forestry has been completed for potential new planting locations and will continue during design and after project completion.

Item	Property Owner Share	City Share
10' Pavement Replacement*	100%	0%
Driveway Aprons Replacement	50%	50%
Remove & Replace Terrace Walk	50%	50%
Curb & Gutter Replacement	0%	100%
Sidewalk Replacement	0%	100%
Sanitary Sewer Main	0%	100%
Sanitary Laterals to property line	25%	75%
Water Main	0%	100%
Water Main Services	0%	100%
Storm Sewer Main	0%	100%
Terrace Rain Garden	\$100	Remaining
Private Storm Connections (if any)	0%	100%

*Pavement assessed per linear ft. of frontage. 50% discount for single or two-family corner lots fronting two streets.

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 June 1st to reduce the chance of disease.

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.

Real Estate: 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.

Project Website: Please visit the project website for the latest information. Sign-up for project email updates on the website. <https://www.cityofmadison.com/engineering/projects/macarthur-road-larson-court-sycamore-avenue-reconstruction>

Construction Schedule & Impacts

Tentative Schedule: Construction is expected to begin in late spring/early summer 2026 and be finished in fall 2026. Once construction begins, the allowed work hours are Monday-Saturday 7am-7pm, and on Sundays from 10am-7pm. Crews typically will start promptly at 7am, ending the day around 5pm and are not expected to work many weekends with this project.

Traffic Impacts: MacArthur Road, MacArthur Court, Larson Court, and Sycamore Avenue will be closed to through traffic within the project limits during construction but will be open to local traffic (residents and businesses). Per City's standard specifications, residential driveways may be closed for a cumulative of 20 days during the project, primarily when 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, Juniper Avenue, Ellenwood Drive (north of Ellenwood Drive/Duncan Drive bend), Hoover Drive. The contractor will notify impacted residents prior to the driveway access being closed for an extended period, but there likely will 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. Commercial driveways will be constructed one half at a time to maintain access for customers. Contact the project manager if you have accessibility concerns and need to request special accommodations.

Traffic lane closures are going to be expected on E Washington Avenue at the intersection with MacArthur Road because of sanitary sewer main work.

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 shutoffs. Each shutoff may last up to 8 hours, but typically last about 4 hours. The water will be shutoff when the new water main is connected to the existing main and connecting the services to the new main. At the start of construction, the existing main will remain in service until the new main is installed and connected to; emergency shutoffs may occur if the old, brittle main is damaged during construction. If this happens, crews will work to notify affected properties as quickly 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. If necessary, temporary mailboxes will be set up outside the construction zone and coordinated with USPS for delivery. The location of any temporary mailboxes will be provided prior to construction.

Landscaping: Existing landscaping plantings within the right-of-way will be impacted. If you wish to save any landscaping, it should be removed prior to the start of work in 2026. Stone or brick pavers within the terrace you wish to save should be removed prior to construction & reinstalled by you after construction is complete.

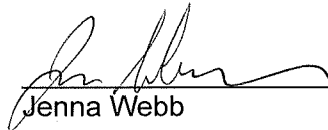
AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

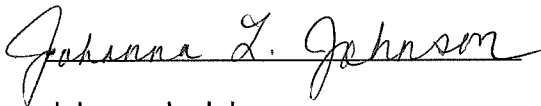
JENNA WEBB, being first duly sworn on oath, deposes and says that:

1. She is a Program Assistant with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 26th day of September, 2025 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for their property for the project titled **MacArthur Road, MacArthur Court, Larson Court, Sycamore Avenue Assessment District - 2026** attached hereto.

2. She delivered the envelopes to the custody of the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.


Jenna Webb

Subscribed and sworn to before me
this 26th day of September, 2025



Johanna L. Johnson
Notary Public, State of Wisconsin
My Commission expires: January 8, 2026

