E. MAIN STREET & S. HANCOCK STREET ASSESSMENT DISTRICT - 2025

Project Engineer:	Emma Almy, email: ealmy@cityofmadison.com
Project Limits:	E. Main St from S. Webster St to S. Blair St S. Hancock St from East Washington Ave to culdesac south of E. Wilson St
Alders:	Michael Verveer (district 4) and Marsha Rummel (district 6)

E. Main Street and S. Hancock Street	**Existing**	**Proposed**
Project Type: Street Resurfacing		
Last Surfaced (Main)	1996 west of Franklin, 2000 east of Franklin	
Pavement Rating (Main)	5 on blocks near Webster and Blair, 6 on blocks in between	New Pavement
Last Surfaced (Hancock)	1994 north of Main, 1982 south of Main, 1993 south of Wilson	New Pavement
Pavement Rating (Hancock)	4	
Curb Rating (Main)	6 & 7	Nearly full replacement on north side, spot replacement on south side
Curb Rating (Hancock)	6	Full Replacement
Surface Width (Main)	44' west of Butler, 32' east of Butler	20'-32' (bumpouts at Butler, Hancock, and Franklin intersections)
Width (Hancock)	30' north of Main, 32' south of Main, 36' south of Wilson	No changes other than bumpouts at intersections with East Wash and Main
Surface Type	Asphalt	Asphalt
Traffic Mitigation	None	Intersection curb extensions
Bicycle Facility (Main)	None	None
Bicycle Facility (Hancock)	None	Contra-flow bike lake between Main and Wilson
Bicycle Facility (Franklin)	None	Contra-flow bike lake between Main and Wilson
Sidewalk, Terraces, & Driveways		
Sidewalks	Both Sides along Main and Hancock	Spot replace as needed to replace sewer lateral or eliminate trip hazards
Terraces (Main)	Majority of north side is concete, typically 7' wide. 50/50 split between concrete and grass on south side. Width is 5' in front of GEF 2 but typically 10'.	Material of new terrace will match what was there prior
Terraces (Hancock)	8-9' grass terraces north of Wilson, 6' grass (typically) terraces south of Wilson	Material of new terrace will match what was there prior
Driveways	Majority concrete	Concrete

Storm Sewer	**Existing**	**Proposed**
Size, Material, and Year (Main)	West of Butler: 15" RCP (2013) and 15" VCP (1910) West of Hancock: 15" VCP (1910) West of Franklin: 18" VCP (1910) West of Blair: 30" RCP (1999)	West of Butler: 18" RCP West of Hancock: 24" RCP West of Franklin: 30" RCP Relocate inlets at intersections to match new location of curb
Size, Material, and Year (Hancock)	None from East Wash to Wilson, South of Wilson: 20” Clay (1955), 27” Concrete (1980), 21” Concrete and 36” Concrete (1915)	Relocate inlets at intersections to match new location of curb and remove clay storm

Sanitary Sewer	**Existing**	**Proposed**
Size, Material, and Year (Main)	West of Butler: None West of Hancock: 6" VCP (1910) in street and 8" PVC in southern sidewalk (1996) West of Franklin: 6" VCP (1910) and 8" PVC (1996) West of Blair: 8" PVC (1999)	West of Butler: None West of Hancock: Replace clay main with PVC West of Franklin: Replace clay mains with PVC West of Blair: New laterals
Size, Material, and Year (Hancock)	East Wash to Main: 6" VCP (1906) Main to Wilson: 6" VCP (1906) and 8" PVC (1996) South of Wilson: 10" VCP (1907)	Replace all clay mains with PVC

Water Main	**Existing**	**Proposed**
Size, Material, and Year (Main)	4" Sand Cast Iron (1882)	8" Ductile Iron main
Size, Material, and Year (Hancock)	East Wash to Wilson: 12" Sand Cast Iron (1930)	East Wash to Wilson: 12" Ductile Iron main
	South of Wilson: 16" Ductile Iron (1992)	South of Wilson: None

Parking	Existing	Proposed
East Main St	On-street parking along both sides of the street	No changes
South Hancock St	On-street parking along both sides of the street	No changes

Street Lighting

Existing streetlights will be replaced as needed. New pedestrian scale lighting will be installed on Main between Webster and Blair, and on Hancock

Traffic Signals

None

Pavement Markings

Pavement markings will be installed along the new paved sections within the project limits.

Land Purchases

None

Trees

3 trees in total are expected to be removed during this project due to condition.
9 anticipated tree plantings, 4 of which will have terrace support systems.

Tree Removal Locations

Condition removal

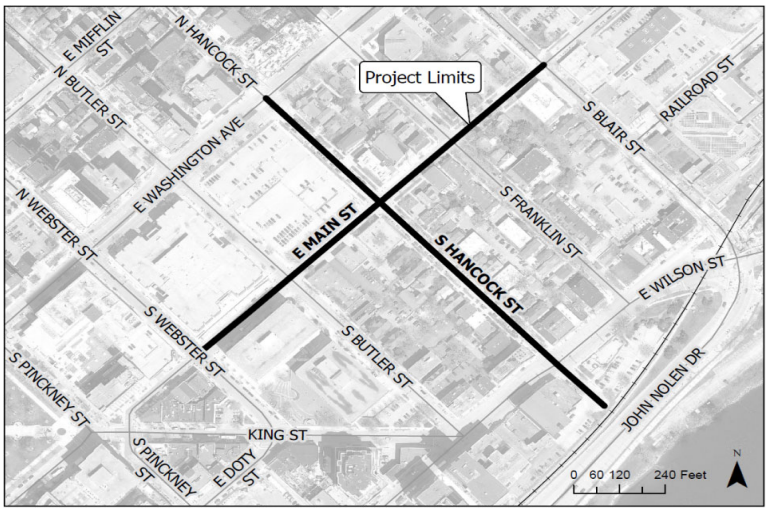
19" Maple fronting 115 S Hancock St
19" Maple fronting 140 S Hancock St
6" Planetree fronting 139 S Hancock St

Assessment Policy	Property Owner Share	City Share
10' of Pavement Replacement*	100%	0%
All other Pavement Replacement	0%	100%
Driveway Apron Replacement	50%	50%
Sidewalk Replacement	0%	100%
Curb & Gutter Replacement	0%	100%
Sanitary Sewer Main	0%	100%
Sanitary Laterals to Property Line	25%	75%
Storm Sewer Main Replacement	0%	100%
Private Storm Connections, new or existing	100%	0%
Water Main & Services Replacement	0%	100%
Street Tree Removals & Plantings	0%	100%
Street and Ped Scale Lights Replacement	0%	100%
Ped Scale Lights New Installation	100%	0%

*Pavement replacement assessed per linear ft. of frontage

Schedule

Advertise for bids	June 2025
Anticipated Construction Start	August 2025 (Hancock only) April 2026 (Main)
Approximate Duration	Hancock: 3 months Main: 5 months

Costs

Total Cost: $5,277,534.39
Assessments: $645,664.55
City Engineering Cost: $4,631,869.84