

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

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Project Limits 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)

Alder: 3 Field (see map on reverse)

MacArthur Road	Existing	Proposed
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

MacArthur Court	Existing	Proposed
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

Larson Court	Existing	Proposed
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

Sycamore Avenue	Existing	Proposed
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

Sidewalk, Terraces, & Driveways	Existing	Proposed
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

Storm Sewer	Existing	Proposed
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

Sanitary Sewer	Existing	Proposed
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

Water Main	Existing	Proposed
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: Spen 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

Parking	Existing	Proposed
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

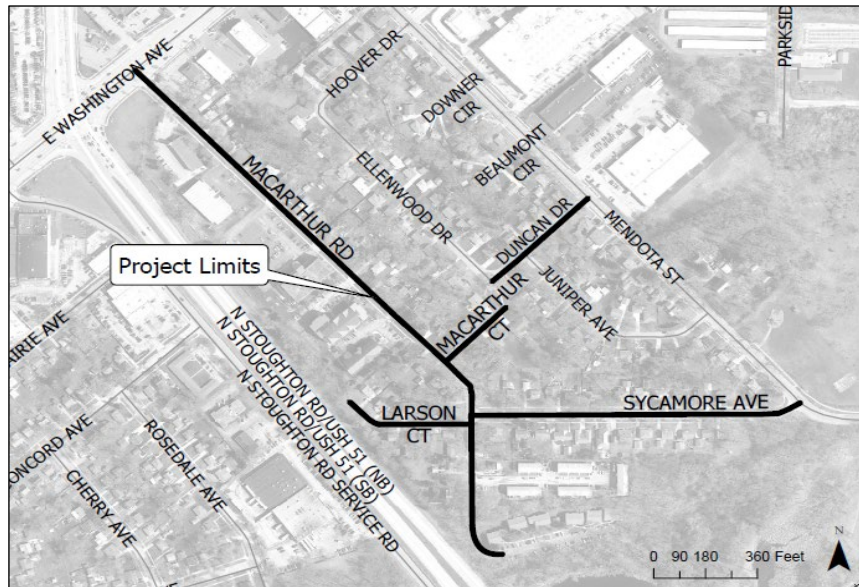
Costs

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

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