

Department of Public Works

Engineering Division

James M. Wolfe, P.E., City Engineer

City-County Building, Room 115 210 Martin Luther King, Jr. Boulevard Madison, Wisconsin 53703

Phone: (608) 266-4751 Fax: (608) 264-9275

engineering@cityofmadison.com www.cityofmadison.com/engineering

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

«OwnerLine1» «OwnerLine2» «OwnerLine3»

«OwnerLine4» September 26, 2025 Assistant City Engineer
Bryan Cooper, AIA
Gregory T. Fries, P.E.
Chris Perykowski, P.E.
Deputy Division Manager
Kathleen M. Cryan
Principal Architect
Amy Loewenstein Scanlon, AIA

Principal Engineer 2 Janet Schmidt, P.E.

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

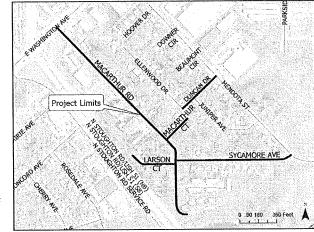
> Financial Manager Steven B. Danner-Rivers

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

Sanitary Sewer Items					
	Remove &				
	Replace				
Sanitary Sewer	Sanitary				
Reconnect	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-avenuereconstruction; 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 Laura Hauptli <u>|chauptil@madison.k12.wi,us</u> Vanessa Cruz vacruz@madison.k12.wi.us

Scott Chehak Sachehak@madison.k12.wi.us

Daniel Olivares, City Engineering Jose Navarro, Traffic Engineering Lorissa Banuelos, Common Council Jeffrey Heinecke, City Forestry Bill Sullivan, Fire Department Amanda J Nagel ajnagel@madison.k12.wi.us

Andrew Zwieg, City Engineering

Mark Moder, City Engineering Yang Tao, Traffic Engineering Timothy Pearson, Water Utility Charles Romines, Streets Division Aaron Leair, City Forestry Dane County 911

John Bain jdbain@madison.k12.wi.us

Mike MacDonald mmacdonald@madison.k12.wi.us Jason Northouse janorthouse@madison.k12.wi.us

MMSD Transportation transportation@madison.k12.wi.us

FOR PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS FOR PUBLIC WORKS IMPROVEMENTS

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 <u>WEDNESDAY</u>, 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