



Department of Public Works  
**Engineering Division**

**Fact and Details Sheet:  
 PFLAUM ROAD CONSTRUCTION**

**PROJECT CONTACTS**

» **Project Manager:** Steve Sonntag  
 608-267-1997, [ssonntag@cityofmadison.com](mailto:ssonntag@cityofmadison.com)

**Project Details – Proposed Work**

**Sanitary Sewer:** The existing sanitary main will be replaced along Pflaum Road. Sanitary laterals will be replaced from the new main to the property line (*sanitary 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 listed to the right.

**Water Main:** The City will replace water main which is in poor condition and reconnect water services to the new main.

**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. 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 Erin Geter, 608-266-4058, [egeret@cityofmadison.com](mailto:egeret@cityofmadison.com). Please note that private storm connections are assessable to the property owner.

**Street:** The City will replace all the pavement, gravel base, replace concrete terrace walks (*concrete walk between curb and sidewalk*), and spot replace curb and gutter, sidewalk as needed, and replace driveway aprons as needed (*10 ft. pavement, terrace walks, and driveway aprons are assessable*). The City is proposing to maintain the existing width on Pflaum road (44 Ft. from curb to curb).

New medians are planned at the following intersections: Camden Road, Maher Ave, Joylyne Dr/Turner Ave, Herro Ln/Spaanem Ave, Kvamme Ln, Groveland Terrace and Alder Rd, to help improve pedestrian crossings, and to provide some additional traffic calming. Bike lanes will be installed on both sides of Pflaum Road from South Stoughton Road to Monona Drive. Future meeting(s) will be held to finalize the pavement marking plans.

**Driveway Aprons:** Driveway aprons that are in poor condition or impacted by other work will be replaced with concrete. Driveway widths will be replaced per the City of Madison standard detail (*driveway aprons assessable*).

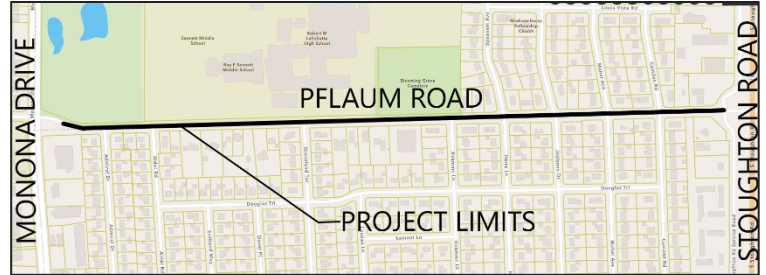
**Bus pads:** No new bus pads will be installed within the project limits.

**Metro Transit Operations:** This project will also be coordinated with Madison Metro, Sennett Middle school and LaFollette High School to accommodate school drop-off and pick-up. Additionally, we are looking into the possibility of phasing construction over the next 2 years to meet the needs of Metro and the school.

**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 a 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 assessment bill will be mailed in 2026 to adjacent property owners. The bill is calculated based on measured quantities for driveway aprons removed and replaced during construction. The bill is calculated based on measured quantities for driveway aprons, pavement, and terrace walks which are based on 2025 street improvement rates and will carry over to the final assessment. The 10-ft. of pavement reconstruction

**Project Location Map**



Item	Property Owner Share	City Share
10' Pavement Replacement*	100%	0%
10' Pavement Resurfacing*	100%	0%
Driveway Apron Replacement	50%	50%
Remove & Replace Terrace Walk	50%	50%
Curb & Gutter Replacement	0%	100%
Sidewalk Replacement	0%	100%
Intersection Curb & Pavement	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%
Private Storm Connections (if any)	100%	0%

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

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 8 years with 4 percent interest.

**Trees:** Efforts are being made in the street and utility design to save as many of the existing trees as possible. There are 9 planned tree removals due to poor condition ((1200 Pflaum Road -1 Norway Maple), (5221 Turner Avenue-1 Norway Maple), (905 Pflaum Road-1 Maple), (901 Pflaum Road- 1 Norway Maple), (725 Pflaum Road- 2 Norway Maples), (503 Pflaum Road-1 Norway Maple), (423 Pflaum Road-1 Norway Maple), (407 Pflaum Road- 1 Norway Maple)). 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 that remain may have the roots trimmed during construction.

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. 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 to fill-out a second questionnaire. Sign-up for project email updates on the website. <https://www.cityofmadison.com/engineering/projects/pflaum-road>

### **Construction Schedule & Impacts**

**Tentative Schedule:** July 2025 – November 2025 and the summer of 2026 when school is not in session. Allowed work hours are 7am to 7pm Mon-Sat and 10am to 7pm Sun.

**Traffic Impacts:** Pflaum Road will be closed to thru traffic within the project limits during construction. 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 shutoffs. Each shutoff may last up to 8 hours, but typically last about 4 hours. The water will be shutoff when the new main is connected into the existing system and connecting the services to the new main. 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.

**Landscaping:** Existing concrete terrace walkways (area between sidewalk and curb) will be replaced as needed with the project (terrace walkways assessable), unless the property owner requests that they are removed. Existing landscaping plantings, raised planting beds, stone or brick pavers, and wood retaining walls, etc. within the terrace (between curb & sidewalk) will be impacted. If you wish to save any landscaping, it should be removed prior to the start of work in 2025 and reinstalled by you after construction is complete. If left in place, these items will be removed by the contractor. The contractor will not replace or reinstall these items following completion of the project. Please contact the project manager to request the removal of an existing concrete terrace walkway or to evaluate the impacts of construction in the right-of-way.