



Department of Public Works
Engineering Division

Fact and Details Sheet:

EAST MAIN ST AND SOUTH HANCOCK ST CONSTRUCTION

PROJECT CONTACT

» **Project Manager:** Emma Almy, (608)-261-5537,
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Project Details – Proposed Work

Sanitary Sewer: The existing 6" clay sanitary main in the street will be replaced in the 300 and 400 blocks of East Main St as well as along South Hancock St with a larger PVC main. Sanitary laterals will be replaced from the new main to the property line in the 400 and 500 blocks of East Main St and along South Hancock St. (*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 above.

Water Main: The City will replace the water main from 1882 on East Main St, and the water main from 1930 on South Hancock St from East Washington Ave to East Wilson. The new water main on East Main St will be 8" ductile iron and the new water main on South Hancock St will be 12" ductile iron. Water services will be reconnected to the new main.

Storm Sewer: The City will replace all clay storm on East Main St and relocate inlets at intersections due to curb extensions into the street. Private storm connections will be reconnected (100% assessable).

Street: The City will replace all existing pavement and base course as well as the majority of curb of north side of East Main St. Curb extensions into the street will be installed at the following intersections: Main and Butler, Main and Hancock, Main and Franklin, and Hancock and East Washington Ave as a traffic calming feature and reduce the crossing distance for pedestrians. All curb on South Hancock from East Washington Ave to East Wilson will be replaced. Sidewalk will be replaced as needed to remove trip hazards and for sewer lateral replacement. New pavement markings and signing will be installed as well as contraflow bike lanes on South Hancock St and South Franklin St. On-street parking will remain.

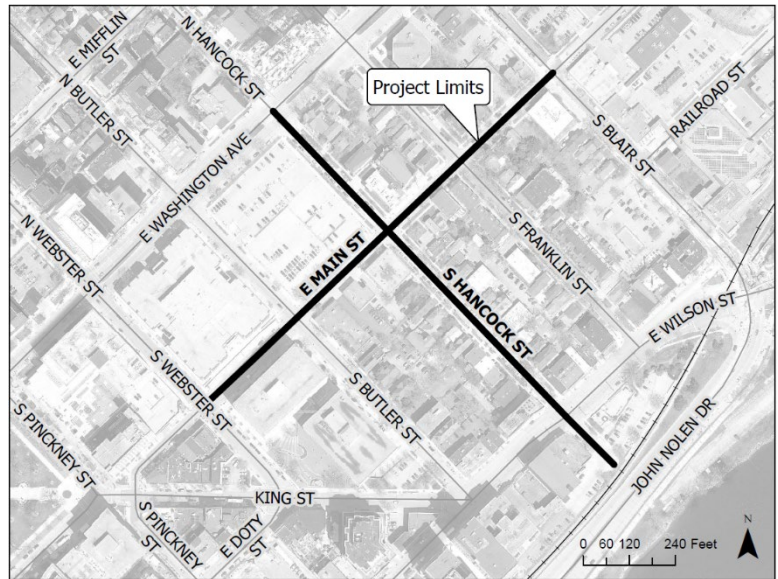
Driveway Aprons: Driveway aprons constructed with the project will be replaced with concrete. Driveway widths will be replaced per the City of Madison standard detail (*driveway aprons assessable*).

Bus Pads: No bus pads will be installed as part of the project.

Streetlights: Existing streetlights will be replaced as needed. Pedestrian scale lighting will be installed in the 200 Block of East Main St and on South Hancock St.

MGE: Madison Gas & Electric will be replacing their electric duct bank on East Main St from Webster to Blair. This work will be performed during the summer of 2025 before the City contractor starts, and is expected to take several months to complete.

Assessments: The project will have special assessments for some of the improvements. 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 (with this letter) and will give the property owner an estimated cost due after construction is complete. The final assessment 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 are based on 2025 street improvement rates and will carry over 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 8 years with 4 percent interest.

Item	Property Owner Share	City Share
10' Pavement Replacement*	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.		

Street Trees: 3 street tree removals are anticipated due to poor health condition and 9 tree plantings are planned.

Condition removals are as follows:

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

Anticipated tree planting locations:

- 3 tree plantings in terrace support systems in front of GEF 1 (along E Main Street)
- 1 tree planting in terrace support system in front of church (along E Main Street)
- 2 tree plantings fronting 121 S Hancock St
- 1 tree planting fronting 112 S Hancock St
- 1 tree planting fronting 139 S Hancock St
- 1 tree planting fronting 141 S Hancock St

Terrace trees will be pruned prior to construction to provide required clearance for construction equipment. If, during the course of construction, it is determined that any additional trees must be removed, adjacent property owners will be notified prior to removal of the tree. Engineering & Forestry will also coordinate to try to improve planting conditions for any new street tree plantings.

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. Signup for project email updates on the website.

www.cityofmadison.com/EMainSHancockResurfacing

Construction Schedule & Impacts

Tentative Schedule: The tentative start date for construction is August 25, 2025. The contractor will start on South Hancock St and finish October/November 2025. City construction on East Main St will tentatively begin in April 2026 and finish October 2026; MG&E's work will likely begin in May or June 2025. Allowed work hours are 7am to 7pm Mon-Sat and 10am to 7pm Sun.

Traffic Impacts: During the City's work, South Hancock St and East Main St will be closed to thru traffic within the project limits until the project is complete. 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). The City is reviewing ways to maintain some parking in the area for residents; this could be through more specific project phasing or potentially utilizing a portion of the Brayton Lot. The contractor will notify impacted residents prior to 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 or if you'll be in need of a temporary construction parking permit, which will only be available to residents within the construction zone.

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.

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.