



Elmside Blvd, Sommers Ave, & Center Ave Construction 2026

Public Information Meeting
City of Madison Engineering Division
November 10, 2025

Presentation will begin at 6:30 pm.

Thank you for attending. We will begin shortly...

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Meeting Technical Housekeeping

Thank You for participating!

- This meeting will be **recorded** and posted to the project page.
- All attendees should be **muted** to keep background noise to a minimum.
- Use the **“Q and A”** button for technical issues with meeting to troubleshoot with staff to assist.
- Use the **“Q and A”** button to type questions about presentation. Questions will be answered live after the presentation.
- Inappropriate questions may be dismissed.
- Use the **“raise your hand”** button to verbally ask your question. You will be prompted to unmute when it is your turn.

This meeting is being recorded.

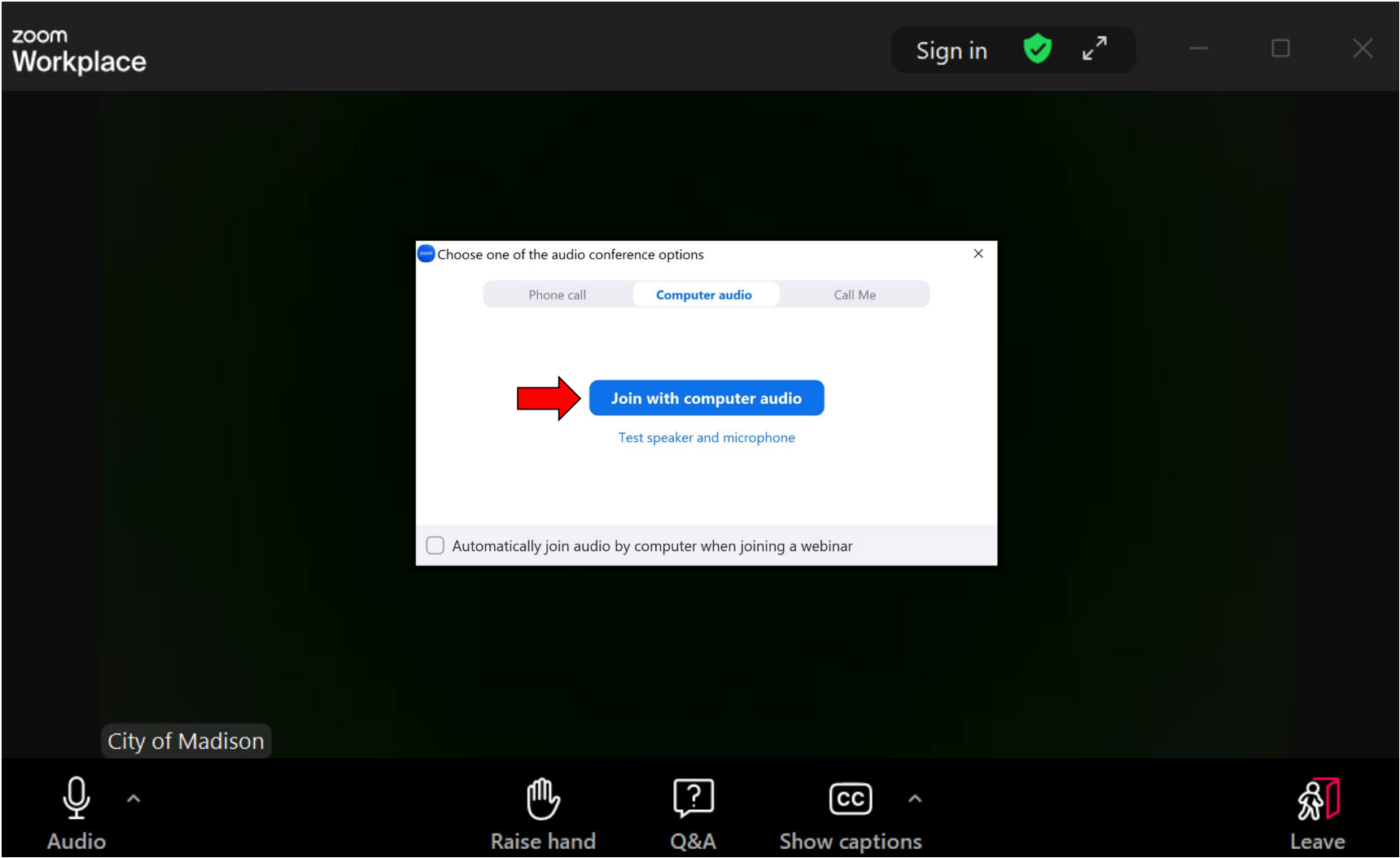
It is a public record subject to disclosure.

By continuing to be in the meeting, you are consenting to being recorded and consenting to this record being released to public record requestors.

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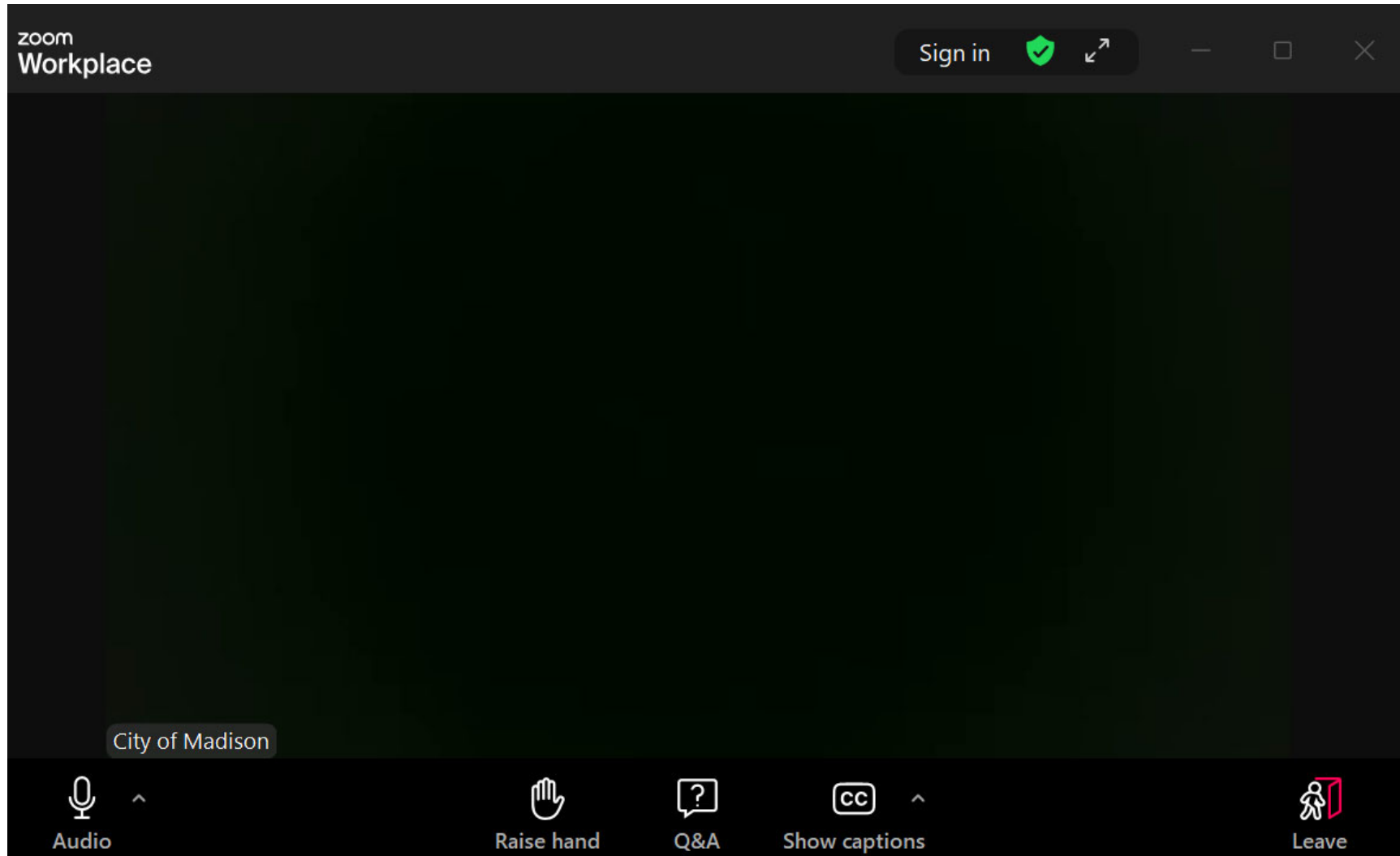


How to Participate



Make sure to join audio →

How to Participate



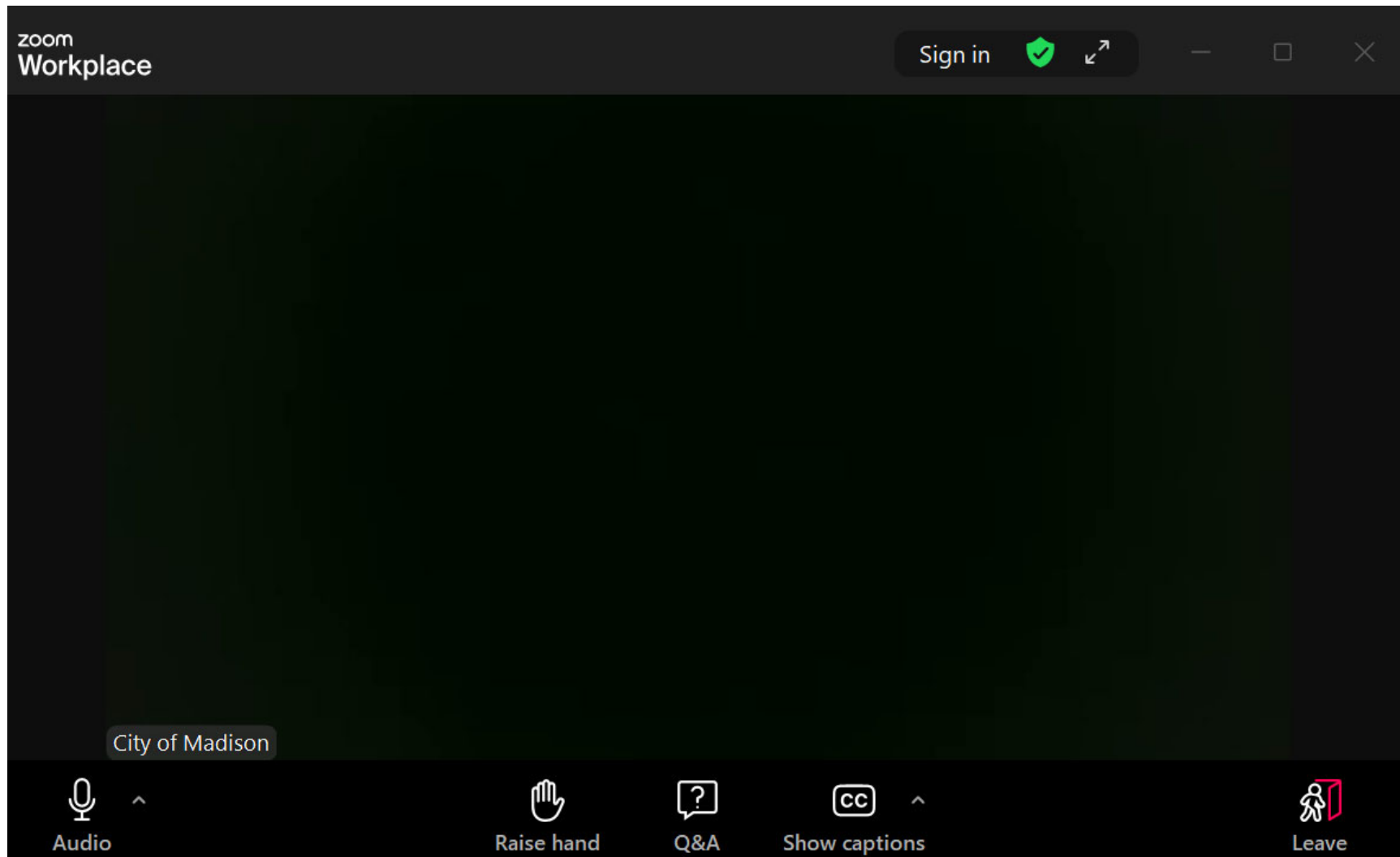
Raise your hand to be unmuted
For comments or ask additional questions.



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How to Participate



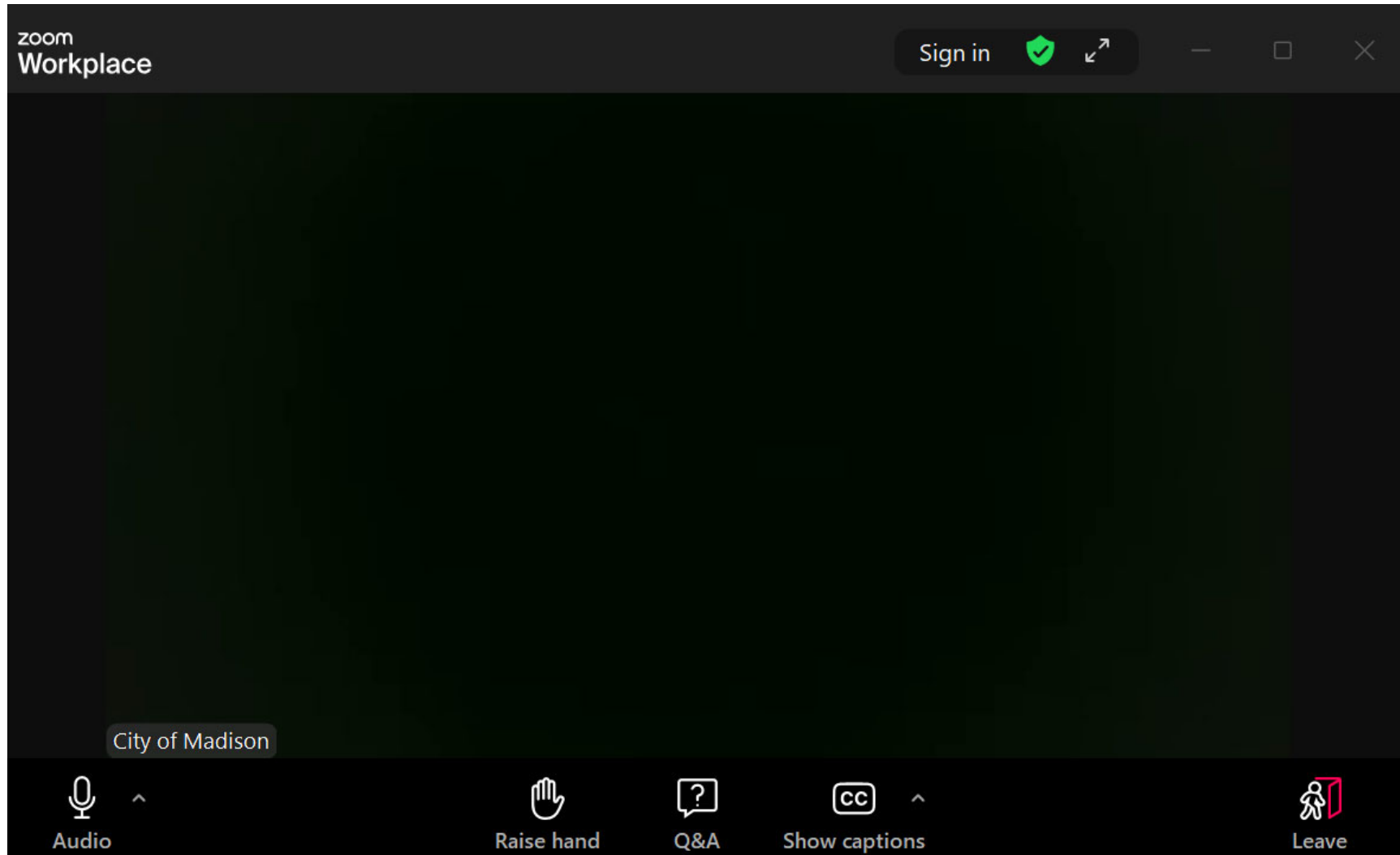
Use **Q&A button** if you have technical issues or a question for the panelists.



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How to Participate



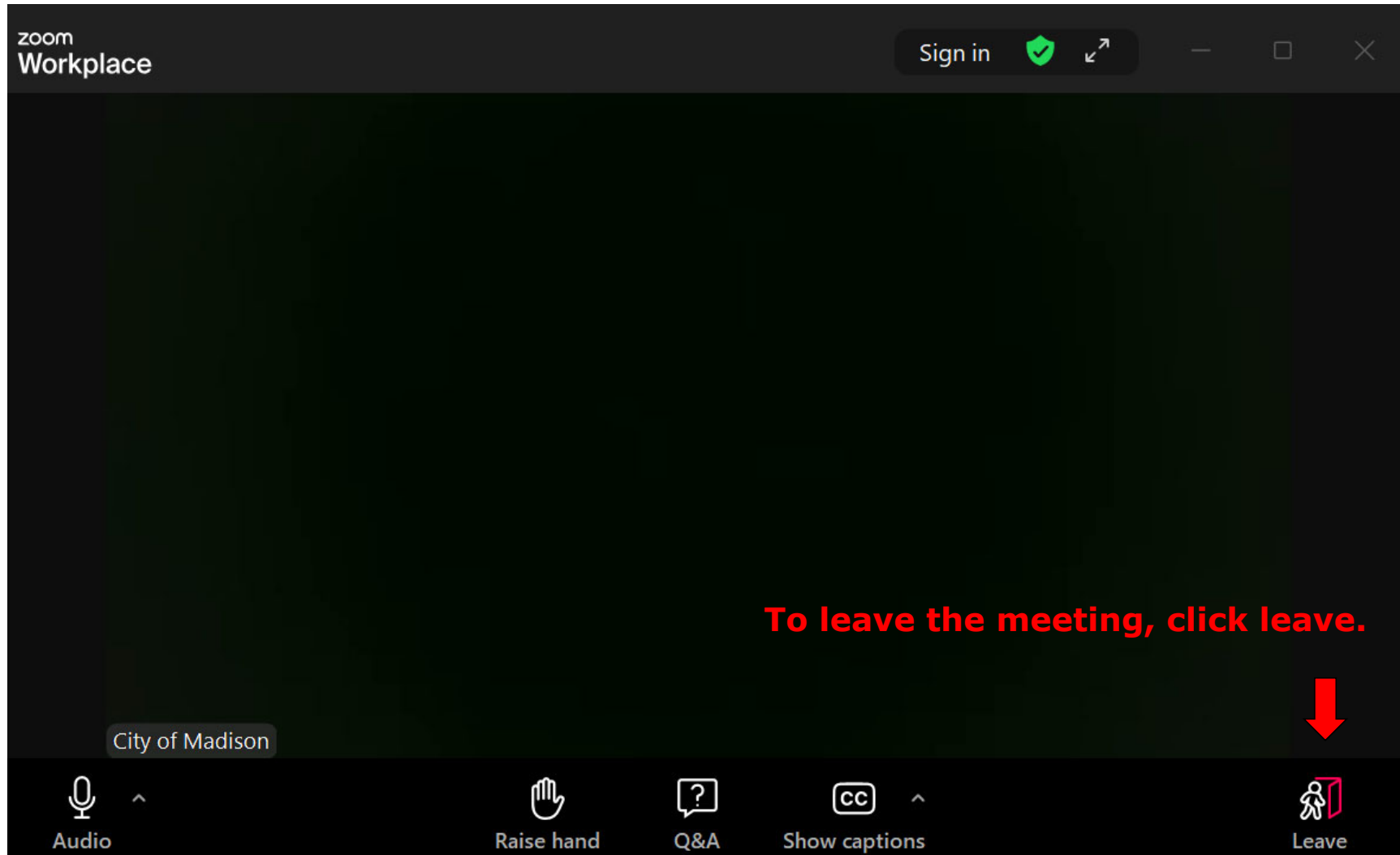
Use **Q&A button for all other questions.**
We will answer after the presentation.



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How to Participate



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How to Participate

zoom
Workplace

Sign in  

If you'd like to enable closed captioning, click "show closed captions" button on the bottom of the screen.

This may already be enabled. If this is not enabled, click the button to allow closed captioning.

City of Madison

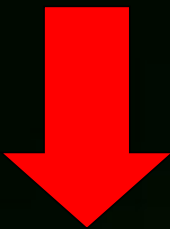
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Audio


Raise hand


Q&A

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Show captions


Leave



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Presentation Introductions

Thank You for participating!

- Welcome (Hannah Mohelnitzky, Public Information Officer, City of Madison)
- Introduction (Alder Martinez-Rutherford, District 15)
- Presentation (Andrew Zwieg P.E.)
- Q&A (facilitated by Hannah Mohelnitzky)
 - Assisted by:
 - Todd Chojnowski, Sewer Engineer, City of Madison
 - Nathan Mendez, Water Engineer, City of Madison
 - Lukas Collins, Traffic Engineer, City of Madison
- Presentation available on the website
 - <https://www.cityofmadison.com/engineering/projects/elmside-sommers-center-reconstruction>

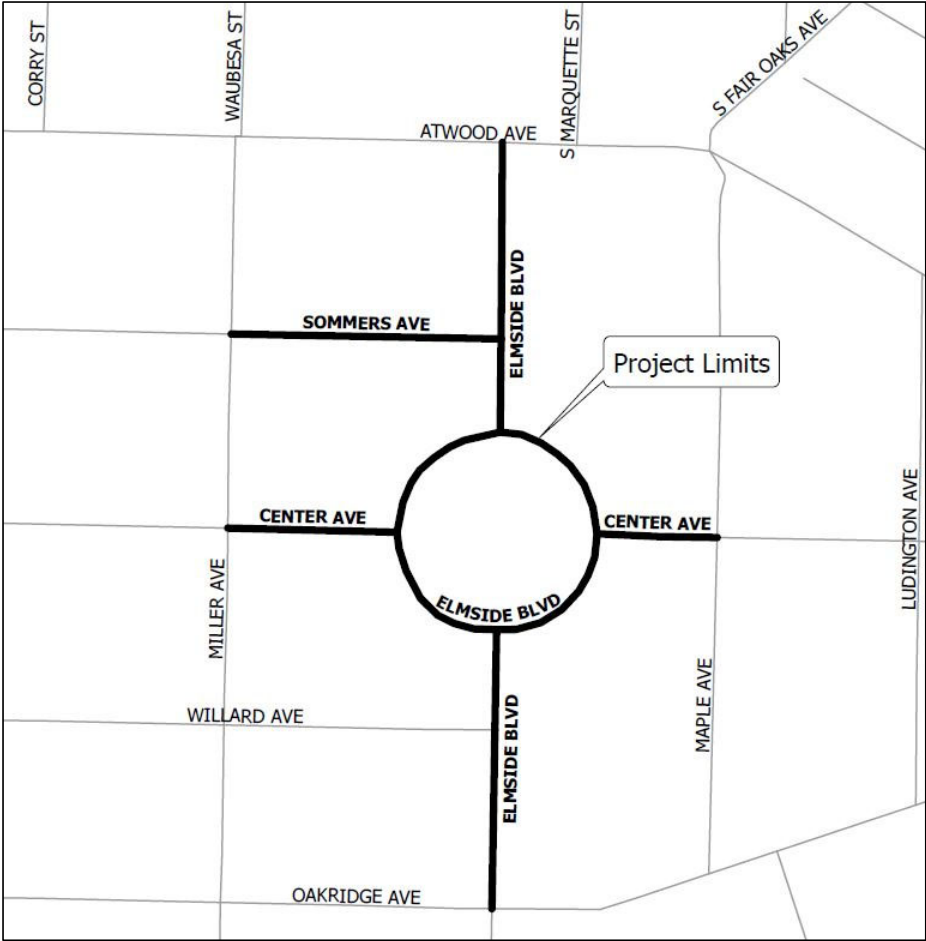
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Presentation Overview

- **Project Location**
- Meeting Purpose
- Existing Conditions
- Vision Zero
- Complete Green Streets
- Speed Study
- Proposed Street Design
- Proposed Utility Design
- Median Plantings
- Circle Park
- Questionnaire Results
- Forestry Information
- Assessments Policy & Costs
- Project Approve Schedule
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- Next Steps
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Project Location



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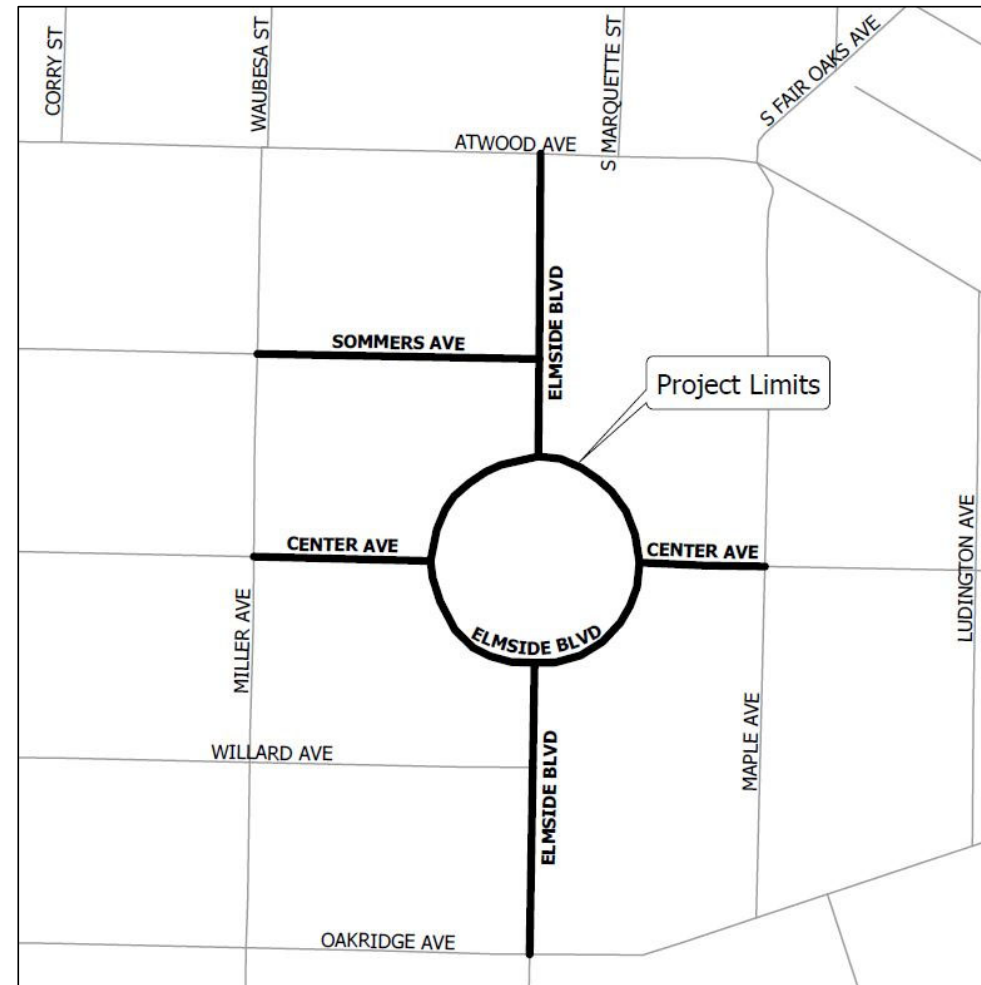


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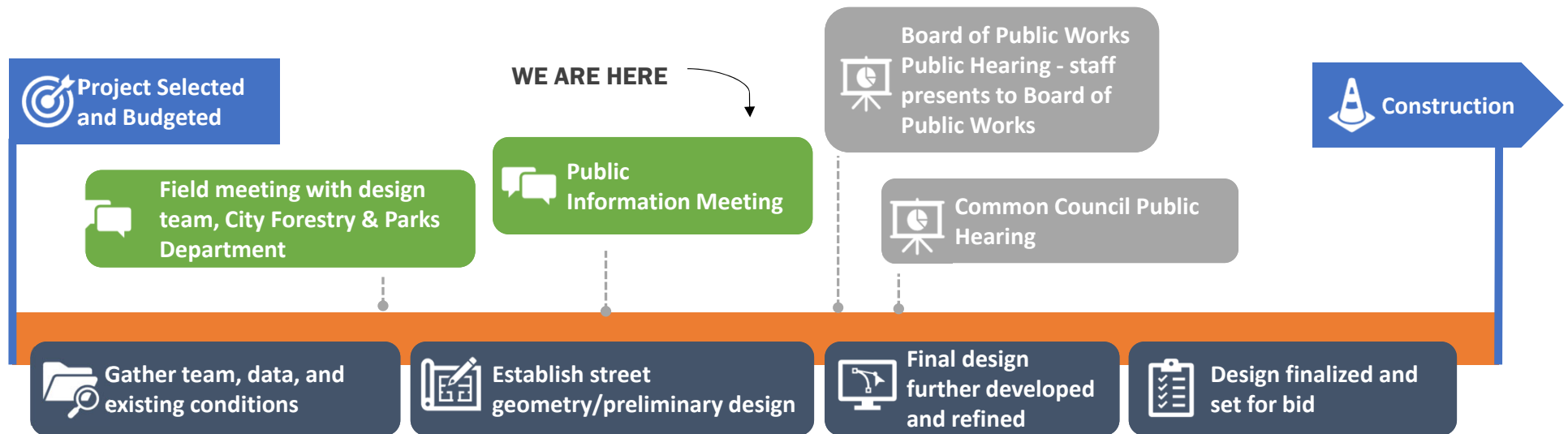
Meeting Purpose

- To inform the public about the project scope
- Communicate with residents on the assessments policies
- To inform the public on the approval schedule and construction access
- Remind the public to fill-out the online questionnaire



Meeting Purpose

Project Development Process



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Existing Conditions

Item	Elmside Blvd Existing Condition
Last Surfaced	1979
Pavement Surface Evaluation & Rating	3/10 - Structural Improvement Required, Over 75% of Pavement is Cracked & Deteriorated
Curb Rating	3/10
Width	Varies 20.5' – 27.5'
Surface	Asphalt over concrete
Sidewalk	Both sides
Sanitary	6"-10" Clay Pipe 1914 – Located in the terrace (west & east sides)
Water	6" Sand Cast Iron 1916 – Located in the terrace (west & east sides)
Storm	12"-24" Mix Clay & Concrete Pipe/Box 1925 – Located in the street & median

Existing Conditions

Item	Sommers Ave Existing Condition
Last Surfaced	1985
Pavement Surface Evaluation & Rating	3/10 – Structural Improvement Required, Over 75% of Pavement is Cracked & Deteriorated
Curb Rating	10/10
Width	26'
Surface	Asphalt over concrete
Sidewalk	Both sides
Sanitary	6" Clay Pipe 1914 – Located in the street
Water	6" Sand Cast Iron 1915 – Located in the street
Storm	12" Clay 1925 – Located in the north terrace

Existing Conditions

Item	Center Ave Existing Condition
Last Surfaced	1985
Pavement Surface Evaluation & Rating	4/10 - Structural Improvement Required, Over 75% of Pavement is Cracked & Deteriorated
Curb Rating	3/10
Width	28'
Surface	Asphalt over concrete
Sidewalk	Both sides
Sanitary	6" Clay Pipe 1914 – Located in the street
Water	6" Sand Cast Iron 1915 – Located in the street
Storm	3'x2' Concrete Box 1914/42" Concrete Pipe - 2019 – Located in the south terrace

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VISION ZERO MADISON

ACTION PLAN
2020 - 2035

VISION
ZERO
MADISON

Why Vision Zero?

Vision Zero is a strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all. First implemented in Sweden in the 1990s, Vision Zero has proven successful across Europe and now it's gaining momentum in major American cities.

Pedestrians and Cyclists are Disproportionately Represented in Injuries and Fatalities

Pedestrians and cyclists are involved in 4% of reported crashes...



...but they represent 27% of those killed or injured in crashes.

Controlling Speed is a Key Factor in Vision Zero

When a person is driving at...



This is their field of vision:



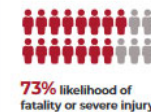
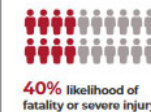
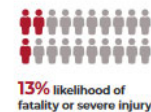
This is their stopping distance:

115 FEET

200 FEET

305 FEET

And pedestrians hit at this speed have a...



Concept and data:
Toole Design Group, LLC

TOOLE
DESIGN



Vision Zero

- Initiative to eliminate traffic deaths and severe injuries on City streets by 2035
- Increase safe, healthy, equitable mobility for all ages and abilities
 - Elmside Blvd, Sommers Ave, and Center Ave are not on the High Injury Network
- Current conditions
 - The pedestrian network has sidewalk on each side of the street
 - Some crosswalks are marked (along Atwood Ave)
 - Not currently on Metro transit network (accept Atwood Ave)
 - No marked bike facilities

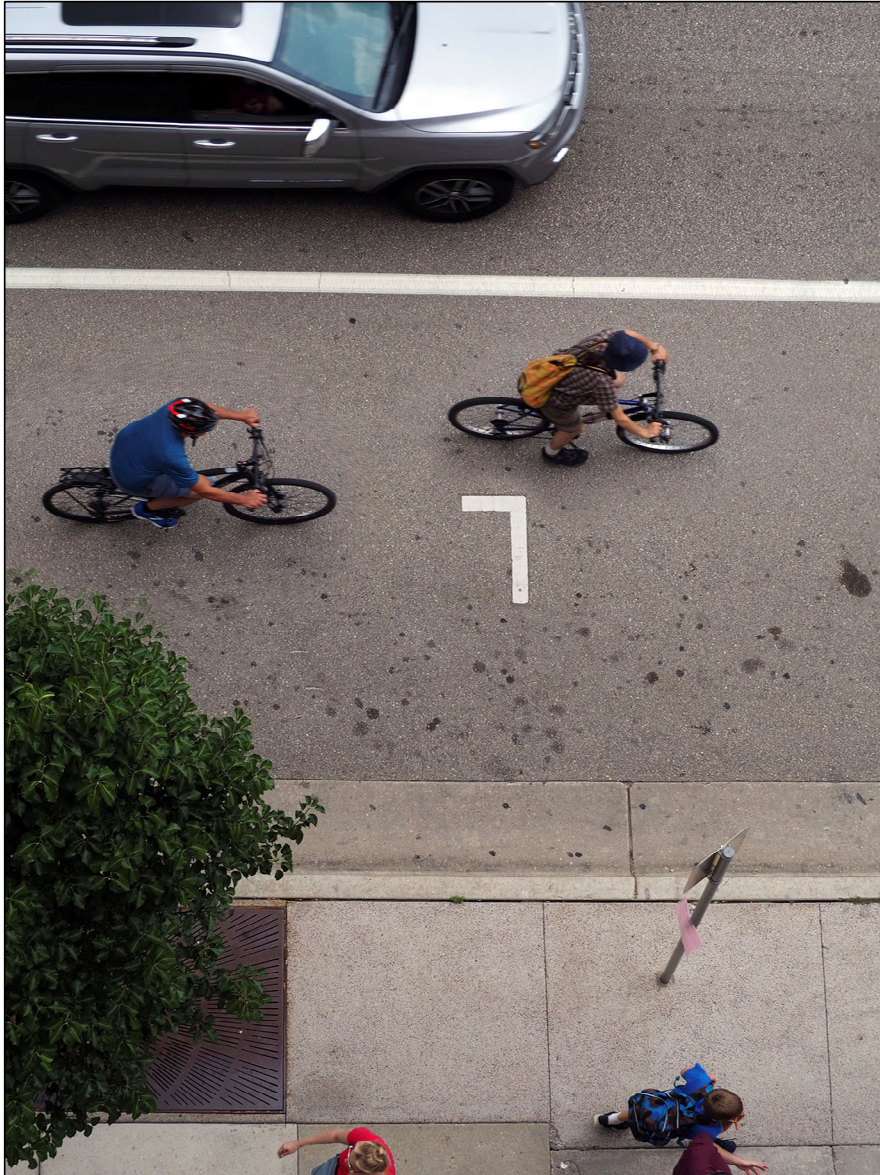
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City of Madison

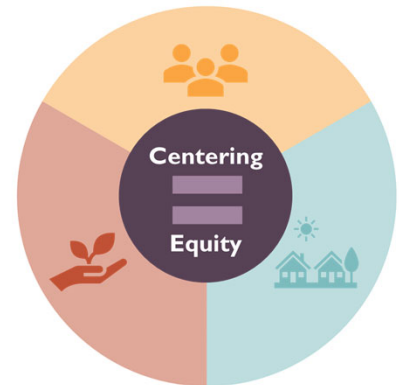
Complete Green Streets Guide

Approved January 6, 2023



STREET VALUES

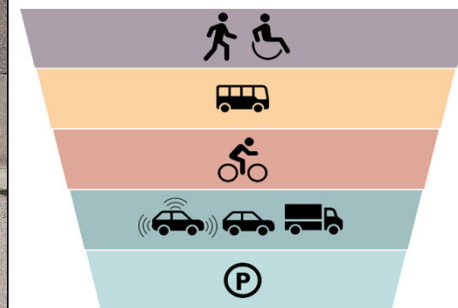
Putting People First



Fostering
Sustainability

Supporting
Community

MODAL HIERARCHY



MADISON





Principles of Complete Green Streets

- Streets are for everyone, no matter who they are or how they travel.
- There is no one design but instead each design considers the specific context of the neighborhood and street.
- Streets are designed and operated to prioritize safety, comfort and access for all users.
- Green infrastructure integrates sustainability in the right of way to help our City be more resilient and helps provide a welcoming public place.

CITYOFMADISON.COM/TRANSPORTATION/INITIATIVES/COMPLETE-GREEN-STREETS

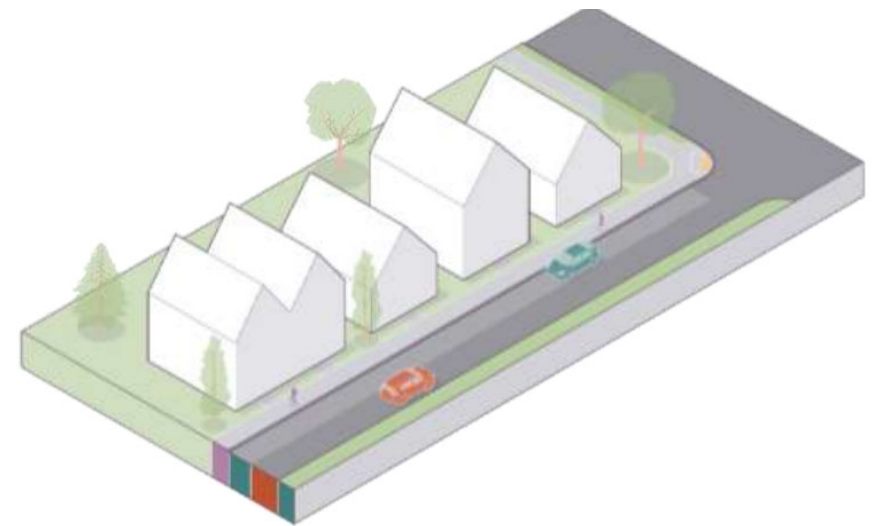
COMPLETE GREEN STREETS – STREET TYPE

Neighborhood Yield Street

Context: Residential neighborhood

Description: Many older neighborhood streets fall within this street type. May allow parking only on one side. Does NOT allow two drivers to pass each other (one must give way) when parked vehicles are present, which provides a traffic calming effect.

Target Speed: 20 mph or less



Zone Priorities and Preferred Elements for Each Zone

Walkway High Priority	Flex Zone Medium Priority	Travelway Low Priority'	Additional Considerations
Standard sidewalks, with landscaping between the sidewalk and homes or buildings. May shift closer to or farther from the street to avoid impacting canopy trees.	Landscaped terrace with street trees. May straddle the walkway when the walkway is close to the street to avoid impacting existing canopy trees. On-street parking on one or both sides common.	Two-way travel without lane markings. No dedicated bikeway unless traffic volumes are above 3,000 ADT.	Speed management, parking demand to determine type and amount of on-street parking.



Complete Green Streets

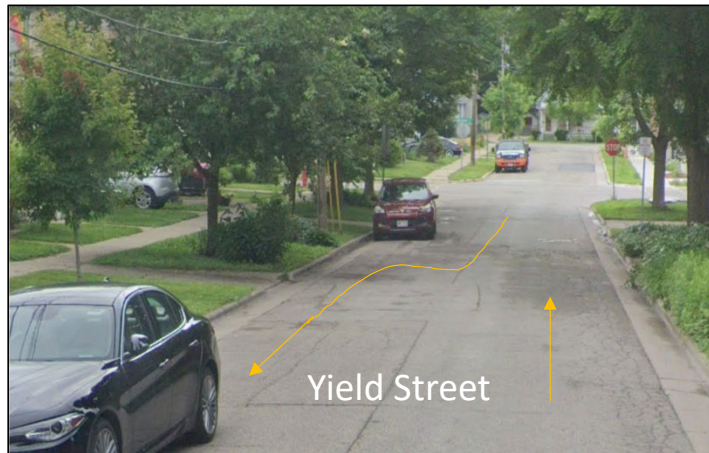
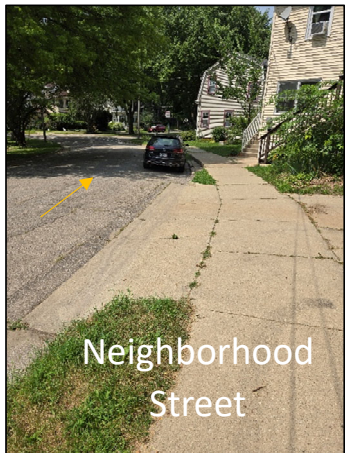
Street Type

Neighborhood Street

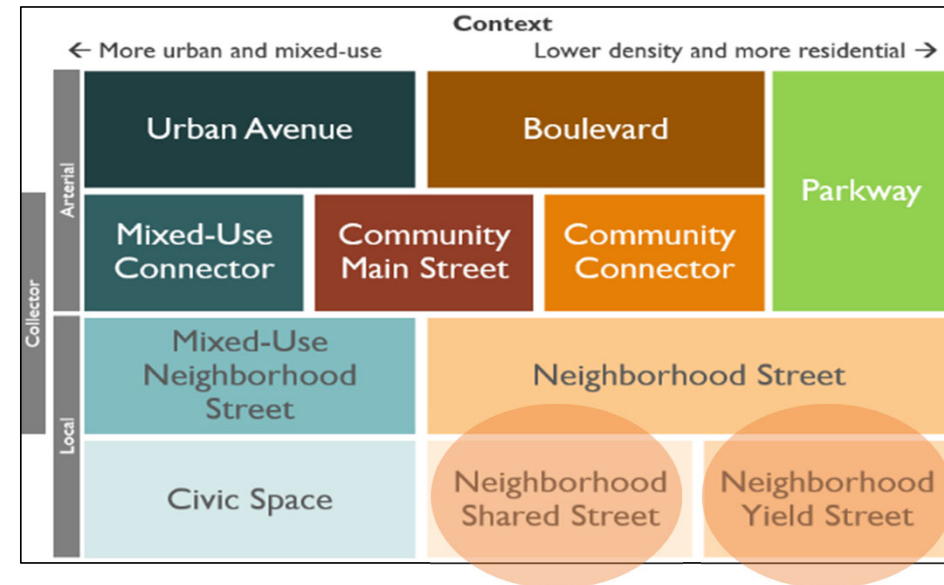
- Parking 1 side with 1-way or 2-way traffic allows traffic to move freely
- Elmside Blvd – No Changes (*ex. width varies 20'-28'*)
- Center Ave – Change to a Neighborhood Yield St (*ex. width 28', proposed 26'*)

Neighborhood Yield Street

- Parking on 1 side with 2-way traffic creates a yield street
- Sommers Ave – No Changes (*ex. width 26'*)



Complete Green Streets - Street Types



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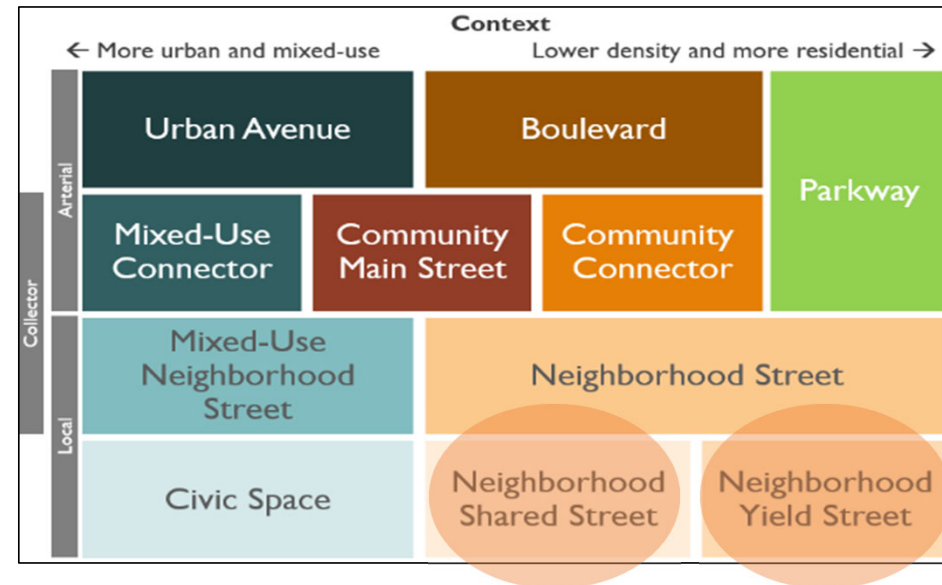


Complete Green Streets

○ Street Type

- Guide recommends 24' – 32', 28' typical street width
- Shared space for bicycles, vehicles, and parking
- Minimum Width: 24'
- Typical Width: 28'
- Maximum Width: 32'
 - Parking on both sides typically allows traffic to pass slowly in both directions (unless both vehicles are very wide)

Complete Green Streets - Street Types



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Speed Study

Elmside Blvd (Atwood Ave to Sommers)																	
		Speed (MPH)															
		0-14	14-25	25-30	30-35	35-40	40-45	45-50	50-55	55-60	60-65	65-70	70-75	75-80	80-85	85-90	Total Vehicles
Three Day Speed Study Data	Number of Vehicles	275	958	27	2	1	2	0	0	2	0	0	1	0	2	0	1270
	Percentage of Vehicles	21.7%	75.4%	2.1%	0.2%	0.1%	0.2%	0.0%	0.0%	0.2%*	0.0%	0.0%	0.1%	0.0%	0.2%*	0.0%	
	Percent under Speed Limit	97.1%		Speed Limit on Elmside Blvd is 25 MPH. 97.1% of vehicles are going the speed limit or under. *Vehicles traveling over 60 MPH are considered errors due to the machine misreading due to an obstruction from a leaf, bird, etc.													

Speed Study

Elmside Blvd (Willard to Oakridge)

		Speed (MPH)															Total Vehicles
		0-14	14-25	25-30	30-35	35-40	40-45	45-50	50-55	55-60	60-65	65-70	70-75	75-80	80-85	85-90	
Three Day Speed Study Data	Number of Vehicles	124	354	11	1	0	0	0	0	0	0	0	0	0	0	2	492
	Percentage of Vehicles	25.2%	72.0%	2.2%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%*	
	Percent under Speed Limit	97.2%		Speed Limit on Elmside Blvd is 25 MPH. 97.2% of vehicles are going the speed limit or under. *Vehicles traveling over 60 MPH are considered errors due to the machine misreading due to an obstruction from a leaf, bird, etc.													



Speed Study

- ▶ Traffic calming:
 - Curb extensions at intersections
 - Narrows crossing distances for pedestrians
 - Narrow lane widths through intersections



Curb Extensions



Center Ave
Curb Extension

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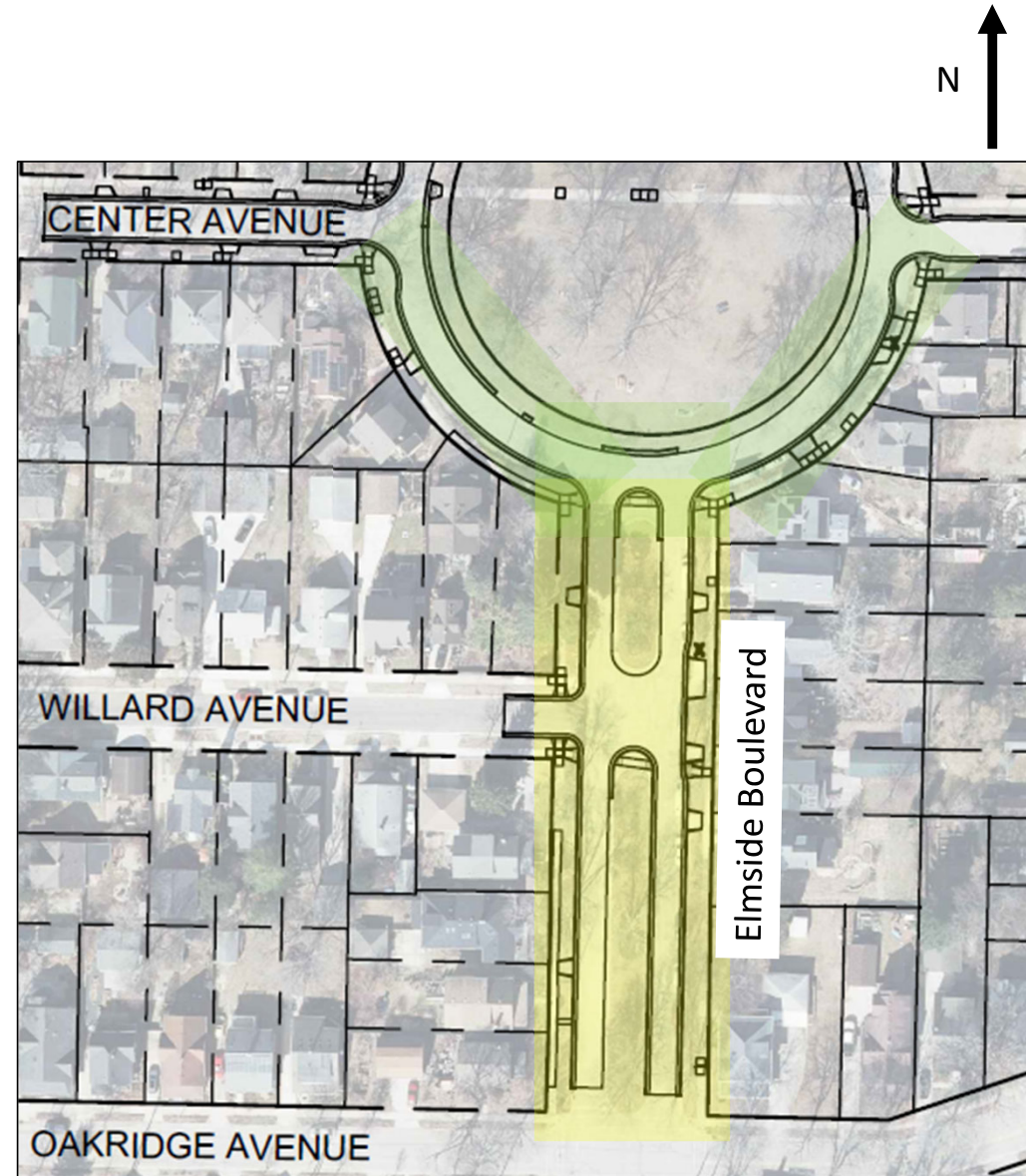


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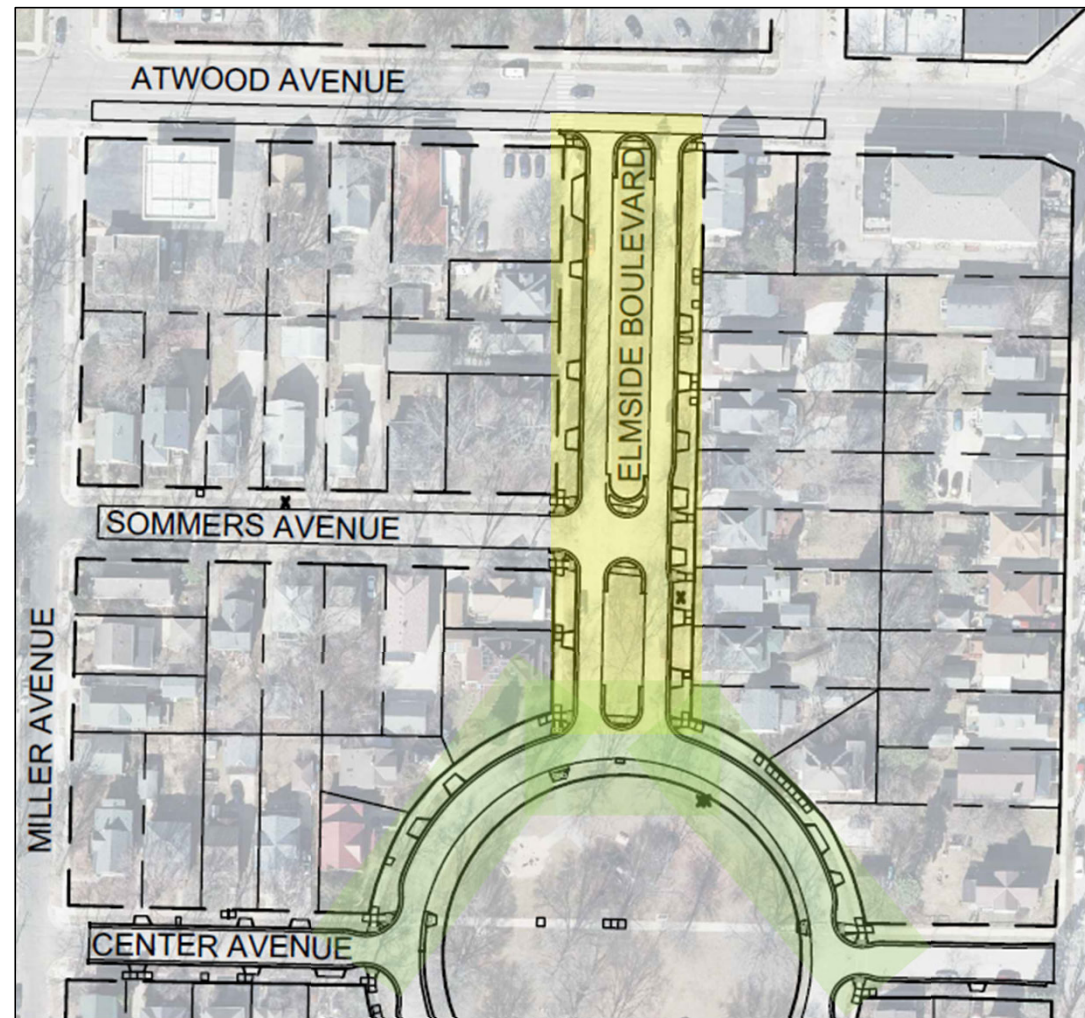
Proposed Street Design

- Elmside Blvd (Oakridge Ave to Atwood Ave)
 - Replace gravel base, curb & gutter, asphalt pavement
 - Spot replace sidewalk as needed
 - Replace driveway aprons with concrete
 - Replace concrete terrace walks
 - Along medians - proposed width 20' (existing 20')
 - Along Circle Park - proposed width 24' (existing 28')
 - Parking on one side (maintain existing)



Proposed Street Design

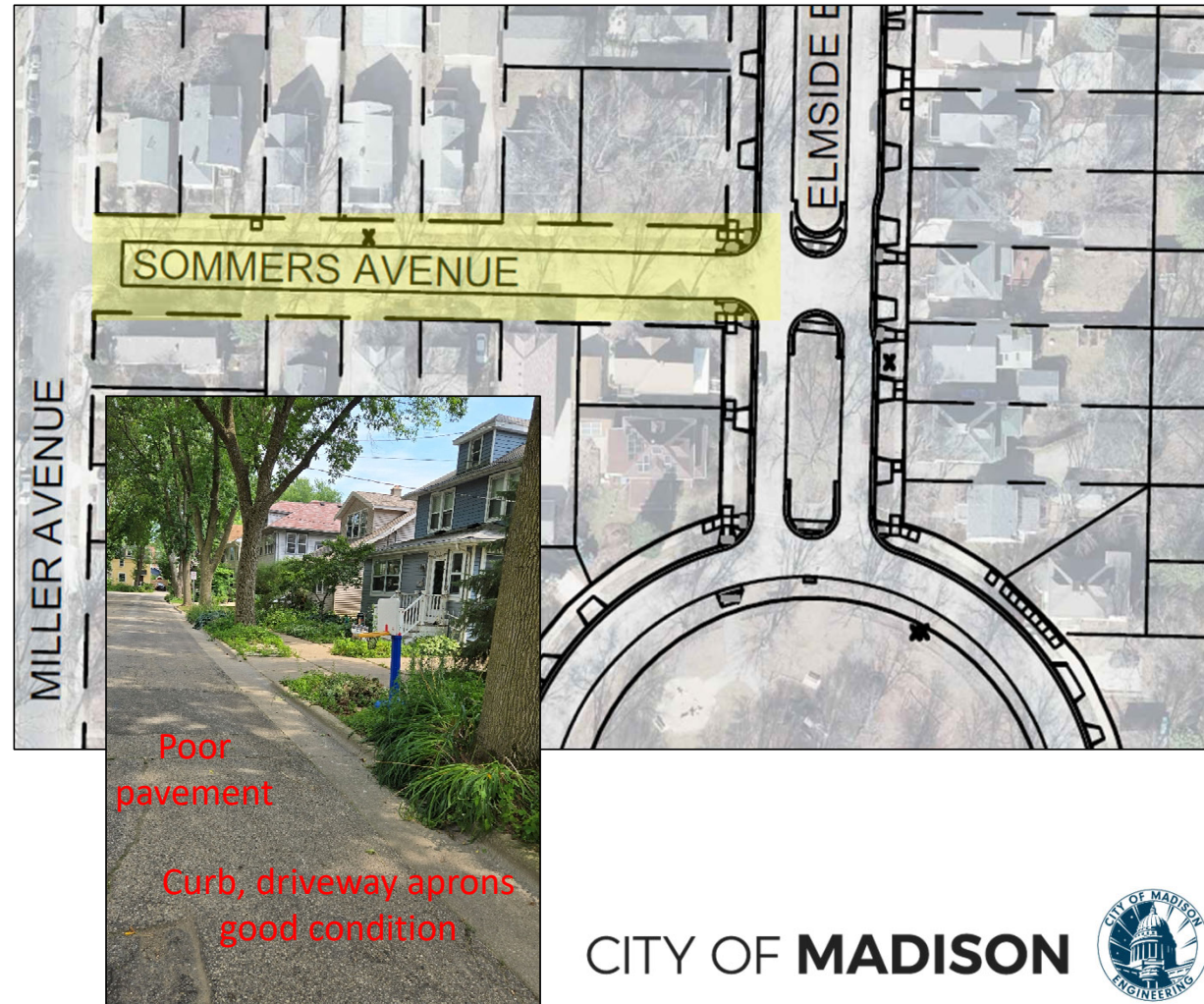
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 - Along Circle Park - proposed width 24' (existing 28')
 - Parking on one side (maintain existing)



Proposed Street Design



- Sommer Ave (Miller Ave to Elmside Blvd)
 - Replace gravel base, asphalt pavement
 - Ex. curb, driveway aprons good condition
 - Proposed to spot replace
 - Spot replace sidewalk & terrace walks as needed
 - Proposed width 26' *(existing 26')*
 - Parking on one side *(maintain existing)*
 - Remove curb and sidewalk to accommodate sanitary lateral installation
 - If the lateral is under the driveway apron, all or a portion would be removed & replaced
 - Street may narrowed by 0.5'–1.0' near trees during construction if the curb is removed/replaced do to lateral replacement to protect existing trees or roots.



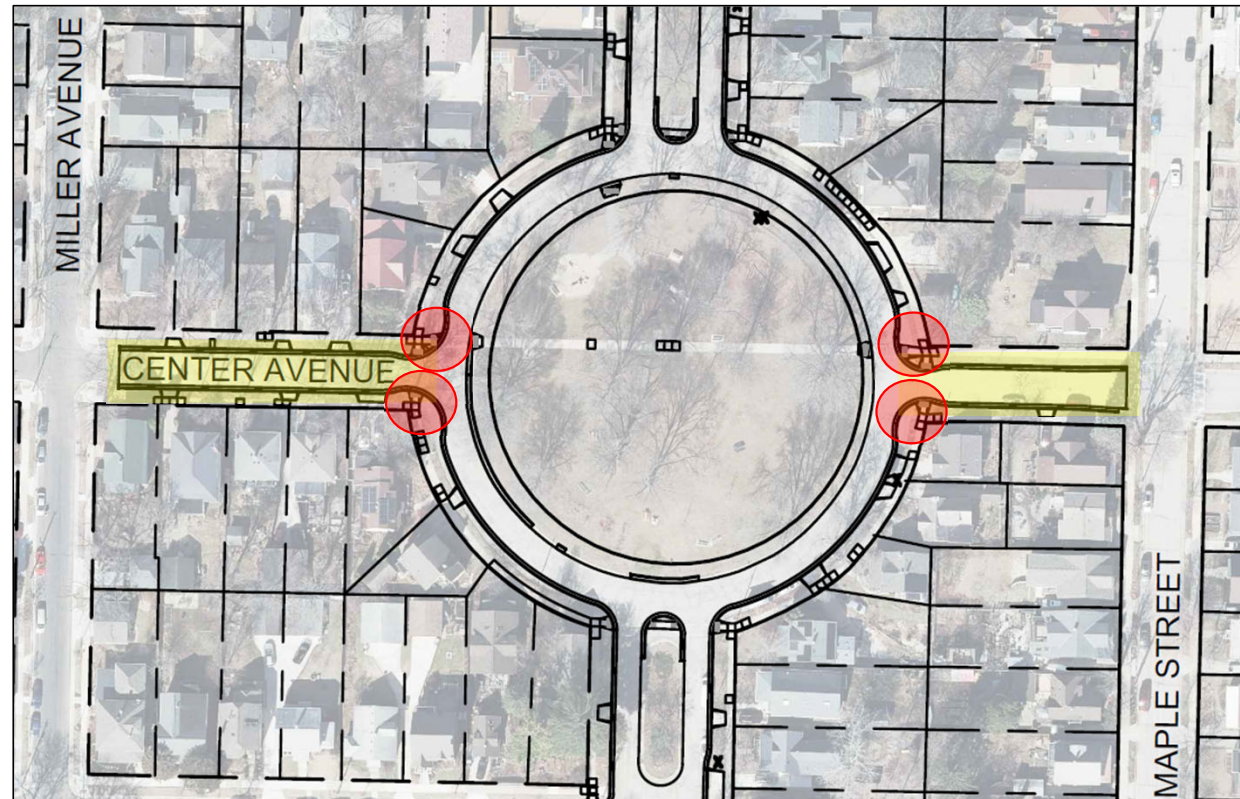
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Proposed Street Design



- Center Ave (Miller Ave to Maple Ave)
 - Replace gravel base, curb & gutter, asphalt pavement
 - Spot replace sidewalk as needed
 - Replace driveway aprons with concrete
 - Replace concrete terrace walks
 - Narrow pedestrian crossing at 2 locations w/curb extensions
 - Center Ave at Elmside Blvd
 - Potential proposed width 26' (existing 28')
 - Parking on one side (match existing)



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Proposed Street Design



Atwood Ave

- Remove & replace a portion of asphalt in the outbound outside lane
- Connection of the sanitary sewer main, water main, and storm sewer main into existing pipes
- Long-term (4-6 weeks) single lane closures in each direction
- 1-lane in each direction will be maintained for much of the duration
- traffic flagging operations may be required for portions of the work.

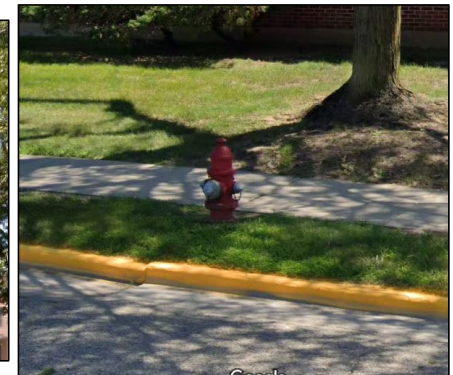
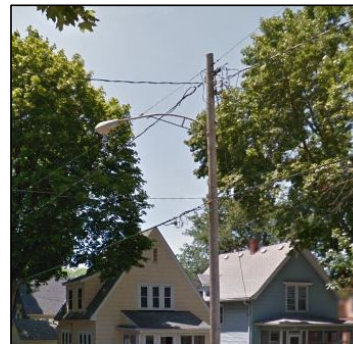


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Proposed Utility Design

- Elmside Blvd, Sommers Ave, & Center Ave
 - Replace sanitary sewer main & lateral in the street
 - 8-inch or 10-inch PVC
 - Replace water mains in the street
 - 8-inch ductile iron
 - Replace & improve new storm sewer system in the street & at intersections
 - Existing street lighting to remain
 - Potential existing Madison Gas & Electric (MG&E) gas main to be replaced by MG&E ahead of the project (April, May, June)
 - This work will be completed by a permit issued by the City

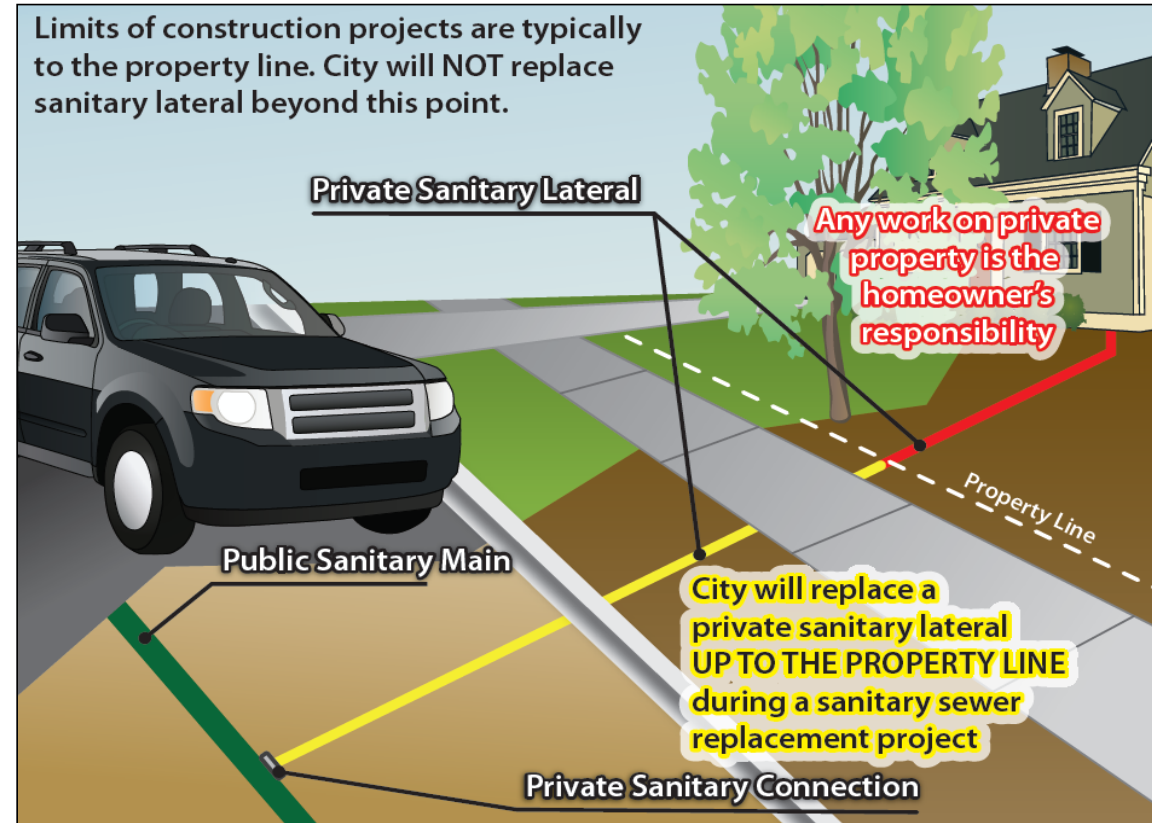


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Proposed Utility Design

- Sanitary sewer lateral installation
 - Replace to property line
 - Sommers Ave - curb & gutter, sidewalk, driveway aprons in good condition
 - Residents may choose to stop their lateral at the edge of pavement by emailing the Project Manager
 - If the lateral is under a driveway apron, stopping short may reduce assessments
 - If the lateral later fails, the owner pays for all replacement and surface restoration (pavement etc.)
 - Work beyond the property line is the homeowner's responsibility
 - Trees may also impact the ability to install
 - Can stop short with approval from owner
 - Owner can provide a Right of Entry to help find an alternate path around the tree



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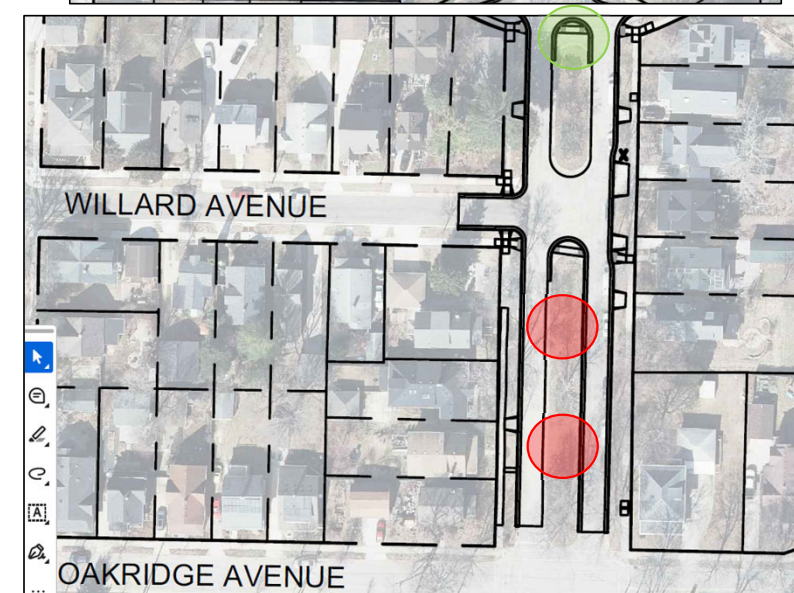
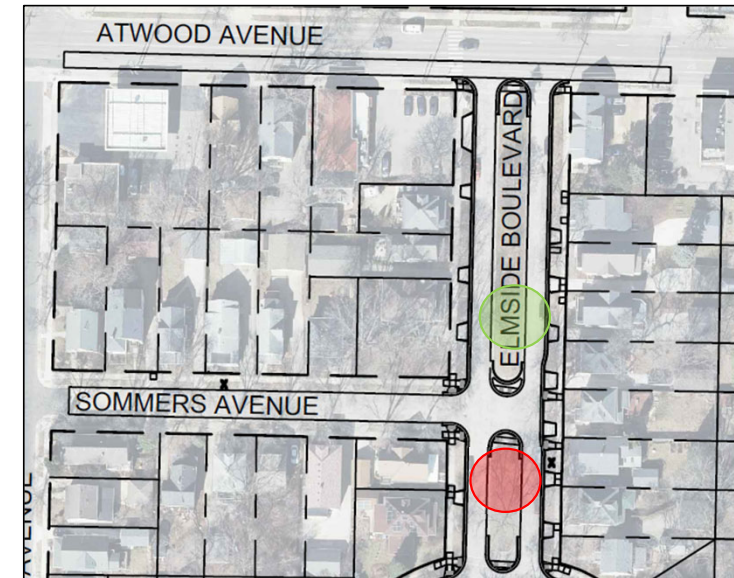


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Median Plantings

- Existing median plantings to be maintained ●
 - Some disturbance 3' into the median from the back of curb for curb removal and replacement
- Potential for the City to install median rain garden(s) with the project ●
 - Existing planting would remain
 - City would pay full cost to design, construction, and plant
 - User native vegetation
 - Residents can maintain using the City's adapt a median program
- Interested?
 - Contact Project Manager

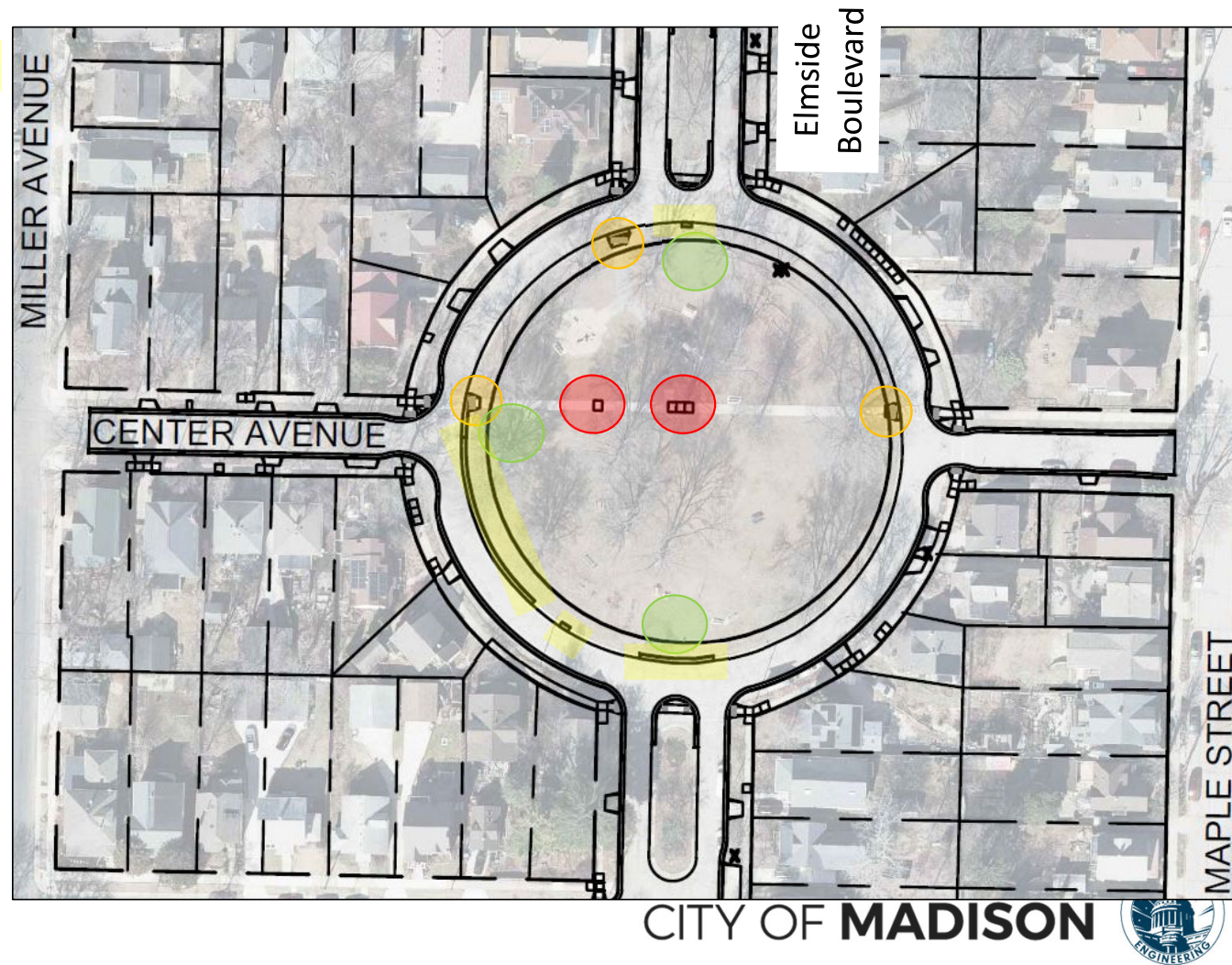


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Circle Park

- Spot replace curb & gutter
 - Additional replacement may be required as design progresses
- Spot replace sidewalk
- Spot replace curb ramps
- Connect new storm sewer into existing structures
- Engineering staff is coordinating work in the park with Parks staff

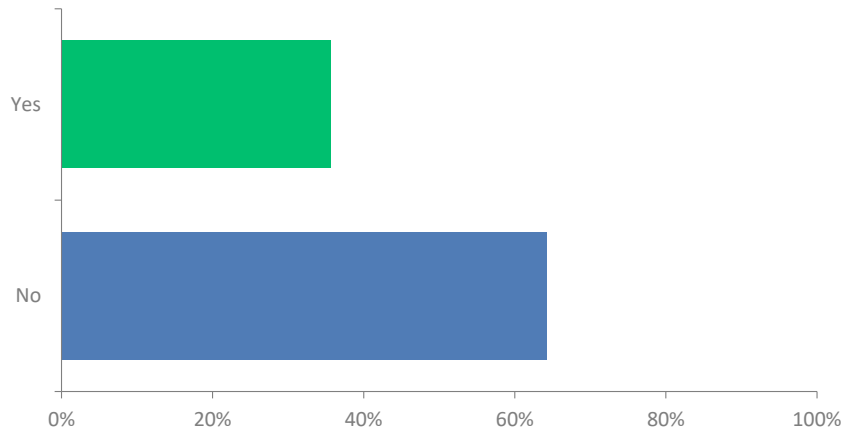


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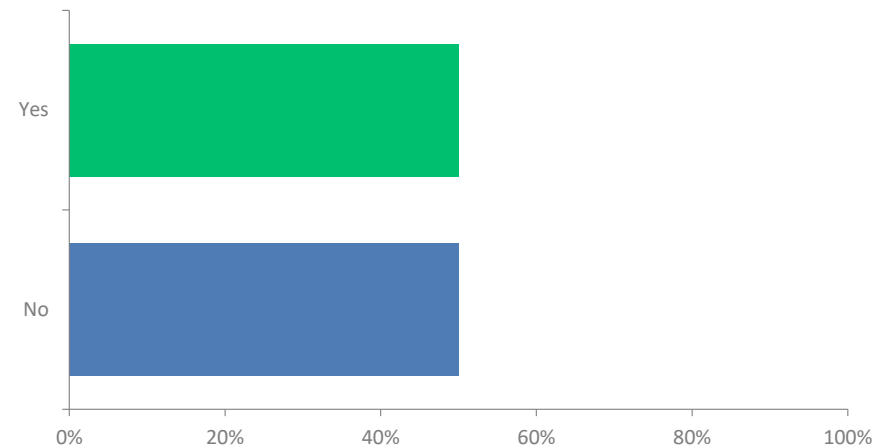
Questionnaire Results

Driveway Concerns



Designer Process - Begin by aligning the driveway from behind the sidewalk to the street and then create the curb flares based on that alignment rather than the existing layout. Modify as needed to accommodate existing driveway conditions and trees.

Accessibility Concerns



Reach out to the Project Manager to discuss.

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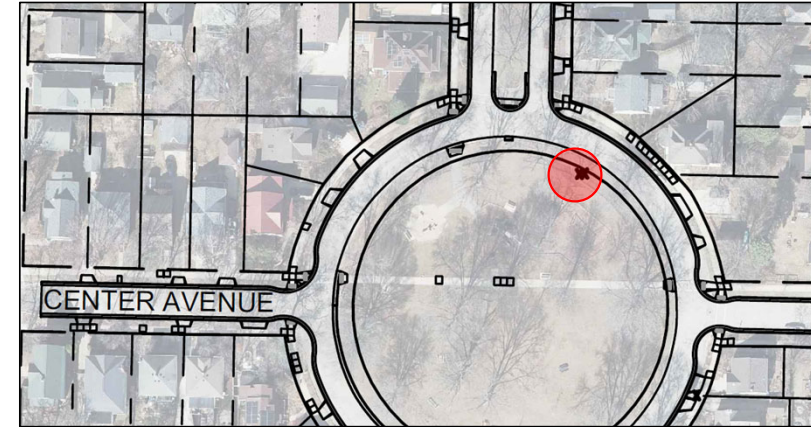
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Forestry

- City Engineering has reviewed the project with City Forestry & a Forestry representative as well as a City Parks representative will work with the City design team, City Construction Inspector, and Contractor during construction
- Terrace (area between sidewalk & curb), median, and Circle Park trees will be pruned prior to construction to provide required clearance above street
- Tree priority score
 - 98 tree equity score, <https://www.treeequityscore.org/>
 - 36% canopy cover, goal 40%
 - Planting new trees
 - Medium priority
 - Maintaining existing trees
 - High priority

Forestry

- Locations of known removals: (ahead of construction)
 - 401 Elmside Boulevard (1-Maple)
 - 500 Elmside Boulevard - Circle Park (2-Maple)
 - 525 Elmside Boulevard (1-Maple)
 - 2814 Sommers Avenue (1-Ginkgo)
- Reasons for removal include
 - Poor condition
- Methods of tree protection include:
 - Potentially changes the street width
 - Adjusting curb construction methods
 - Bends & limits of work for sewer laterals
- Initial coordination with Forestry has been completed for potential new planting locations and will continue during design and after project completion
 - New plantings spring 2027



CITY OF **MADISON**



Presentation Overview

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Assessment Policy & Costs

- Special charge for work being done that has a direct benefit to the property
- Preliminary assessment mailed during design phase – this is where the project is now
 - Based on estimated quantities of driveway aprons, terrace walks, & sanitary laterals
 - Unit prices for driveways, pavement reconstruction, and terrace walks based on 2026 street improvement rates
 - Rates are an average of last 3 years of construction costs
 - Unit prices for sanitary laterals and private storm sewer connections based on estimated prices
- Assessments can be paid in lump sum or typically over 8 years with the 2026 rate (to be determined) – 2025 rate is 4% interest
- Final assessment billed after project completion
 - Based on measured quantities of driveway aprons, terrace walks, & sanitary laterals
 - Unit prices for driveways, pavement reconstruction, and terrace walks will not change from preliminary
 - Unit prices for sanitary laterals and private storm sewer connections based on bid prices
 - Bills mailed to property owners in 2027

Assessment Policy & Costs

Elmside Blvd, Sommers Ave, & Center Ave

Item	Property Owner Share	City Share
10' Pavement Replacement*	100%	0%
Driveway Apron Replacement	50%	50%
Terrace Walk Replacement (between sidewalk & curb)	50%	50%
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%

*Assessed per linear ft as 10-ft. of street width across the property frontage

- No assessments along Atwood Ave outside lane asphalt replacement

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Assessment Policy & Costs

- Elmside Blvd, Sommers Ave, & Center Ave
 - Approximate property owner costs for items
 - Driveway apron replacement approx. \$1,000 each
 - 10' pavement replacement approx. \$46.72 per ft
 - Defined as 10-ft. of street width across the property frontage
 - 50% discount for single or two-family corner lots fronting two streets
 - 67% discount for single or two-family corner lots fronting three streets
 - Curb & gutter and sidewalk replacement not assessed
 - Sewer lateral replacement approx. \$3,500 each
 - For 40' of lot frontage estimate: \$6,000-\$8,000

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Project Schedule

- January 16, 2026: Mail Estimated Assessments & Public Hearing Notice
 - Date may be advanced to December 5, 2025 if staff complete the calculations ahead of schedule
- January 28, 2026: Board of Public Works Public Hearing
 - Date may be advanced to December 17, 2025 if staff completes the mailing in December
- February 10, 2026: Common Council Public Hearing
 - Date may be advanced to January 14, 2026 if the BPW approval is in December
- Spring 2026: Advertise for Contractor Bids
- Late Spring/Early Summer: Begin Construction
- Fall: End Construction



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Construction & Access

- Elmside Blvd, Sommers Ave, & Center Ave
 - Closed to through traffic, local traffic only
 - Approximately 5 months to complete all work
 - Late spring/early summer 2026 – fall 2026
 - Closed to through traffic, local traffic only
 - Residential driveways access will be maintained during most of construction but closed up to a cumulative total of 20 days, residents are notified before
 - Not accessible when contractor is working directly in front
 - Closed when curb, sidewalk, and driveway apron installed
 - An average of 2 planned water shut-offs are expected for each property
 - Up to 8 hours but usually about 4 hours
 - Residents will be notify 48 hours ahead of time
 - Occasionally emergency shut-offs if old main brakes
 - Allowed working hours are 7:00 am to 7:00 pm Monday-Saturday, & 10:00 am to 7:00 pm Sundays

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Construction & Access

- Elmside Blvd, Sommers Ave, & Center Ave
 - Existing timber, brick, or stone walls behind the sidewalk will not be impacted.
 - Existing landscaping within the terrace (between curb & sidewalk) will be impacted
 - If you wish to save any terrace landscaping, it should be removed prior to the start of work in March of 2025.
 - Stone/brick pavers and wood retaining walls within the terrace you wish to save should be removed prior to construction and reinstalled by you after construction is complete
- Atwood Ave
 - Reduced lanes to accommodate utility installation and placement of asphalt/concrete in the street

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Next Steps

- Up coming opportunities for public involvement
 - Fill out the questionnaire
 - Sign-up for project email updates on the website
 - Board of Public Works public hearing meeting
 - Design staff to recommend approval of the plans, specifications, and assessments as well as authorization for contractor bids when the design is final
 - Common Council public hearing meeting
- Public notified via website updates and/or mailing
- Visit Project Website
 - <https://www.cityofmadison.com/engineering/projects/elmside-sommers-center-reconstruction>

Next Steps

- Board of Public Works (BPW) Meeting
 - Members of the public can watch, register support/opposition, speak (3 minutes), and/or submit written comments.
 - Subscribe to the email list on project webpage to get notification when BPW meeting registration opens.
 - If you register to speak, make sure the name you display in Zoom matches the name you registered under so staff know who to unmute when it's your turn.
 - BPW meetings start at 4:30 PM but the public hearings for public works projects don't start until 5:30 PM (or when the item under discussion at 5:30 PM finishes). You can join at any time.
 - If you have any questions about registering for the BPW meeting, email boardofpublicworks@cityofmadison.com.

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Contact Information & Resources

Thank You for Attending!

- Questions
 - Please use the **“Q&A”** option at the bottom of the screen to type a question.
 - To ask a question verbally, click the **“raise hand”** option at the bottom of your screen and the host will unmute you.
- Engineering
 - Andrew Zwieg P.E., Project Manager, 266-9219, azwieg@cityofmadison.com
 - Todd Chojnowski, Sewer Engineer, 266-4094, TChojnowski@cityofmadison.com
 - Nathan Mendez, Water Engineer, 266-4467, NMendez@madisonwater.org
 - Hannah Mohelnitzky, Public Information Officer, 669-3560, hmohelnitzky@cityofmadison.com
- Traffic Engineering
 - Lukas Collins, Traffic Engineer, 261-9625, lcollins@cityofmadison.com
- Project Website: <https://www.cityofmadison.com/engineering/projects/elmside-sommers-center-reconstruction>
- Questionnaire will remain open until 11/17/2025, 1pm
- Sign-up for project email updates on the website
 - Updates on the design process and construction progress will be posted to the project website
- Recording for this meeting will be posted on project webpage

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