



Regent Street Construction

Property/Business Meeting
City of Madison Engineering Division
October 13, 2026

Presentation will begin at 1:00 pm.

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

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Rules and Housekeeping Items for this Meeting

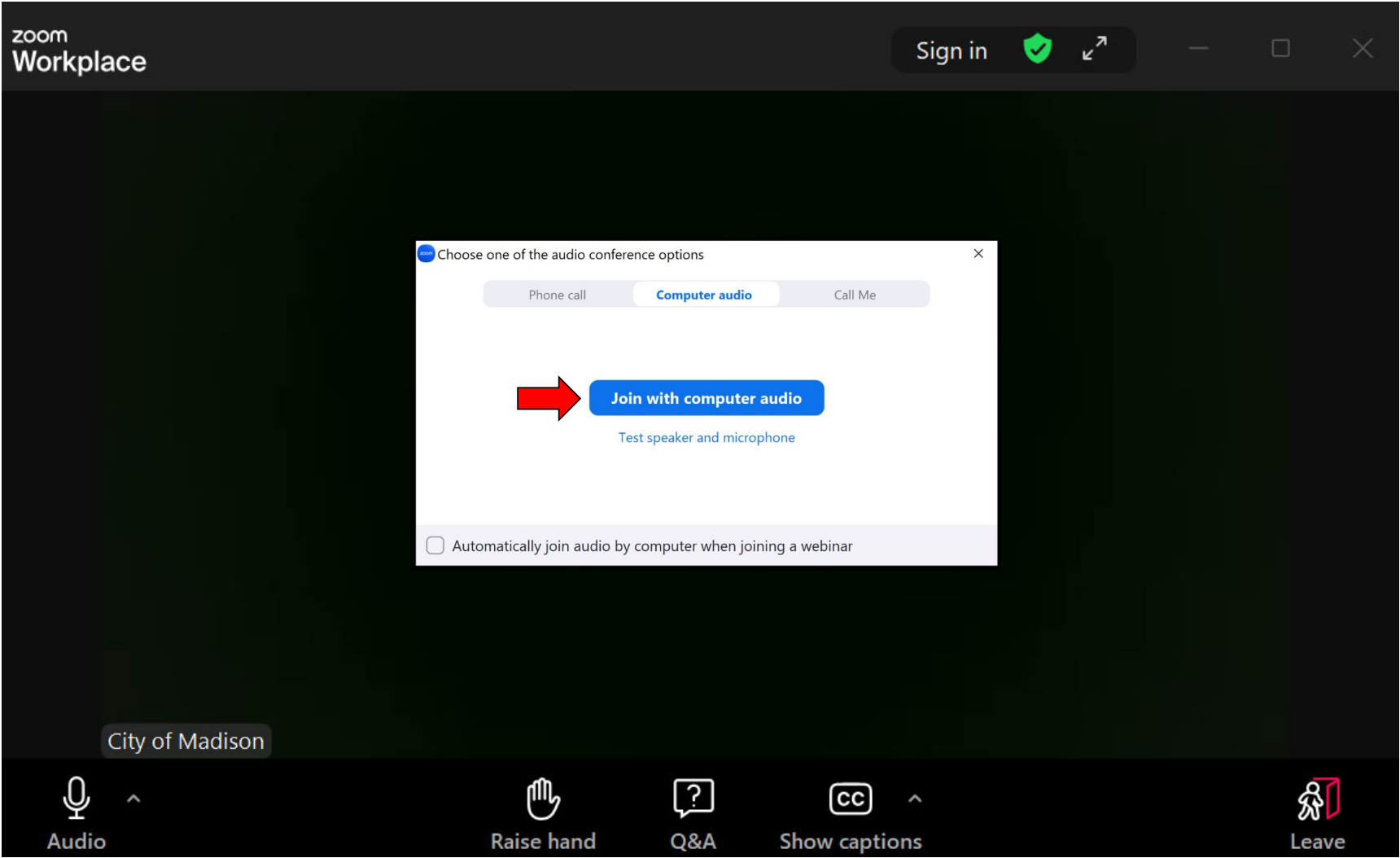
- This meeting will be **recorded** and posted to the project page.
- All attendees should be **muted** to keep background noise to a minimum.
- Use the **“Q and A”** button for technical issues with meeting to troubleshoot with staff to assist.
- Use the **“Q and A”** button to type questions about 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.

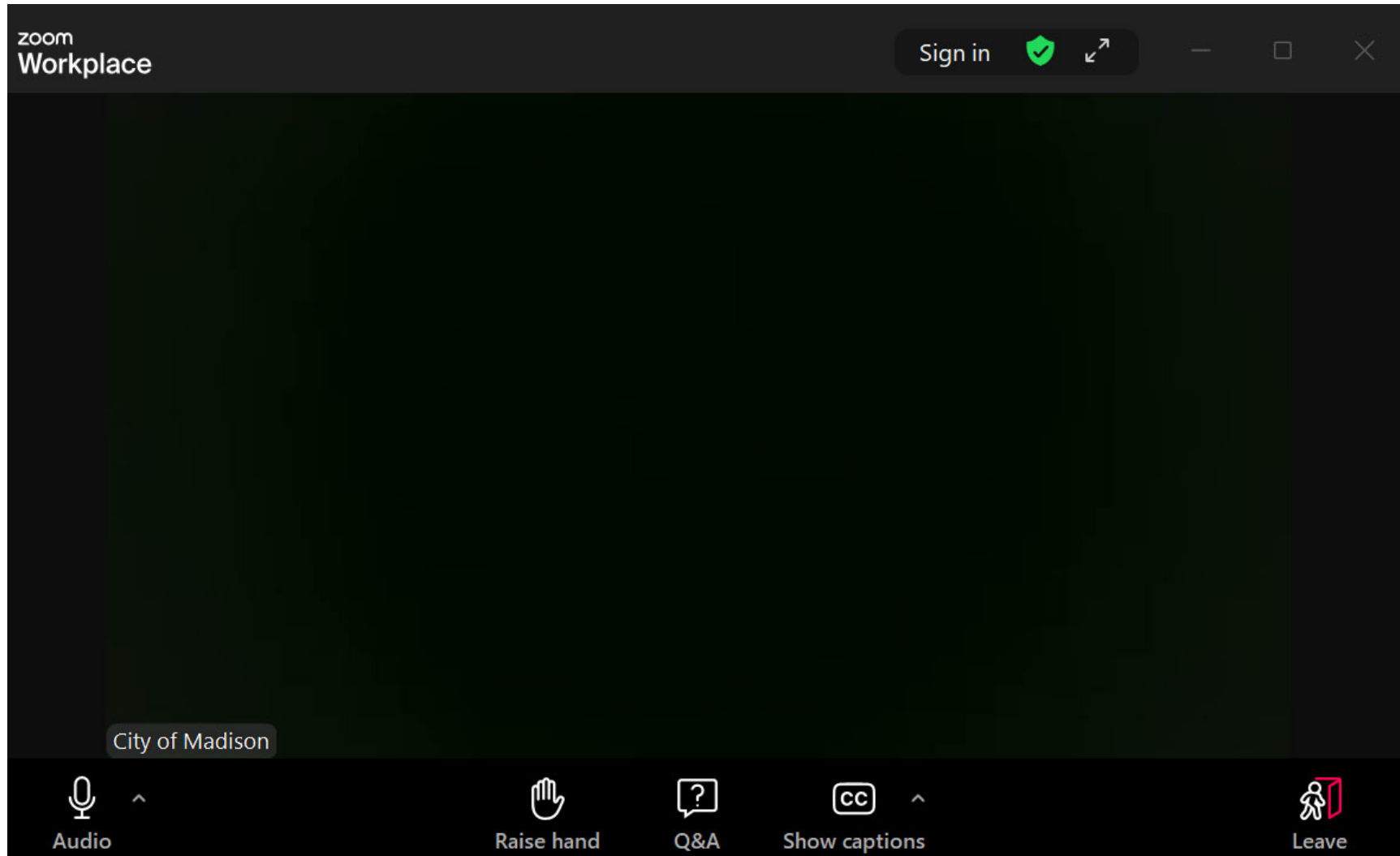
By continuing to be in the meeting, you are consenting to being recorded and consenting to this record being released to public record requestors.

How to Participate



Make sure to join audio →

How to Participate



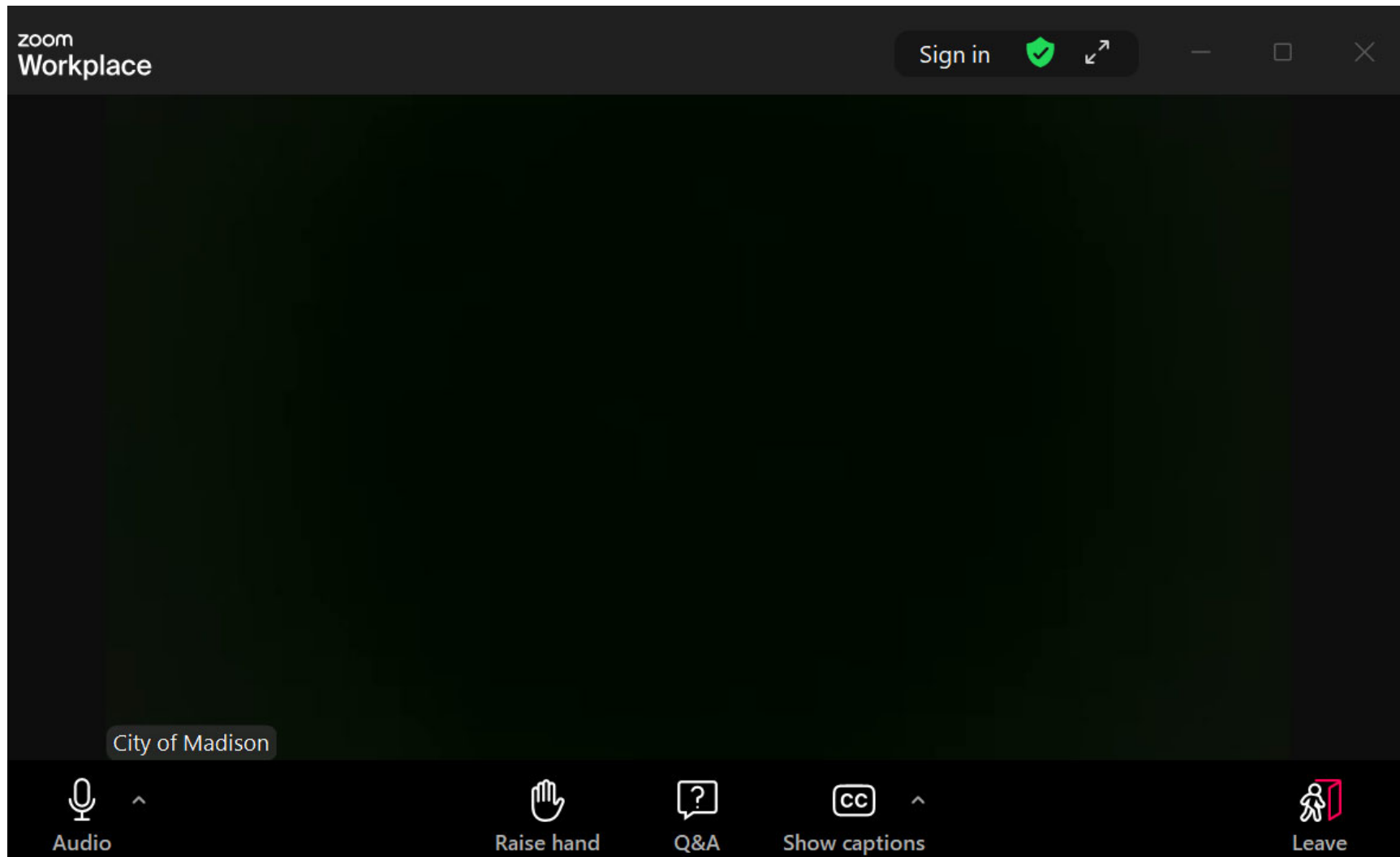
Raise your hand to be unmuted
For comments or ask additional questions.



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How to Participate



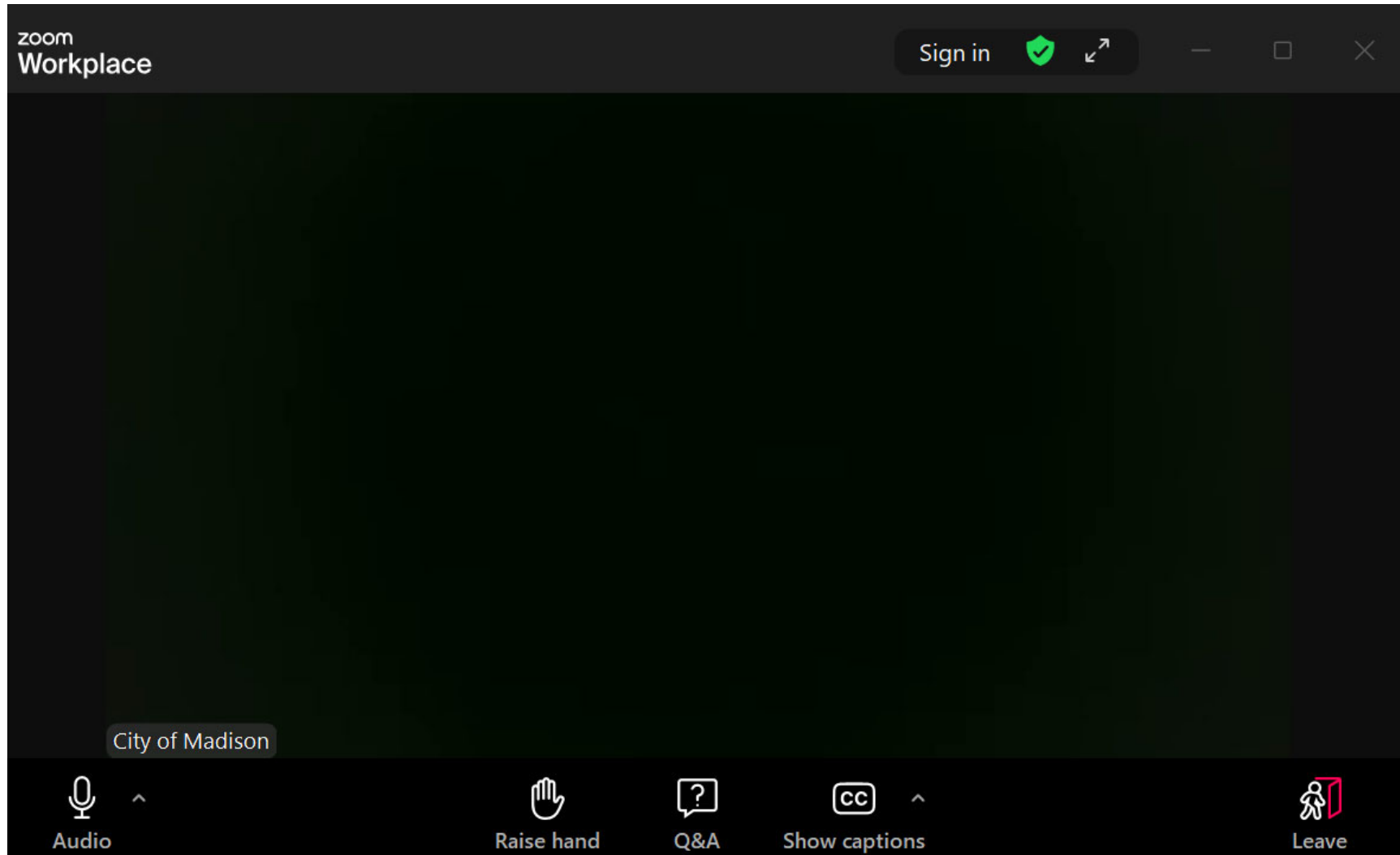
Use **Q&A button** if you have technical issues or a question for the panelists.



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How to Participate



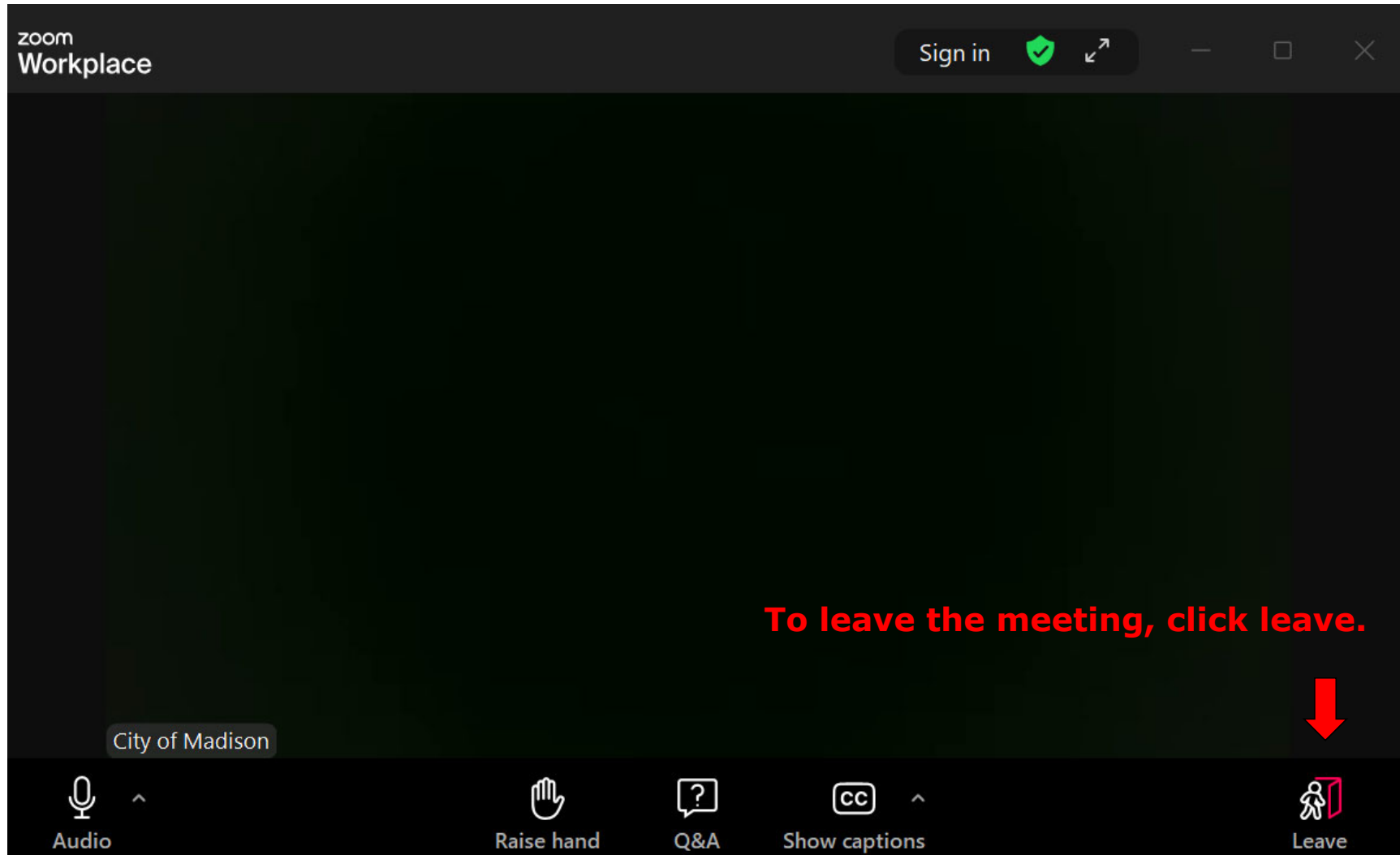
Use **Q&A button for all other questions.**
We will answer after the presentation.



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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.

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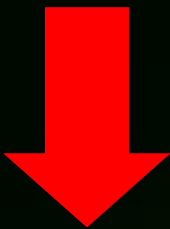
 ^
Audio


Raise hand


Q&A

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Show captions


Leave



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Presentation Overview

Thank You for participating!

- Welcome (Hannah Mohelnitzky, Public Information Officer, City of Madison)
- Introduction (Alder Evers, District 13/ Alder Zhang, District 8, Alder Vidaver, District 5)
- Presentation (Andrew Zwieg, P.E.)
- Q&A (facilitated by Hannah Mohelnitzky)
 - Assisted by:
 - Mario Galindez, Project Engineer
 - Tom Mohr, Asistant Traffic Engineer
- Presentation available on the website
 - *cityofmadison.com/engineering/projects/regent-street-reconstruction*

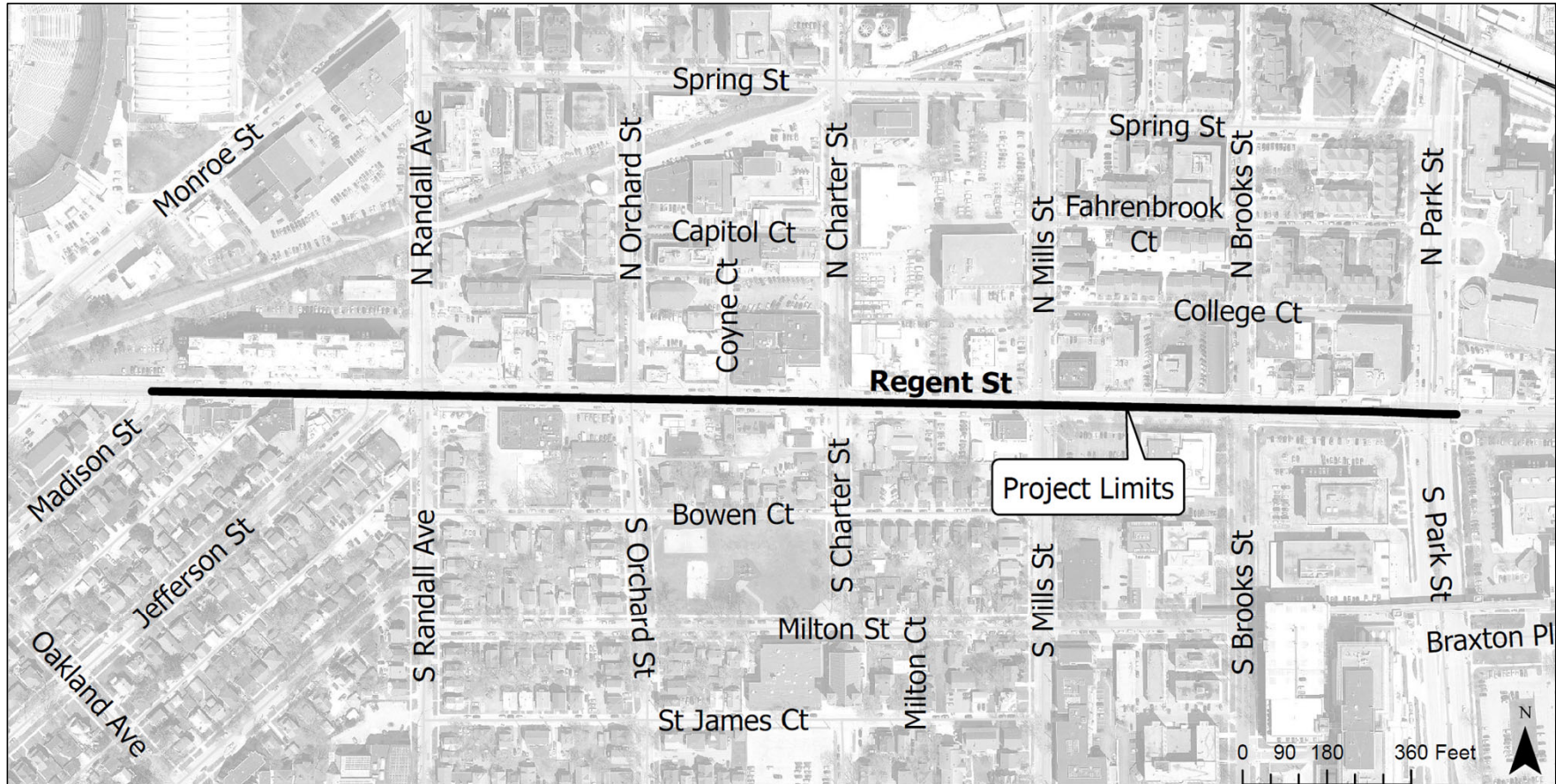
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Presentation Overview

- **Project Location**
- Meeting Purpose
- Planning & Design Timeline
- Project Scope
- Assessments Policy
- Construction & Access
- Next Steps
- Contact Information & Resources
- Q&A

Project Location

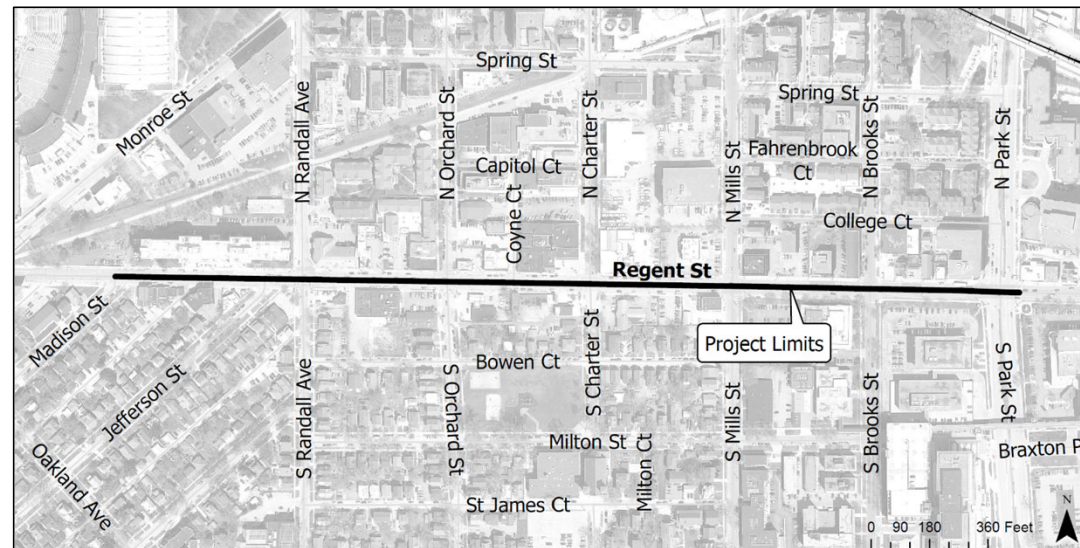


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Meeting Purpose

- Communicate the City's assessment policies and how they apply to the project.
- Communicate construction timeline
- Answer attendees' questions about assessments & construction timeline



Planning & Design Timeline

- June 2025 – Project Planning Kickoff
- September 15, 2025 – Public Information Meeting
- December 3, 2025 – Transportation Commission Meeting
- January 26, 2026 – Public Information Meeting
- March 4, 2026 – Transportation Commission Meeting
- April 15, 2026 – Transportation Commission Meeting (geometry approval)
- April 22, 2026 – Board of Public Works Meeting (geometry approval)
- May 13, 2026 – Transportation Commission Meeting (geometry approval)
- May 20, 2026 – Board of Public Works Meeting (geometry approval)

Planning & Design Timeline

- June 9, 2026 – Common Council Meeting (geometry approval)
- July 21, 2026 – Common Council Meeting, (declare assessment district approval)
- July 2026 – 30% Design Plans
- September 2026 – 60% Design Plans
- October 13, 2026 – Property/Business Owner Meeting

Project Scope

- Street reconstruction
 - Utility Improvements: Replace sanitary sewer main and laterals, water main and services, storm sewer and box culvert, traffic signals, street lighting, and fiber optic infrastructure
 - Street Improvements: Replace gravel base, pavement (proposed concrete), curb and gutter, sidewalk, bus stops, driveway aprons, pavement marking, and signing
 - New pedestrian lighting added
 - Madison Gas & Electric – undergrounding of existing overhead electric facilities
 - Approx. half of the existing poles will remain to maintain overhead service to private properties
 - Madison Gas & Electric – gas main work is anticipated before or during construction
 - AT&T, Charter, TDS, and US Signal are planning work on their communication facilities before or during construction

Assessment Policy

- Special charge for work being done that has a direct benefit to the property
- Preliminary assessment mailed Sept. 25, 2026
 - Based on estimated quantities of driveway aprons, terrace walks, sanitary laterals, & private storm sewer connections
 - Unit prices for driveways, pavement reconstruction, and terrace walks based on street improvement rates
 - Rates are an average of last 3 years of construction costs
 - Unit prices for sanitary laterals, private storm sewer connections, and pedestrian lighting based on estimated prices
 - This is not a bill, but rather an estimate intended to help property owners prepare for the final cost.

Assessment Policy

- Typically, assessments can be paid in lump sum or typically over 8 years with the 2026 rate at 4.5% interest
- Final assessment billed after project completion
 - Based on measured quantities of driveway aprons, terrace walks, sanitary laterals, & private storm sewer connections
 - Unit prices for driveways, pavement reconstruction, and terrace walks will not change from preliminary
 - Unit prices for sanitary laterals, private storm sewer connections, and pedestrian lighting based on bid prices
 - Bills mailed to property owners' year after construction is completed

Assessment Policy

Item	Property Owner Share	City Share
10' Pavement Replacement*	100%	0%
Driveway Apron Replacement	50%	50%
Remove & Replace Conc. Terrace (between sidewalk & curb)	50%	50%
Curb & Gutter Replacement	0%	100%
Sidewalk Replacement	0%	100%
Intersection Curb & Pavement	0%	100%
Sanitary Sewer Main	0%	100%
Sanitary Laterals	25%	75%

*Pavement Replacement assessed per linear feet of frontage

Assessment Policy

Item	Property Owner Share	City Share
Water Main	0%	100%
Water Main Services	0%	100%
Box Culvert	0%	100%
Storm Sewer Main	0%	100%
Private Storm Connections (if any)	100%	0%
Traffic Signals	0%	100%
Streetlighting	0%	100%
Pedestrian Lighting	100%	0%

Construction & Access

- Project advertised for bids in February 2027
- Approximately 15 months, with construction anticipated from April 2027 through August 2028
 - A temporary shutdown may occur from December 2027 through March 2028
 - If weather allows, the contractor may continue underground utility work during the winter
- Full street construction would resume in March 2028 if a winter shutdown occurs
- Access to Regent Street will be significantly reduced during construction
 - The street will be reduced to one lane during construction. The direction of the open lane will be determined as design is finalized
 - The block where box culvert work is occurring will be fully closed, with traffic detoured around the work

Construction & Access

- Regent Street and Park Street will be constructed in stages, turning movements will be restricted during construction
 - Targeting full completion in Aug. 2027
- Regent Street – Mills Street to Park Street targeting full completion Nov. 2027
- If the contractor does not work during the winter, one eastbound and one westbound lane will remain open
 - MGE will likely perform work during winter
- Regent Street – Madison Street to Mills Street targeting full completion Aug. 2028
- Within the closure pedestrian and vehicular access to businesses and properties will be maintained
 - Business access for customers and deliveries may be altered
 - Consecutive intersections and multiple signalized intersections will not be fully closed at the same time to maintain access for businesses, the hospital, and emergency vehicles

Construction & Access

- Construction could include multiple operations concurrently
- Business signs to remain in place
- Temporary wayfinding signs to be determined
- Businesses to be notified of changes to access through coordination with contractor, and City construction inspection team, and project website
- Driveways will be reconstructed one-half at a time to maintain property access
 - For properties with two entrances, one driveway will be reconstructed and reopened before work begins on the second

Construction & Access

- A minimum of 48 hours of notice will be provided prior for water shutoffs
- No disruptions to sanitary sewer service
- Allowed working hours are 7:00 am to 7:00 pm Monday-Saturday, & 10:00 am to 7:00 pm Sundays
- One additional public meeting will be held before construction to discuss construction sequencing, schedule, and traffic control

Next Steps

- Upcoming opportunities for property/business owner involvement
 - Sign-up for project email updates on the website
 - Board of Public Works public hearing meeting – Nov. 4, 2026
 - 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 – Nov. 24, 2026
 - Design staff to recommend approval of the plans, specifications, and assessments as well as authorization for contractor bids when the design is final
- Public notified via website updates and/or mailing
- Visit Project Website
 - cityofmadison.com/engineering/projects/regent-street-reconstruction

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.



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
 - Mario Galindez, Project Engineer, 266-4095, MGalindez@cityofmadison.com
 - Hannah Mohelnitzky, Public Information Officer, 608-669-3560, hmohelnitzky@cityofmadison.com
- Traffic Engineering
 - Tom Mohr, Asistant Traffic Engineer, 267-8725, tmohr@cityofmadison.com
 - Lukas Collins, Traffic Engineer, 608-261-9625, LCollins@cityofmadison.com
- Project Website: *cityofmadison.com/engineering/projects/regent-street-reconstruction*
- Sign-up for project email updates on the website
 - Updates on design & eventually construction progress will be posted to the project website
 - Recording of this presentation will be posted on the project website

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