

2009 Construction Projects

Notes from Informational Meetings, December 8 & 9, 2008

Several 2009 City construction projects will impact downtown with upgrades and repairs to streets, infrastructure, and sidewalks, and extension of the State Street "look" to side streets in central downtown.

This informational meeting was the first of several. The information below is general with some details still TBD and/or subject to change. After contractor(s) are hired, there will be pre-construction meetings in March with the contractor present, and business and property owners can attend. Once the projects start, there will be bi-weekly business meetings with the contractor, and the city will issue a bi-weekly status update email. City Engineering, Office of Business Resources, and the downtown BID will coordinate on distributing meeting notices, notes, and the status updates. Notice of bids will be published on January 9, 2009.

Summary of Projects:

1. University, Gorham & Broom

West Gorham/University Ave. from State Street to Breese Terrace
North Broom Street from State Street to West Johnson Street

Dates: Mid-March through October. Work on the street portion should be done end of August. Terrace (not street or sidewalk) work on 300 Gorham & 300-400 Broom could extend through September.

- Complete street concrete pavement replacement
- Sanitary sewer main & lateral replacement
- Storm sewer inlet replacement as necessary
- Water main & lateral replacement
- MGE gas & electrical utility upgrades
- Curb & gutter replacement as necessary
- 300 Gorham & 300-400 Broom only: Sidewalk & street/ped lighting replacement

This will involve major work; pulling out and replacing all old utilities and concrete, digging deep into the street, and crossing sidewalks to buildings to replace sanitary sewer laterals. Engineers characterized this work as about "half as intense" as 500-600 block of State Street. Sidewalks and terraces will be replaced only on the 300 block Gorham & 300-400 blocks Broom, where the "State Street look" and pedestrian lighting will be added.

They will "gap" the project and not reconstruct University Ave. between "East Campus Mall" (formerly Murray St.) and Park Street. They also will not reconstruct the intersection of Park Street, so Park Street will not be torn up where it crosses University. Due to the schedule for other University construction work, the city will reconstruct this section in 2010.

Property Access: Business access will be maintained at all times (although if two accesses, can close one, and may need to do driveways ½ at a time). 72 hours notice must be given if access to be removed. For residential property, technically can remove access up to 20 days; however, will treat high rise/multi unit residential like a business.

For driveway access, they will do their best to maintain driveway access at all times (e.g., by paving ½ of a driveway at a time). In worst case scenario where they can't do ½ at a time or plate over, they can technically close a driveway to a business for up to ten (10) cumulative (non consecutive days) during the project, but they will do their best to avoid closures.

Engineering and Traffic Engineering will provide information on alternate delivery routes and loading zones for affected areas (especially Gorham/Gilman/Broom).

Project Phases:

Phase 1: Mid-March to mid-May

Phase 2: Mid-May (after UW graduation) to mid-June*

Phase 3: Mid-June to mid-July

Phase 4: Mid-July to end of August (terrace work continues through Sep. 300 Gorham & 300-400 Broom)

**Phase 2 will see the most heavy work/constriction of travel lanes in the Gorham/University projects.*

On University west of Park St., at least two vehicle travel lanes will be open at all times, although in some phases one travel lane will be shared with buses. University east of Park St. to Bassett will also have at least two travel lanes open with one lane shared with buses in some phases. During off-peak hours (9am to 3pm), there might be times when contractor needs to take it down to one lane. There will be some shifting of lanes from north to south sides as the project progresses.

Gorham between State & Bassett will go down to one lane March through June due to utility work, and will go up to at least two lanes after that. Because of location of storm sewer in center of road on this stretch, they were unable to avoid taking it down to one lane during these phases of the project.

From March to mid-May, Broom will remain open one-way outbound from State to Gorham.

Frances St. intersection: Will experience some constriction. Work will require one weekend closure of intersection (will do after graduation). There is a possibility Frances Street north of University Ave. may be closed for 4-5 days during Phase II (May to June) for concrete pouring; they are working on ways to maintain access from and exit to University from this leg of Frances during this time.

Hawthorne Court – access will be affected when sanitary sewer manhole replaced on University at intersection. Access plan TBD (they are working to find ways to create a temporary driveway).

From mid-June to mid-July, Lake Street will be one-way southbound only and Frances St. one way northbound only between University and Johnson.

Notes:

- Traffic from the east on Gorham will narrow down to one lane above State St. Access to Buckeye lot will be preserved.
- Buses: Will go all the way down State Street to Lake Street to get to University (instead of turning onto Gorham from State).
- University construction on East Campus Mall (formerly Murray St.) continues to summer 2009; the Chazen Museum (800 University) will start construction on its expansion in mid-April and has Fitch Court planned as primary access for construction equipment.
- Chadbourne Hall construction to begin May 15.
- University electrical duct work on Dayton (previously mentioned) will be confined to area from Charter to Randall, north side, and the street will remain open.

2. University & Campus

University Avenue & Campus Drive from Hill Street to Babcock Drive

Dates: May 15 – end of August

- Campus Drive: Asphalt overlay
- University Ave.: Joint repair
- Sanitary sewer main and lateral replacement as necessary
- Storm sewer inlet replacement as necessary

Campus Drive – one lane will remain open each way.

University Ave. in Shorewood Hills. Two lanes will remain open in each direction during peak hours; may go down to one lane during off-peak hours (9am – 3pm).

3. West Gilman

West Gilman Street from University Avenue to North Henry Street (200 & 400 blocks)

Dates: May 15 – end of August (400 block). 200 block end date - ?

- Complete street concrete, curb & gutter replacement
- Sanitary sewer main & lateral replacement
- Storm sewer inlet replacement as necessary
- Street lighting replacement; pedestrian lighting added
- Sidewalk replacement as necessary

Typical “local access” will be provided during construction for residents, business owners, subject to work being done that day. However, Gilman will not function as a through street during this time.

Notes:

- Determination to proceed with construction of block between State & North Henry St. (200 block) will be made in January. Consensus was that it might be best to postpone construction of this block, especially to maintain access to Buckeye Lot during Gorham/Broom construction. Construction of 400 block Gilman (between University & State) will proceed summer 2009 as scheduled.
- Peace Park is scheduled to be reconstructed (Parks project). At this time, some work is scheduled to be done summer 2009, with the majority of work done in spring/summer 2010.

TEMPORARY BUSINESS SIGNAGE:

The City of Madison Engineering Division allows temporary business signage in the public right of way when businesses access is changed due to a street construction project. Temporary signage is used to direct patrons around and through the construction area. Only approved temporary business signs are permitted in the public right of way and all signs must be removed when normal access is restored to the business.

There are three types of signs allowed: Driveway Signs, Directional Signs, and Alternate Business Access Signs (which will be provided by the city in some areas of these projects). Businesses need to apply in advance for permission to install the signs. Businesses need to create and pay for the Driveway Signs and Directional Signs (including sandwich boards), and provide a business plaque for the Alternate Business Access Signs.

Information and application can be downloaded from:

City of Madison website (coming soon; construction project website will go up in January)

Business Improvement District (BID) website:

www.visitdowntownmadison.com/news/index.php?category_id=2477

Return completed Temporary Business Sign applications to:

Chris J. Petykowski, P.E.
City of Madison - Engineering Division
210 Martin Luther King Jr. Blvd. Room 115
Madison, WI 53703
ph: 608-267-8678
fax: 608-264-9275
email: cpetykowski@cityofmadison.com

Please allow 2 weeks for processing.

PROJECT CONTACTS for business & property owners:

City Engineering – Project Engineer:

Chris J. Petykowski, P.E.
City of Madison - Engineering Division
210 Martin Luther King Jr. Blvd. Room 115
Madison, WI 53703
ph: 608-267-8678
fax: 608-264-9275
email: cpetykowski@cityofmadison.com

City of Madison, Office of Business Resources:

Matthew B. Mikolajewski
Office of Business Resources Manager
City of Madison
215 Martin Luther King, Jr. Blvd., Room LL-100
P.O. Box 2985
Madison, WI 53701-2985
Phone: 608.267.8737
Fax: 608.267.8739
Email: mmikolajewski@cityofmadison.com
Web: www.cityofmadison.com/business

Central Business Improvement District (BID) members:

Mary Carbine
Executive Director
Madison's Central Business Improvement District (BID)
615 East Washington Ave.
P.O. Box 71
Madison, WI 53701
t (608) 443-1973
f (608) 256-0333
mcARBINE@visitdowntownmadison.com
www.visitdowntownmadison.com

The City will be compiling a business email list to provide project updates throughout the project. If you would like to be on this email list, please contact Matthew Mikolajewski, above. (If you are already a member of the BID and receive BID email updates, you will continue to receive construction project updates through the BID.)

Meeting notes compiled by Mary Carbine, Madison Central BID, with assistance from Matt Mikolajewski, Office of Business Resources, and City Engineering & Traffic Engineering staff.