



## Madison's Central Business Improvement District (BID)

# Downtown Construction Projects 2010

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### Notes from March 15 Construction Information Meeting (City Engineering & Parks)

**This is the only BID construction update that will be mailed. Future BID construction updates will be sent by email only.** If you are not on the BID Update email list, send an email to [mcARBINE@downtownmadison.org](mailto:mcARBINE@downtownmadison.org) & ask to be added to the list.

For more info about downtown construction, see the BID Website:  
[www.visitdowntownmadison.com](http://www.visitdowntownmadison.com) > News > Construction Updates  
(Direct link: [http://www.visitdowntownmadison.com/news/index.php?category\\_id=2477](http://www.visitdowntownmadison.com/news/index.php?category_id=2477))

### BID District Projects

- **Lisa Link Peace Park reconstruction**, Visitor Center construction (452 State St.)  
Start date: Week March 29  
Target completion date: Sep. 3 (Visitor Center: mid-to-late August)  
Contractor: Tri-North Builders  
City agency: Parks Division  
City project contact: Bill Bauer, [BBauer@cityofmadison.com](mailto:BBauer@cityofmadison.com) (608) 267-4921
- Project involves complete park reconstruction: landscaping, lighting, performance space, spray jet fountain, outdoor seating, chess tables; construction of Visitor Center with public bathrooms.  
  
Links to plans for Peace Park and Visitor Center:  
[http://www.visitdowntownmadison.com/uploads/media/Site\\_color\\_exhibit\\_08-06-09.pdf](http://www.visitdowntownmadison.com/uploads/media/Site_color_exhibit_08-06-09.pdf)  
[http://www.visitdowntownmadison.com/uploads/media/04474001\\_A300\\_perspectives.pdf](http://www.visitdowntownmadison.com/uploads/media/04474001_A300_perspectives.pdf)
- The park will be completely fenced off during construction. There will be times when the fencing comes out a bit into the sidewalk area on State Street, but the sidewalk will not be completely blocked. Construction access (for vehicles, etc.) will be off West Gilman, and equipment will be parked within the construction site. There will be no work during Maxwell Street Days (July 16-18). There will be limited utility connection work off State St., but there should not be any water outages for neighboring buildings.
- BID will serve as liaison and attend construction meetings, and give updates and a heads up when there will be the utility work off State St. or other work of special note.

- **200 block W. Gilman St. from State to Henry (reconstruct)**

Dates: June 8 – August 13

Contractor: Rossen

City agency: Engineering

City project contact: Chris Petykowski,  
[cpetykowski@cityofmadison.com](mailto:cpetykowski@cityofmadison.com), (608) 267-8678

Project involves complete street & sidewalk reconstruction including utility work, plus implementation of “State Street Side Street” look as was done last year on 400 West Gilman (see right):

street, sidewalk, curb, sanitary sewer main & laterals, water main & laterals, street lights, pedestrian lights, tree aggregate panels (around trees). The project will start around 244 W. Gilman and go up to Henry; they will not re-do the intersection with State St. that was reconstructed last summer.

The 200 block will be closed except for local traffic during project. “Local traffic” means residents, building occupants, business owners and staff. There will be no on-street parking during the project. Buckeye Lot will remain open. There will be bi-weekly update meetings.

In general:

- There will be a contractor contact to work out things like private garbage pickup access.
- Sidewalk Access. There will be sidewalk replacement, plus, when they need to connect sanitary sewer laterals, they may dig a trench through the sidewalk from street to building. Contractor will give you advance notice of such work. Contractor is required to maintain sidewalk access to businesses from at least one side at all times (this means that when necessary, they can close the sidewalk access from one side). When doing sidewalk work directly in front of your entrance, they will “bridge over” to maintain sidewalk access to your building.
- Driveway Access-Contractor will do their best to maintain driveway access the majority of the time (will be gravel). There may be periods when access will be impeded (when they are pouring concrete, or digging a trench outside driveway). They will notify you in advance. If you park or use a driveway off of 200 W. Gilman, stay tuned to construction updates, come to meetings, and be in touch with the contractor so you know when driveway access may be impeded.
- Water: Due to water main and lateral work, there will be brief planned shutoffs of water to properties when they reconnect you to the water main. The contractor is required to give you at least 48 hours notice prior to a water shutoff. When they contact you, they will try to work out a good time for the shutoff. Most shutoffs will last only a few hours.
- Hours – Usual hours of work will be weekdays from 7am to no later than 7pm. If necessary, they can work until 10pm but that would be unusual.
- Contractor will not work during Maxwell Street Days Sidewalk Sale July 16-18, and will clean up south area of site (near State St.) for that event.



## Capitol Square Streetscape Upgrades

**Blocks on Capitol Square:** S. Pinckney, E. & W. Main, E. Mifflin & S. Carroll

Dates: Start May 17, with end date goal of Sep. 1 (pending progress).

Exact schedule & contractor: TBD.

City agency: Engineering

City project contact: Chris Petykowski,

[cpetykowski@cityofmadison.com](mailto:cpetykowski@cityofmadison.com)

(608) 267-8678

Capitol Square Work: Completing streetscape work on style of blocks already done (see right). Mainline sidewalk repairs & replacement. Replace granite curbing on planter beds. Replace brick benches with State Street style metal ones. Remove dying trees and bushes (yews) from some planter beds, replace or redo landscaping. On North Hamilton & North Pinckney near new Children's Museum building, preparations for "Rotary Plaza" public area: Raised concrete "tabletop" crosswalk area on N. Pinckney, new planters, small raised stage area.



Link to plans: [http://www.visitdowntownmadison.com/uploads/media/capsquare\\_2010.pdf](http://www.visitdowntownmadison.com/uploads/media/capsquare_2010.pdf)

Engineering is aware of major downtown events (e.g., Art Fair on the Square), and will schedule work to avoid disruption. The plan is to minimize disruption by doing work in stages: working on & completing 1-2 block portions before moving to next area. When working on sidewalks, contractor will maintain sidewalk access to business entrances at all times. They will do 1/2 of the sidewalk at a time, maintaining pedestrian access, and will bridge over to your entrance when needed.

### 100 block radial streets:

- 100 East Washington: Replace planter beds, install irrigation
- King St. at S. Pinckney & E. Main intersection: resurfacing, replacement of bad pavement. 1-2 day project. Will involve closing intersection 1-2 days. Exact schedule TBD.
- Streetscape items, 100 blocks of: King, E. Main, S. Pinckney, N. Hamilton, N. Pinckney, E. Mifflin, S. Hamilton, W. Main, S. Carroll. Metal State Street-style trash and recycling cans, planter tubs (mid-June), posting kiosk for 100 block King St., ash urns. Later this spring, BID will organize an informational meeting on streetscape item plans for "radial street" property and business owners.



Preliminary placement map:

[http://www.visitdowntownmadison.com/uploads/media/CapSquareSpokes\\_March9.pdf](http://www.visitdowntownmadison.com/uploads/media/CapSquareSpokes_March9.pdf)

## **Other Downtown Area Projects:**

- **Broom St. between Doty & Johnson St.** (utility work plus resurfacing).

Dates: May 17 – August 31

City agency: Engineering

City project contact: Chris Petykowski, [cpetykowski@cityofmadison.com](mailto:cpetykowski@cityofmadison.com), (608) 267-8678

Broom Street will be closed during this project. (No safe way to keep a traffic lane open because project entails replacing a 20-ft. deep sewer). Traffic from John Nolen will be re-routed to North Shore, Proudfit and West Washington Ave. Other alternates include Bedford, Dayton & Marion. There will be special wayfinding and alternate business access signage, including an electronic signboard near John Nolen & North Shore.

NOTE: Broom from John Nolen is a major route to downtown for visitors. BID will create a “Downtown Get Around Guide” & map by early May, showing street closures, projects, and alternate routes, that you can link to and publicize to your customers.

- **University Ave. & Park St. intersection:**

City Reconstruction of **University Ave. between Park & East Campus Mall** (i.e., the Chazen).

Dates: May 17 – August 31

Reconstruct and utility work on the section that was not done last summer, including some significant utility and UW water & steam tunnel work. Two lanes will be open on this stretch of University Ave. during project.

**Park St. between Johnson & University:** UW work. May 17 -Aug. 15: Closed and detoured.

- **Other UW Campus-Area Construction**

- Langdon St. from Lake St. to Park St.: One-way westbound May 17 – Aug. 15
- Park Street from Observatory to Johnson: One-way southbound May 17 – Aug. 15
- Observatory Drive: Portions closed, one-way, all summer (May 17-Aug.15)
- Chazen museum, East Campus Mall (between University & Library Mall) – continues 2010-2011
- More info on UW Campus Detours:  
<https://fpm-www3.fpm.wisc.edu/cpd/CurrentProjects/ConstructionDetours/tabid/206/Default.aspx>

- **John Nolen Drive** – March 29 – May 28. Approaches at bridges over bay & bike path repairs. One lane will remain open in each direction.

## **Delayed Projects (dates subject to change):**

- Frances St – Dayton to Johnson. Reconstruct. 2011 or later.
- Hawthorne Ct – University to just south of State St. Sanitary sewer & resurface. 2011 or later.
- Gilman from Henry to Wisconsin; Carroll from Lake Mendota to Johnson. (reconstruct). Likely 2011.
- Williamson St. from Blount to Winnebago. Reconstruct. 2011.

## **Other Future Projects (subject to change):**

- 2011: Outer Loop, Fairchild, Doty & Webster (reconstruct)  
500 & 600 blocks Lake St. between University & Langdon (reconstruct, State St. side street “look” including terraces where not already done).
- 2012: 400 & 500 blocks N. Francis St. (likely just sidewalk & terrace)  
Outer Loop, Carroll & Dayton (reconstruct)
- 2013: 700 & 800 blocks State St. (between Lake & Park) (reconstruct)
- 2014: 100 & 300 blocks W. Johnson (sidewalk & terrace only)  
100 & 200 blocks N. Henry (sidewalk & terrace only)  
Also FYI– E. Johnson St. reconstruct, Butler to First St.
- 2015: 200 block W. Gorham (sidewalk & terrace, possible resurfacing)  
300 block N. Henry (sidewalk & terrace, possible resurfacing)

## **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. Three types of signs are allowed:

- Driveway Signs
- Directional Signs
- Alternate Business Access Signs (which will be provided by the city in some project areas)

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, and provide a business plaque for the Alternate Business Access Signs.

Temporary Business Sign Info:

<http://www.visitdowntownmadison.com/uploads/media/TemporaryBusinessSignsInfo.pdf>

APPLICATION and instructions:

<http://www.visitdowntownmadison.com/uploads/media/APPLICATIONFORSIGNPERMIT.pdf>

Return completed Temporary Business Sign application to:

Chris J. Petykowski, P.E.  
City of Madison - Engineering Division  
210 Martin Luther King Jr. Blvd. Room 115  
Madison, WI 53703  
TEL: (608) 267-8678 FAX: (608) 264-9275  
[cpetykowski@cityofmadison.com](mailto:cpetykowski@cityofmadison.com),

Please allow 2 weeks for processing.

## **Contacts and Information:**

Sign up for BID Updates by email to receive Construction Updates and news of future meetings. Contact Mary Carbine (below) to sign up.

See the BID Website: [www.visitdowntownmadison.com](http://www.visitdowntownmadison.com) > News > Construction Updates  
(Direct link: [http://www.visitdowntownmadison.com/news/index.php?category\\_id=2477](http://www.visitdowntownmadison.com/news/index.php?category_id=2477))

If questions or concerns arise, please bring them up at meetings or contact those listed below.

- City of Madison Engineering Project Supervisor: Chris J. Petykowski, 608-267-8678 or [CPetykowski@cityofmadison.com](mailto:CPetykowski@cityofmadison.com).
- City of Madison Parks Division (Peace Park Project Contact), Bill Bauer, [BBauer@cityofmadison.com](mailto:BBauer@cityofmadison.com) (608) 267-4921
- After Hours Emergency Contact (e.g., emergency on construction site such as water main break)

City Engineering After Hours: (608) 266-4430

City Water Utility After Hours: (608) 266-4665

- BID Contact: For additional help, questions, concerns for businesses & property owners within Madison's Central Business Improvement District (BID):

Mary Carbine, BID Executive Director

P.O. Box 71, Madison, WI, 53701

(608) 443-1973

[mcarbine@downtownmadison.org](mailto:mcarbine@downtownmadison.org)

NEW ADDRESS & PHONE as of April 1, 2010:

P.O. Box 2136, Madison, 53701

(608) 512-1340