



Lake Forest Phase 1 Reconstruction

Public Information Meeting
City of Madison Engineering Division
August 27, 2026

Presentation will begin at 6:00 pm.

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



Presentation Overview

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.

How to Participate

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zoom
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City of Madison

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Join with computer audio

Test speaker and microphone

☐ Automatically join audio by computer when joining a webinar

Audio

Raise hand

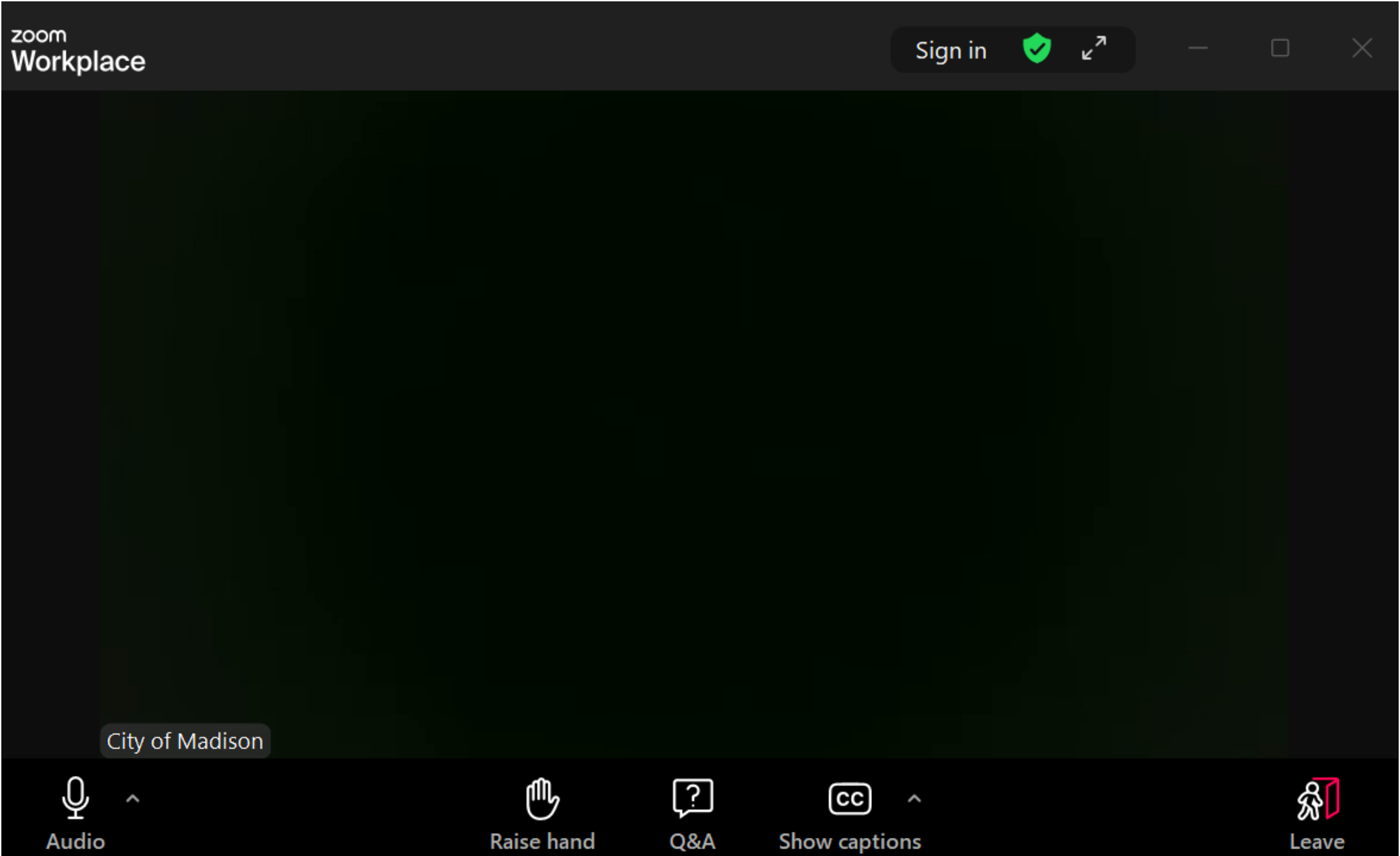
Q&A

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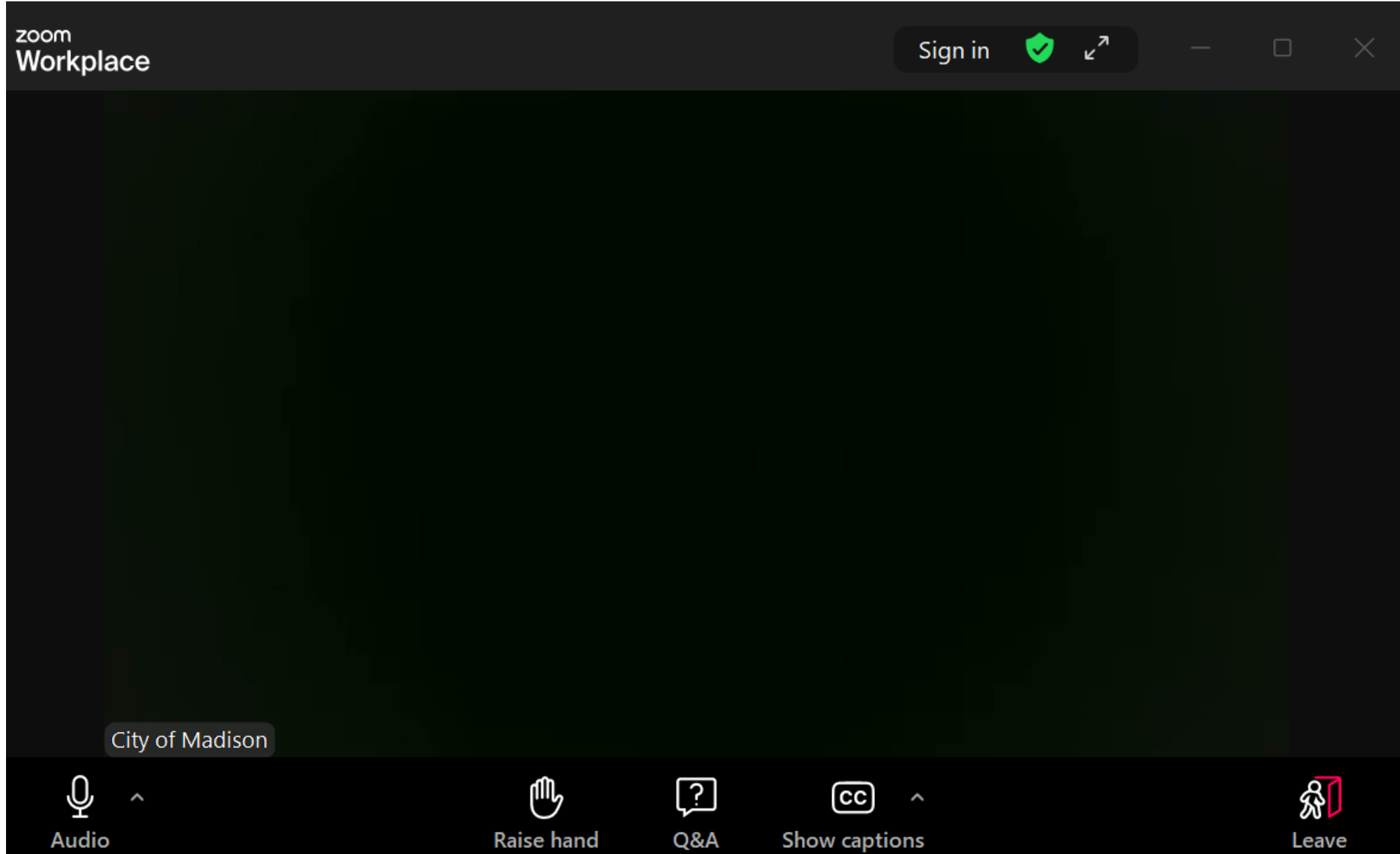


How to Participate



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

How to Participate



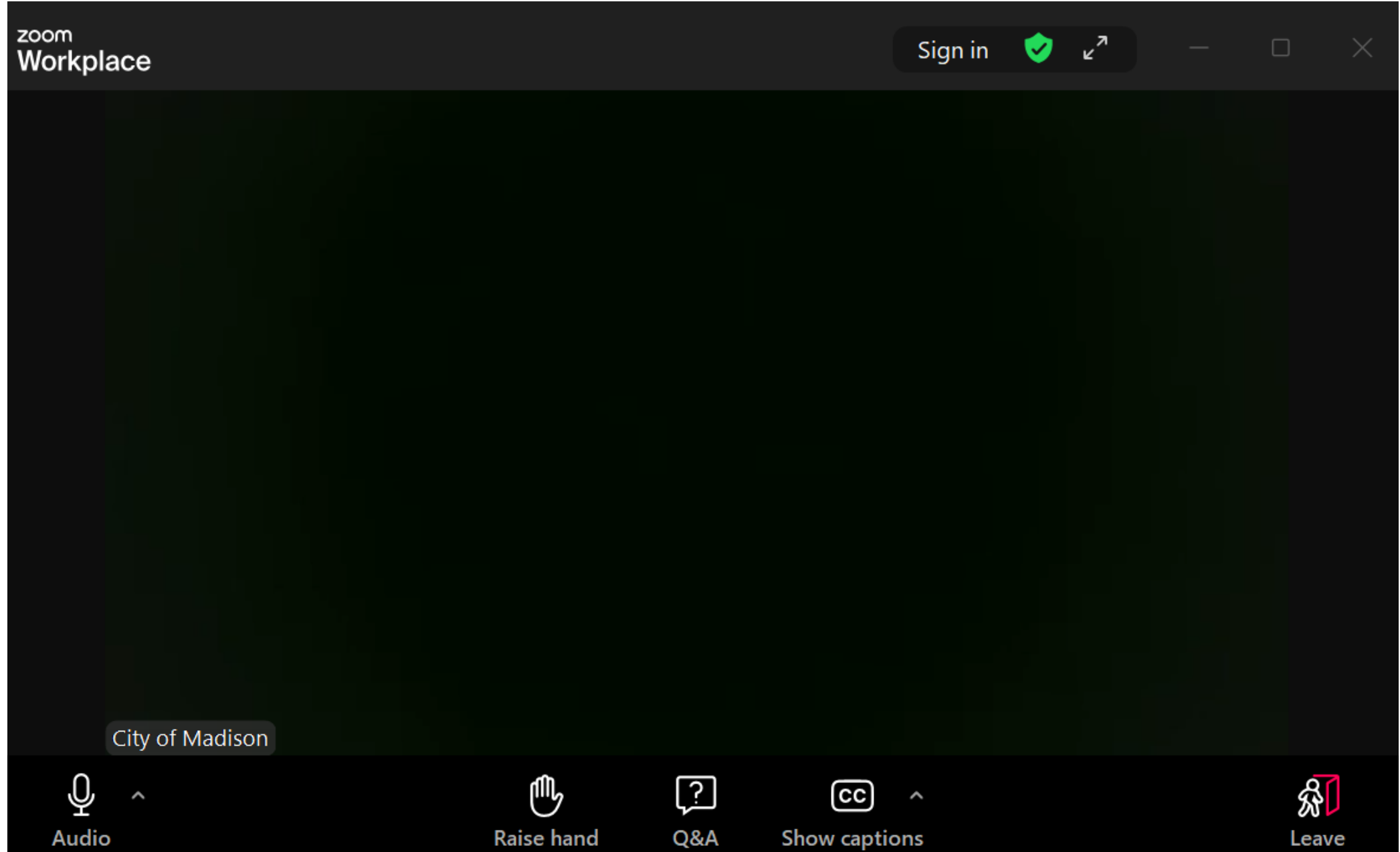
Use **Q&A button** if you have technical issues or a question for the panelists.



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How to Participate



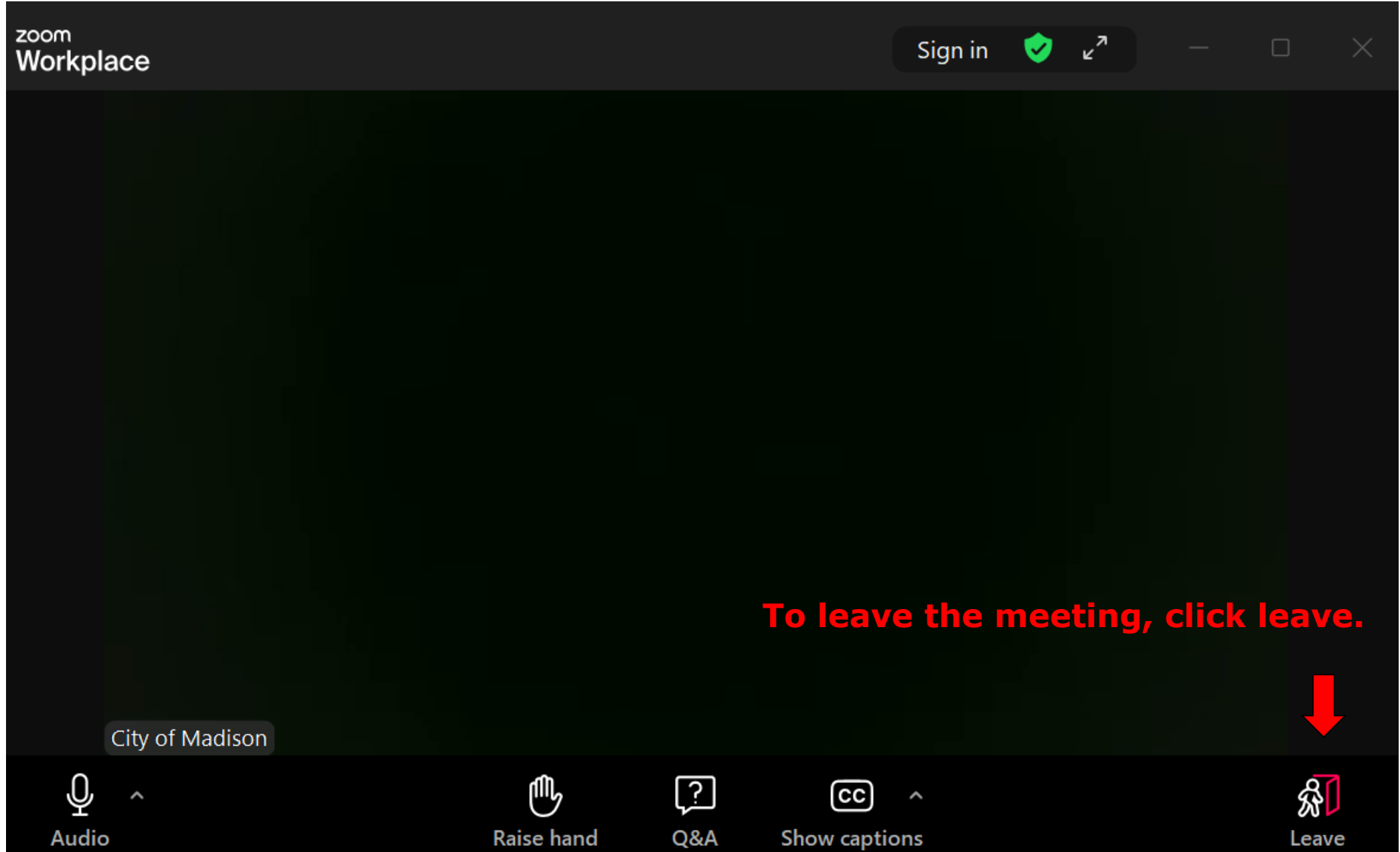
Use Q&A button for all other questions.
We will answer after the presentation.



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How to Participate



How to Participate

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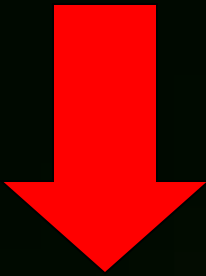
Audio

Raise hand

Q&A

Show captions

Leave



Presentation Introductions

Thank You for participating!

- Welcome (Hannah Mohelnitzky, Public Information Officer, City of Madison)
- Introduction (Alder Evers, District 13)
- Presentation (Nick Jaeckels, City of Madison)
- Q&A (facilitated by Hannah Mohelnitzky)
 - Assisted by:
 - Andy Zweig, Principal Engineer, City of Madison
 - Nathan Mendez, Water Engineer, City of Madison
 - Greg Fries, Assistant City Engineer, City of Madison
 - Mark Moder, Principal Engineer, City of Madison
 - Janet Schmidt, Principal Engineer, City of Madison
 - Jeremy Nash, Traffic Engineer, City of Madison
- Presentation available on the website
 - <https://www.cityofmadison.com/engineering/projects/dickson-pl-irwin-pl-dodge-st-carver-st-martin-st-reconstruction>



Presentation Overview

- **Intro**
- Project Location
- Meeting Purpose
- Complete Green Streets
- Existing Conditions
- Speed Study
- Volume Study
- Parking Study
- Proposed Street Design
- Proposed Utility Design
- Forestry Information
- Assessments Policy & Costs
- Construction & Access
- Next Steps
- Contact Information, Resources, Q&A

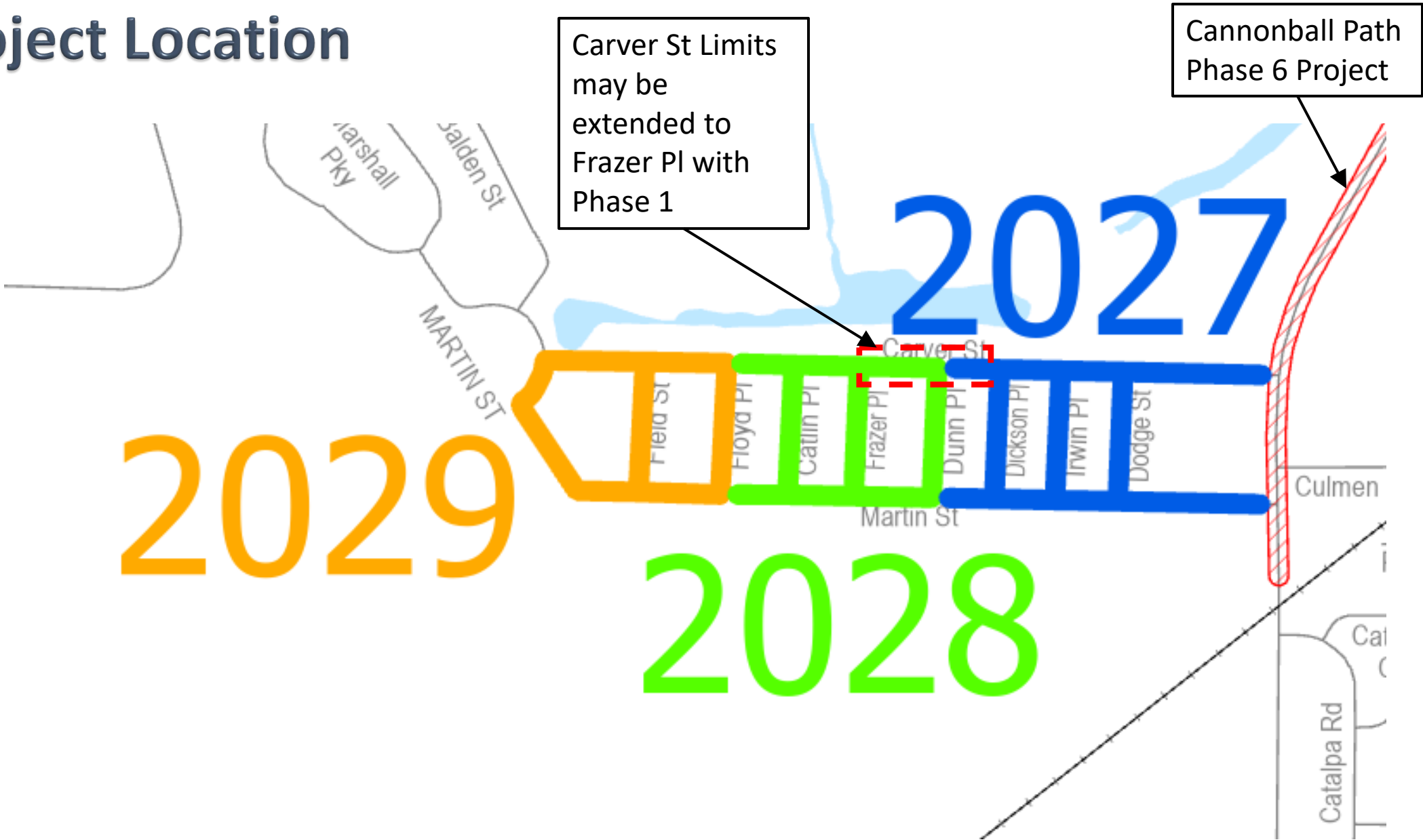
Introduction

- Lake Forest Neighborhood
 - Attached to City of Madison from the Town of Madison in 2022
 - Water is served via Lake Forest Water Cooperative, formed in 1943 and with water infrastructure built as far back as ~1920's, with growing maintenance needs
 - Sanitary sewer is charged flat rate fee and infrastructure is owned and managed by the City
 - Storm sewer is sparse and is damaged in many locations. This area is very low and is flood prone. The Wingra Proper Watershed Study was conducted by the City to determine the flood extents and recommendations for improvements.
 - Street conditions, by rating, are middle-to-low scores

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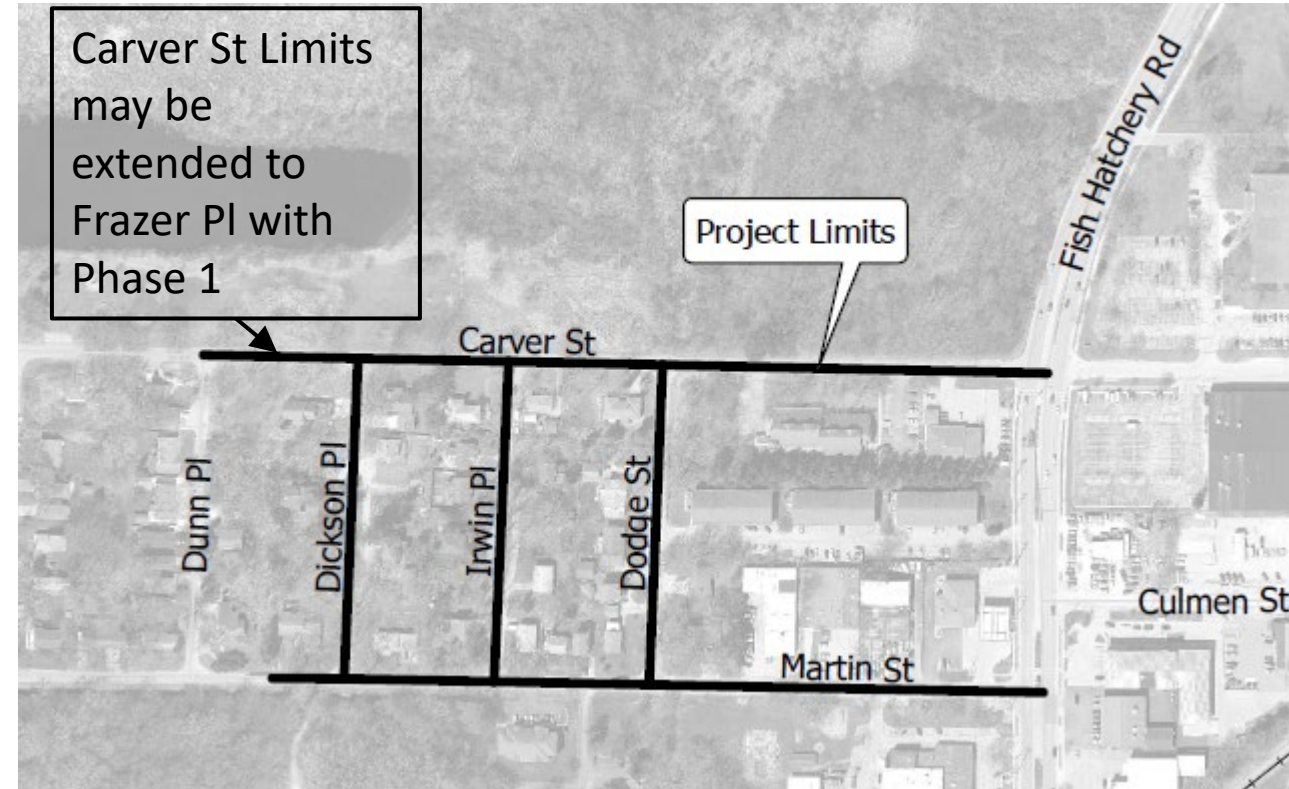


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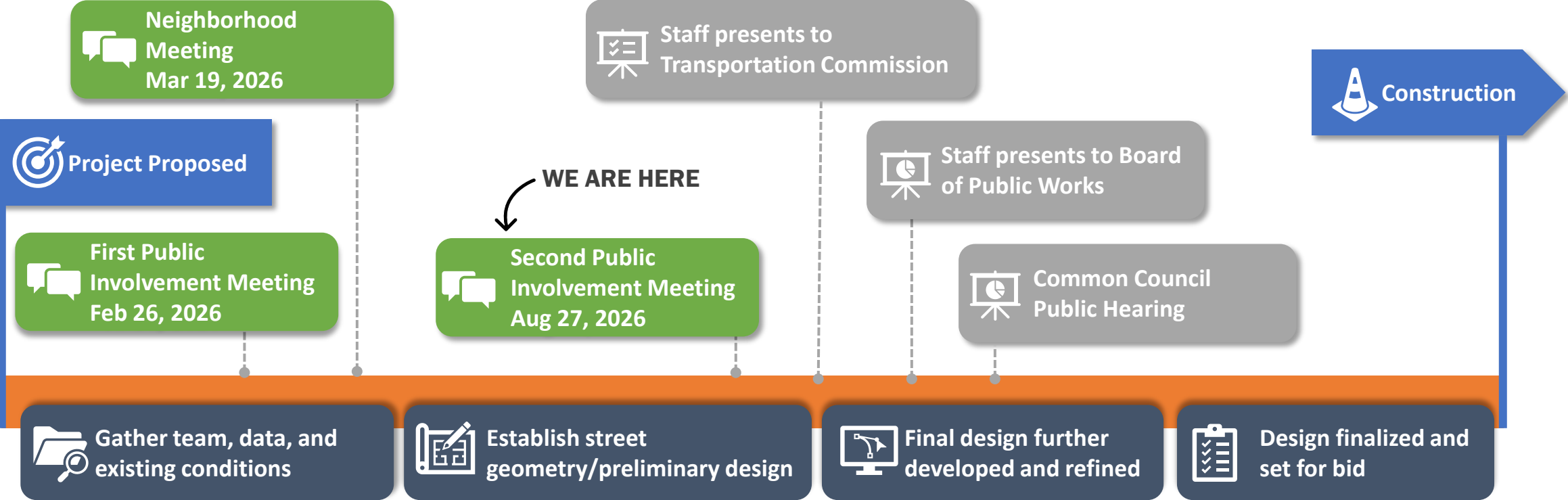
Meeting Purpose

- To inform the public about the proposed project scope
- Communicate with residents on the assessments policies
- To inform the public on the approval schedule and construction access



Meeting Purpose (Big Picture)

Project Development Process



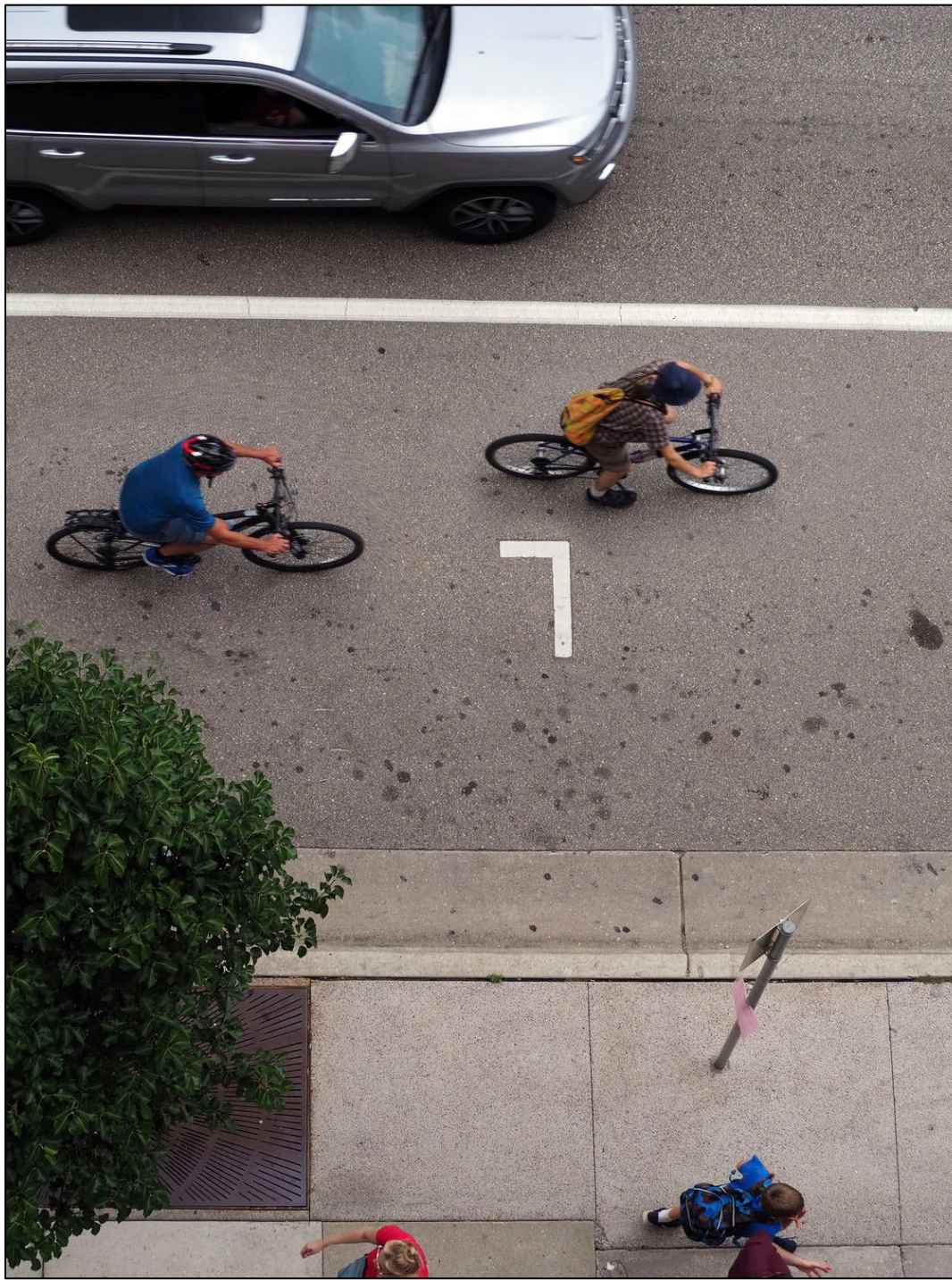
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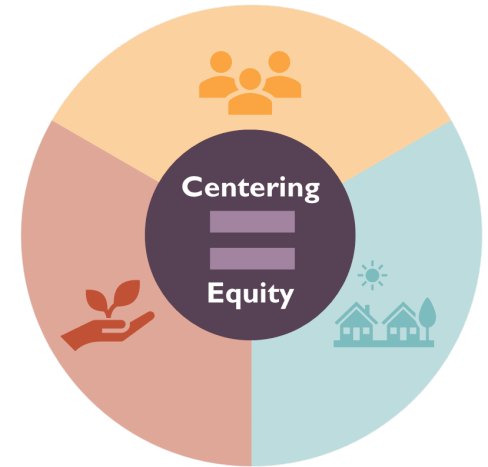
Complete Green Streets Guide

Approved January 6, 2023



STREET VALUES

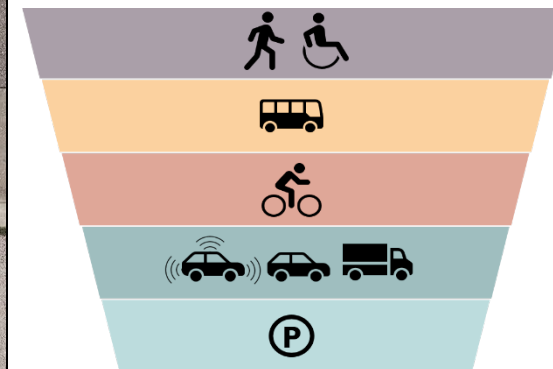
Putting People First



Fostering
Sustainability

Supporting
Community

MODAL HIERARCHY



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Street typology



5.12. Neighborhood Yield Street

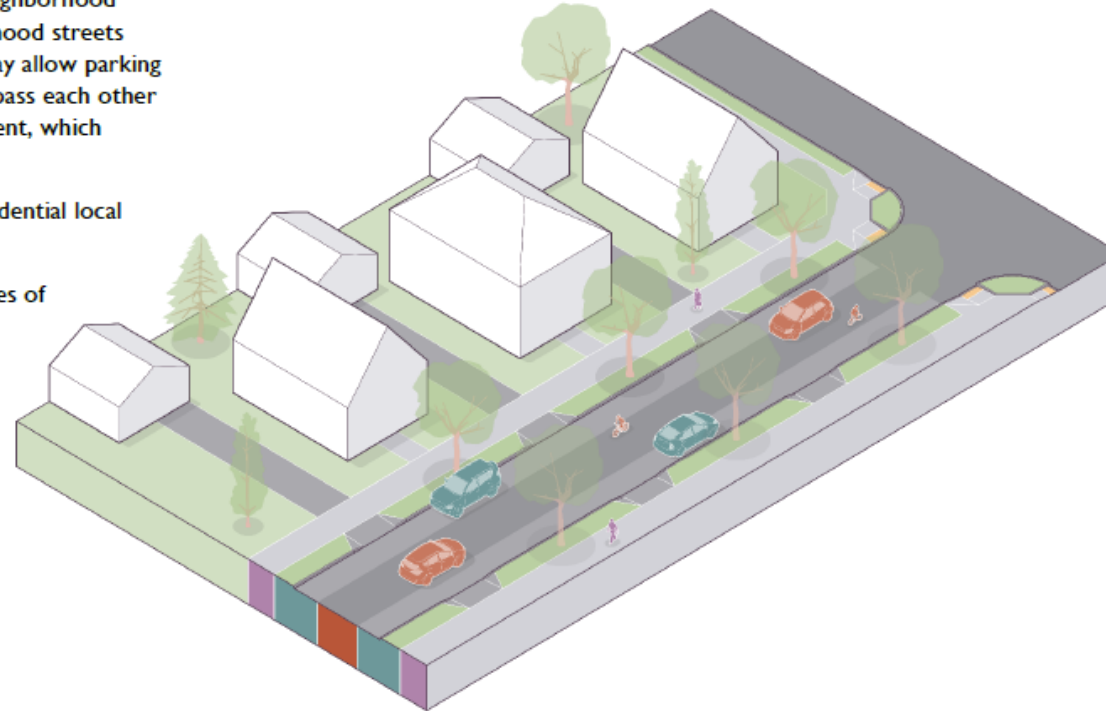
This is the standard street type to be applied on neighborhood streets in new developments. Many older neighborhood streets built before 1945 also fall within this street type. May allow parking on only one side. Does NOT allow two drivers to pass each other (one must give way) when parked vehicles are present, which provides a traffic-calming effect.

Example Streets: Riverside Drive; numerous residential local streets

Context: Residential neighborhoods, including edges of downtown.

Functional Classifications: Locals

Target Speed: 20 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 existing canopy trees. In constrained conditions (e.g., "Court" streets), sidewalk may be located back-of-curb and on only one side.	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.	Two-way travel without lane markings, typically requiring one direction to give way to the other. No dedicated bikeway.	Snow emergency zones, parking restrictions, parking demand, emergency access.

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Neighborhood Yield Street



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Existing Conditions

Item	Lake Forest Streets - Existing Conditions
Pavement Surface Evaluation & Rating	Streets range from a rating of 3 to 7
Curb Rating	N/A – no existing curb
Width	Varies 16' – 22'
Surface	Asphalt
Sidewalk	None
Sanitary	Located in back of lots – installed 1960s
Water	Lake Forest Co-op
Storm	Various storm sizes and materials throughout neighborhood



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Speed Study

- Data from Oct 2024
- 92% of vehicles within speed limit

Start Time Wednesday 09 October 2024

End Time Thursday 10 October 2024

Direction Road

Station- 8248

Location Text- MARTIN ST [FISH HATCHERY RD & DODGE ST]

Pos Direction- East

Speed Limit- 25

Road Function-

Street-

Between-

Block-

Local

MARTIN ST

FISH HATCHERY RD & DODGE ST

1400

		0-14	14-17	17-20	20-23	23-25	25-27	27-30	30-32	32-35	35-37	37-40	40-45	45-55	55-200	TOTAL
10/09	00-01	0	0	1	0	0	1	0	0	0	0	0	0	0	0	2
	01-02	1	0	1	1	0	0	0	0	0	0	0	0	0	0	3
	02-03	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	03-04	1	2	0	0	0	0	0	0	0	0	0	0	0	0	3
	04-05	0	0	5	1	1	1	0	0	0	0	0	0	0	0	8
	05-06	1	6	2	1	1	0	1	0	0	0	0	0	0	0	12
	06-07	5	4	12	8	0	0	1	0	0	0	0	0	0	0	30
	07-08	13	17	16	3	2	1	3	1	0	0	0	0	0	0	56
	08-09	17	11	19	10	6	1	1	0	0	0	0	0	0	0	65
	09-10	24	15	21	6	1	1	1	1	0	0	0	0	0	0	70
	10-11	23	9	12	5	4	1	2	0	0	0	0	0	0	0	56
	11-12	24	11	19	6	2	4	2	0	0	0	0	0	0	0	68
	12-13	28	9	14	6	4	2	2	0	0	0	0	0	0	0	65
	13-14	20	16	13	5	2	2	3	0	1	0	0	0	0	0	62
	14-15	35	29	11	7	6	4	2	1	0	0	0	0	0	0	95
	15-16	37	20	15	9	5	5	1	0	0	0	0	0	0	0	92
	16-17	21	24	17	7	6	1	3	3	0	0	0	0	0	0	82
	17-18	29	18	15	8	3	4	5	0	0	0	0	0	0	0	82
	18-19	12	9	9	14	5	3	1	0	0	1	0	0	0	0	54
	19-20	10	10	8	3	3	0	0	0	1	0	0	0	0	0	35
	20-21	4	5	2	4	2	3	0	0	0	0	0	0	0	0	20
	21-22	4	6	3	5	1	0	5	0	1	0	0	0	0	0	25
	22-23	1	3	3	5	2	0	0	2	0	0	0	0	0	0	16
	23-24	1	0	3	0	0	1	0	0	0	0	0	0	0	0	5
	Day	313	224	221	114	56	35	33	8	3	1	0	0	0	0	1008
	Total Count	313	224	221	114	56	35	33	8	3	1	0	0	0	0	1008
	Total Perc	31.05	22.22	21.92	11.31	5.56	3.47	3.27	.79	.3	.1	0	0	0	0	100

Volume Study

- Data from Oct 2024
- 1,000 vehicles per day on Martin St

Station-
Location Text-
Pos Direction-
Speed Limit-

8248
MARTIN ST (FISH HATCHERY RD & DODGE
East
25

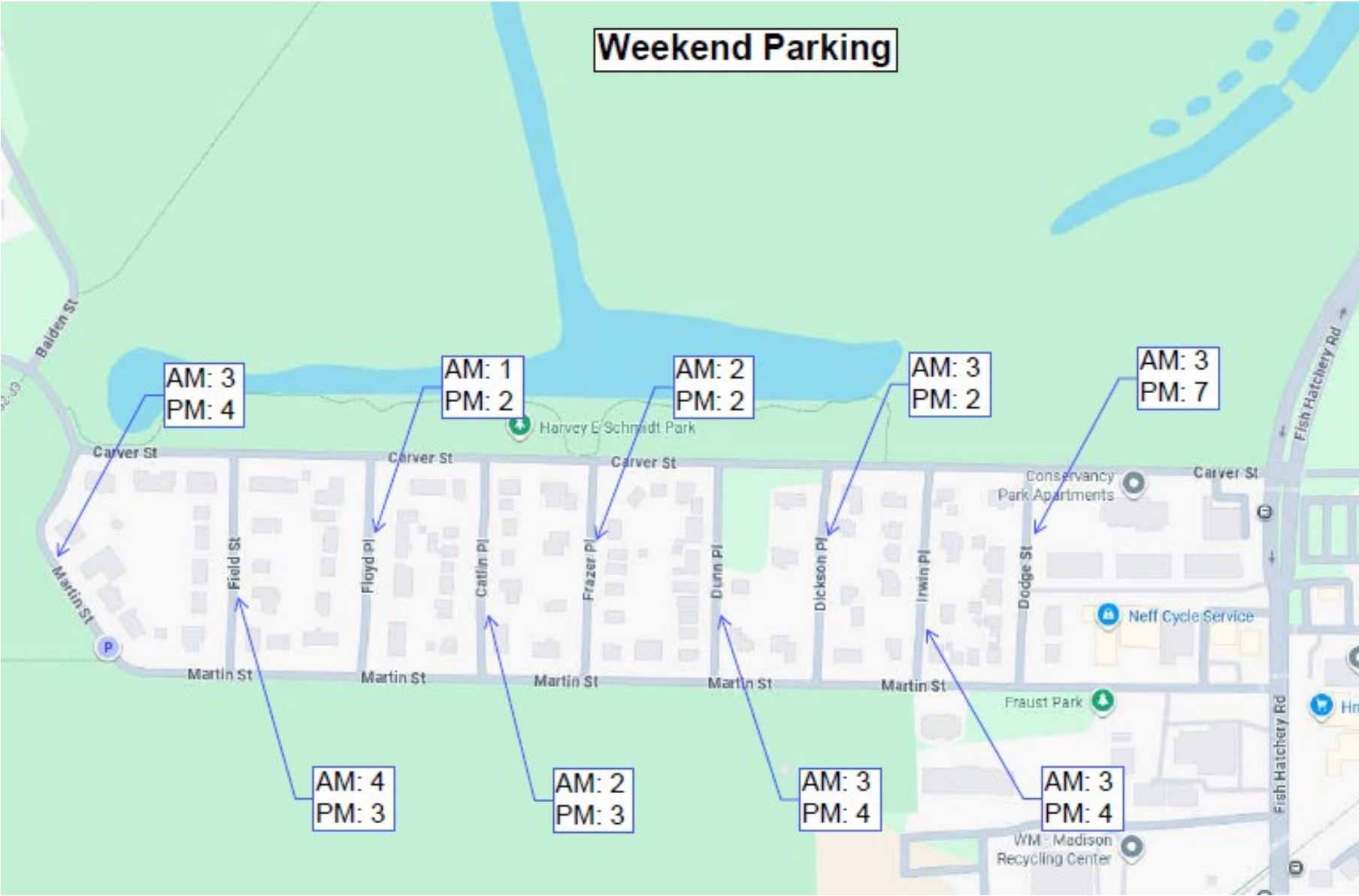
Road Function-
Street-
Between-
Block-

Local
MARTIN ST
FISH HATCHERY RD & DODGE ST
1400

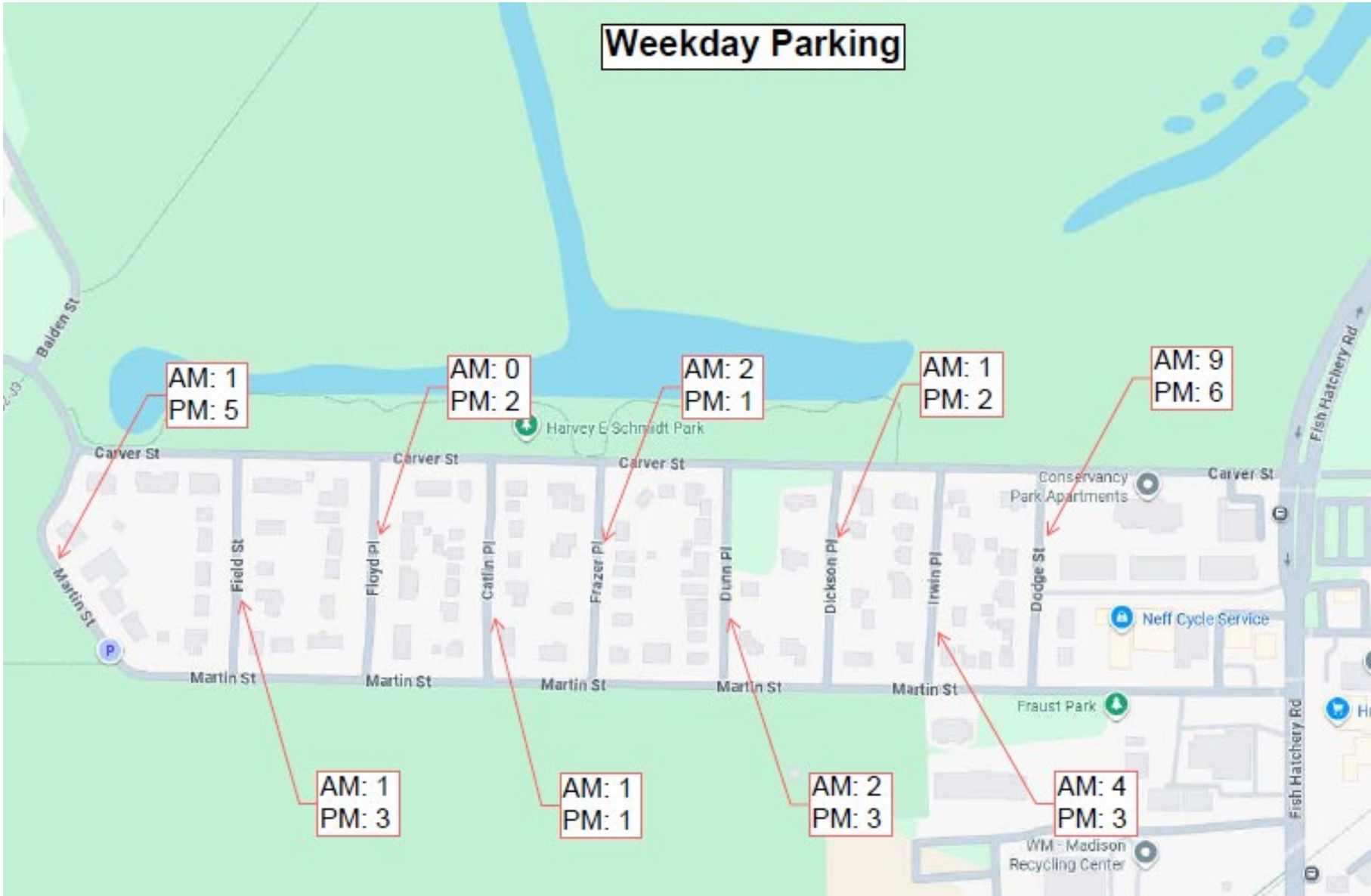
	Sun, Oct 6, 2024			Mon, Oct 7, 2024			Tue, Oct 8, 2024			Wed, Oct 9, 2024		
	Road	W	E	Road	W	E	Road	W	E	Road	W	E
00:00										2	2	0
01:00										3	1	2
02:00										2	1	1
03:00										3	1	2
04:00										8	4	4
05:00										12	5	7
06:00										30	3	27
07:00										56	15	41
08:00										65	26	39
09:00										70	28	42
10:00										56	26	30
11:00										68	33	35
12:00										65	33	32
13:00										62	30	32
14:00										95	45	50
15:00										92	46	46
16:00										82	44	38
17:00										82	41	41
18:00										54	30	24
19:00										35	11	24
20:00										20	13	7
21:00										25	13	12
22:00										16	9	7
23:00										5	2	3
Total										1,008	462	546
AM Peak Vol										71	33	42
AM Peak Fct										.71	.688	.618
AM Peak Hr										9:30	11:00	6:45
PM Peak Vol										107	54	53
PM Peak Fct										.787	.75	.779
PM Peak Hr										14:45	14:45	14:45
Seasonal Fct										1.000	1.000	1.000
Daily Fct										1.000	1.000	1.000
Axle Fct										.500	.500	.500
Pulse Fct										2.000	2.000	2.000



Parking Study



Parking Study



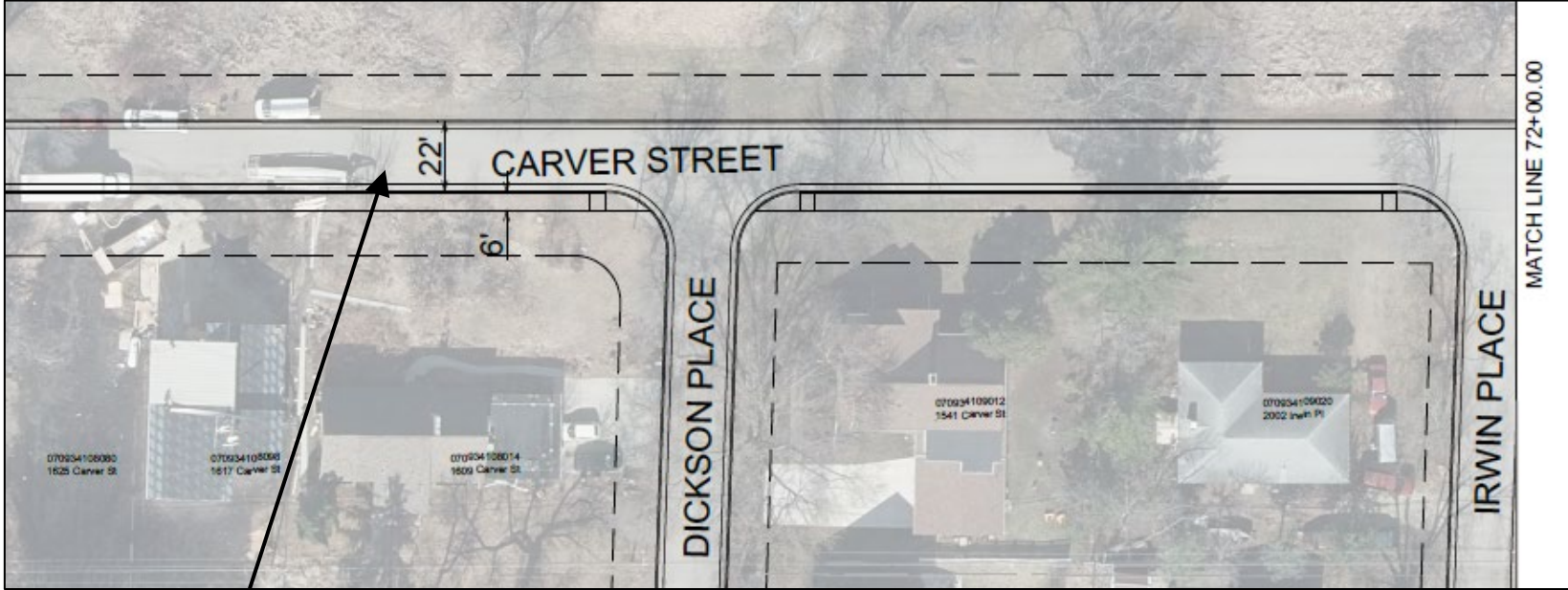
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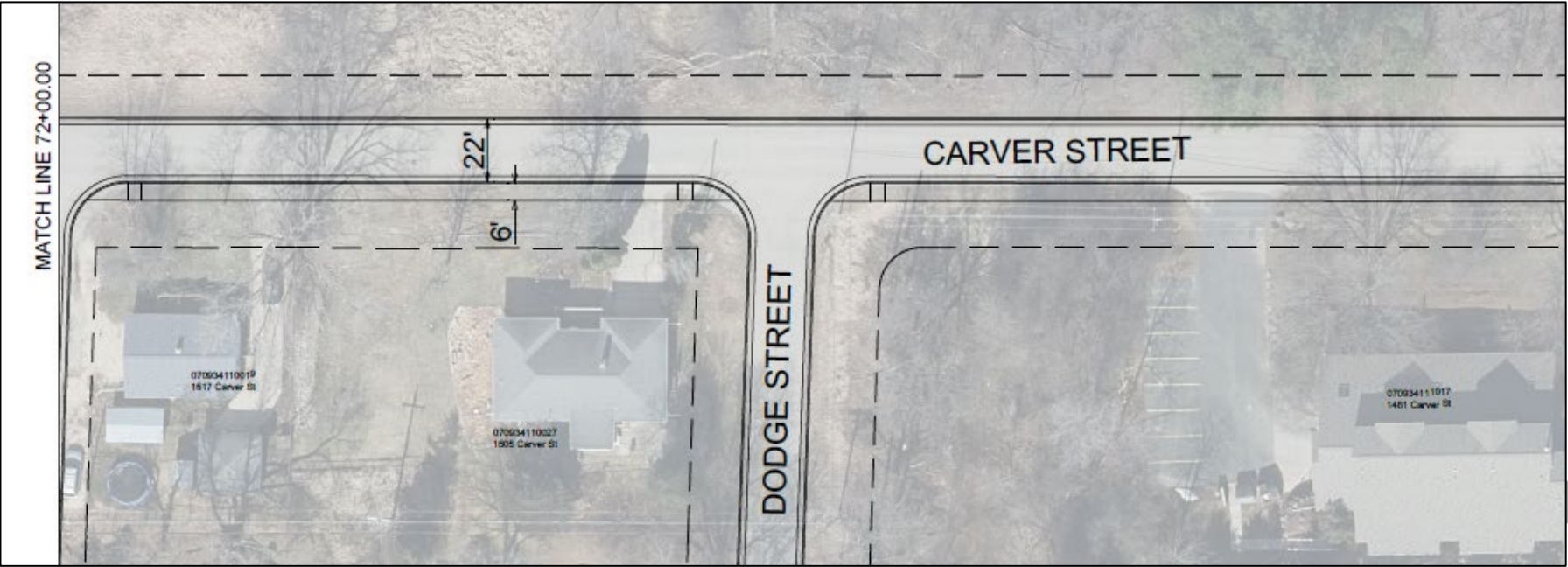
Proposed Street Design

- Replace asphalt pavement and gravel base
- Install new curb and gutter
- Sidewalk installed on north side of Martin St and south side of Carver St
 - No sidewalk proposed on north-south streets
 - Sidewalk at back of curb
 - 6' sidewalk width
- 22' street widths from face of curb to face of curb
- Driveway aprons replaced as needed

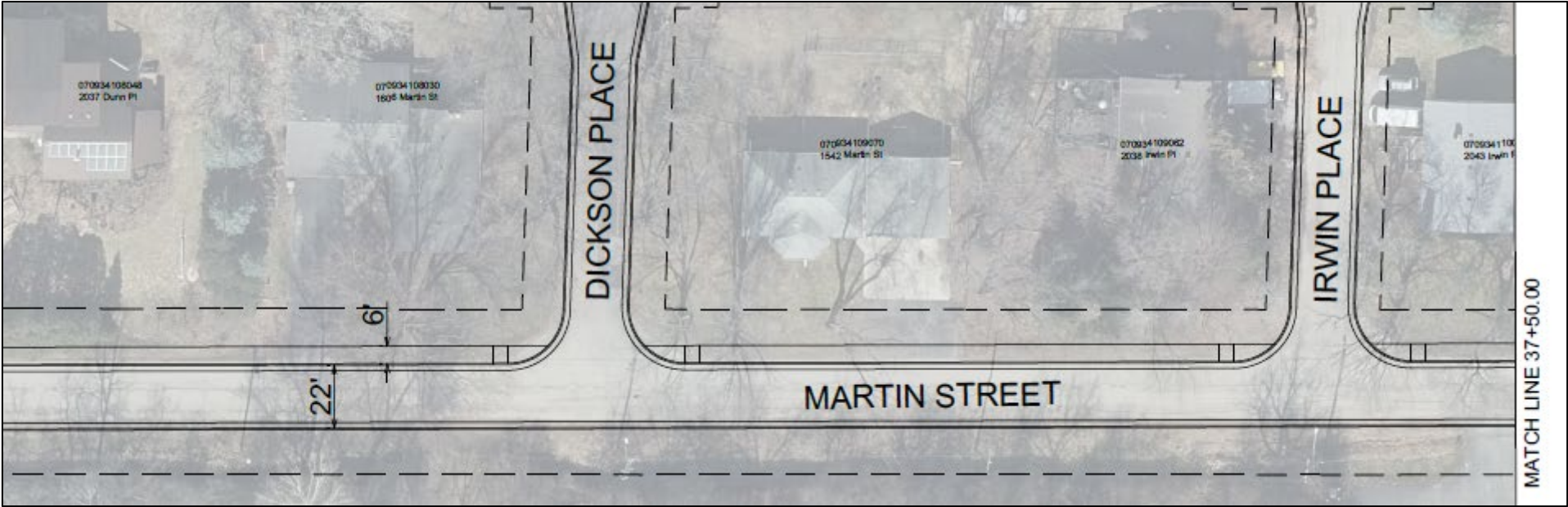
Proposed Street Design – Carver St



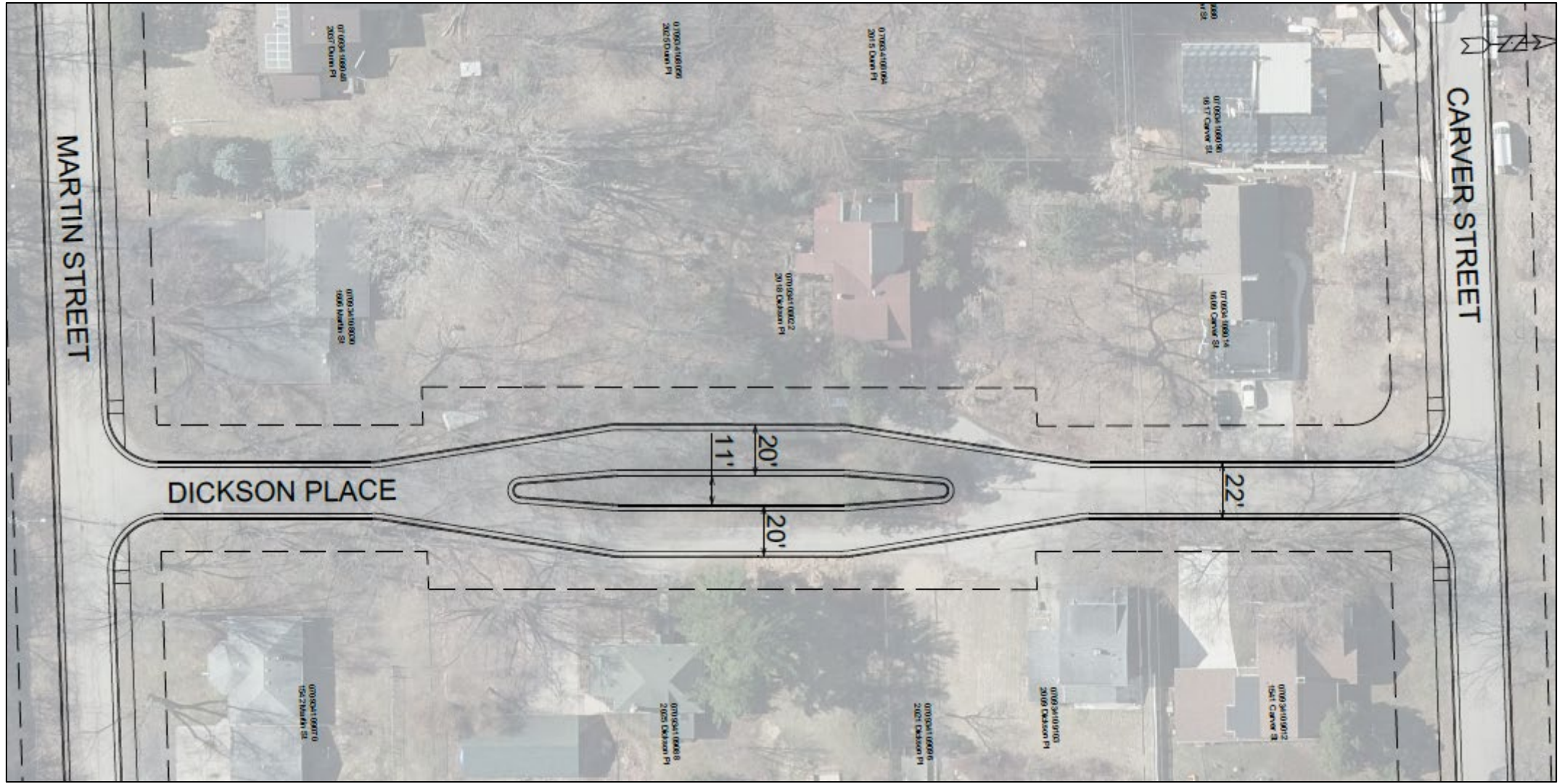
Carver St Limits
may be
extended to
Frazer Pl with
Phase 1



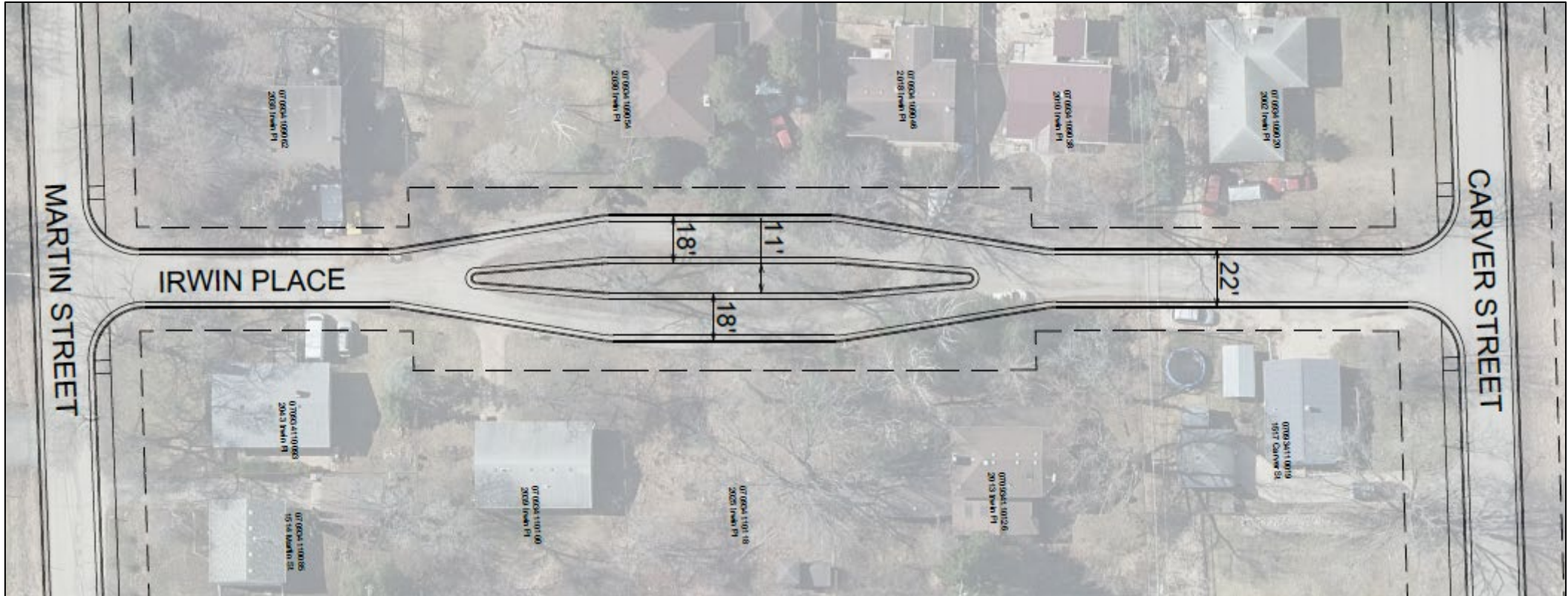
Proposed Street Design – Martin St



Proposed Street Design – Dickson Pl



Proposed Street Design – Irwin Pl



Proposed Street Design – Dodge St

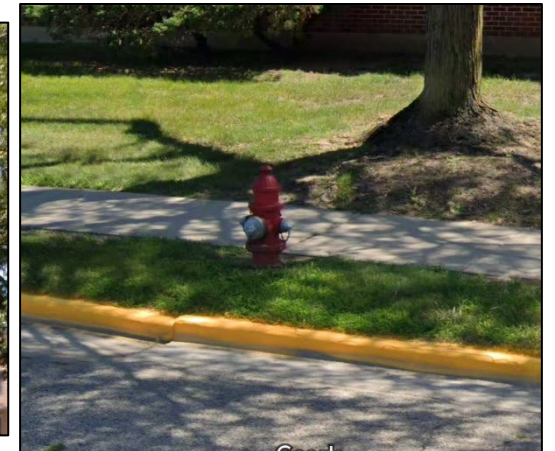
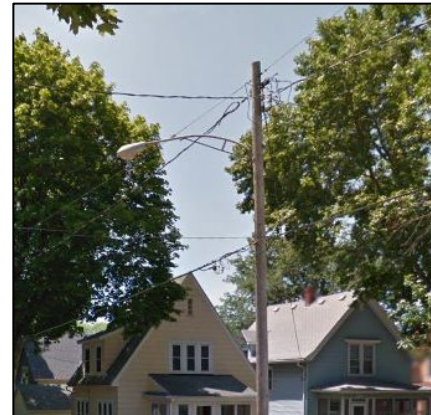


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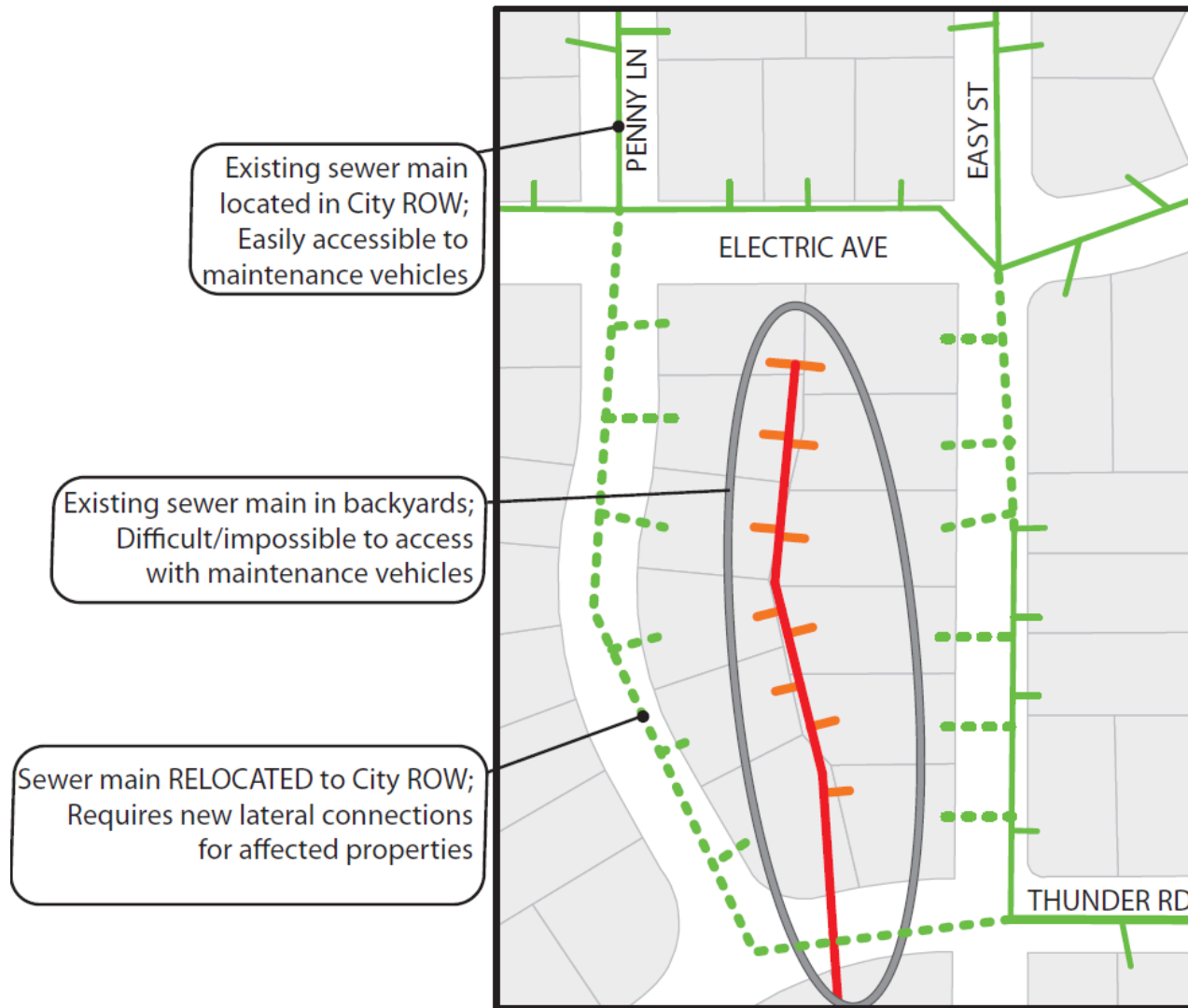
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Proposed Utility Design

- Replace sanitary lift station at 2021 Dickson Pl
- Install sanitary sewer main & lateral in the street
- Install water main & lateral in the street
- Replace & improve new storm sewer system in the street & at intersections
- The existing street lighting is on MG&E poles
 - Maintained by MG&E
 - Likely impacted by the new curb & sidewalk
 - Poles will need to be relocated
- Potential existing Madison Gas & Electric (MG&E) gas main to be replaced by MG&E ahead of the project or during the project

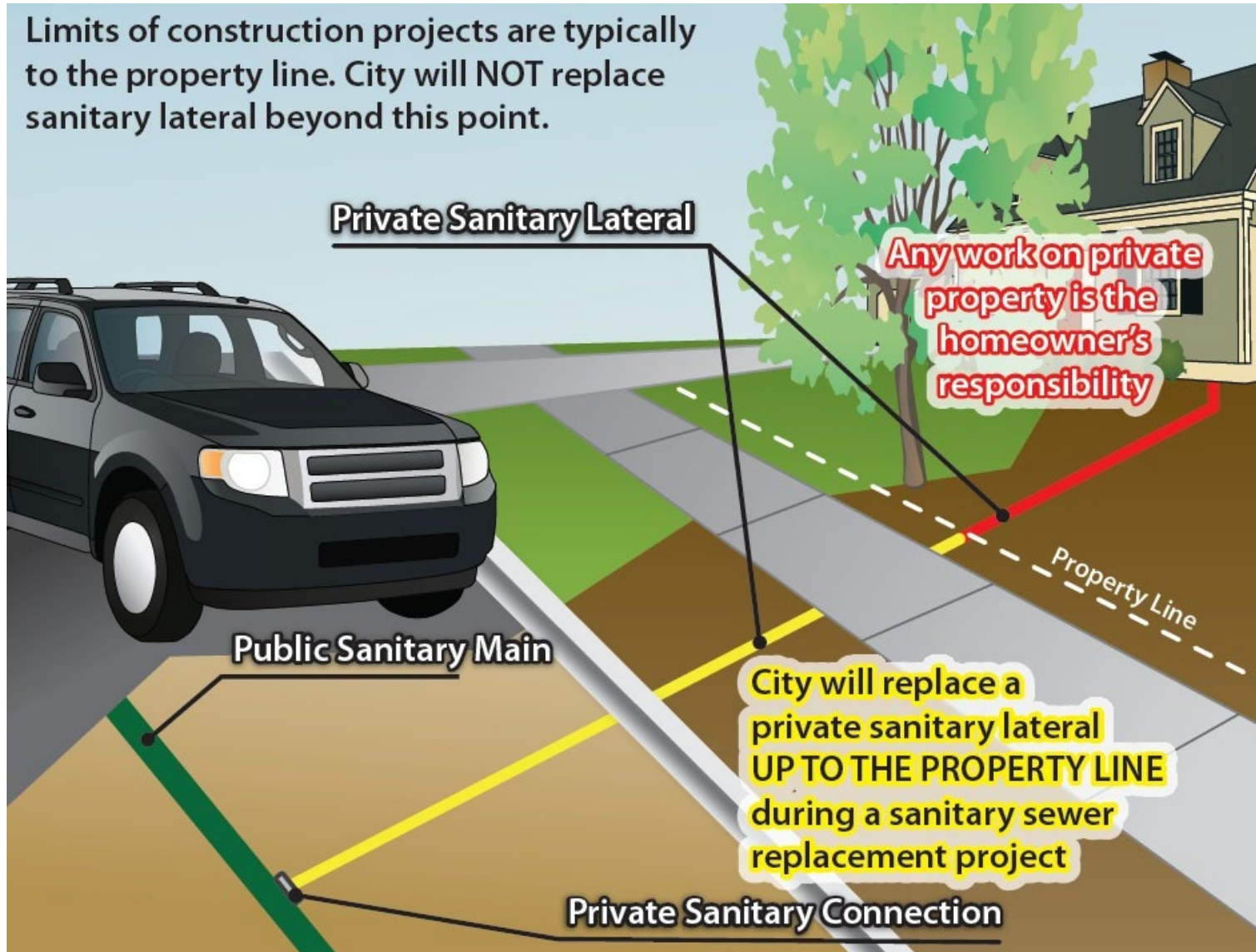


Sanitary Lateral Relocation Example



Sanitary Lateral Relocation Example

Limits of construction projects are typically to the property line. City will NOT replace sanitary lateral beyond this point.



Sanitary Lateral Relocation Reimbursements

(sanitary sewer policy – legistar #39194)

▶ Sanitary Sewer Laterals

- 100% reimbursement up to \$11,000 for work completed by June 1, 2029 after City construction
 - If work over, \$11,000 - additional reimbursement (up to \$15,375 possible cost share)
 - 75% (\$11,000 - \$14,500)
 - 50% (\$14,500 - \$18,000)
 - 0% (over \$18,000)
- If property owner work not complete by June 1, 2029 – reimbursement deductions
 - Work completed after June 1, 2029 – 5% reduction each month
 - Work completed after June 1, 2030 – No cost share
 - *Reimbursement time begins June 1st after the sewer is installed. If sewer installed in 2027 summer, then the reimbursement period for lateral starts June 1st 2028 and you have until 2030 to install a new lateral.*

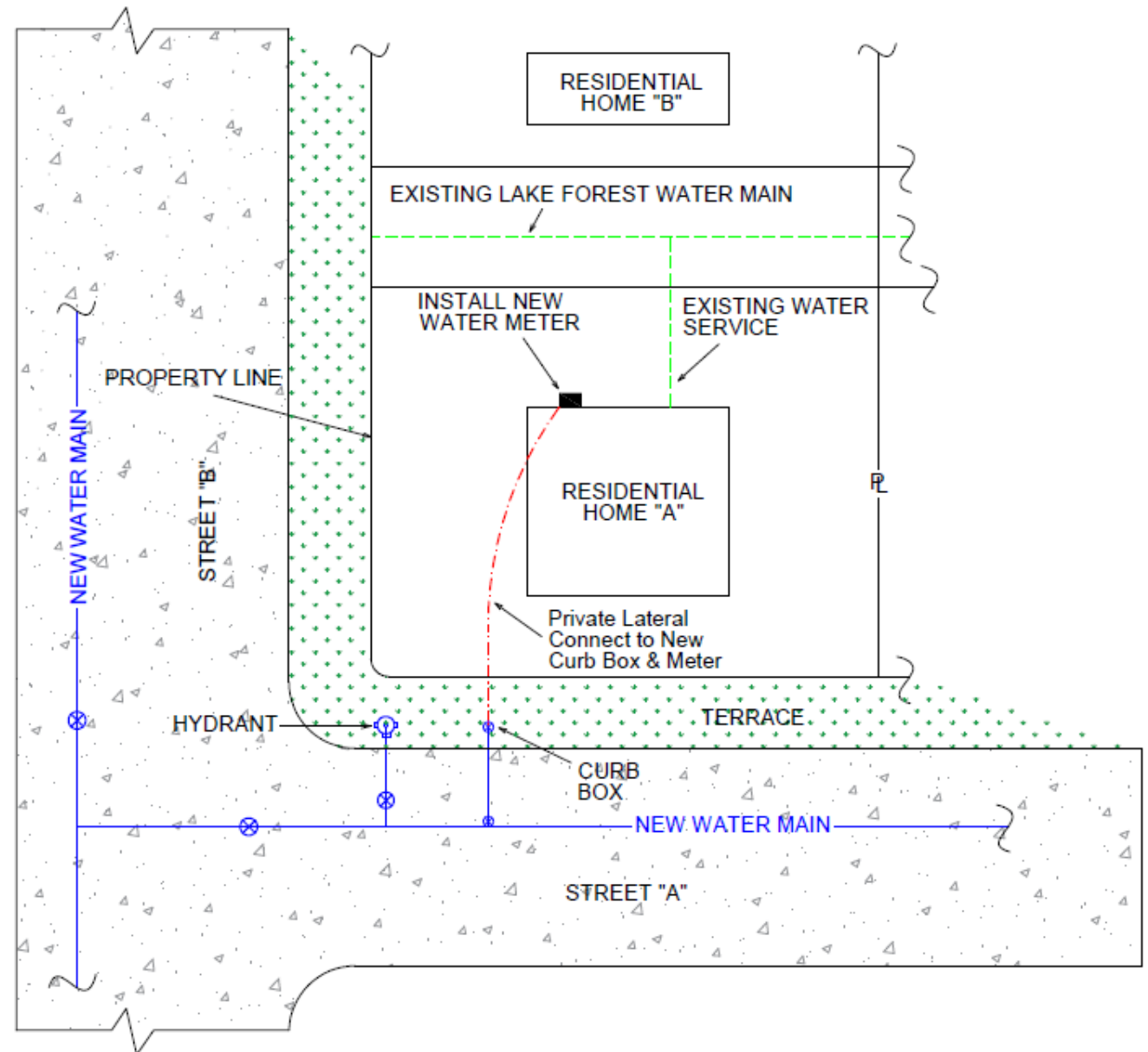
Sanitary Lateral Dye Test

- Test to locate where existing sanitary lateral drains
- Requires access to plumbing fixture within home
- Contact Eric Cefalu to schedule dye test
 - ecafalu@cityofmadison.com
 - 608-243-5894
- 2050 Fish Hatchery Rd
- 2026 Fish Hatchery Rd
- 1490 Martin St
- 1481 Carver St
- 2045 Dodge St
- 1498 Martin St
- 2120 Fish Hatchery Rd
- 2009 Dickson Pl
- 2030 Dunn Pl
- 2034 Dunn Pl
- 2002 Frazer Pl

Water Service Relocation Reimbursements

Water Utility – General Ordinance

- ▶ Water Service Laterals
 - 50% reimbursement from Water Utility, up to \$3000 total reimbursement
 - Work must be performed and invoiced by a licensed plumber
 - Property owners are encouraged to complete sewer and water lateral work at the same time for better pricing
 - Refer to Madison General Ordinance 13.07 under “Residential Connection Rebate”



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Forestry Information

- City Engineering has reviewed the project with City Forestry & a Forestry representative will work with the City design team, City Construction Inspector, and Contractor during construction
- Maintaining existing trees is a high priority
- Methods of tree protection include
 - Adjusting curb and sidewalk horizontal and vertical location as well as construction method
 - Adjusting sanitary lateral and water service locations
- Trees will be pruned prior to construction to provide clearance above street
- Shrubs within right-of-way potentially removed during construction
- Property owners will be notified if a tree needs to be removed during construction
- After project completion, Forestry will evaluate for potential tree planting locations

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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
 - Based on estimated quantities of driveway aprons, terrace walks, & sanitary laterals
 - 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 and private storm sewer connections based on estimated prices
 - This is not a bill, but rather an estimate intended to help property owners prepare for the final cost.
- Assessments can be paid in lump sum or typically over 8 years with interest
 - Special rate of 2.6% has been arranged by Water Utility as well as 30 year payback.
 - Street, Sewer & Storm will also utilize 30 year payback with 4.5%
- 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 year after construction is completed

Assessment Policy & Costs

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 (New)	0%	100%
Intersection Curb & Pavement	0%	100%
Sanitary Sewer Main	0%	100%
Sanitary Laterals	25%	75%
Water Main	100%	0%
Water Main Services	100%	0%
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

Typical Assessments

Item	Total Cost	City Cost	Assessments	Property Owner Typical Assessment
Street work	2.8M	2.6M	200K	~\$2,000 Total
Sanitary Sewer	2.2M	2.3 M	57K	~\$2000/lateral Total Assess + Backyard Reimbursement ~\$15K/ lot
Storm Sewer	2.0M	1.95M	50K	~\$3,500 Total (Optional)
Water Main	1.2M	0	1.2M	\$1900 Annual over 30 years + Lateral Reimbursement ~\$6K (50% reimbursable)

*These are estimates only. These numbers will change during design phase

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- Proposed Utility Design
- Forestry Information
- Assessments Policy & Costs
- **Construction & Access**
- Next Steps
- Contact Information, Resources, Q&A

Construction & Access

- Streets closed to through traffic, local traffic only
- Approximately 6 months to complete all work
 - Summer 2027 – Summer 2028
- 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
- Allowed working hours are 7:00 am to 7:00 pm Monday-Saturday, & 10:00 am to 7:00 pm Sundays

Presentation Overview

- Intro
- Project Location
- Meeting Purpose
- Complete Green Streets
- Existing Conditions
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- Volume Study
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Next Steps

- Upcoming opportunities for public involvement for Phase 1
 - Sign-up for project email updates on the website
 - Transportation Commission – Tentative date of Sep 30, 2026
 - Design staff to present proposed street geometry for feedback and approval
 - 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
 - Phase 2 and Phase 3 will include their own public engagement processes including PIMs and public hearings
- Public notified via website updates and/or mailing
- Visit Project Website
 - <https://www.cityofmadison.com/engineering/projects/dickson-pl-irwin-pl-dodge-st-carver-st-martin-st-reconstruction>

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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
 - Nick Jaeckels, Project Manager, 608-261-9177, njaeckels@cityofmadison.com
 - Eric Cefalu, Storm & Sewer Utility Designer, 608-243-5894, ecefalu@cityofmadison.com
 - Hannah Mohelnitzky, Public Information Officer, 608-669-3560, hmohelnitzky@cityofmadison.com
- Water Utility
 - Nathan Mendez, Water Utility Designer, 608-266-4467, nmendez@madisonwater.org
- Traffic Engineering
 - Jeremy Nash, Traffic Engineer, 608-266-6585, jnash@cityofmadison.com
- Project Website: cityofmadison.com/engineering/projects/dickson-pl-irwin-pl-dodge-st-carver-st-martin-st-reconstruction
 - Sign-up for project email updates on the website
 - Updates on closures & work progress will be posted to the project website
 - Recording of this presentation will be posted on the project website

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