

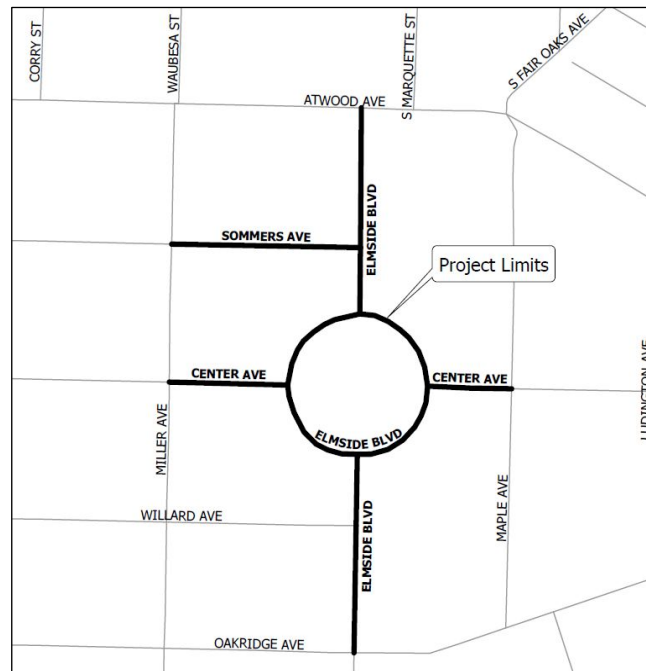
Elmside Boulevard, Sommers Avenue, Center Avenue Assessment District - 2026

Project Engineer	Andrew Zwiag ph: 266-9219 email: azwiega@cityofmadison.com	
Project Limits	Elmside Boulevard from Oakridge Avenue and Atwood Avenue, Sommers Avenue from Miller Avenue to Elmside Boulevard, and Center Avenue from Miller Avenue to Maple Avenue	
Alder: 15 Martinez-Rutherford	(see map on reverse)	
Evergreen Ave, Ohio Ave, & Sommers Ave	Existing	Proposed
Project Type: Street Reconstruction		
Last Surfaced	Elmside Blvd - 1979, Sommers Ave & Center Ave - 1985	Reconstruction
Pavement Rating	Elmside Blvd - 3, Sommers Ave - 3, & Center Ave - 4	New Pavement
Curb Rating	Elmside Blvd - 3, Sommers Ave - 10, & Center Ave - 5	New C&G
Width	Elmside Blvd (along medians) - 20', Elmside Blvd (along Circle Park) - 28', Sommers Ave - 26', & Center Ave - 28'	Elmside Blvd (along medians) - 20', Elmside Blvd (along Circle Park) - 24', Sommers Ave - 24', & Center Ave - 26'
Surface Type	Asphalt over concrete	Asphalt
Traffic Mitigation	None	Curb extensions at Elmside Boulevard/Center Avenue intersections
Sidewalk, Terraces, & Driveways		
Sidewalks	Elmside Blvd, Sommers Ave, & Center Ave: Both sides of the street	Evergreen, Ave, Ohio Ave, & Sommers Ave: Spot replace existing sidewalk
Terraces	Elmside Blvd - 9', Sommers Ave - 6', & Center Ave - 6'	Elmside Blvd - 9', Sommers Ave - 7', & Center Ave - 6'
Driveways	Concrete or asphalt	Concrete
Storm Sewer	Existing	Proposed
Work Required: Remove/replace/add storm sewer	along Elmside Blvd, Sommers Ave, & Center Ave	
Size	12" - 24"	New Pipes (size varies)
Material	Clay & Concrete	Concrete
Year	1920s	2026
Sanitary Sewer	Existing	Proposed
Work Required: Remove/replace sewer and laterals	along Elmside Blvd, Sommers Ave, & Center Ave	
Size	6"	New 8" & 10" Pipes
Material	Clay	PVC
Year	1910s	2026
Water Main	Existing	Proposed
Work Required: Remove/replace water main and reconnect services	along Elmside Blvd, Sommers Ave, & Center Ave	
Size	6"	8"
Material	Sand cast ductile iron	Ductile iron
Year	1910s	2026
Parking	Existing	Proposed
	Elmside Blvd - Existing parking on one side	No changes
	Sommers Ave - Existing parking on north side	
	Center Ave - Existing parking on north side	
Street Lighting		
Area Street Lighting	MG&E lighting on utility poles	None
Pedestrian Lighting	None	None
Traffic Signals	Existing	Proposed
Work Required: None		
Land Purchases		
None		
Trees		
There are 5 planned tree removals ahead of construction (401 Elmside Boulevard (1-Maple), 500 Elmside Boulevard (2-Maple), 525 Elmside Boulevard (1-Maple), and (2814 Sommers Avenue (1-Ginkgo)) with this project because of poor condition. The trees within the project limits that remain may have the roots trimmed during construction. Initial coordination with Forestry has been completed for potential new planting locations and will continue during design and after project completion.		
Assessment Policy		
10' Pavement Replacement*	Owner 100% / City 0%	
Driveway Apron Replacement	Owner 50% / City 50%	
Terrace Walk (between sidewalk & curb)	Owner 50% / City 50%	
Sidewalk Replacement	Owner 0% / City 100%	
Intersection Curb & Pavement	Owner 0% / City 100%	
Sanitary Sewer Main	Owner 0% / City 100%	
Sanitary Laterals to Property Line	Owner 25% / City 75%	
Water Main	Owner 0% / City 100%	
Water Main Services	Owner 0% / City 100%	
Storm Sewer Main	Owner 0% / City 100%	
Private Storm Connections (if any)	Owner 100% / City 0%	
Assessments payable in one lump sum or over a period of 8 years, with 5% interest charged on unpaid balance.		
*Assessed per linear ft. of frontage		
Schedule		
Advertise for bids	April 2026	
Anticipated Construction Start	Early Summer 2026	
Approximate Duration	Approx. 4.5-5.5 months	
Costs		
Total Cost: \$4,990,000.00 (Includes 15% Engineering)		
Assessments: \$357,867.46		
City Engineering Cost: \$4,632,132.54		

Correspondence

Public information meeting November 10, 2025 via zoom; online questionnaire; email correspondence with residents, businesses, and the Alder to discuss Elmside Boulevard, Sommers Avenue, & Center Avenue project; the proposed street widths for Elmside Boulevard & Center Avenue are consistent with the Complete Green Street policy: Neighborhood Yield Street, guide recommends 24' - 28' street width; the proposed street width for Sommers Avenue will change from a Neighborhood Street to a Neighborhood Yield Street, existing 26', proposed 24'. The street is a shared space for bicycles, vehicles, and parking.

see Map on reverse



Tree Removal Locations

- 401 Elmside Boulevard (1-Maple)
- 500 Elmside Boulevard (2-Maple)
- 524 Elmside Boulevard (1-Maple)
- 2814 Sommers Avenue (1-Ginkgo)