



DEPARTMENT OF  
**PUBLIC  
WORKS**

**MEMORANDUM**

**Date:** April 20, 2026  
**To:** Municipal Services Committee  
**From:** Laura Jungwirth, Director of Public Works  
Pete Neuberger, City Engineer/Deputy Director of Public Works  
Jason Brown, Project Engineer  
**Subject:** Request to Approve Design for 2028 Paving Reconstruction of Commercial Street  
from Drew Street to Union Street

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**INTRODUCTION**

For the planned 2028 reconstruction of Commercial Street from Drew Street to Union Street, the Department of Public Works (DPW) conducted a Public Informational Session on March 31, 2026. DPW then provided a design memorandum and presentation for the Design Hearing at the April 4, 2026, Municipal Services Committee.

The above street is proposed to undergo a total reconstruction. In 2027, DPW proposes to reconstruct underground utilities as needed.

In 2028, DPW proposes street reconstruction to include the removal and replacement of all existing roadway pavement, curb and gutter, stone base, driveway aprons, and spot removal and replacement/construction of sidewalk, where applicable, within the project limits.

## **COMMERCIAL STREET – Drew St to Union St (700 LF)**

### **EXISTING CONDITIONS**

- Aldermanic District 2
- No parking restrictions:
- Pavement rating = 15
- Existing right of way width: 60'
- Existing pavement width: 32' (face of curb to face of curb)
- Existing Pavement
  - Asphalt overlay in 1993
  - Low grade asphalt placed in 1955
  - Curb & Gutter placed in 1939
- Existing Water Main
  - 8" PVC constructed 2014
  - 24" DIP constructed 1990
- Existing Sanitary Sewer
  - 8" ABS TRUSS constructed 1977
  - 9" CON constructed 1914
- Existing Storm Sewer
  - 12", 15" CON constructed 1965
- Existing Tree Removal
  - North Side
    - 2 existing terrace trees due to poor condition
    - 1 existing terrace trees due to large size and close proximity to street/driveway/sidewalk
  - South Side
    - 1 existing terrace tree due to poor condition

### **PROPOSED DESIGN IMPROVEMENTS**

- Complete Streets designation: Residential Smart Local
- New asphalt pavement and concrete curb & gutter – 26' (face of curb to face of curb)
- On-street parking prohibited along one side of Commercial St, with the project limits
- (DPW notes 4 existing terrace trees along north side can be saved by proposed narrowing)

### **COST ESTIMATE**

- Estimated Construction Cost (at 26') = \$220,000
- Estimated Construction Cost (at 37') = \$290,000