



Sunset Village Voice

Your Neighborhood Newsletter

Winter 2026

Sunset Village Community Assoc.
 winter quarterly meeting:
 Wednesday, Feb. 18, 6:45 p.m.
 Sequoia Library, 4340 Tokay Blvd.
 (Zoom link will be on the Google group)

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Vote for SVCA Officers

SVCA co-president **James Ream** will run for a second term. **James Cook** has volunteered to share the co-presidency. **Jonathan Becker**, who served as SVCA co-president for two terms, intends to step down. **Anne Badey Raffa** has agreed to run again for secretary. **Rich Kedzior** will run for another term as treasurer. No other candidates have declared or been nominated. To vote for candidates, even though they are unopposed, email SVCA secretary Anne Badey Raffa, dancinthrulife14@gmail.com, prior to the Annual Meeting on February 18, 2026.



Sunset Village Community - 2026 at a Glance

	Date	Event	Place
January	1/5/26	newsletter due date	
	TBD	Hoyt Park Winter Event	Hoyt Park
February	2/18/26	SVCA Quarterly Meeting	Sequoia Library
March			
April	4/5/26	newsletter due date	
	4/5/26	Easter Egg Hunt	Sunset Park
May	5/20/26	SVCA Quarterly Meeting	Sequoia Library or TBD
June			
July	7/5/26	newsletter due date	
August	8/1/26	Ice Cream Social	Lucia Crest Park
	8/7&8/26	Sunset Village Garage Sales	
	8/19/26	SVCA Quarterly Meeting	Sequoia Library or TBD
September			
October	10/5/26	newsletter due date	
	10/25/26	Halloween Parade	Sunset Park
November	TBD	Hoyt Park Full Moon Night Walk	Hoyt Park
	11/18/26	SVCA Quarterly Meeting	Sequoia Library or TBD

Sunset Village Neighborhood and Nearby Project Updates

Blackhawk Ave at University Ave: Median Island and RRFB (Rectangular Rapid Flashing Beacon)

The completed project is a pedestrian diagonal crossing configuration with no left turns onto University Ave.



Redevelopment at 3535-3553 University Avenue and 733-737 N. Meadow Lane

The project is a six-story mixed-use building with 4,268 sq. ft. of commercial space and 146 apartments, and driving access on N. Meadow Lane. Demolition was completed in December.

www.cityofmadison.com/dpced/planning/development.cfm?record=LNDUSE-2025-00035

On December 19, 2025, Sunset Village resident Rich Kedzior emailed Alder Vidaver: “The City gave permits to the developer of the new apartment building on University Ave at Meadow Lane to close the sidewalks on both streets. I might understand the need to close the sidewalk on the south side of University Avenue if the structures were especially close to the sidewalk but only temporarily during demolition. However, I do not see the need to close the sidewalk on 150 feet of Meadow Lane at all. There is no sidewalk on the west side of Meadow Lane, only on the east. Pedestrians on Meadow are now forced to walk in the street; during winter (and more so at night) it is especially treacherous.” Rich goes on to say, “I worked as a general contractor and property developer in Chicago for a few years. The City of Chicago would



never give a sidewalk closure permit to demo buildings that weren’t close to the sidewalk and never for the duration of construction; Chicago might require the sidewalk be moved to the street, but would never permit complete closure.”

Alder Vidaver is looking into this with City traffic engineering and has yet to receive a response. Stay tuned.

Midvale Blvd Resurfacing & Safety Improvement Project

www.cityofmadison.com/engineering/projects/midvale-blvd-resurfacing-safety-improvement-project

Based upon neighborhood public input, Transportation Commission feedback and City staff analysis, City Traffic Engineering and Engineering staff are proposing to replace the resurfacing project with a pavement patching project in 2026, along with programming for a full reconstruction as soon as funding is available. The project would not change the layout of the street. It would add a painted line between the parking lane and the traffic lanes. The full reconstruct will allow for full utility replacement (sanitary, storm, water) as well as a new curb alignment, which should allow for both All Ages and Abilities protected bike facilities and parking pockets.

Staff recommend including the following safety items in the patching project. The final design will confirm the timeline and details for implementing these items. If needed, the Safe Streets Madison Program will launch a separate project in 2026 to improve pedestrian safety.

- Spot pavement patching in the worst areas
- Marked line between parking/travel lane to change the feel of the street
- Curb extensions into the street to manage speeding and improve pedestrian crossing
- Pedestrian activated push button flashing lights and signs (RRFBs) at Hillcrest & Heather Crest
- Enhanced painted crosswalks for better visibility

We will also evaluate bike routes parallel to Midvale for improvement. The future full reconstruction will be a new design project, including full public outreach.

Sunset Village Neighborhood and Nearby Project Updates, cont'd

Woodland Reserve Apartment Complex

J.D. McCormick plans to add additional density to the Woodland Reserve property between Bluff and Stevens Streets. The proposed project is to add an additional 62 dwelling units over (4) buildings to the existing Woodland apartment complex. The two larger buildings are three-story + loft level apartment buildings with underground parking and pitched roofs. The two smaller buildings are two-story carriage-house style buildings with independent unit entrances, individual garages and pitched roofs. The smaller buildings each include a ground-floor unit for accessibility requirements.

A major neighborhood concern is the preservation of the path along the east edge of the property, which connects Stevens and Bluff Streets. Current design restores the path between Stevens and the McKinley cul-de-sac, but replaces the McKinley to Bluff section with a sidewalk internal to the property. Info, including the January 12 Plan Commission meeting, is on the Legistar web site: bit.ly/3LkV1KT



Contacts are owner, Joe McCormick, joe@jdmccormick.com; and architect, Kevin Burow, kburow@knothebruce.com

Hoyt Park 2026 Parking Lot Reconstruction

Madison Parks plans to reconstruct the parking lot, entrance drive, and several walking paths. Both shelters will be closed to reservations in 2026. www.cityofmadison.com/parks/projects/hoyt-park-parking-lot-reconstruction

Use the Volunteer Website to Volunteer with Madison Parks

source: City of Madison Parks

Madison Parks has been excited to share the successful launch of the City of Madison's volunteer website, making it easier for community members to get involved in Parks stewardship, conservation, programs, and special events. 1,292 volunteers are registered on the website at the end of 2025.

The website is more than just a tool for signing up; it's a game-changer. Not only does it allow volunteers to find and register for opportunities across Madison Parks, but it also enables us to track volunteer hours more effectively and recognize Parks' most dedicated contributors. This new system is already transforming the way we engage with volunteers, and we're thrilled to see how it's helping to strengthen your parks and community. Check it out at: www.cityofmadison.com/parks/volunteer

Note: One current volunteer Opportunity is for [Toy Collector – Lucia Crest Park](#). The Park Toy Coordinator is responsible for gathering and organizing toys left at Lucia Crest Park, ensuring they are kept in a designated area (bin near the volleyball court). This role includes inspecting for broken or unsafe toys and removing them to keep the park safe. Each coordinator leads efforts at their assigned park and may recruit volunteers to assist. (An Opportunity with "0 Volunteer Spots Remaining" is filled, but is still open for people to register and be added to a waitlist.)



If you need help navigating the website, contact Volunteer Coordinator, John Weichelt, jweichelt@cityofmadison.com, (608) 261-9179

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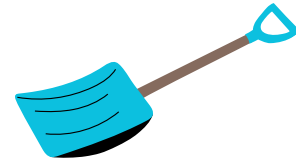
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Remembering the Abundant Life Christian School Shooting

As I write this article, we have just passed the one-year anniversary of the shooting at Abundant Life Christian School (ALCS). That anniversary comes on the heels of two additional high-profile shootings: on December 13, 2025, two Brown University students were killed and an additional nine people injured, and on December 14, 15 people were killed on Bondi Beach in Australia while celebrating Hannukah. My heart is heavy with these losses, and I, like many, feel powerless to stop any of this.



It's no secret the U.S. has the highest per capita number of guns as anywhere in the world. The second amendment to the U.S. Constitution has been interpreted to allow individual gun ownership under most circumstances, and the Wisconsin State Constitution states that "[t]he people have the right to keep and bear arms for security, defense, hunting, recreation or any other lawful purpose."

St. Paul, Minnesota recently passed a resolution that—if their state repeals pre-emptions—would ban assault weapons, large-capacity magazines, and “ghost guns”, and restrict firearms from parks, libraries, recreation centers, and city buildings. Seeing this, I asked if Madison could follow suit. Alas, our City Attorney concluded that due to the way our state constitution is written, there is no wiggle room, even for a resolution that wouldn't take effect until state laws change. Therefore, we're left only with the resolution the Madison City Council passed on the heels of the ALCS shooting, which urges the Wisconsin State Legislature to enact common sense gun control including, but not limited to, universal background checks and red flag laws.

As I read through the Wisconsin State Journal's in-depth coverage of the radicalization of the ALCS shooter, I was truly shocked. I cannot imagine people taking pleasure in watching real-life horrors. It may not be obvious, but at the local level, we do not have the authority to restrict such horrendous websites or chat rooms. The ALCS shooter's story is also an indicator of the importance of parents staying present and regularly overseeing their teens' online usage, as difficult as that may be. We also need additional resources for mental health support, because, let's face it, healthy minds don't seek out these horrible materials. As a community, we do have the opportunity to create engagement opportunities for our youth and families. I'm deeply proud of the way Madison supports our libraries, parks, schools, and community cultural events, as these are all ways to keep folks interested and involved in positive activities. Obviously, these weren't enough to engage the ALCS shooter, but they may help connect someone else who might otherwise fall down such a slippery slope.

As we remember this heinous event, my hope is parents, teachers, and community members can learn more about how to spot young people experiencing mental distress, and know how to ask for help. I also believe it's well past time to call on our state and federal representatives to find ways to regulate violent websites and chat rooms as unprotected speech, and do more to restrict access to firearms. It takes all of us to protect our community from these ills.

Regina Vidaver, District 5 Alder
District5@CityOfMadison.com, 608-616-0669

Save the Date for the Midvale Lincoln Rummage Sale

submitted by Hannah Gaines Day

The Midvale Lincoln SCO rummage sale is set for Saturday, **April 11** from 8am-1pm. Please join us! The rummage sale will be held in the Lincoln Elementary School gym at 909 Sequoia Trail. We welcome your donation of gently used items like furniture, housewares, books, clothing, electronics, sporting goods, and other miscellaneous items to help us meet our fundraising goal. Paper grocery bags welcome too! Please note, we cannot take cribs, car seats, mattresses, computers, monitors, or TVs. You can drop off items Thursday, April 9 from 3pm to 7pm, and Friday, April 10 from 8:30am to 6pm at 909 Sequoia Trail at the main entrance. No after-hours drop off, please. Your donations are tax-deductible and forms will be available. For more information, visit: <https://midvalelincolnsco.org>

