



Department of Public Works  
**Engineering Division**  
James M. Wolfe, P.E., City Engineer

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
Phone: (608) 266-4751  
Fax: (608) 264-9275  
[engineering@cityofmadison.com](mailto:engineering@cityofmadison.com)  
[www.cityofmadison.com/engineering](http://www.cityofmadison.com/engineering)

**Assistant City Engineer**  
Bryan Cooper, AIA  
Gregory T. Fries, P.E.  
Chris Petykowski, P.E.

**Deputy Division Manager**  
Kathleen M. Cryan

**Principal Architect**  
Amy Loewenstein Scanlon, AIA

**Principal Engineer 2**  
Janet Schmidt, P.E.

**Principal Engineer 1**  
Kyle Frank, P.E.  
Mark D. Moder, P.E.  
Fadi El Musa Gonzalez, P.E.  
Andrew J. Zwieg, P.E.

**Financial Manager**  
Steven B. Danner-Rivers

Parcel Number: «Parcel\_No»  
Situs Address: «Situs\_Address»

«OwnerLine1»  
«OwnerLine2»  
«OwnerLine3»  
«OwnerLine4»

April 24, 2025

**NOTICE OF PUBLIC HEARING BEFORE THE COMMON COUNCIL  
FOR  
PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS  
FOR PUBLIC WORKS IMPROVEMENTS**

**MADISON, WISCONSIN**

**PART I**

Notice is hereby given that the reports of the Board of Public Works and the City Engineer of the City of Madison, Wisconsin, on the plans, specifications, and special assessment of benefits accruing to the various lots and parcels of land affected by the proposed improvements, as listed in Part II hereof, in the City of Madison, have been filed in the office of the City Clerk, in the City-County Building, Madison, Wisconsin, and that said reports will be presented to the Common Council at a regular meeting-to be held **TUESDAY, May 6, 2025, at 6:30 P.M., VIA A HYBRID MEETING** and that the Common Council will then and there consider said reports and will hold a public hearing to hear all persons interested, or their agents or attorneys, concerning matters contained in said reports, and will determine what portion, if any, of the cost of said improvement shall be paid by the City at large, and other action as the Common Council may deem proper.

**IF YOU WISH TO SPEAK VIRTUALLY AT THE MEETING, YOU MUST REGISTER.** You can register at <https://www.cityofmadison.com/MeetingRegistration>. When you register to speak, you will be sent an email with the information you need to join the virtual meeting.

**IF YOU WISH TO SPEAK IN-PERSON AT THE MEETING, YOU MUST REGISTER WITH THE COUNCIL'S SECRETARY PRIOR TO 6:30 P.M.**

The Common Council meeting is held in Room 201 of the City-County Building, 210 Martin Luther King Jr., Blvd., Madison, WI.

Notice is hereby given that a contract has been (or is about to be) let for below listed project(s) and that the amount of the special assessment therefore has been determined as to each parcel of real estate affected thereby and a statement of the same is on file with the City Clerk; it is proposed to collect the same in eight (8) installments, as provided for by Section 66.0715 of the Wisconsin Statutes, with interest thereon at 4.0% percent per annum; that all assessments will be collected in installments as above provided except such assessments on property where the owner of the same has paid the assessment to the City Treasurer on or before the next succeeding November 1st. The Board of Public Works may recommend increasing the number of proposed installments. Changes recommended by the Board of Public Works will be indicated in the resolution considered by the Common Council.

If you require an interpreter, materials in alternate formats, or other accommodations to access this public hearing, please contact the Engineering Division at phone (608) 266-4751 or email us at [engineering@cityofmadison.com](mailto:engineering@cityofmadison.com). Please make contact at least 72 hours prior to the date of this public hearing so that we can make proper accommodations.

## **PART II**

### **BUFFALO TRAIL, BARRON COURT, GREEN LAKE PASS ASSESSMENT DISTRICT – 2025**

BY: Michael Haas, Acting City Clerk

PUB: WSJ **April 25, 2025**

The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/buffalo-trail-barron-court-green-lake-pass>; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.



#### **Language Translation Services:**

A City of Madison Engineering project is planned in your area. It may have an impact on you or your property. For language translation services, call 608-266-4751 in any language.

您所在的地區計劃開展一項麥迪遜市工程部項目。這可能會對您或您的物業產生影響。如需語言翻譯服務，請用任何語言致電608-266-4751

“El departamento de ingeniería de la ciudad de Madison tiene planeado un proyecto en su área. Este proyecto puede impactarlo a usted o a su propiedad. Para cualquier servicio de traducción en cualquier idioma, llame al 608-266-4751.

“Muaj kev tawm phiaj xwm rau Madison lub khoos kas Kev Tawm Qauv rau hauv koj cheeb tsam. Nws yuav muaj kev cuam tshuam rau koj los sis koj cov khoom cuab yeej cuam tam. Rau cov kev pab txhais lus, ces hu rau 608-266-4751 muaj txhais ua txhua hom lus.

**AFFIDAVIT OF MAILING**

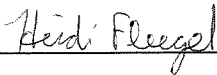
STATE OF WISCONSIN     )  
                                      ) ss.  
COUNTY OF DANE         )

ISAAC GABRIEL, being first duly sworn on oath, deposes and says that:

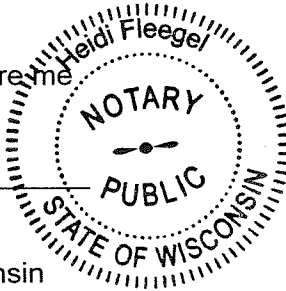
1. He is an Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 22nd day of April, 2025 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for their property for the project titled **BUFFALO TRAIL, BARRON COURT, GREEN LAKE PASS ASSESSMENT DISTRICT – 2025** attached hereto.
2. He delivered the envelopes to the custody of the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.

  
\_\_\_\_\_  
Isaac Gabriel

Subscribed and sworn to before me  
this 22<sup>nd</sup> day of April, 2025

  
\_\_\_\_\_

Heidi Fleegel  
Notary Public, State of Wisconsin  
My Commission expires: April 28, 2026



City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: 4/16/2025  
Project ID: 15123  
Project Name: Buffalo Trail, Barron Court, Green Lake Pass Assessment District - 2025  
Project Description: Buffalo Trail from Green Lake Pass to N Eau Claire Avenue, Barron Court from South end to Buffalo Trail, and Green Lake Pass from Door Drive to Buffalo Trail

\*A factor has been applied for pavement reconstruction adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

Parcel Information								Street Reconstruction Items						Sanitary Sewer Items				Storm Sewer Item		Total Assessment	
								Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Reconstruction Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @			
								\$1.42 SF	per SF Cost	\$4.79 SF	per SF Cost	\$46.02 Factor*	per LF LF	Cost	\$3,000.00 Each	per Each Cost	\$25.00 LF	per LF Cost	\$3,000.00 Each		per Each Cost
070919103097	STREIFFER, ROBERT K & CATHERINE EPP STREIFFER 5142 DOOR DR MADISON, WI 53705-4773	5142 Door Dr	122.50	Door Dr	84.50	Green Lake Pass	Yes	0.00	\$0.00	0.00	\$0.00	0.50	84.50	\$1,944.35	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,944.35
070919103104	DUDLEY, JAMES & NANCY  106 GREEN LAKE PASS MADISON, WI 53705-4755	106 Green Lake Pass	80.00	Green Lake Pass	---	---	No	200.00	\$284.00	250.00	\$1,197.50	1.00	80.00	\$3,681.60	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,163.10
070919103112	LAVINE, KARL J & KAREN M BOE 110 GREEN LAKE PASS MADISON, WI 53705-4755	110 Green Lake Pass	80.00	Green Lake Pass	---	---	No	200.00	\$284.00	250.00	\$1,197.50	1.00	80.00	\$3,681.60	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,163.10
070919103120	OLSON SURV TR, DARLENE M  114 GREEN LAKE PASS MADISON, WI 53705-4755	114 Green Lake Pass	80.00	Green Lake Pass	---	---	No	250.00	\$355.00	300.00	\$1,437.00	1.00	80.00	\$3,681.60	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,473.60
070919103138	KOCH, SANDRA I  202 GREEN LAKE PASS MADISON, WI 53705	202 Green Lake Pass	80.00	Green Lake Pass	---	---	No	250.00	\$355.00	300.00	\$1,437.00	1.00	80.00	\$3,681.60	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,473.60
070919103146	PROPHET, WAYNE R & COLLEEN M PROPHET 206 GREEN LAKE PASS MADISON, WI 53705-4757	206 Green Lake Pass	80.00	Green Lake Pass	---	---	No	200.00	\$284.00	250.00	\$1,197.50	1.00	80.00	\$3,681.60	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,163.10
070919103154	YU, KOK-PENG & ANNA SHEN 210 GREEN LAKE PASS MADISON, WI 53705-4757	210 Green Lake Pass	80.00	Green Lake Pass	---	---	No	250.00	\$355.00	300.00	\$1,437.00	1.00	80.00	\$3,681.60	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,473.60
070919103162	SCHARFMAN LI LIVING TRUST  214 GREEN LAKE PASS MADISON, WI 53705-4757	214 Green Lake Pass	80.00	Green Lake Pass	---	---	No	200.00	\$284.00	300.00	\$1,437.00	1.00	80.00	\$3,681.60	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,402.60
070919104011	MORTENSEN TRUST P A MORTENSEN, TRUSTEE 209 GREEN LAKE PASS MADISON, WI 53705	209 Green Lake Pass	82.50	Green Lake Pass	145.00	Buffalo Trl	Yes	350.00	\$497.00	450.00	\$2,155.50	0.50	227.50	\$5,234.78	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$7,887.28
070919104029	LYE, TUCK T & MING F & MING H LYE 205 GREEN LAKE PASS MADISON, WI 53705-4756	205 Green Lake Pass	85.00	Green Lake Pass	---	---	No	250.00	\$355.00	300.00	\$1,437.00	1.00	85.00	\$3,911.70	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,703.70
070919104037	LOVE, PETER  201 GREEN LAKE PASS MADISON, WI 53705-4756	201 Green Lake Pass	85.00	Green Lake Pass	---	---	No	250.00	\$355.00	300.00	\$1,437.00	1.00	85.00	\$3,911.70	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,703.70
070919104045	JAVID, JEFFREY J & CHRISTINE G JAVID 113 GREEN LAKE PASS MADISON, WI 53705-4754	113 Green Lake Pass	85.00	Green Lake Pass	---	---	No	200.00	\$284.00	250.00	\$1,197.50	1.00	85.00	\$3,911.70	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,393.20
070919104053	SNYDER REVOCABLE TRUST  109 GREEN LAKE PASS MADISON, WI 53705-4754	109 Green Lake Pass	85.00	Green Lake Pass	---	---	No	200.00	\$284.00	250.00	\$1,197.50	1.00	85.00	\$3,911.70	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,393.20
070919104061	KNOCHE, MARILYN R DAVID W KNOCHE 101 GREEN LAKE PASS MADISON, WI 53705-4754	101 Green Lake Pass	125.30	Green Lake Pass	100.85	Door Dr	Yes	200.00	\$284.00	250.00	\$1,197.50	0.50	125.30	\$2,883.15	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$4,364.65
070919104136	HURLEY JT REV LIV TRUST  5101 BUFFALO TRL MADISON, WI 53705-4750	5101 Buffalo Trl	80.65	Buffalo Trl	116.12	Door Dr	Yes	200.00	\$284.00	250.00	\$1,197.50	0.50	80.65	\$1,855.76	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$3,337.26
070919104144	WAKKER, BASTIAAN P  5105 BUFFALO TRL MADISON, WI 53705	5105 Buffalo Trl	80.00	Buffalo Trl	---	---	No	200.00	\$284.00	250.00	\$1,197.50	1.00	80.00	\$3,681.60	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,163.10
070919104152	SCHWOERER, JESSICA SCOTT JOHN SCHWOERER 5109 BUFFALO TRL MADISON, WI 53705-4750	5109 Buffalo Trl	87.50	Buffalo Trl	99.30	Barron Ct	Yes	200.00	\$284.00	250.00	\$1,197.50	0.50	186.80	\$4,298.27	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,779.77

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: 4/16/2025  
Project ID: 15123  
Project Name: Buffalo Trail, Barron Court, Green Lake Pass Assessment District - 2025  
Project Description: Buffalo Trail from Green Lake Pass to N Eau Claire Avenue, Barron Court from South end to Buffalo Trail, and Green Lake Pass from Door Drive to Buffalo Trail

\*A factor has been applied for pavement reconstruction adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

Parcel Information								Street Reconstruction Items						Sanitary Sewer Items				Storm Sewer Item		Total Assessment	
								Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Reconstruction Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @			
								\$1.42 SF	per SF Cost	\$4.79 SF	per SF Cost	\$46.02 Factor*	per LF LF	Cost	\$3,000.00 Each	per Each Cost	\$25.00 LF	per LF Cost	\$3,000.00 Each		per Each Cost
070919104160	BOWNESS, CHRIS WC	5 Barron Ct	55.00	Barron Ct	---	---	No	250.00	\$355.00	450.00	\$2,155.50	1.00	55.00	\$2,531.10	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,041.60
	3355 UPLANDS RD VICTORIA V8R6B8, BC 0																				
070919104178	HOFER, BENJAMIN KAROLINE A HOFER 9 BARRON CT MADISON, WI 53705	9 Barron Ct	43.00	Barron Ct	---	---	No	250.00	\$355.00	450.00	\$2,155.50	1.00	43.00	\$1,978.86	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$4,489.36
070919104186	AVERILL LIVING TRUST	10 Barron Ct	44.00	Barron Ct	---	---	No	300.00	\$426.00	450.00	\$2,155.50	1.00	44.00	\$2,024.88	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$4,606.38
	10 BARRON CT MADISON, WI 53705-4749																				
070919104194	REUTER, JOHN C	6 Barron Ct	70.00	Barron Ct	---	---	No	350.00	\$497.00	450.00	\$2,155.50	1.00	70.00	\$3,221.40	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,873.90
	6 BARRON CT MADISON, WI 53705-4749																				
070919104201	HERSHBERGER, JEFF D & EILEEN LINNAN SNYDER 5117 BUFFALO TRL MADISON, WI 53705-4772	5117 Buffalo Trl	162.02	Buffalo Trl	75.50	Barron Ct	Yes	200.00	\$284.00	250.00	\$1,197.50	0.50	237.52	\$5,465.34	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$6,946.84
070919105142	HILL FARM SWIM CLUB INC	2 N Eau Claire Ave	462.28	N Eau Claire Ave	252.95	Buffalo Trl	Yes	0.00	\$0.00	0.00	\$0.00	1.00	252.95	\$11,640.76	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$11,640.76
	PO BOX 5004 MADISON, WI 53705-4																				
070919113038	HELLAND, STEVEN C & ELIZABETH A HELLAND 5138 BUFFALO TRL MADISON, WI 53705-4751	5138 Buffalo Trl	30.00	Buffalo Trl	---	---	No	200.00	\$284.00	250.00	\$1,197.50	1.00	30.00	\$1,380.60	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,862.10
070919113046	HEMMY, NICOLET SEAN KNICK 5134 BUFFALO TRL MADISON, WI 53705-4771	5134 Buffalo Trl	30.00	Buffalo Trl	---	---	No	200.00	\$284.00	250.00	\$1,197.50	1.00	30.00	\$1,380.60	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,862.10
070919113054	SOEHNLEIN, JAMES & LYNN	5130 Buffalo Trl	74.99	Buffalo Trl	---	---	No	200.00	\$284.00	250.00	\$1,197.50	1.00	74.99	\$3,451.04	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$4,932.54
	5130 BUFFALO TRL MADISON, WI 53705-4751																				
070919113062	OLSON, DANIEL L & SUSAN M MULDOWNEY 5126 BUFFALO TRL MADISON, WI 53705-4751	5126 Buffalo Trl	75.85	Buffalo Trl	---	---	No	200.00	\$284.00	250.00	\$1,197.50	1.00	75.85	\$3,490.62	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$4,972.12
070919113070	JORDAN, JOHN & LAVONNE	5122 Buffalo Trl	80.99	Buffalo Trl	---	---	No	200.00	\$284.00	250.00	\$1,197.50	1.00	80.99	\$3,727.16	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,208.66
	5122 BUFFALO TRL MADISON, WI 53705-4751																				
070919113088	ROCK, MICHAEL J & KATHI JOHNSON ROCK 5118 BUFFALO TRL MADISON, WI 53705-4751	5118 Buffalo Trl	86.14	Buffalo Trl	---	---	No	250.00	\$355.00	300.00	\$1,437.00	1.00	86.14	\$3,964.16	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,756.16
070919113096	REIF, JEROME D & LYNETTE M KORENIC 5114 BUFFALO TRL MADISON, WI 53705-4751	5114 Buffalo Trl	90.00	Buffalo Trl	---	---	No	250.00	\$355.00	300.00	\$1,437.00	1.00	90.00	\$4,141.80	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,933.80
070919113103	GAKOVICH LIVING TRUST % DARLENE GAKOVICH TTEE 5110 BUFFALO TRL MADISON, WI 53705-4751	5110 Buffalo Trl	90.00	Buffalo Trl	---	---	No	200.00	\$284.00	250.00	\$1,197.50	1.00	90.00	\$4,141.80	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,623.30
070919113111	RANALLO, FRANK N	5102 Buffalo Trl	90.00	Buffalo Trl	---	---	No	200.00	\$284.00	250.00	\$1,197.50	1.00	90.00	\$4,141.80	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,623.30
	5102 BUFFALO TRL MADISON, WI 53705-4751																				
070919113129	LI, LINGJUN & XUDONG SHI 5014 BUFFALO TRL MADISON, WI 53705	5014 Buffalo Trl	90.00	Buffalo Trl	---	---	No	200.00	\$284.00	250.00	\$1,197.50	1.00	90.00	\$4,141.80	1.00	\$3,000.00	32.00	\$800.00	0.00	\$0.00	\$9,423.30
070919113137	HERSEE, CHRIS & KIMBERLY	5010 Buffalo Trl	91.14	Buffalo Trl	---	---	No	250.00	\$355.00	300.00	\$1,437.00	1.00	91.14	\$4,194.26	1.00	\$3,000.00	28.00	\$700.00	0.00	\$0.00	\$9,686.26
	5010 BUFFALO TRL MADISON, WI 53705																				

City of Madison Engineering Division - Preliminary Schedule of Assessments

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Parcel Information			Frontage					\$1.42	per SF	\$4.79	per SF	\$46.02	per LF		\$3,000.00	per Each	\$25.00	per LF	\$3,000.00		per Each
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF	Frontage Streets	LF	Frontage Streets	Multiple Frontage	SF	Cost	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each		Cost
070919113145	UNIV OF WIS REGENTS REDA 21 N PARK ST # 6101 MADISON, WI 53715	5002 Buffalo Trl	193.12	Buffalo Trl	142.64	N Eau Claire Ave	Yes	0.00	\$0.00	0.00	\$0.00	1.00	193.12	\$8,887.38	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	
TOTALS								7,300.00	\$10,366.00	9,450.00	\$45,265.50	---	3,409.45	\$135,221.26	2.00	\$6,000.00	60.00	\$1,500.00	0.00	\$0.00	\$198,352.76