



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
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»

November 7, 2025

To: Property Owners along Pontiac Trail, Boston Court, Rosewood Circle, & Nokomis Court

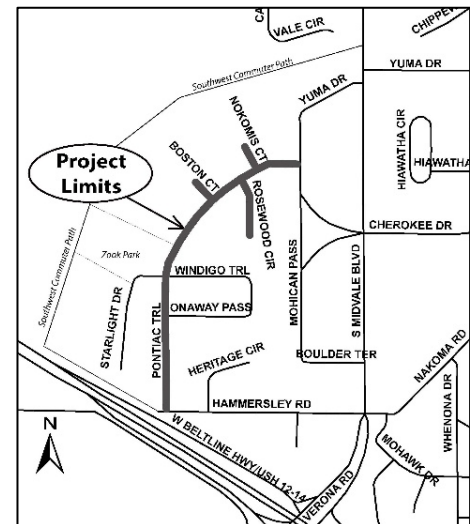
Re: Proposed Street Reconstruction Project & Public Hearing

The City of Madison is planning a 2026 construction project for Pontiac Trail from Hammersley Road to Mohican Pass, Boston Court, Rosewood Circle, and Nokomis Court. Enclosed with this letter is a fact sheet with some details on the proposed project. Also enclosed is a notification for the Public Hearing before the Board of Public Works. The date, time and location of the public hearing is on the notification.

This project will involve special assessments to the owners of property adjacent to the project. The property owners will be assessed for various items included with this proposed project, and the costs of some of those items are assessed entirely to the owner. Tables detailing the City's standard assessment policy for the items of work is included on the fact sheet.

Below is a preliminary Schedule of Assessments, which shows the estimated costs for your property adjacent to the project. The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/PontiacBostonNokomisRosewood> a hard copy can be mailed to you upon request. The frontages of each property to be assessed are listed on the full schedule. After work is complete, a final assessment cost will be calculated based on bid prices and work actually performed. The final assessment cost, which will be billed after the completion of the project, is payable in one lump sum or over a period of 8 years, with the 4% interest charged on the unpaid balance.

To request accommodations for special needs or disabilities or if you have any other questions regarding this project, please contact Mario Galindez Project Manager, (608) 266-4095, mgalindez@cityofmadison.com. This includes requests relating to the Public Hearing and operations of construction.



Sincerely,

James M. Wolfe, P.E.
City Engineer

Project Name: Pontiac Trail, Boston Court, Rosewood Circle, and Nokomis Court Assessment District - 2025 Assessment District

Project Limits: Pontiac Trail from Hammersley Road to Mohican Pass, Boston Court, Rosewood Circle, and Nokomis Court

Project ID: 13171

Owner:

«OwnerLine1»

«OwnerLine2»

Parcel(s) being assessed:

Parcel Number: «Parcel_No»

Parcel Location: «Situs_Address»

Street Reconstruction Items				Subtotal
Remove Concrete Driveway Apron & Terrace Walk	Replace Concrete Driveway Apron	Replace Concrete Terrace Walk	10' Pavement Reconstruction	
«Cost1»	«Cost2»	«Cost3»	«Cost4»	

Sanitary Sewer Items & Storm Sewer Item			
Sanitary Sewer Reconnect	Remove & Replace Sanitary Lateral	Private Storm Sewer Connection	Subtotal
«Cost5»	«Cost6»	«Cost7»	«SubT2»

Total
«Total»

The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/pontiac-boston-nokomis-and-rosewood-reconstruction> ; 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.

**FOR
PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS
FOR
PUBLIC WORKS IMPROVEMENTS
MADISON, WISCONSIN**

PART I

The Common Council of the City of Madison, Wisconsin, having heretofore decided that it is expedient and necessary that the improvements as listed in Part II hereof be improved at the expense of the property thereby on which would be conferred some special benefit.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN:

That the City Engineer has prepared plans, specifications, a proposed schedule of assessments, and an estimate of the entire costs of the improvement for each of the districts listed in Part II hereof, and;

That the plans, specifications, a proposed schedule of assessments, and an estimate of the entire cost of the improvements listed hereto are available and open to inspection by all interested persons in the office of the City Engineer, Room 115, City-County Building, 210 Martin Luther King Jr. Blvd. and will so continue to be for ten (10) working days from the first published date of this notice, (please email Board of Public Works, boardofpublicworks@cityofmadison.com) and;

That on **WEDNESDAY, NOVEMBER 19, 2025 AT 5:30 P.M.**, the Board of Public Works will be held remotely and the public can attend using a laptop or call in by phone. If you would like instruction on how to participate, please email boardofpublicworks@cityofmadison.com. The Board will consider any objections that may be filed in writing or in person and hear all persons desiring to be heard, and;

That special assessments may be paid over an eight (8) year period, with the owner paying 1/8 of the principal each year plus four (4%) percent interest on the unpaid balance, as determined by the Board of Public Works.

That if the total assessment is paid in full before October 31st in the year that the billing is made, irrespective of project completion, then no interest shall be charged.

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. Please make contact at least 72 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

PONTIAC TRAIL, BOSTON COURT, NOKOMIS COURT, AND ROSEWOOD COURT – ASSESSMENT DISTRICT 2025

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **NOVEMBER 7, 2025**



Department of Public Works
Engineering Division

PROJECT CONTACTS

» **Project Manager:** Mario Galindez (608) 266 4095
mgalindez@cityofmadison.com

Fact and Details Sheet:
Proposed Pontiac Trail, Boston Court, Rosewood Circle, & Nokomis Court Construction Project

Project Details – Proposed Work

Sanitary Sewer: The existing 12"-14" sanitary sewer main will be replaced along Pontiac Trail and Nokomis Court with new 18" sanitary sewer main. The existing 8" sanitary sewer main on Boston Court, Rosewood Circle will be replaced with new 8" sanitary sewer main. Sanitary laterals will be replaced from the new mains to the property line (*sanitary laterals assessable*). In limited cases where the existing lateral is cast iron, appears to be in good condition upon inspection, and runs under a tree, the lateral will only be replaced to the back of curb. In those cases, the owner will not be assessed for the additional footage of replacement that is not completed. If you would like a full lateral replacement to the property line in cases such as this, please contact the Project Manager listed to the right (*laterals assessable*).

Water Main: The City will replace the existing 4" water main on Boston Court only with a new 6" main. All other water mains will remain unless they are impacted by other utilities or street improvements, where adjustments will be made.

Storm Sewer: The existing storm sewer will be replaced as needed and new storm sewer will be installed as necessary to adequately drain the street. If you are aware of any existing private storm sewer or private connections (either to the curb or to a structure) from your property, please contact the project manager listed to the right (*private storm connections assessable*).

Rain Gardens: Property owners may be eligible for a terrace rain garden installation as part of this street project if the site meets certain criteria. The terrace must have a minimum area of 10 ft. X 15 ft. in a relatively flat, open space away from trees and utilities. Rain gardens are partially assessable up to \$100. Rain garden maintenance would be the homeowner's responsibility if installed. If you are interested, please contact Sarah Lerner of City Engineering at (608) 261-8592, slerner@cityofmadison.com. More information on the terrace rain garden program is available at:

www.cityofmadison.com/engineering/stormwater/raingardens/terraceraingardens.cfm

Street: On Pontiac Trail the city will replace the existing asphalt pavement (*pavement assessable*), gravel base, install new curb & gutter, driveway aprons (*driveways assessable*), terrace walks (*upon homeowner request, terrace walks assessable*), and sidewalks. Two options were proposed and presented to the public through a meeting and a questionnaire. Option #1 showed a 24' wide street from face of curb to face of curb with parking on one side and Option #2 showed a 22' street from face of curb to face of curb with no parking except at Zook Park and near Hammersley Road. The questionnaire results favored Option #1, which was subsequently approved by the Transportation Commission at their meeting on October 22, 2025. The design team will present the options to the Board of Public Works, and Option #1 will be recommended as the preferred design. With Board of Public Works approval, the project will move to the Common Council for final approval of Option #1.

On Boston Court, Rosewood Circle, and Nokomis Court the city will replace the existing asphalt pavement (*pavement assessable*) and gravel base. Existing curb and driveway aprons will remain except where spot repairs and lateral replacements are required.

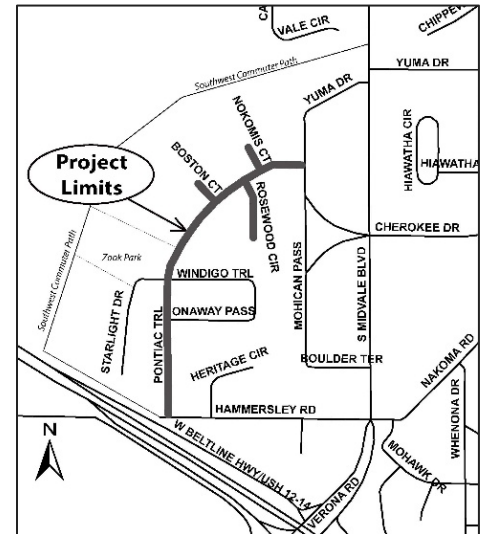
Zook Park Path: The City is planning to construct a path connection through Zook Park to the southwest path as a part of this project.

Driveway Aprons: Driveway aprons constructed with the project will be replaced with concrete. Driveway widths will be replaced per the City of Madison standard detail (*driveway aprons assessable*).

Bus pads: No new bus pads will be installed within the project limits.

Metro Transit Operations: No metro transit routes will be affected by this project.

Project Location Map



Streetlights: Street lighting on existing MG&E wood poles will remain.

Assessments: The project will have special assessments for the street construction. The assessments are a special charge for work being done that has a direct benefit to the property. The preliminary assessments are mailed during the design phase and will give the property owner an estimated cost due after construction is complete. The final assessment bill will be mailed in 2027 to adjacent property owners. The bill is calculated based on measured quantities for driveway aprons, pavement, and terrace walks removed and replaced during construction. The quantities will be multiplied by the 2025 street improvement rates which carry over from the preliminary assessment. The 10-ft. of pavement reconstruction is defined as 10-ft. of street width across the property frontage. The sanitary sewer laterals and private storm sewer connections will be billed based on bid prices and measured quantities during construction. The property payment options include payment by lump sum or over 8 years with 4% interest.

Trees: Terrace trees may be pruned prior to construction to provide required clearance for construction equipment. Efforts are being made in the street design to save as many of the existing trees as possible. For example, keeping the street narrow, matching the existing elevations of the street, and setting up tree protection to keep construction equipment away from the root zone. There are 12 trees to be removed due to street geometry ((1214 Pontiac Trail 12"- Red Cedar #1), (1214 Pontiac Trail 12"- Red Cedar #2), (1106 Pontiac Trail 18"- Pine), (941 Pontiac Trail 18" Green Ash), (941 Pontiac Trail 24" Pine), (937 Pontiac Trail 9" Sugar Maple), (933 Pontiac Trail 18" Red Maple), (2 Boston Court 12" Callery Pear), (2 Boston Court 7" Crabapple), (2 Rosewood Circle 6" Pear), (2 Rosewood Circle 10" Redbud), (930 Mohican Pass 24" Maple)). There is an additional removal due to poor health (929 Pontiac Trail 18" Paper Birch). If, during construction, it is determined that any additional trees must be removed, adjacent property owners will be notified, prior to removal of the tree. The trees within the project limits that remain may have the roots trimmed during construction.

Item	Property Owner Share	City Share
10' Pavement Replacement*	100%	0%
Driveway Apron Replacement	50%	50%
Remove & Replace Terrace Walk	50%	50%
Curb & Gutter Installation/Replacement	0%	100%
Sidewalk Replacement	0%	100%
Intersection Curb & Pavement	0%	100%
Sanitary Sewer Main	0%	100%
Sanitary Laterals to Property Line	25%	75%
Water Main	0%	100%
Water Main Services	0%	100%
Storm Sewer Main	0%	100%
Private Storm Connections (if any)	100%	0%

*Pavement assessed per linear ft. of frontage.
- 50% discount for single or two-family corner lots fronting two streets.

Tree pruning in advance of the project is required to reduce the risk of damage to the trees during construction. The City of Madison Forestry Section will perform the necessary work. For certain species, especially oak and elm trees, the pruning must be completed by June 1st to reduce the chance of disease. If additional trees need to be removed, City Engineering will notify the adjacent property owner prior to removal.

Street trees provide many benefits to our city and are considered an important part of the city's infrastructure. Forestry Section staff will evaluate the terrace for new planting sites and potential replacement sites when the project is complete. There is no additional cost to the adjacent property owner for a tree planting. Street trees are typically planted in the spring of the year following the completion of the construction project. Per Madison General Ordinance 10.10, City Forestry determines tree species and planting locations. Residents cannot choose or plant their own tree in the terrace.

For any questions regarding street tree maintenance or planting, please contact the general forestry line at 266-4816.

Real Estate: The design team is reviewing areas where land acquisition or temporary limited easements (TLEs) may be needed to accommodate construction. The City Real Estate team may be reaching out to some property owners over winter within the reconstruction portion to acquire right-of-way, Permanent Limited Easement (PLE), or Temporary Limited Easement (TLE) along their property. A TLE is a temporary construction easement that will allow the City contractor to work on private property, but would not involve any permanent public infrastructure constructed on private property. The TLE would allow the contractor space to construct the sidewalk, which will be permanently located within the right-of-way. The TLE is temporary and will be terminated after the project is complete.

Project Website: Sign-up for project email updates on the website.
<https://www.cityofmadison.com/PontiacBostonNokomisRosewood>.

Construction Schedule & Impacts

Tentative Schedule: Spring 2026 – Fall 2026. Allowed work hours are 7am to 7pm Mon-Sat and 10am to 7pm Sun.

Traffic Impacts: Pontiac Trail, Boston Court, Rosewood Circle, and Nokomis Court will be closed to thru traffic within the project limits until the project is complete. Per City's standard specs, residential driveways may be closed for a cumulative of 20 days during the project, primarily when concrete driveway aprons, curb & gutter, and sidewalks are being installed. No parking is allowed within the construction zone during working hours (7AM to 7PM), so when your driveway is not accessible, you will need to park on the adjacent streets outside the project limits. The contractor will notify impacted residents prior to the driveway access being closed for an extended period, but there likely be several short-duration closures during utility work and asphalt paving that may not have much advance notice. During these shorter disruptions, the Contractor will work with residents to provide access as quickly as possible. Contact the project manager if you have accessibility concerns and need to request special accommodations.

Water Shut-offs: There are no planned water shut-offs except on Boston Court. While unlikely, emergency shut offs are possible if the existing main is damaged during construction. Affected properties are notified as soon as possible.

An average of two water shut-offs are expected for each property on Boston Court. A minimum of 48 hours of notice will be provided prior to the shutoffs. Each shutoff may last up to 8 hours, but typically last about 4 hours. The water will be shutoff when the new water main is connected to the existing main and connecting the services to the new main. At the start of construction, the existing main will remain in service until the new main is installed and connected to; emergency shutoffs may occur if the old, brittle main is damaged during construction. If this happens, crews will work to notify affected properties as quickly as possible.

Refuse Collection & Mail Delivery: It will be the contractor's responsibility to allow for refuse collection and mail delivery to continue during construction. Please mark your address on your cart to make sure it is returned if moved. We ask that you place your carts at the street the evening prior to or at the very latest 6:00 a.m. the morning of your scheduled refuse/recycling day.

Landscaping: Existing concrete terrace walkways (area between sidewalk and curb) will be replaced as needed with the project (*terrace walkways assessable*), unless the property owner requests that they are removed. Existing landscaping plantings, raised planting beds, stone or brick pavers, and wood retaining walls, etc. within the terrace (between curb & sidewalk) will be impacted. If you wish to save any landscaping, it should be removed prior to the start of work in 2026 and reinstalled by you after construction is complete. If left in place, these items will be removed by the contractor. The contractor will not replace or reinstall these items following completion of the project. Please contact the project manager to request the removal of an existing concrete terrace walkway or to evaluate the impacts of construction in the right-of-way.

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date:
Project ID: 13171
Project Name: Pontiac Trail, Boston Court, Rosewood Circle, and Nokomis Court Assessment District - 2025
Project Description: Pontiac Trail from Hammersley Road to Mohican Pass, Boston Court, Rosewood Circle, and Nokomis Court
*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 @		Replace Concrete Terrace Walk Assessment @		10' Pavement Reconstruction Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @			
								\$1.34	per SF	\$4.97	per SF	\$4.37	per SF	\$46.72	per LF	\$2,000.00	per Each	\$35.00	per LF	\$3,000.00	per Each		
								SF	Cost	SF	Cost	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each		Cost
070932104014	922 MOHICAN PASS MADISON, WI 53711-2838	922 Mohican Pass	68.00	Mohican Pass	179.99	Pontiac Trl	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	179.99	\$4,204.57	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$4,204.57
070932113346	930 MOHICAN PASS MADISON, WI 53711	930 Mohican Pass	127.00	Mohican Pass	180.01	Pontiac Trl	Yes	240.00	\$321.60	200.00	\$994.00	0.00	\$0.00	0.50	180.01	\$4,205.03	0.00	\$2,000.00	0.00	\$0.00	0.00	\$0.00	\$7,520.63
070932201042	1214 PONTIAC TRL MADISON, WI 53711-2722	1214 Pontiac Trl	120.95	Pontiac Trl	50.55	Hammersly Rd	Yes	50.00	\$67.00	0.00	\$0.00	0.00	\$0.00	0.50	120.95	\$2,825.39	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$5,942.39
070932201050	1210 PONTIAC TRL MADISON, WI 53711-2722	1210 Pontiac Trl	82.00	Pontiac Trl	---	---	No	100.00	\$134.00	180.00	\$894.60	0.00	\$0.00	1.00	82.00	\$3,831.04	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$7,909.64
070932201068	1206 PONTIAC TRL MADISON, WI 53711	1206 Pontiac Trl	65.00	Pontiac Trl	---	---	No	380.00	\$509.20	220.00	\$1,093.40	0.00	\$0.00	1.00	65.00	\$3,036.80	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$7,689.40
070932201076	4603 MAHER AVE MADISON, WI 53716	1202 Pontiac Trl	65.80	Pontiac Trl	---	---	No	500.00	\$670.00	260.00	\$1,292.20	0.00	\$0.00	1.00	65.80	\$3,074.18	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$8,086.38
070932201084	1114 PONTIAC TRL MADISON, WI 53711	1114 Pontiac Trl	93.25	Pontiac Trl	---	---	No	0.00	\$0.00	110.00	\$546.70	0.00	\$0.00	1.00	93.25	\$4,356.64	1.00	\$2,000.00	31.00	\$1,085.00	0.00	\$0.00	\$7,988.34
070932201092	PO BOX 3185 LOS ALTOS, CA 94024-185	1110 Pontiac Trl	70.00	Pontiac Trl	---	---	No	485.00	\$649.90	280.00	\$1,391.60	0.00	\$0.00	1.00	70.00	\$3,270.40	1.00	\$2,000.00	32.00	\$1,120.00	0.00	\$0.00	\$8,431.90
070932201109	1106 PONTIAC TRL MADISON, WI 53711-2720	1106 Pontiac Trl	70.00	Pontiac Trl	---	---	No	0.00	\$0.00	340.00	\$1,689.80	0.00	\$0.00	1.00	70.00	\$3,270.40	2.00	\$4,000.00	43.00	\$1,505.00	0.00	\$0.00	\$10,465.20
070932201117	1102 PONTIAC TRL MADISON, WI 53711-2720	1102 Pontiac Trl	70.20	Pontiac Trl	---	---	No	0.00	\$0.00	190.00	\$944.30	0.00	\$0.00	1.00	70.20	\$3,279.74	2.00	\$4,000.00	67.00	\$2,345.00	0.00	\$0.00	\$10,569.04
070932201125	1014 PONTIAC TRL MADISON, WI 53711-2718	1014 Pontiac Trl	85.00	Pontiac Trl	---	---	No	0.00	\$0.00	210.00	\$1,043.70	0.00	\$0.00	1.00	85.00	\$3,971.20	2.00	\$4,000.00	43.00	\$1,505.00	0.00	\$0.00	\$10,519.90
070932201133	1010 PONTIAC TRL MADISON, WI 53711	1010 Pontiac Trl	78.00	Pontiac Trl	---	---	No	0.00	\$0.00	120.00	\$596.40	0.00	\$0.00	1.00	78.00	\$3,644.16	1.00	\$2,000.00	32.00	\$1,120.00	0.00	\$0.00	\$7,360.56
070932201141	4701 WINDIGO TRL MADISON, WI 53711	4701 Windigo Trl	77.00	Windigo Trl	109.00	Pontiac Trl	Yes	0.00	\$0.00	250.00	\$1,242.50	0.00	\$0.00	0.50	109.00	\$2,546.24	1.00	\$2,000.00	31.00	\$1,085.00	0.00	\$0.00	\$6,873.74
070932202016	330 E LAKESIDE ST MADISON, WI 53715	950 Pontiac Trl	152.72	Pontiac Trl	---	Starlight Dr	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	152.72	\$7,135.08	1.00	\$2,000.00	32.00	\$1,120.00	0.00	\$0.00	\$10,255.08
070932202032	946 PONTIAC TRL MADISON, WI 53711	946 Pontiac Trl	80.00	Pontiac Trl	---	---	No	295.00	\$395.30	250.00	\$1,242.50	0.00	\$0.00	1.00	80.00	\$3,737.60	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$8,250.40
070932202040	942 PONTIAC TRL MADISON, WI 53711-2755	942 Pontiac Trl	80.00	Pontiac Trl	---	---	No	0.00	\$0.00	180.00	\$894.60	0.00	\$0.00	1.00	80.00	\$3,737.60	1.00	\$2,000.00	31.00	\$1,085.00	0.00	\$0.00	\$7,717.20
070932202058	938 PONTIAC TRL MADISON, WI 53711-2755	938 Pontiac Trl	105.38	Pontiac Trl	---	---	No	0.00	\$0.00	510.00	\$2,534.70	60.00	\$262.20	1.00	105.38	\$4,923.35	1.00	\$2,000.00	36.00	\$1,260.00	0.00	\$0.00	\$10,980.25
070932202066	934 PONTIAC TRL MADISON, WI 53711-2755	934 Pontiac Trl	80.00	Pontiac Trl	---	---	No	0.00	\$0.00	90.00	\$447.30	0.00	\$0.00	1.00	80.00	\$3,737.60	1.00	\$2,000.00	20.00	\$700.00	0.00	\$0.00	\$6,884.90
070932202074	2 BOSTON CT MADISON, WI 53711-2703	2 Boston Ct	91.70	Boston Ct	95.10	Pontiac Trl	Yes	95.00	\$127.30	110.00	\$546.70	40.00	\$174.80	0.50	186.80	\$4,363.65	1.00	\$2,000.00	17.00	\$595.00	0.00	\$0.00	\$7,807.45
070932202082	4 BOSTON CT MADISON, WI 53711-2703	4 Boston Ct	88.80	Boston Ct	---	---	No	220.00	\$294.80	250.00	\$1,242.50	0.00	\$0.00	1.00	88.80	\$4,148.74	2.00	\$4,000.00	49.00	\$1,715.00	0.00	\$0.00	\$11,401.04
070932202090	6 BOSTON CT MADISON, WI 53711	6 Boston Ct	43.10	Boston Ct	---	---	No	210.00	\$281.40	240.00	\$1,192.80	0.00	\$0.00	1.00	43.10	\$2,013.63	1.00	\$2,000.00	15.00	\$525.00	0.00	\$0.00	\$6,012.83
070932202107	5 BOSTON COURT MADISON, WI 53711	5 Boston Ct	43.00	Boston Ct	---	---	No	215.00	\$288.10	260.00	\$1,292.20	0.00	\$0.00	1.00	43.00	\$2,008.96	1.00	\$2,000.00	17.00	\$595.00	0.00	\$0.00	\$6,184.26
070932202115	3 BOSTON CT MADISON, WI 53711	3 Boston Ct	88.00	Boston Ct	---	---	No	290.00	\$388.60	400.00	\$1,988.00	0.00	\$0.00	1.00	88.00	\$4,111.36	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$9,537.96
070932202123	1 BOSTON CT MADISON, WI 53711	1 Boston Ct	91.70	Boston Ct	95.10	Pontiac Trl	Yes	0.00	\$0.00	180.00	\$894.60	0.00	\$0.00	0.50	186.80	\$4,363.65	1.00	\$2,000.00	12.00	\$420.00	0.00	\$0.00	\$7,678.25
070932202131	918 PONTIAC TRL MADISON, WI 53711	918 Pontiac Trl	88.83	Pontiac Trl	---	---	No	210.00	\$281.40	250.00	\$1,242.50	0.00	\$0.00	1.00	88.83	\$4,150.14	2.00	\$4,000.00	46.00	\$1,610.00	0.00	\$0.00	\$11,284.04
070932202149	922 PONTIAC TRL MADISON, WI 53711	922 Pontiac Trl	65.00	Pontiac Trl	---	---	No	249.00	\$333.66	190.00	\$944.30	0.00	\$0.00	1.00	65.00	\$3,036.80	2.00	\$4,000.00	49.00	\$1,715.00	0.00	\$0.00	\$10,029.76
070932202157	2 NOKOMIS CT MADISON, WI 53711	2 Nokomis Ct	74.98	Nokomis Ct	91.62	Pontiac Trl	Yes	175.00	\$234.50	200.00	\$994.00	0.00	\$0.00	0.50	166.60	\$3,891.78	1.00	\$2,000.00	29.00	\$1,015.00	0.00	\$0.00	\$8,135.28
070932202173	6 NOKOMIS CT MADISON, WI 53711-2710	6 Nokomis Ct	78.90	Nokomis Ct	---	---	No	200.00	\$268.00	220.00	\$1,093.40	0.00	\$0.00	1.00	78.90	\$3,686.21	1.00	\$2,000.00	38.00	\$1,330.00	0.00	\$0.00	\$8,377.61
070932202181	10 NOKOMIS CT MADISON, WI 53711	10 Nokomis Ct	41.91	Nokomis Ct	---	---	No	210.00	\$281.40	240.00	\$1,192.80	0.00	\$0.00	1.00	41.91	\$1,958.04	1.00	\$2,000.00	40.00	\$1,400.00	0.00	\$0.00	\$6,832.24
070932202199	13 NOKOMIS CT MADISON, WI 53711	13 Nokomis Ct	41.01	Nokomis Ct	---	---	No	315.00	\$422.10	330.00	\$1,640.10	0.00	\$0.00	1.00	41.01	\$1,915.99	1.00	\$2,000.00	40.00	\$1,400.00	0.00	\$0.00	\$7,378.19

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date:
Project ID: 13171
Project Name: Pontiac Trail, Boston Court, Rosewood Circle, and Nokomis Court Assessment District - 2025
Project Description: Pontiac Trail from Hammersley Road to Mohican Pass, Boston Court, Rosewood Circle, and Nokomis Court
*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 @		Replace Concrete Terrace Walk Assessment @		10' Pavement Reconstruction Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @			
								\$1.34	per SF	\$4.97	per SF	\$4.37	per SF	\$46.72	per LF	\$2,000.00	per Each	\$35.00	per LF	\$3,000.00	per Each		
								SF	Cost	SF	Cost	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each		Cost
070932202206	9 NOKOMIS CT MADISON, WI 53711	9 Nokomis Ct	50.50	Nokomis Ct	---	---	No	235.00	\$314.90	270.00	\$1,341.90	0.00	\$0.00	1.00	50.50	\$2,359.36	1.00	\$2,000.00	64.00	\$2,240.00	0.00	\$0.00	\$8,256.16
070932202214	5 NOKOMIS CT MADISON, WI 53711	5 Nokomis Ct	52.57	Nokomis Ct	---	---	No	220.00	\$294.80	240.00	\$1,192.80	0.00	\$0.00	1.00	52.57	\$2,456.07	1.00	\$2,000.00	59.00	\$2,065.00	0.00	\$0.00	\$8,008.67
070932202222	5 NOKOMIS CT MADISON, WI 53711	1 Nokomis Ct	75.58	Nokomis Ct	101.46	Pontiac Trl	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	177.04	\$4,135.65	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$7,010.65
070932202230	936 PONTIAC TRL MADISON, WI 53711-2755	936 Pontiac Trl	30.00	Pontiac Trl	---	---	No	0.00	\$0.00	140.00	\$695.80	0.00	\$0.00	1.00	30.00	\$1,401.60	1.00	\$2,000.00	28.00	\$980.00	0.00	\$0.00	\$5,077.40
070932203014	909 PONTIAC TRL MADISON, WI 53711-2715	909 Pontiac Trl	104.46	Pontiac Trl	---	---	No	0.00	\$0.00	250.00	\$1,242.50	0.00	\$0.00	1.00	104.46	\$4,880.37	1.00	\$2,000.00	40.00	\$1,400.00	0.00	\$0.00	\$9,522.87
070932203022	1 ROSEWOOD CIR MADISON, WI 53711	1 Rosewood Cir	105.24	Rosewood Cir	89.60	Pontiac Trl	Yes	255.00	\$341.70	280.00	\$1,391.60	0.00	\$0.00	0.50	194.84	\$4,551.46	1.00	\$2,000.00	24.00	\$840.00	0.00	\$0.00	\$9,124.76
070932203030	3 ROSEWOOD CIR MADISON, WI 53711-2723	3 Rosewood Cir	64.42	Rosewood Cir	---	---	No	0.00	\$0.00	280.00	\$1,391.60	0.00	\$0.00	1.00	64.42	\$3,009.70	1.00	\$2,000.00	17.00	\$595.00	0.00	\$0.00	\$6,996.30
070932203048	5 ROSEWOOD CIR MADISON, WI 53711-2723	5 Rosewood Cir	70.00	Rosewood Cir	---	---	No	240.00	\$321.60	280.00	\$1,391.60	0.00	\$0.00	1.00	70.00	\$3,270.40	1.00	\$2,000.00	17.00	\$595.00	0.00	\$0.00	\$7,578.60
070932203056	7 ROSEWOOD CIR MADISON, WI 53711	7 Rosewood Cir	70.00	Rosewood Cir	---	---	No	0.00	\$0.00	250.00	\$1,242.50	0.00	\$0.00	1.00	70.00	\$3,270.40	1.00	\$2,000.00	17.00	\$595.00	0.00	\$0.00	\$7,107.90
070932203064	9 ROSEWOOD CIR MADISON, WI 53711-2723	9 Rosewood Cir	72.71	Rosewood Cir	---	---	No	280.00	\$375.20	300.00	\$1,491.00	0.00	\$0.00	1.00	72.71	\$3,397.01	1.00	\$2,000.00	17.00	\$595.00	0.00	\$0.00	\$7,858.21
070932203072	11 ROSEWOOD CIR MADISON, WI 53711	11 Rosewood Cir	93.37	Rosewood Cir	---	---	No	0.00	\$0.00	460.00	\$2,286.20	0.00	\$0.00	1.00	93.37	\$4,362.25	1.00	\$2,000.00	46.00	\$1,610.00	0.00	\$0.00	\$10,258.45
070932203080	10 ROSEWOOD CIR MADISON, WI 53711	10 Rosewood Cir	30.10	Rosewood Cir	---	---	No	0.00	\$0.00	220.00	\$1,093.40	0.00	\$0.00	1.00	30.10	\$1,406.27	2.00	\$4,000.00	82.00	\$2,870.00	0.00	\$0.00	\$9,369.67
070932203098	6 ROSEWOOD CIR MADISON, WI 53711-2723	6 Rosewood Cir	142.77	Rosewood Cir	---	---	No	240.00	\$321.60	290.00	\$1,441.30	0.00	\$0.00	1.00	142.77	\$6,670.21	1.00	\$2,000.00	17.00	\$595.00	0.00	\$0.00	\$11,028.11
070932203105	4 ROSEWOOD CIR MADISON, WI 53711	4 Rosewood Cir	90.00	Rosewood Cir	---	---	No	0.00	\$0.00	290.00	\$1,441.30	0.00	\$0.00	1.00	90.00	\$4,204.80	1.00	\$2,000.00	17.00	\$595.00	0.00	\$0.00	\$8,241.10
070932203113	2 ROSEWOOD CIR MADISON, WI 53711-2723	2 Rosewood Cir	161.31	Rosewood Cir	87.50	Pontiac Trl	Yes	0.00	\$0.00	420.00	\$2,087.40	0.00	\$0.00	0.50	248.81	\$5,812.20	1.00	\$2,000.00	7.00	\$245.00	0.00	\$0.00	\$10,144.60
070932203121	925 PONTIAC TRL MADISON, WI 53711	925 Pontiac Trl	95.06	Pontiac Trl	---	---	No	420.00	\$562.80	410.00	\$2,037.70	0.00	\$0.00	1.00	95.06	\$4,441.20	1.00	\$2,000.00	51.00	\$1,785.00	0.00	\$0.00	\$10,826.70
070932203139	929 PONTIAC TRL MADISON, WI 53711-2753	929 Pontiac Trl	100.06	Pontiac Trl	---	---	No	0.00	\$0.00	270.00	\$1,341.90	0.00	\$0.00	1.00	100.06	\$4,674.80	1.00	\$2,000.00	37.00	\$1,295.00	0.00	\$0.00	\$9,311.70
070932203147	933 PONTIAC TRL MADISON, WI 53711	933 Pontiac Trl	125.07	Pontiac Trl	---	---	No	485.00	\$649.90	420.00	\$2,087.40	0.00	\$0.00	1.00	125.07	\$5,843.27	2.00	\$4,000.00	46.00	\$1,610.00	0.00	\$0.00	\$14,190.57
070932203155	937 PONTIAC TRL MADISON, WI 53711	937 Pontiac Trl	74.60	Pontiac Trl	---	---	No	280.00	\$375.20	190.00	\$944.30	0.00	\$0.00	1.00	74.60	\$3,485.31	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$7,854.81
070932203163	941 PONTIAC TRL MADISON, WI 53711	941 Pontiac Trl	82.20	Pontiac Trl	---	---	No	0.00	\$0.00	110.00	\$546.70	0.00	\$0.00	1.00	82.20	\$3,840.38	1.00	\$2,000.00	35.00	\$1,225.00	0.00	\$0.00	\$7,612.08
070932203171	945 PONTIAC TRL MADISON, WI 53711-2753	945 Pontiac Trl	74.40	Pontiac Trl	---	---	No	0.00	\$0.00	140.00	\$695.80	0.00	\$0.00	1.00	74.40	\$3,475.97	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$7,081.77
070932203189	949 PONTIAC TRL MADISON, WI 53711-2753	949 Pontiac Trl	79.80	Pontiac Trl	---	---	No	0.00	\$0.00	410.00	\$2,037.70	0.00	\$0.00	1.00	79.80	\$3,728.26	2.00	\$4,000.00	40.00	\$1,400.00	0.00	\$0.00	\$11,165.96
070932203197	4610 WINDIGO TRL MADISON, WI 53711-2731	4610 Windigo Trl	147.00	Windigo Trl	68.60	Pontiac Trl	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	68.60	\$1,602.50	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$4,652.50
070932203311	943 PONTIAC TRL MADISON, WI 53711	943 Pontiac Trl	30.03	Pontiac Trl	---	---	No	0.00	\$0.00	120.00	\$596.40	0.00	\$0.00	1.00	30.03	\$1,403.00	2.00	\$4,000.00	51.00	\$1,785.00	1.00	\$3,000.00	\$10,784.40
070932204070	4613 WINDIGO TRL MADISON, WI 53711-2730	4613 Windigo Trl	95.00	Windigo Trl	128.30	Pontiac Trl	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	128.30	\$2,997.09	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$6,047.09
070932204088	4614 ONAWAY PASS MADISON, WI 53711	4614 Onaway Pass	94.00	Onaway Pass	128.30	Pontiac Trl	Yes	390.00	\$522.60	360.00	\$1,789.20	0.00	\$0.00	0.50	128.30	\$2,997.09	2.00	\$4,000.00	40.00	\$1,400.00	0.00	\$0.00	\$10,708.89
070932205101	1101 PONTIAC TRL MADISON, WI 53711	1101 Pontiac Trl	119.75	Pontiac Trl	69.75	Onaway Pass	Yes	0.00	\$0.00	170.00	\$844.90	0.00	\$0.00	0.50	119.75	\$2,797.36	1.00	\$2,000.00	27.00	\$945.00	0.00	\$0.00	\$6,587.26
070932205119	1109 PONTIAC TRL MADISON, WI 53711	1109 Pontiac Trl	74.48	Pontiac Trl	---	---	No	0.00	\$0.00	280.00	\$1,391.60	0.00	\$0.00	1.00	74.48	\$3,479.71	1.00	\$2,000.00	29.00	\$1,015.00	0.00	\$0.00	\$7,886.31
070932205127	1113 PONTIAC TRL MADISON, WI 53711	1113 Pontiac Trl	73.50	Pontiac Trl	---	---	No	510.00	\$683.40	570.00	\$2,832.90	0.00	\$0.00	1.00	73.50	\$3,433.92	1.00	\$2,000.00	32.00	\$1,120.00	0.00	\$0.00	\$10,070.22
070932205135	1201 PONTIAC TRL MADISON, WI 53711	1201 Pontiac Trl	73.50	Pontiac Trl	---	---	No	320.00	\$428.80	320.00	\$1,590.40	0.00	\$0.00	1.00	73.50	\$3,433.92	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$8,503.12

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date:
Project ID: 13171
Project Name: Pontiac Trail, Boston Court, Rosewood Circle, and Nokomis Court Assessment District - 2025
Project Description: Pontiac Trail from Hammersley Road to Mohican Pass, Boston Court, Rosewood Circle, and Nokomis Court
*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.

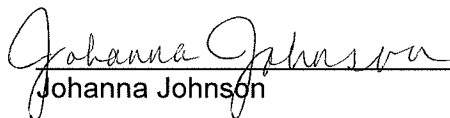
								Street Reconstruction Items							Sanitary Sewer Items				Storm Sewer Item		Total Assessment		
								Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Concrete Terrace Walk Assessment @		10' Pavement Reconstruction Assessment @			Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @			Private Storm Sewer Connection Assessment @	
Parcel Information			Frontage					\$1.34	per SF	\$4.97	per SF	\$4.37	per SF	\$46.72 per LF		\$2,000.00	per Each	\$35.00	per LF	\$3,000.00		per Each	
Parcel No./ Zoning	Mailing Address	Situs Address/ Parcel Location	LF	Frontage Streets	LF	Frontage Streets	Multiple Frontage	SF Cost	SF Cost	SF Cost	SF Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each	Cost			
070932205143	1205 PONTIAC TRL MADISON, WI 53711	1205 Pontiac Trl	73.50	Pontiac Trl	---	---	No	0.00	\$0.00	280.00	\$1,391.60	0.00	\$0.00	1.00	73.50	\$3,433.92	1.00	\$2,000.00	31.00	\$1,085.00	0.00	\$0.00	\$7,910.52
070932205151	1209 PONTIAC TRL MADISON, WI 53711-2721	1207 Pontiac Trl	73.50	Pontiac Trl	---	---	No	0.00	\$0.00	460.00	\$2,286.20	0.00	\$0.00	1.00	73.50	\$3,433.92	2.00	\$4,000.00	44.00	\$1,540.00	0.00	\$0.00	\$11,260.12
070932205169	3801 REGENT ST MADISON, WI 53705	4612 Hammersley Rd	240.00	Hammersley Rd	120.23	Pontiac Trl	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	120.23	\$2,808.57	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$5,858.57
TOTALS								8,314.00	\$11,140.76	14,740.00	\$73,257.80	100.00	\$437.00	---	5,972.52	\$224,933.91	73.00	\$148,000.00	2,041.00	\$71,435.00	1.00	\$3,000.00	\$532,204.47

AFFIDAVIT OF MAILING

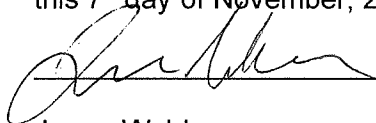
STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Johanna Johnson, being first duly sworn on oath, deposes and says that:

1. She is a Program Assistant with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 7th day of November, 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 **Pontiac Trail, Boston Court, Rosewood Circle, and Nokomis Court Assessment District – 2025** attached hereto.
2. She 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.


Johanna Johnson

Subscribed and sworn to before me
this 7th day of November, 2025



Jenna Webb
Notary Public, State of Wisconsin
My Commission expires: September 30, 2029

