

**North Pleasant View Assessment District - 2022**

**Project Engineer** Andrew Zwieg ph: 266-9219 email: azwieg@cityofmadison.com  
**Project Limits** Timber Wolf Trail to Greenway Boulevard  
**Alder:** 9 Conklin (see map on reverse)

Pleasant View Road	Existing	Proposed
Project Type: Street Reconstruction		
Last Surfaced	2000s (Crack Sealing)	Reconstruction
Pavement Rating	4	New Pavement
Curb Rating	None	New 6" C&G
Width	30'	Northbound: 33' Face to Face; Median: Varies 10'-21'; Southbound: 33' Face to Face
Surface Type	Asphalt	Asphalt

Sidewalk, Terraces, & Driveways	Existing	Proposed
Sidewalks	Pleasant View Road: N/A; Blackhawk Road & Greenway Boulevard: Sidewalk	Pleasant View Road: N/A; Blackhawk Road & Greenway Boulevard: Replace Sidewalk @ Roundabouts
Shared-Use Path	None	Pleasant View Road: 12' Path
Terraces	None	Varies 6.5'-35.5'
Driveways	Concrete or Asphalt	Concrete Aprons

Storm Sewer	Existing	Proposed
Work Required: Install new storm sewer along Pleasant View Road.		
Size	None	Pipes Sized at Low Points for the 100-Year Storm & Other Locations for the 10-Year
Material	None	Concrete
Year	None	2023

**Stormwater** Existing Proposed  
 Work Required: Swallowtail pond improvements (existing north of Timber Wolf Tail). Reconstructed to improve the storage capacity by removing ex. sediment material to provide additional water quality and quantity benefits, and providing access around the perimeter of the pond. The culvert crossing under Pleasant View Rd at the pond will also be reconstructed. The stormwater improvements are based off the Pheasant Branch Watershed study.

Sanitary Sewer	Existing	Proposed
Work Required: Rim adjustments throughout the corridor.		
Size	Varies 8"-18"	None
Material	PVC	None
Year	1990s & 2000s	None

Water Main	Existing	Proposed
Work Required: Hydrant and water service adjustments.		
Size	10"	None
Material	Ductile Iron	None
Year	1990s	None

Parking	Existing	Proposed
Pleasant View Road	None	None

Street Lighting	Existing	Proposed
Area Street Lighting	MG&E lighting @Intersections	New Street Lights in the Median & @Intersections
Pedestrian Lighting	None	None

**Land Purchases**  
 R/W and TLE acquisition in progress.

**Trees**  
 There are 21 tree removals within the Blackhawk Road and Greenway Boulevard right-of-way because of conflicts with new roundabouts with Pleasant View Road. Existing trees within the right-of-way along Pleasant View Road will be removed.

Assessment Policy	Existing	Proposed
Driveway Apron	Owner 20% / City 20% / Federal 60%	
Curb & Gutter Replacement*	Owner 20% / City 20% / Federal 60%	
Street without Curb (4' Pavement & Curb)*	Owner 40% / City 0% / Federal 60%	
Intersection Curb & Pavement	Owner 0% / City 40% / Federal 60%	
Sanitary Sewer Main	Owner 0% / City 100% / Federal 0%	
Water Main	Owner 0% / City 100% / Federal 0%	
Storm Sewer Main	Owner 0% / City 40% / Federal 60%	
Street Lighting	Owner 40% / City 0% / Federal 60%	
Assessments payable in one lump sum or over a period of 8 years, with 2% interest charged on unpaid balance		
*Curb & pavement assessed per linear ft. of frontage		

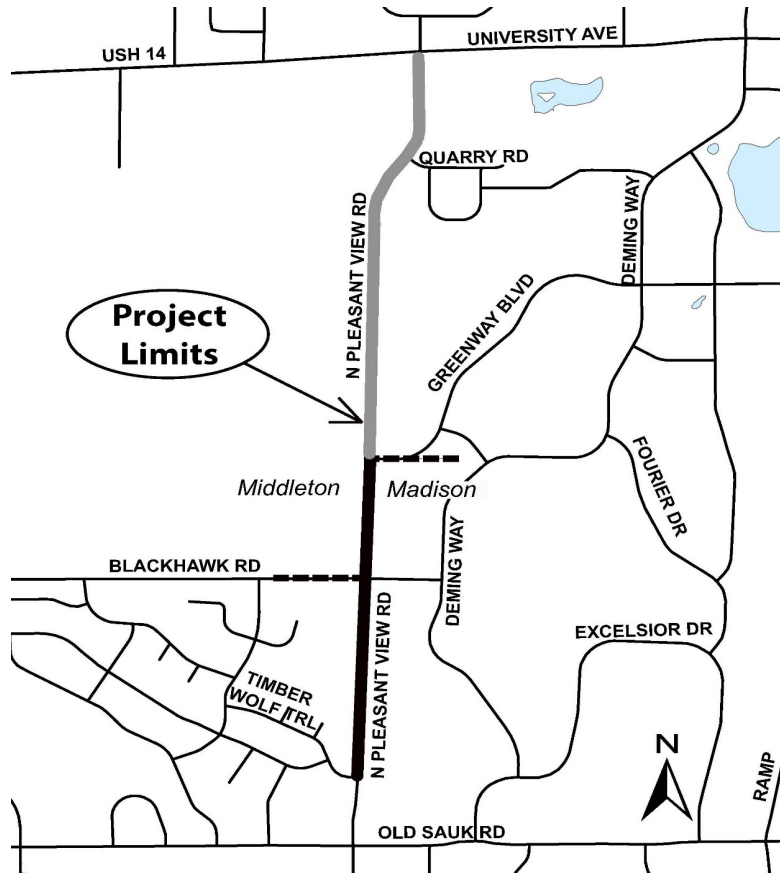
Schedule	Existing	Proposed
Advertise for bids	May 2022	
Anticipated Construction Start	July 2022	
Anticipated Construction End	November 2023	

Costs	Existing	Proposed
10284-402-170 Pleasant View Road – Street	\$1,908,829.00	
10284-402-172 Pleasant View Road – Path	\$33,500.00	
10284-402-174 Pleasant View Road – Street Storm	\$325,332.00	
12195-402-174 Pleasant View Road – Stormwater	\$2,073,850.00	
10284-83-173 Pleasant View Road – Sewer	\$79,650.00	
10284-86-179 Pleasant View Road – Water	\$30,000.00	
10284-402-176 Pleasant View Road – Signals	\$19,327.00	
10284-402-177 Pleasant View Road – Lighting	\$141,729.00	

Total State/Federal Cost:	\$11,203,631.00
City of Middleton Federal Funds Available (81.94%):	\$9,180,217.00
City of Middleton Cost:	\$14,743,744.00
City of Madison Federal Funds Available (18.06%):	\$2,023,414.00
City of Madison Assessable Cost:	\$160,423.59
City of Madison Cost:	\$4,451,793.41
Total Project Cost:	\$30,559,592.00

**Correspondence**

Public information meeting June 28, 2018 in-person City of Middleton; public mailing with project updates October 27, 2020; many phone calls/email correspondence/in-person meetings with residents to discuss concerns about project impacts, tree removals, cemetery impacts, and real estate impacts  
see Map below:



**Tree Removal Locations**

- 1002 N. Pleasant View Road (3 – Japanese Tree Lilac, 2 – Crabapple, 2 – Cockspur Hawthorn)
- 1212 Deming Way (8 – Elm)
- 1425 N. Pleasant View Road (1 – Littleleaf Linden, 1 – Norway Maple, 1 – Honeylocust)
- 1200 block of Greenway Boulevard median (1 – Honeylocust, 1 – Oak, 1 – Littleleaf Linden)