



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 Engineer 2**

John S. Fahrney, P.E.  
Janet Schmidt, P.E.

**Principal Engineer 1**

Mark D. Moder, 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»

February 9, 2024

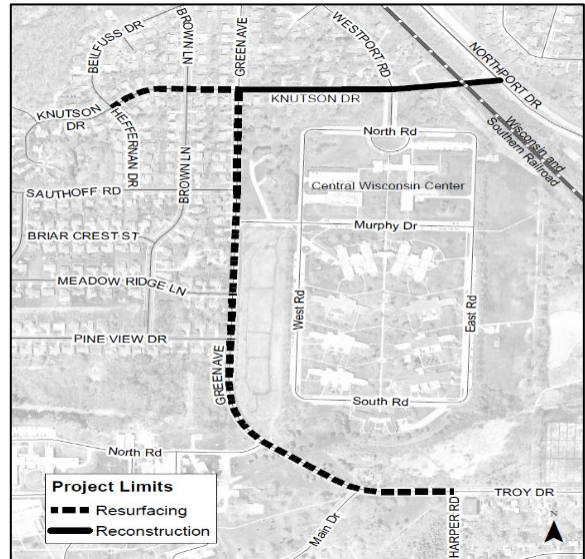
**To: Property Owners and Residents along Knutson Drive and Green Ave**

**Re: Proposed Street Reconstruction Project & Public Hearing**

The City of Madison is planning a reconstruction project on Knutson Drive (Green Avenue to Northport Drive), along with resurfacing on Knutson Drive (Heffernan Drive/Beilfuss Drive to Green Avenue) and Green Avenue (Harper Road to Knutson Drive). 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.

The City will propose a new street layout for Knutson Drive (Green Avenue to Northport Drive) based on feedback City received from residents and the Transportation Commission, see fact sheet for more information.

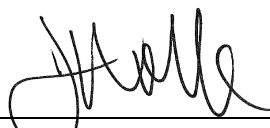
This project will involve special assessments to the owners of property adjacent to the project. The property owners will be assessed for various items included with this proposed project, and the costs of some of those items are assessed entirely to the owner. A table detailing the City's standard assessment 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 website: <https://www.cityofmadison.com/KnutsonDrive>, a hard copy can be mailed to you upon request. The frontage and lot areas of each property to be assessed are listed on the full schedule. After work is complete, a final assessment cost will be calculated based 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 5% 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 Andrew Zwieg Project Manager, (608) 266-9219, [azwieg@cityofmadison.com](mailto:azwieg@cityofmadison.com). This includes requests relating to the Public Hearing and operations of construction.

Sincerely,

  
James M. Wolfe, P.E.  
City Engineer

**Project Name: Knutson Drive and Green Avenue Assessment District – 2024**

**Project Limits: Knutson Dr: Heffernan Dr to Northport Dr, Green Ave: Harper Rd to Knutson Dr**

**Project ID: 13812**

Owner:

«OwnerLine1»

«OwnerLine2»

Parcel(s) being assessed:

Parcel Number: «Parcel\_No»

Parcel Location: «Situs\_Address»

Driveway Items			
Remove Concrete Driveway Apron	Replace Concrete Driveway Apron	Replace Asphalt Driveway	<b>Subtotal</b>
«Cost1»	«Cost2»	«Cost3»	«SubT1»

Pavement Reconstruction and Resurfacing Items		
10' Pavement Reconstruction	10' Pavement Rsurfacing	<b>Subtotal</b>
«Cost4»	«Cost5»	«SubT2»

Storm Sewer Construction Items	
Private Storm Sewer Connection	<b>Subtotal</b>
«Cost6»	«SubT3»

Driveway Items Subtotal	Pavement Items Subtotal	Storm Sewer Items Subtotal	Total
«SubT1»	«SubT2»	«SubT3»	«Total»

The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/KnutsonDrive>; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.

JMW:ajz

cc by email:

Charles Myadze, District 18 Alder  
Janet Schmidt, City Engineering  
Thomas Mohr, Traffic Engineering  
Lorissa Banuelos, Common Council  
Brad Hofmann, City Forestry  
Bill Sullivan, Fire Department

Keith Behrend, [Keith.Behrend@strand.com](mailto:Keith.Behrend@strand.com)

Dana S Scheel [dsscheel@madison.k12.wi.us](mailto:dsscheel@madison.k12.wi.us)

John Bain [jdbain@madison.k12.wi.us](mailto:jdbain@madison.k12.wi.us)

Kenneth R Thomas [krthomas1@madison.k12.wi.us](mailto:krthomas1@madison.k12.wi.us)

Nashaly Gutierrez Vazquez, City Engineering  
Todd Chojnowski, City Engineering  
Alexandra Heinritz, Traffic Engineering  
Charles Romines, Streets Division  
Aaron Leair, City Forestry  
Dane County 911

Amanda J Nagel [ajnagel@madison.k12.wi.us](mailto:ajnagel@madison.k12.wi.us)

Jenni Lawler [jennil@badgerbus.com](mailto:jennil@badgerbus.com)

John Meier [johnm@badgerbus.com](mailto:johnm@badgerbus.com)

Vanessa Cruz [vacruz@madison.k12.wi.us](mailto:vacruz@madison.k12.wi.us)

Mark Moder, City Engineering  
Yang Tao, Traffic Engineering  
Adam Wiederhoeft, Water Utility  
Hannah Mohelnitzky, City Engineering  
Tim Sobota, Madison Metro Transit  
Jennifer Hannah, Police Department  
Cedric D Hodo [cdhodo@madison.k12.wi.us](mailto:cdhodo@madison.k12.wi.us)



Department of Public Works  
**Engineering Division**

**PROJECT CONTACTS**

» **Project Manager: Andrew Zwieg**  
(608) 266-9219, [azwie@cityofmadison.com](mailto:azwie@cityofmadison.com)

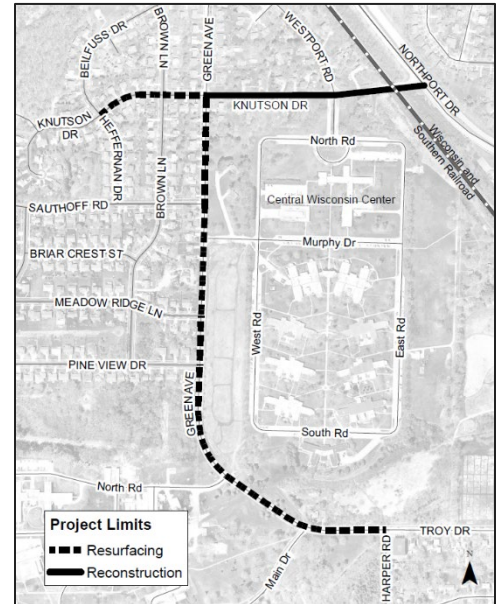
**Fact and Details Sheet:**  
**PROPOSED GREEN AVENUE RESURFACING & KNUTSON DRIVE  
RECONSTRUCTION**

**Project Details – Proposed Work**

**Sanitary Sewer:** The City will not replace the sanitary sewer and laterals along Green Avenue and Knutson Drive. The existing main was installed in the 1980s. The existing manholes will be adjusted to match the new elevations of the street.

**Water Main:** The City will not replace the water main and services along Green Avenue and Knutson Drive. The existing main was installed in the 1960s. The City will replace the water main attached to the underside of the Knutson Drive bridge. The existing valves will be adjusted to match the new elevations of the street. The existing hydrants along Knutson Drive (Green Avenue to Northport Drive) will be adjusted to accommodate the new street.

**Storm Sewer:** The City will install storm sewer along Knutson Drive from Heffernan Drive to approximately 250 feet east of Green Avenue for controlling and collecting surface water runoff along the street. The City will also install a Bioretention area in the terrace on Knutson Drive east of Green Avenue to treat stormwater before it enters the storm sewer. The bioretention area is required by the Wisconsin Department of Natural Resources for rural (no curb, but with defined ditches) to urban (w/curb) street changes. The area will be maintained by the City and will capture sediment and pollutants coming from the street.



**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 Phil Gaebler of City Engineering at (608) 266-4059, [PGaebler@cityofmadison.com](mailto:PGaebler@cityofmadison.com). More information on the terrace rain garden program is available at [www.cityofmadison.com/engineering/stormwater/raingardens/terraceraingardens.cfm](http://www.cityofmadison.com/engineering/stormwater/raingardens/terraceraingardens.cfm)

**Street – Reconstruction Project:** The City is planning to reconstruct Knutson Drive (Green Avenue to Northport Drive). The work includes a new street design with curb and gutter, sidewalk, and driveway aprons. The asphalt pavement and gravel base will be replaced (*10 ft. pavement and driveway aprons are assessable*).

The geometric options below were presented to the public and the Transportation Commission and option 1A was preferred. The feedback after the public meeting was to reduce the lane width to 10 ft. and remove the parking pocket on the north side of the street. The design team will present the options to the Board of Public Works and inform the Board of the preferred option by the residents and the Transportation Commission. City Engineering will recommend option 1A be the preferred choice for the proposed geometrics, with the reduced lane width and parking changes.

Option 1A proposes a width from Green Avenue to Northport Drive of 21 ft. (11 ft. on the eastbound and 10 ft. on the westbound) from face of curb to face of curb with two parking pockets. The 11-foot eastbound lane was not reduced to 10 ft. to accommodate the future Bus Rapid Transit route. The first parking pocket is west of Westport Road on the south side of the street accommodating about 4 spaces. The second parking pocket is east of Westport Road on the south of the street accommodating about 5 spaces. This is the recommended design option.

Option 1B proposes a width from Green Avenue to Westport Drive of 21 ft. (11 ft. on the eastbound and 10 ft. on the westbound) (same as option 1A) and a width for Westport Drive to Northport Drive of 36 ft. (2-11 ft. vehicle lanes and 2-7ft. bicycle lanes) from face of curb to face of curb. Similar as option 1A, there will be a parking pocket west of Westport Road on the south side of the street accommodating 4 spaces.

Option 2A proposes a width from Green Avenue to Northport Drive of 38 ft. (2-11 ft. vehicles lanes and 2-8 ft. parking lanes) from face of curb to face of curb with parking on both sides of the street.

Option 2B proposes a width for Green Avenue to Westport Drive of 38 ft. (2-11 ft. vehicles lanes and 2-8 ft. parking lanes) and a width for Westport Drive to Northport Drive of 36 ft. (2-11 ft. vehicle lanes and 2-7 ft. bicycle lanes) from face of curb to face of curb with parking on both sides of the street located west of Westport Road.

**Street – Resurfacing Project:** The City is planning to resurface Knutson Drive (Heffernan Drive/Beilfuss Drive to Green Avenue). The work includes removing and replacing a portion of asphalt pavement depth across the entire street (*10 ft. pavement assessable*) and portions of the curb and gutter. The street width and sidewalk will remain as existing.

The City is planning to also resurface Green Avenue (Harper Road to Knutson Drive). The work includes partially removing and replacing 2-inches of asphalt pavement (*10 ft. pavement assessable*). The street width, curb and gutter, and sidewalk will remain as existing.

**Bridge:** The City will replace the concrete slabs approaching the bridge, paint the steel girders underneath the bridge, and widen the sidewalk from 4 ft. to 7 ft.

**Driveway Aprons – Reconstruction Project:** Driveway aprons reconstructed with the project will be replaced with concrete between the curb and gutter and sidewalk. Driveway widths will be replaced per the City of Madison standard detail (*driveway aprons assessable*). Any driveway removal behind the proposed sidewalk will be replaced with concrete or asphalt depending on the existing material.

**Driveway Aprons – Resurfacing Project:** There may be driveway apron replacements on Knutson Drive (Heffernan Drive to Green Avenue) if the construction of the storm sewer impacts an adjacent apron. Any aprons replaced will match existing. There will be no driveway apron work on Green Avenue.

**Metro Transit Operations:** The existing bus route (Route B) is northbound on Green Avenue, right on Murphy Drive into the Central Wisconsin Center and exiting on Marion Boulevard, then a right onto Knutson Drive and a right on Northport Drive. After the project is complete, Route B is planned to be modified to remain northbound on Green Avenue, right on Knutson Drive, and a right on Northport Drive, no longer going into the Central Wisconsin Center.

**Metro Transit Facilities:** A new concrete bus boarding and shelter pad will be installed in the terrace (area between curb and sidewalk) along 317 Knutson Drive to make this new bus stop accessible to people with disabilities. The terrace will be graded for a potential bus boarding and shelter pad along 306 Knutson Drive; however, concrete will not be installed with this project. That area would remain grass until Metro Transit determines an operational need for the concrete pad in the future. The bus stop and concrete bus pad in the southwest corner of the Knutson Drive/Northport Drive intersection will be removed, and the two bus stops on the Central Wisconsin Center campus will be eliminated.

**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 2025 to adjacent property owners. The bill is calculated based on measured quantities for driveway aprons removed and replaced during construction. The unit prices for driveway aprons and pavement are based on 2024 street improvement rates and will carry over from the preliminary assessment. The private storm sewer connections will also 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 5 percent 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

Item	Property Owner Share	City Share
10' Pavement Replacement*	100%	0%
10' Pavement Resurfacing*	100%	0%
Driveway Apron Replacement	50%	50%
New/Replacement Sidewalk	0%	100%
New/Replacement Curb & Gutter	0%	100%
Intersection Curb & Pavement	0%	100%
Storm Sewer Main	0%	100%
Private Storm Connections (if any)	100%	0%
*Pavement assessed per linear ft. of frontage		

root zone. There are 3 trees ((209 Knutson Drive 1-Hackberry), (213 Knutson Drive 1-Norway Maple), (221 Knutson Drive 1-Norway Maple)) at a high risk of removal during construction because of potential conflicts with constructability of the new street infrastructure. 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.

**Real Estate:** The City Real Estate team will be reaching out to some property owners within the reconstruction portion to acquire a 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. The TLE will 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 vacated after the project is complete.

**Project Website:** Please visit the project website for the latest information and to fill-out a second questionnaire. Sign-up for project email updates on the website. [www.cityofmadison.com/engineering/projects/knutson-drive-reconstruction](http://www.cityofmadison.com/engineering/projects/knutson-drive-reconstruction)

## **Construction Schedule & Impacts**

**Tentative Schedule:** This project is scheduled to be bid in spring of 2024, and construction is expected to begin around August of 2024. Due to the amount of work necessary, the contractor will have the option to complete the project by November of 2024 or late spring of 2025, depending on the availability of crews. Construction is expected to take around 4-7 months depending on what the contractor decides. If work is split between 2024 & 2025, the Contractor will need to complete a portion of the work and restore the area to be suitable for winter maintenance by the end of the 2024 construction season. More information will be provided once the project design is complete.

**Traffic Impacts:** Knutson Drive and Green Avenue will be closed to through traffic within the project limits but will be open to local traffic (residents). Per City's standard specs, residential driveways may be closed for a cumulative of 20 days during the project when driveways 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, Westport Road, Green Avenue (north of Knutson Drive), Brown Lane, Heffernan Drive, and Beilfuss Drive. The contractor will notify impacted residents prior to the driveway access being closed for an extended period, but there will likely be several short-duration closures during utility work and asphalt paving that may not have much advance notice. During these 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. While unlikely, emergency shut offs are possible if the existing main is damaged during construction. Affected properties are notified as soon as possible.

**Refuse Collection & Mail Delivery:** It will be the contractor's responsibility to allow for refuse collection 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. While the streets are closed for construction, mail delivery within the construction zone may not be possible. If necessary, temporary mailboxes will be set up outside the construction zone and coordinated with USPS for delivery. The location of any temporary mailboxes will be provided prior to construction.

**Landscaping – Reconstruction Project:** Existing landscaping plantings within the right-of-way will be impacted. If you wish to save any landscaping, it should be removed prior to the start of work in 2024. Stone or brick pavers within the terrace you wish to save should be removed prior to construction & reinstalled by you after construction is complete. All shrubs will be removed.

**Landscaping – Resurfacing Project:** Existing landscaping plantings within the terrace (area between curb & sidewalk) may be impacted along the resurfacing portion of Knutson Drive for the installation of the storm sewer. Existing landscaping plantings within the terrace (area between curb & sidewalk) or right-of-way will not be impacted along the resurfacing portion of Green Avenue.

## **Supplemental Forestry Information**

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.



**NOTICE OF PUBLIC HEARING  
BEFORE THE BOARD OF PUBLIC WORKS  
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](mailto:boardofpublicworks@cityofmadison.com)) and;

That on **WEDNESDAY, FEBRUARY 21, 2024 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](mailto: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 five (5%) 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](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**

**WEST WASHINGTON AVENUE AND SOUTH HENRY STREET RESURFACING ASSESSMENT DISTRICT – 2024**

**RUTLEDGE ST RECONSTRUCTION ASSESSMENT DISTRICT – 2024**

**KNUTSON DRIVE AND GREEN AVENUE ASSESSMENT DISTRICT - 2024**

By Order of the Board of Public Works  
Madison, Wisconsin

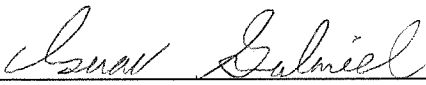
PUB: WSJ **February 9, 2024**

**AFFIDAVIT OF MAILING**

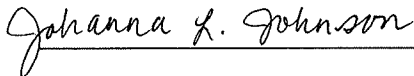
STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

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

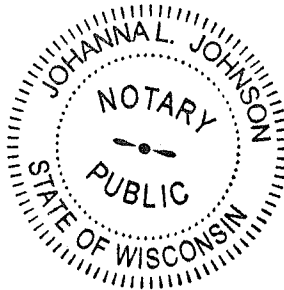
1.     He is an Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 9th day of February, 2024 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for their property for the project titled **KNUTSON DRIVE AND GREEN AVENUE ASSESSMENT DISTRICT – 2024** 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 9<sup>TH</sup> day of February, 2024

  
\_\_\_\_\_

Johanna L. Johnson  
Notary Public, State of Wisconsin  
My Commission expires: January 8, 2026





City of Madison Engineering Division - Preliminary Schedule of Assessments

Date:February 21, 2024

Project ID:13812

Project Name:Knutson Drive and Green Avenue Assessment District 2024

Project Description:Reconstruction: Knutson Dr from Green Ave to Northport Dr; Resurface: Knutson Dr from Heffernan/Beilfuss Dr to Green Ave, Green Ave form Harper Rd to Knutson Dr

\*A factor has been applied for sidewalk and curb and gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings

Parcel Information								Street Reconstruction Items										Storm Sewer Construction Item		Total Assessment		
								Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Asphalt Driveway Assessment @		10' Pavement Reconstruction Assessment @			10' Pavement Resurfacing Assessment @				Private Storm Sewer Connection Assessment @	
								\$1.51	per SF	\$4.56	per SF	\$17.31	per SY	\$44.52	per LF		\$11.85	per LF			\$3,000.00	per Each
								SF	Cost	SF	Cost	SY	Cost	Factor*	LF	Cost	Factor*	LF	Cost		Each	Cost
080926204085 SR-C1	WOJTKIEWICZ, SARA 4221 GREEN AVE MADISON, WI 53704	4221 Green Ave	150.00	Knutson Dr	93.50	Green Ave	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	150.00	\$3,339.00	0.50	93.50	\$553.99	0.00	\$0.00	\$3,892.99
080926204077 SR-C1	HANNAH, RICHARD M MARGARET E HANNAH 209 KNUTSON DR MADISON, WI 53704	209 Knutson Dr	82.60	Knutson Dr	---	---	No	0.00	\$0.00	500.00	\$2,277.50	0.00	\$0.00	1.00	82.60	\$3,677.35	1.00	0.00	\$0.00	0.00	\$0.00	\$5,954.85
080926204069 SR-C1	JACKSON, JAN W 213 KNUTSON DR MADISON, WI 53704-1131	213 Knutson Dr	70.00	Knutson Dr	---	---	No	0.00	\$0.00	500.00	\$2,277.50	33.33	\$576.83	1.00	70.00	\$3,116.40	1.00	0.00	\$0.00	0.00	\$0.00	\$5,970.73
080926204051 SR-C1	HALSTED, MORGAN SHANE & MICHELLE HALSTED 221 KNUTSON DR MADISON, WI 53704-1131	221 Knutson Dr	155.00	Knutson Dr	---	---	No	600.00	\$903.00	600.00	\$2,733.00	0.00	\$0.00	1.00	155.00	\$6,900.60	1.00	0.00	\$0.00	0.00	\$0.00	\$10,536.60
080926204043 SR-C1	MARKOVITCH, DAVID & MARY E PELZER 301 KNUTSON DR MADISON, WI 53704-1133	301 Knutson Dr	130.00	Knutson Dr	---	---	No	500.00	\$752.50	500.00	\$2,277.50	0.00	\$0.00	1.00	130.00	\$5,787.60	1.00	0.00	\$0.00	0.00	\$0.00	\$8,817.60
080926204035 SR-C1	STATE DEPT PUBLIC WELFARE 317 KNUTSON DR MADISON, WI 53704-1133	317 Knutson Dr Unit DRV	381.00	Knutson Dr	---	---	No	0.00	\$0.00	1,000.00	\$4,555.00	77.78	\$1,345.94	1.00	381.00	\$16,962.12	1.00	0.00	\$0.00	0.00	\$0.00	\$22,863.06
080926301021 CI	MENDOTA STATE HOSPITAL 301 TROY DR MADISON, WI 53704-1599	317 Knutson Dr	1,905.37	Green Ave	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	1.00	1,905.37	\$22,578.63	0.00	\$0.00	\$22,578.63
080926204027 SR-C1	DAVENPORT, JOHN & PEGGY 321 KNUTSON DR MADISON, WI 53704-1133	321 Knutson Dr	110.00	Knutson Dr	---	---	No	0.00	\$0.00	300.00	\$1,366.50	33.33	\$576.83	1.00	110.00	\$4,897.20	1.00	0.00	\$0.00	0.00	\$0.00	\$6,840.53
080926204019 SR-C1	STATE DEPT PUBLIC WELFARE 317 KNUTSON DR MADISON, WI 53704-1133	329 Knutson Dr	118.00	Knutson Dr	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	118.00	\$5,253.36	1.00	0.00	\$0.00	0.00	\$0.00	\$5,253.36
080926203011 SR-C1	Withheld pursuant to sec. 19.35(1)(am) Wis. Stats. 4301 GREEN AVE MADISON, WI 53704	4301 Green Ave	94.53	Knutson Dr	145.15	Green Ave	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	94.53	\$2,104.24	0.50	0.00	\$0.00	0.00	\$0.00	\$2,104.24
080926203219 SR-C1	ECKERT, JACK 1611 NORMAN WAY MADISON, WI 53705	206 Knutson Dr	91.36	Knutson Dr	---	---	No	700.00	\$1,053.50	700.00	\$3,188.50	0.00	\$0.00	1.00	91.36	\$4,067.35	1.00	0.00	\$0.00	0.00	\$0.00	\$8,309.35
080926203029 SR-C1	GARRETT, PAMELA S & JOAN E FULLER 214 KNUTSON DR MADISON, WI 53704-1132	214 Knutson Dr	160.00	Knutson Dr	---	---	No	700.00	\$1,053.50	700.00	\$3,188.50	33.33	\$576.83	1.00	160.00	\$7,123.20	1.00	0.00	\$0.00	0.00	\$0.00	\$11,942.03
080926203037 SR-C1	LEE, GARRETT LESLEY NUMBERS 218 KNUTSON DR MADISON, WI 53704-1132	218 Knutson Dr	65.30	Knutson Dr	---	---	No	300.00	\$451.50	300.00	\$1,366.50	33.33	\$576.83	1.00	65.30	\$2,907.16	1.00	0.00	\$0.00	0.00	\$0.00	\$5,301.99
080926203045 SR-C1	MOREL, DAVID S 220 KNUTSON DR MADISON, WI 53704	220 Knutson Dr	84.00	Knutson Dr	---	---	No	600.00	\$903.00	600.00	\$2,733.00	0.00	\$0.00	1.00	84.00	\$3,739.68	1.00	0.00	\$0.00	0.00	\$0.00	\$7,375.68
080926203053 SR-C1	LOVICK, TIMOTHY B & DEBORAH L LOVICK 302 KNUTSON DR MADISON, WI 53704-1170	302 Knutson Dr	68.00	Knutson Dr	---	---	No	300.00	\$451.50	300.00	\$1,366.50	33.33	\$576.83	1.00	68.00	\$3,027.36	1.00	0.00	\$0.00	0.00	\$0.00	\$5,422.19
080926203996 SR-C1	NAJDOWSKI, CRAIG A CHRISTINE M NAJDOWSKI 306 KNUTSON DR MADISON, WI 53704	306 Knutson Dr	144.16	Westport Rd	196.19	Knutson Dr	Yes	300.00	\$451.50	300.00	\$1,366.50	33.33	\$576.83	0.50	196.19	\$4,367.19	0.50	0.00	\$0.00	0.00	\$0.00	\$6,762.02
080926200992 SR-C1	O'KANE, JERRY A 4305 WESTPORT RD MADISON, WI 53704-1152	4305 Westport Rd	310.56	Knutson Dr	65.00	Westport Rd	Yes	500.00	\$752.50	500.00	\$2,277.50	33.33	\$576.83	0.50	310.56	\$6,913.07	0.50	0.00	\$0.00	0.00	\$0.00	\$10,519.90
080926303019 SR-C1	DOROW, JOHN J & BETTY L 101 KNUTSON DR MADISON, WI 53704-1126	101 Knutson Dr	121.71	Heffernan Dr	100.89	Knutson Dr	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	0.00	\$0.00	0.50	100.89	\$597.77	0.00	\$0.00	\$597.77

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date:February 21, 2024

Project ID:13812

Project Name:Knutson Drive and Green Avenue Assessment District 2024

Project Description:Reconstruction: Knutson Dr from Green Ave to Northport Dr; Resurface: Knutson Dr from Heffernan/Beilfuss Dr to Green Ave, Green Ave form Harper Rd to Knutson Dr

\*A factor has been applied for sidewalk and curb and gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings

Parcel Information								Street Reconstruction Items										Storm Sewer Construction Item		Total Assessment		
								Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Asphalt Driveway Assessment @		10' Pavement Reconstruction Assessment @			10' Pavement Resurfacing Assessment @				Private Storm Sewer Connection Assessment @	
								\$1.51	per SF	\$4.56	per SF	\$17.31	per SY	\$44.52	per LF		\$11.85	per LF			\$3,000.00	per Each
								SF	Cost	SF	Cost	SY	Cost	Factor*	LF	Cost	Factor*	LF	Cost		Each	Cost
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Lf	Frontage Street	LF	Frontage Street	Multiple Frontage															
080926303027 SR-C1	ALEGRIA, KENNETH E SHARON L ALEGRIA 109 KNUTSON DR MADISON, WI 53704	109 Knutson Dr	96.62	Knutson Dr	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	1.00	96.62	\$1,144.95	0.00	\$0.00	\$1,144.95
080926303035 SR-C1	CURRIER, TRAVIS W & ANGELA T CURRIER 113 KNUTSON DR MADISON, WI 53704	113 Knutson Dr	94.18	Knutson Dr	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	1.00	94.18	\$1,116.03	0.00	\$0.00	\$1,116.03
080926303043 SR-C1	JOHNSON, HEATHER L RYAN D JOHNSON 117 KNUTSON DR MADISON, WI 53704	117 Knutson Dr	115.00	Brown Ln	80.00	Knutson Dr	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	0.00	\$0.00	0.50	80.00	\$474.00	0.00	\$0.00	\$474.00
080926302011 SR-C1	RENZELMANN, BRIAN J  121 KNUTSON DR MADISON, WI 53704-1126	121 Knutson Dr	115.00	Brown Ln	75.00	Knutson Dr	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	0.00	\$0.00	0.50	75.00	\$444.38	0.00	\$0.00	\$444.38
080926302029 SR-C1	CONSTANS, PATRICIA LYNN  125 KNUTSON DR MADISON, WI 53704	125 Knutson Dr	75.00	Knutson Dr	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	1.00	75.00	\$888.75	0.00	\$0.00	\$888.75
080926302037 SR-C1	LEE, ALEX  129 KNUTSON DR MADISON, WI 53704-1126	129 Knutson Dr	115.00	Green Ave	75.00	Knutson Dr	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	0.00	\$0.00	0.50	190.00	\$1,125.75	0.00	\$0.00	\$1,125.75
080926206172 SR-C1	SOULE, PATRICK & SUSAN  102 KNUTSON DR MADISON, WI 53704-1126	102 Knutson Dr	128.72	Beilfuss Dr	79.60	Knutson Dr	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	0.00	\$0.00	0.50	79.60	\$471.63	0.00	\$0.00	\$471.63
080926206180 SR-C1	ZAPATA, BRYAN J MICAYLA L ZAPATA 106 KNUTSON DR MADISON, WI 53704-1126	106 Knutson Dr	78.74	Knutson Dr	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	1.00	78.74	\$933.07	0.00	\$0.00	\$933.07
080926206198 SR-C1	WALRATH, BETTY A  110 KNUTSON DR MADISON, WI 53704-1126	110 Knutson Dr	72.05	Knutson Dr	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	1.00	72.05	\$853.79	0.00	\$0.00	\$853.79
080926206205 SR-C1	SHARP, DAVID C & JULIE T HIEBING 114 KNUTSON DR MADISON, WI 53704-1126	114 Knutson Dr	65.00	Knutson Dr	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	1.00	65.00	\$770.25	0.00	\$0.00	\$770.25
080926206015 SR-C1	NELSON, PAUL S  4302 BROWN LN MADISON, WI 53704-1126	4302 Brown Ln	120.05	Knutson Dr	75.00	Brown Ln	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	0.00	\$0.00	0.50	120.05	\$711.30	0.00	\$0.00	\$711.30
080926205158 SR-C1	GALINDO, DIANA E & NOE XELHUA 4301 BROWN LN MADISON, WI 53704	4301 Brown Ln	110.00	Knutson Dr	73.50	Brown Ln	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	0.00	\$0.00	0.50	110.00	\$651.75	0.00	\$0.00	\$651.75
080926205017 SR-C1	GARDNER, JAMES D & DONDA L GARDNER 4302 GREEN AVE MADISON, WI 53704-1126	4302 Green Ave	115.00	Knutson Dr	73.50	Green Ave	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	0.00	\$0.00	0.50	115.00	\$681.38	0.00	\$0.00	\$681.38
080935200983 CI	MENDOTA STATE HOSPITAL  301 TROY DR MADISON, WI 53704-1599	301 Troy Dr	553.00	Green Ave	---	Harper Rd	Yes, Commerical	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	1.00	553.00	\$6,553.05	0.00	\$0.00	\$6,553.05
080926300974 CI	STATE OF WISCONSIN MENDOTA STATE HOSPITAL 301 TROY DR MADISON, WI 53704-1599	4012 Green Ave	1,254.00	Green Ave	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	1.00	1,254.00	\$14,859.90	0.00	\$0.00	\$14,859.90
080926311153 SR-C1	PETERSON, TODD J DENA M SEDLMAYR 3914 GREEN AVE MADISON, WI 53704	3914 Green Ave	103.32	Pine View Dr	129.61	Green Ave	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	0.00	\$0.00	0.50	129.61	\$767.94	0.00	\$0.00	\$767.94
080926310056 SR-C1	KIPPLEY, MARLENE A  154 PINE VIEW DR MADISON, WI 53704	154 Pine View Dr	130.78	Green Ave	100.05	Pine View Dr	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	0.00	\$0.00	0.50	130.78	\$774.87	0.00	\$0.00	\$774.87
080926310048 SR-C1	Withheld pursuant to sec. 19.35(1)(am) Wis. Stats. 153 MEADOW RIDGE LN MADISON, WI 53704	153 Meadow Ridge Ln	134.85	Green Ave	99.54	Meadow Ridge Ln	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	0.00	\$0.00	0.50	134.85	\$798.99	0.00	\$0.00	\$798.99

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: February 21, 2024  
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								Street Reconstruction Items										Storm Sewer Construction Item				
Parcel Information			Frontage					Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Asphalt Driveway Assessment @		10' Pavement Reconstruction Assessment @			10' Pavement Resurfacing Assessment @			Private Storm Sewer Connection Assessment @		Total Assessment
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Lf	Frontage Street	LF	Frontage Street	Multiple Frontage	\$1.51	per SF	\$4.56	per SF	\$17.31	per SY	\$44.52 per LF			\$11.85 per LF			\$3,000.00	per Each	
								SF	Cost	SF	Cost	SY	Cost	Factor*	LF	Cost	Factor*	LF	Cost	Each	Cost	
080926308019 SR-C1	SLUPSKI, MICHAEL VICTOR BARBARA ANN GRAJEWSKI 154 MEADOW RIDGE LN MADISON, WI 53704	154 Meadow Ridge Ln	136.30	Green Ave	100.39	Meadow Ridge Ln	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	0.00	\$0.00	0.50	136.30	\$807.58	0.00	\$0.00	\$807.58
080926300940 SR-C1	PETRANEK, MICHAEL SCOTT  4102 GREEN AVE MADISON, WI 53704	4102 Green Ave	169.14	Green Ave	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	1.00	169.14	\$2,004.31	0.00	\$0.00	\$2,004.31
080926308168 SR-C1	TAFT STREET LLC  1807 STEVEN CT SUN PRAIRIE, WI 53590	4110 Green Ave	74.00	Green Ave	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	1.00	74.00	\$876.90	0.00	\$0.00	\$876.90
080926308150 SR-C1	MANOS, ADAM N  4114 GREEN AVE MADISON, WI 53704	4114 Green Ave	74.00	Green Ave	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	1.00	74.00	\$876.90	0.00	\$0.00	\$876.90
080926308142 SR-C1	JOHNSON, GERALD A  4118 GREEN AVE MADISON, WI 53704-1120	4118 Green Ave	74.00	Green Ave	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	1.00	74.00	\$876.90	0.00	\$0.00	\$876.90
080926308134 SR-C1	RICHARDS, JONICA DOMINIC RICHARDS 4122 GREEN AVE MADISON, WI 53704	4122 Green Ave	73.00	Green Ave	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	1.00	73.00	\$865.05	0.00	\$0.00	\$865.05
080926308126 SR-C1	MILLER, MICHELE R KURT D MILLER 4126 GREEN AVE MADISON, WI 53704	4126 Green Ave	111.99	Sauthoff Rd	78.64	Green Ave	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	0.00	\$0.00	0.50	78.64	\$465.94	0.00	\$0.00	\$465.94
080926302102 SR-C3	QUINN, GEORGE K & PATRICIA A ARMSTRONG 4202 GREEN AVE MADISON, WI 53704-1124	4202 Green Ave	114.56	Sauthoff Rd	78.85	Green Ave	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	0.00	\$0.00	0.50	78.85	\$467.19	0.00	\$0.00	\$467.19
080926302095 SR-C3	REINER, KAREN A & NADINE E KUESTER 4206 GREEN AVE MADISON, WI 53704	4206 Green Ave	78.30	Green Ave	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	1.00	78.30	\$927.86	0.00	\$0.00	\$927.86
080926302087 SR-C3	TASHI, UNK & PASSANG LHAMU 4210 GREEN AVE MADISON, WI 53704-1124	4210 Green Ave	78.30	Green Ave	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	1.00	78.30	\$927.86	0.00	\$0.00	\$927.86
080926302079 SR-C3	KIEFFER, JAMES & LINDA  4214 GREEN AVE MADISON, WI 53704-1124	4214 Green Ave	78.30	Green Ave	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	1.00	78.30	\$927.86	0.00	\$0.00	\$927.86
080926302061 SR-C3	STINSON, LINDA  4218 GREEN AVE MADISON, WI 53704-1124	4218 Green Ave	78.30	Green Ave	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	1.00	78.30	\$927.86	0.00	\$0.00	\$927.86
080926302053 SR-C3	BILLINGS, CRAIG K  4222 GREEN AVE MADISON, WI 53704-1124	4222 Green Ave	78.29	Green Ave	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	1.00	78.29	\$927.74	0.00	\$0.00	\$927.74
080926302045 SR-C1	KUENZIE, KELLY  4226 GREEN AV MADISON, WI 53704-1124	4226 Green Ave	70.00	Green Ave	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	1.00	70.00	\$829.50	0.00	\$0.00	\$829.50
080926301013 SR-C1	BERGMAN, GARY & ANITA  302 TROY DR MADISON, WI 53704-1522	302 Troy Dr	279.88	Green Ave	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	1.00	279.88	\$3,316.58	0.00	\$0.00	\$3,316.58
080926204093 SR-C1	ALEXANDER, TIMOTHY L & COLETTE R WILLIAMS 4217 GREEN AVE MADISON, WI 53704-1123	4217 Green Ave	93.50	Green Ave	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	1.00	93.50	\$1,107.98	0.00	\$0.00	\$1,107.98
TOTALS								4,500.00	\$6,772.50	6,800.00	\$30,974.00	311.11	\$5,383.78	---	2,266.54	\$84,182.87	---	7,146.04	\$74,886.13	0.00	\$0.00	\$202,199.28