

Date: Wednesday, July 2, 2025
Proj. ID: 10284
Project Name: Pleasant View Road Assessment District - 2022
Project Limits: Timber Wolf Trail to Greenway Boulevard

NOTE 4: Final street light assessment costs went over the preliminary amount. The final street light assessment cost for 1002 N Pleasant View Rd is capped to maintain the total final assessment cost under the total preliminary assessment cost.

					Street Construction Items										Street Lighting Item**					TOTAL ASSM'T		
Parcel No. / Zoning No.	Owner's Name / Mailing Address	Situs Address / Parcel Location	Frontage LF	Lot Area	Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Asphalt Driveway Apron Assessment @		Remove & Replace Curb & Gutter Assessment @			Install Street Improvements, 4' Pavement & Curb Assessment @			Install Street Lighting Assessment @					
					\$0.13 SF	per SF Cost	\$0.84 SF	per SF Cost	\$0.34 SF	per SF Cost	\$3.70 Factor*	LF	per LF Cost	\$21.72 Factor*	per LF LF	\$0.05 SF	per SF Cost					
																		Factor	\$20.32 LF		per LF Cost	by Area @
0708-153-0801-4 SR-C1	MCCONNELL FAMILY TRUST DA 8802 TIMBER WOLF TRAIL MADISON WI	8802 Timber Wolf Trl N Pleasant View Rd	120.00 116.32	13,278.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.5	0.00	\$0.00	0.5	116.32	\$1,263.00	1	0.00	\$0.00	0.00	\$0.00	\$1,263.00
0708-153-9450-4 SRF-08	HOWVIEW LLC 4884 PINE CONE CIR MIDDLETON WI	4073 N Pleasant View Rd TOWN OF MIDDLETON PARCEL SEE NOTE 1	145.96	21,303.00	1,903.50	\$251.26	1,686.60	\$1,416.74	214.00	\$73.62	1	0.00	\$0.00	1	145.96	\$3,169.57	1	145.96	\$1,482.91	21,303.00	\$532.58	\$6,926.67
0708-153-9000-8 SRF-08	ANDREA E. MACE 4081 N PLEASANT VIEW RD MIDDLETON WI	4081 N Pleasant View Rd TOWN OF MIDDLETON PARCEL SEE NOTE 1	151.40	22,923.00	0.00	\$0.00	216.10	\$181.52	578.00	\$198.83	1	0.00	\$0.00	1	151.40	\$3,287.88	1	151.40	\$1,538.26	22,923.00	\$573.08	\$5,779.57
0708-153-0816-3 SR-C1	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	1005 Swallowtail Dr Pleasant View Rd	104.19 224.87	228,420.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	0.00	\$0.00	1	224.87	\$4,883.28	1	0.00	\$0.00	0.00	\$0.00	\$4,883.28
0708-153-0817-1 SR-V2	BOULDER CREEK APTS LLC 1080 PLEASANT VIEW RD MIDDLETON WI	1002 N Pleasant View Rd Blackhawk Rd SEE NOTE 4	766.48 458.92	416,082.00	0.00	\$0.00	1,411.30	\$1,185.49	1,152.00	\$396.29	1	0.00	\$0.00	1	766.48	\$16,644.88	2	766.48	\$11,601.60	416,082.00	\$15,496.80	\$45,325.06
0708-153-0105-0 SEC	AX MADISON GREENWAY LLP PO BOX 7700 MADISON WI	726 Heartland Trl N Pleasant View Rd Old Sauk Rd	561.94 1,166.37 340.20	863,407.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	87.00	\$321.90	1	663.00	\$14,397.71	2	0.00	\$0.00	0.00	\$0.00	\$14,719.61
0708-153-0104-2 SEC	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	934 Deming Way N Pleasant View Rd	100.10 100.31	94,760.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	0.00	\$0.00	1	100.31	\$2,178.33	1	0.00	\$0.00	0.00	\$0.00	\$2,178.33
0708-153-0301-4 SEC	DEMING OAKS LLC PO BOX 46218 MADISON WI	1002 Deming Way Pleasant View Rd	506.88 573.48	398,545.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	0.00	\$0.00	1	573.48	\$12,453.69	2	0.00	\$0.00	0.00	\$0.00	\$12,453.69
0708-153-0305-6 CN	FIRST GERMAN LUTHERAN CHURCH, PLEASANT VIEW CEM 19 S OWEN DR MADISON WI	951 N Pleasant View Rd SEE NOTE 3	132.00	21,780.00	0.00	\$0.00	63.00	\$52.92	0.00	\$0.00	1	0.00	\$0.00	1	0.00	\$0.00	1	0.00	\$0.00	0.00	\$0.00	\$52.92
0708-153-0303-0 SEC	BLACKHAWK VIEW INVESTMENTS LLC PO BOX 44787 MADISON WI	1109 N Pleasant View Rd Blackhawk Rd	326.02 374.51	138,467.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	0.00	\$0.00	1	374.51	\$8,132.86	2	0.00	\$0.00	0.00	\$0.00	\$8,132.86
0708-153-0304-8 SEC	BLACKHAWK VIEW INVESTMENTS LLC PO BOX 44787 MADISON WI	1110 Deming Way Blackhawk Rd	300.00 453.49	120,570.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	0.00	\$0.00	1	0.00	\$0.00	2	0.00	\$0.00	0.00	\$0.00	\$0.00
0708-153-0402-0 SEC	AX MADISON GREENWAY LLP PO BOX 7700 MADISON WI	1212 Deming Way Pleasant View Rd Blackhawk Rd	567.95 600.17 576.59	344,122.00	224.10	\$29.58	241.20	\$202.61	0.00	\$0.00	1	0.00	\$0.00	1	600.17	\$13,033.29	2	0.00	\$0.00	0.00	\$0.00	\$13,265.48
0708-152-0101-0 SEC	JA DEMING WAY LLC 1715 LINNERUD DR # 620 SUN PRAIRIE WI	1224 Deming Way Pleasant View Rd SEE NOTE 2	260.68 278.00	176,046.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	0.00	\$0.00	1	0.00	\$0.00	2	0.00	\$0.00	0.00	\$0.00	\$0.00

City of Madison Engineering Division - Final Schedule of Assessments

Date: Wednesday, July 2, 2025
Proj. ID: 10284
Project Name: Pleasant View Road Assessment District - 2022
Project Limits: Timber Wolf Trail to Greenway Boulevard

*A factor has been applied for curb & gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.
**Street light assessment factor: 1.0 for single family residential; 1.5 for multi-family residential; and 2.0 for commercial. Total street lighting assessment is based on both the lot frontage and lot area. Street light assessment applied to properties with driveway access on Pleasant View Road.
NOTE 1: In accordance with the Final City of Madison and Town of Middleton Cooperative Plan Dated September 29, 2003, special assessments to Town of Middleton residents shall be deferred until the property is attached to the City of Madison and the special assessments shall be adjusted during the deferral period in accordance with the Engineering News Record Construction Cost Index or such equivalent index as may be available at the time. Upon attachment, the assessments shall be paid in six annual installments with interest at a rate of 2%.
NOTE 2: 1224 Deming Way has a note on the original CSM "No Vehicular Access". Install Street Improvements, 4' Pavement & Curb will not be assessed.
NOTE 3: 951 N Pleasant View Road is not benefited by the improvements, except for the driveway apron. The site is a historical cemetery dating back 165 years, with the last burial nearly 100 years ago. It is no longer an active cemetery and no longer accepts human remains. The parcel will not benefit by the public improvements being made here, other than the replacement of the driveway apron.
NOTE 4: Final street light assessment costs went over the preliminary amount. The final street light assessment cost for 1002 N Pleasant View Rd is capped to maintain the total final assessment cost under the total preliminary assessment cost.

					Street Construction Items										Street Lighting Item**					TOTAL ASSM'T				
Parcel No. / Zoning No.	Owner's Name / Mailing Address	Situs Address / Parcel Location	Frontage LF	Lot Area	Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Asphalt Driveway Apron Assessment @		Remove & Replace Curb & Gutter Assessment @			Install Street Improvements, 4' Pavement & Curb Assessment @			Install Street Lighting Assessment @							
					\$0.13	per SF	\$0.84	per SF	\$0.34	per SF	\$3.70	per LF	\$21.72	per LF	Factor	\$20.32	per LF	\$0.05	per SF					
					SF	Cost	SF	Cost	SF	Cost	Factor*	LF	Cost	Factor*	LF	Cost	Factor	LF	Cost		SF	Cost		
0708-152-0102-8 SEC	DEMING WAY PROPERTY GROUP LLC 1955 ATWOOD AVE MADISON WI	1425 N Pleasant View Rd Greenway Blvd	262.02 316.56	94,738.00	371.70	\$49.06	424.80	\$356.83	0.00	\$0.00	1	0.00	\$0.00	1	262.02	\$5,690.03	2	0.00	\$0.00	0.00	\$0.00	\$6,095.92		
					9,885.41	2,954,441.00	2,499.30	\$329.91	4,043.00	\$3,396.12	1,944.00	\$668.74	---	87.00	\$321.90	---	3,978.52	\$85,134.51	---	1,063.84	\$14,622.77	460,308.00	\$16,602.45	\$121,076.39