



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

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

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

**Deputy Division Manager**  
Kathleen M. Cryan

**Principal Architect**  
Amy Loewenstein Scanlon, AIA

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

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

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

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

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

April 2, 2025

**To: Property Owners along Buffalo Trail, Barron Court, and Green Lake pass**

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

The City of Madison is planning a 2025 construction project for Buffalo Trail (Green Lake Pass to N Eau Claire Avenue), Barron Court (South End to Buffalo Trail), and Green Lake Pass (Door Drive to Buffalo Trail). 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/engineering/projects/buffalo-trail-barron-court-green-lake-pass>, a hard copy can be mailed to you upon request. The frontages 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 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 Nick Jaeckels, Project Manager, (608) 261-9177, [njaeckels@cityofmadison.com](mailto:njaeckels@cityofmadison.com). This includes requests relating to the Public Hearing and operations of construction.

Sincerely,

James M. Wolfe, P.E., City Engineer

SEE BACK

**Project Name: Buffalo Trail, Barron Court, Green Lake Pass Assessment District – 2025**

**Project Limits: Buffalo Trail from Green Lake Pass to N Eau Claire Avenue, Barron Court from South end to Buffalo Trail, and Green Lake Pass from Door Drive to Buffalo Trail**

**Project ID: 15123**

Owner:

«OwnerLine1»

«OwnerLine2»

Parcel(s) being assessed:

Parcel Number: «Parcel\_No»

Parcel Location: «Situs\_Address»

| Street Reconstruction Items                   |                                 |                             |                 |
|---|---------------------------------|-----------------------------|-----------------|
| Remove Concrete Driveway Apron & Terrace Walk | Replace Concrete Driveway Apron | 10' Pavement Reconstruction | <b>Subtotal</b> |
| «Cost1»                                       | «Cost2»                         | «Cost4»                     | «SubT1»         |

| Sanitary and Storm Sewer Items |                                   |                                |                 |
|--------------------------------|-----------------------------------|--------------------------------|-----------------|
| Sanitary Sewer Reconnect       | Remove & Replace Sanitary Lateral | Private Storm Sewer Connection | <b>Subtotal</b> |
| «Cost5»                        | «Cost6»                           | «Cost7»                        | «SubT2»         |

| <b>Subtotal</b> | <b>Subtotal</b> | <b>Total</b> |
|-----------------|-----------------|--------------|
| «SubT1»         | «SubT2»         | «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/buffalo-trail-barron-court-green-lake-pass>; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.

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

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

您所在的地區計劃開展一項麥迪遜市工程項目。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.

JMW: [NU]  
cc by email:

Bill Tishler, District 11 Alder  
Mark Moder, City Engineering  
Yang Tao, Traffic Engineering  
Lukas Collins, City Traffic Engineering  
Tim Sobota, Madison Metro Transit  
Charles Romines, Streets Division  
Bill Sullivan, Fire Department  
Michael Miller, Economic Development  
Dane County 911  
Amanda J Nagel [ainagel@madison.k12.wi.us](mailto:ainagel@madison.k12.wi.us)  
Laura Hauptli [lhauptli@madison.k12.wi.us](mailto:lhauptli@madison.k12.wi.us)  
Heidi Koch [heidi.koch@firstgroup.com](mailto:heidi.koch@firstgroup.com)  
Scott Chehak [Sachehak@madison.k12.wi.us](mailto:Sachehak@madison.k12.wi.us)  
MMSD Transportation [transportation@madison.k12.wi.us](mailto:transportation@madison.k12.wi.us)

Nick Jaeckels, City Engineering  
Janet Schmidt, City Engineering  
Tom Mohr, City Traffic Engineering  
Adam Wiederhoeft, Water Utility  
Lorissa Banuelos, Common Council  
Brad Hofmann, City Forestry  
Jennifer Hannah, Police Department  
Ruth Rohlich, Economic Development

Andy Zweig, City Engineering  
Daniel Olivares, City Engineering  
Sean Malloy, City Traffic Engineering  
Taletha Skar, IT Department  
Hannah Mohelnitzky, City Engineering  
Aaron Leair, City Forestry  
Michael Ott, Police Department  
Adam Kaniewski, Parks

Cara Hanson [cmhanson@madison.k12.wi.us](mailto:cmhanson@madison.k12.wi.us)  
Jason Northouse [janorthouse@madison.k12.wi.us](mailto:janorthouse@madison.k12.wi.us)  
Mike MacDonald [mmacdonald@madison.k12.wi.us](mailto:mmacdonald@madison.k12.wi.us)  
Vanessa Cruz [vacruz@madison.k12.wi.us](mailto:vacruz@madison.k12.wi.us)

**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, APRIL 16, 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](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 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](mailto:engineering@cityofmadison.com). Please make contact at least 72 hours prior to the date of this public hearing so that we can make proper accommodations.

**PART II**

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

**SUGAR MAPLE LANE RECONSTRUCTION ASSESSMENT DISTRICT - 2025**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ **April 4, 2025**



#### PROJECT CONTACTS

» **Project Manager:** Nick Jaeckels  
608-261-9177, [njaeckels@cityofmadison.com](mailto:njaeckels@cityofmadison.com)

## Fact and Details Sheet:

# BUFFALO TRAIL, BARRON COURT, AND GREEN LAKE PASS CONSTRUCTION

### Project Details – Proposed Work

**Sanitary Sewer:** The existing sanitary main will be replaced along Buffalo Trail between N Eau Claire Avenue and Door Drive (existing 8" clay main installed in 1959). The remaining sections of sanitary main will not be impacted by the project. Where the main is replaced, sanitary laterals will also be replaced from the new main 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.

**Water Main:** The City will not replace the water main and services along Buffalo Trail, Barron Court, or Green Lake Pass with this project.

**Storm Sewer:** No storm sewer infrastructure exists along Buffalo Trail, Barron Court, or Green Lake pass. New storm sewer will be installed along Buffalo Trail between N Eau Claire Avenue and Green Lake Pass to improve drainage.

**Rain Gardens:** Previous information provided to property owners stated rain gardens would only be offered with a minimum 10 ft. terrace width. The City will now offer rain gardens with the proposed 30 ft. street width and 9 ft. terrace width described below. 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 9 ft. X 15 ft. in a relatively flat, open space away from trees and utilities. *Rain gardens are partially assessable* (see table). 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:** The City will replace all the pavement, gravel base, curb and gutter, spot replace sidewalk as needed, and replace driveway aprons (10 ft. pavement and driveway aprons are assessable).

The City had previously presented different options for the street widths within the project limits to gather input from residents. After receiving input from residents via the posted questionnaire, the public information meeting, and additional communication, along with more detailed engineering review of the streets' current usage while considering long term potential, the City is proposing the following designs:

- Narrow Buffalo Trail to 30 feet (existing 32 ft width) and maintain parking on both sides of the street.
- Narrow Barron Court to 30 feet (existing 32 ft width) and maintain parking on both sides of the street.
- Narrow Green Lake Pass to 30 feet (existing 32 ft width) and maintain parking on both sides of the street.

**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 along Buffalo Trail, Barron Court, or Green Lake Pass.

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

### Project Location Map



**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 to adjacent property owners in the year following construction (either 2026 or 2027, depending on the final schedule). The bill is calculated based on measured quantities for driveway aprons, pavement, and terrace walks and are based on 2025 street improvement rates and will carry over from the preliminary assessments to the final assessments. 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 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 4% percent interest.

| Item   | Property Owner Share | City Share |
|--|----------------------|------------|
| 10' Pavement Replacement*  | 100%                 | 0%         |
| Driveway Apron Replacement   | 50%                  | 50%        |
| Curb & Gutter Replacement  | 0%                   | 100%       |
| Sidewalk Replacement   | 0%                   | 100%       |
| Intersection Curb & Pavement   | 0%                   | 100%       |
| Sanitary Sewer Main  | 0%                   | 100%       |
| Sanitary Laterals to Property Line   | 25%                  | 75%        |
| Storm Sewer Main   | 0%                   | 100%       |
| Terrace Rain Garden  | \$100                | Remain.    |
| 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. |                      |            |

**Trees:** There are no planned trees removals as part of the project. Efforts are being made in the street design to save as many of the existing trees as possible. Buffalo Trail, Barron Court, and Green Lake Pass street widths will be narrowed to protect existing trees. If, during construction, it is determined that any 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.

Tree pruning in advance of the project is required to provide clearance for equipment and 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.

**Project Website:** Please visit the project website for the latest information. Sign-up for project email updates on the website.  
<https://www.cityofmadison.com/engineering/projects/buffalo-trail-barron-court-green-lake-pass>

## Construction Schedule & Impacts

**Tentative Schedule:** It is expected the project will take approximately 3 months to complete between August 2025 and November 2025 or April 2026 and July 2026. The City will allow flexibility to the Contractor to start and complete the project in summer/fall 2025 or spring/summer 2026, ensuring Contractor availability and competitive bid prices.

**Traffic Impacts:** Buffalo Trail, Barron Court, and Green Lake Pass will be closed to thru traffic within the project limits until the project is complete. Per City's standard specifications, residential driveways may be closed for a total 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 (Door Drive). 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. 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 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 fall 2025 or spring 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.




**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

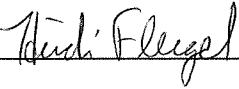
ISAAC GABRIEL, being first duly sworn on oath, deposes and says that:

1. He is an Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 2nd day of April, 2025 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for their property for the project titled **BUFFALO TRAIL, BARRON COURT, GREEN LAKE PASS ASSESSMENT DISTRICT – 2025** attached hereto.

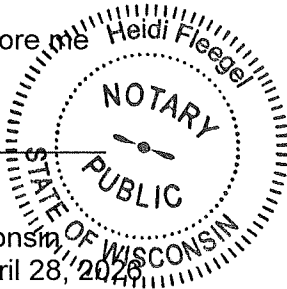
2. He delivered the envelopes to the custody of the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.

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

Subscribed and sworn to before me Heidi Fleegel  
this 2<sup>nd</sup> day of April, 2025

  
\_\_\_\_\_

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



City of Madison Engineering Division - Preliminary Schedule of Assessments

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

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

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



City of Madison Engineering Division - Preliminary Schedule of Assessments

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

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

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

City of Madison Engineering Division - Preliminary Schedule of Assessments

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

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

| Parcel Information |   |                                |        |                  |        |                  |                   | Street Reconstruction Items                                |             |  |             |  |          |              | Sanitary Sewer Items                  |            |  |            | Storm Sewer Item                            |          | Total Assessment |
|--------------------|---|--------------------------------|--------|------------------|--------|------------------|-------------------|--|-------------|--|-------------|--|----------|--------------|---------------------------------------|------------|--|------------|---|----------|------------------|
|                    |   |                                |        |                  |        |                  |                   | Remove Concrete Driveway Apron & Terrace Walk Assessment @ |             | Replace Concrete Driveway Apron Assessment @ |             | 10' Pavement Reconstruction Assessment @ |          |              | Sanitary Sewer Reconnect Assessment @ |            | Remove & Replace Sanitary Lateral Assessment @ |            | Private Storm Sewer Connection Assessment @ |          |                  |
|                    |   |                                |        |                  |        |                  |                   | \$1.42   | per SF      | \$4.79                                       | per SF      | \$46.02                                  | per LF   |              | \$3,000.00                            | per Each   | \$25.00  | per LF     | \$3,000.00                                  | per Each |                  |
| Parcel No./ Zoning | Owner Name/ Mailing Address   | Situs Address/ Parcel Location | LF     | Frontage Streets | LF     | Frontage Streets | Multiple Frontage | SF   | Cost        | SF   | Cost        | Factor*                                  | LF       | Cost         | Each                                  | Cost       | LF   | Cost       | Each  | Cost     |                  |
| 070919113145       | UNIV OF WIS REGENTS<br>REDA<br>21 N PARK ST # 6101<br>MADISON, WI 53715 | 5002 Buffalo Trl               | 193.12 | Buffalo Trl      | 142.64 | N Eau Claire Ave | Yes               | 0.00   | \$0.00      | 0.00   | \$0.00      | 1.00                                     | 193.12   | \$8,887.38   | 0.00                                  | \$0.00     | 0.00   | \$0.00     | 0.00  | \$0.00   |                  |
| TOTALS             |   |                                |        |                  |        |                  |                   | 7,300.00   | \$10,366.00 | 9,450.00                                     | \$45,265.50 | ---                                      | 3,409.45 | \$135,221.26 | 2.00                                  | \$6,000.00 | 60.00  | \$1,500.00 | 0.00  | \$0.00   | \$198,352.76     |