



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

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Madison, Wisconsin 53703
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Fax: (608) 264-9275
engineering@cityofmadison.com
www.cityofmadison.com/engineering

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

Deputy Division Manager
Kathleen M. Cryan

Principal Architect
Amy Loewenstein Scanlon, AIA

Principal Engineer 2
Janet Schmidt, P.E.

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

Financial Manager
Steven B. Danner-Rivers

Parcel Number: «Parcel_No»
Situs Address: «Situs_Address»

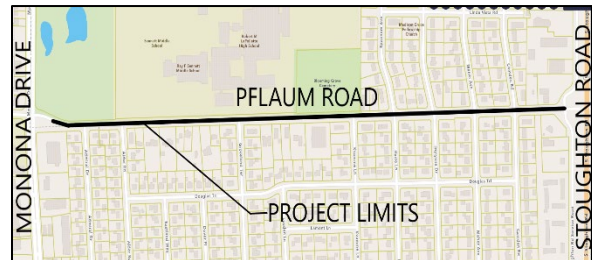
«OwnerLine1»
«OwnerLine2»
«OwnerLine3»
«OwnerLine4»

March 21, 2025

To: Property Owners along Pflaum Road

Re: Proposed Street Construction Project & Public Hearing

The City of Madison is planning a 2025 construction project for Pflaum Road from S Stoughton Road to Monona 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.

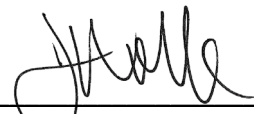


This project will involve special assessments to the owners of property adjacent to the project. The property owners will be assessed for various items included with this proposed project, and the costs of some of those items are assessed entirely to the owner. Tables detailing the City's standard assessment 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/pflaum-road> 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 Steve Sonntag, Project Manager, (608) 267-1997, ssonntag@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: Pflaum Road Resurfacing Assessment District – 2025

Project Limits: Pflaum Road From South Stoughton Road Service Road to Monona Drive

Project ID: 14781

Owner:

«OwnerLine1»

«OwnerLine2»

Parcel(s) being assessed:

Parcel Number: «Parcel_No»

Parcel Location: «Situs_Address»



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

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

Subtotal	Subtotal	Total
«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/pflaum-road>; 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:sms
cc by email:

Dina Nina Martinez-Rutherford, District 15 Alder
Mark Moder, City Engineering
Tom Lynch, Traffic Engineering
Ali Heinritz, City Traffic Engineering
Taletha Skar, IT Department
Hannah Mohelnitzky, City Engineering
Aaron Leair, City Forestry
Michael Ott, Police Department
Amanda J Nagel ajinagel@madison.k12.wi.us
Laura Hauptli lhauptli@madison.k12.wi.us
Heidi Koch heidi.koch@firstgroup.com
Scott Chehak Sachehak@madison.k12.wi.us
MMSD Transportation transportation@madison.k12.wi.us

Steve Sonntag, City Engineering
Janet Schmidt, City Engineering
Tom Mohr City Traffic Engineering
Nathan Mendez, Water Utility
Tim Sobota, Madison Metro Transit
Charles Romines, Streets Division
Bill Sullivan, Fire Department
Dane County 911

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Vanessa Cruz vacruz@madison.k12.wi.us

Ady Zwieg, City Engineering
Erin Geter, City Engineering
Sean Malloy, City Traffic Engineering
Adam Wiederhoeft, Water Utility
Lorissa Banuelos, Common Council
Jeff Heinecke, City Forestry
Jennifer Hannah, Police Department

**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) and;

That on **WEDNESDAY, APRIL 2, 2025 AT 5:30 P.M.**, the Board of Public Works will be held remotely and the public can attend using a laptop or call in by phone. If you would like instruction on how to participate, please email boardofpublicworks@cityofmadison.com. The Board will consider any objections that may be filed in writing or in person and hear all persons desiring to be heard, and;

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

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

If you require an interpreter, materials in alternate formats, or other accommodations to access this public hearing, please contact the Engineering Division at phone (608) 266-4751 or email us at engineering@cityofmadison.com. Please make contact at least 72 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

EAST MAIN STREET AND SOUTH HANCOCK STREET ASSESSMENT DISTRICT – 2025

PFLAUM ROAD RESURFACING ASSESSMENT DISTRICT - 2025

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **March 21, 2025**



Department of Public Works
Engineering Division

Fact and Details Sheet: PFLAUM ROAD CONSTRUCTION

PROJECT CONTACTS

» **Project Manager:** Steve Sonntag
608-267-1997, ssonntag@cityofmadison.com

Project Details – Proposed Work

Sanitary Sewer: The existing sanitary main will be replaced along Pflaum Road. Sanitary laterals will 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 replace water main which is in poor condition and reconnect water services to the new main.

Storm Sewer: The existing storm sewer will be replaced as needed and new storm sewer will be installed as necessary to adequately drain the street. If you are aware of any existing private storm sewer or private connections (either to the curb or to a structure) from your property, please contact Erin Geter, 608-266-4058, egeter@cityofmadison.com. Please note that private storm connections are assessable to the property owner.

Street: The City will replace all the pavement, gravel base, replace concrete terrace walks (*concrete walk between curb and sidewalk*), and spot replace curb and gutter, sidewalk as needed, and replace driveway aprons as needed (*10 ft. pavement, terrace walks, and driveway aprons are assessable*). The City is proposing to maintain the existing width on Pflaum road (44 Ft. from curb to curb).

New medians are planned at the following intersections: Camden Road, Maher Ave, Joylynne Dr/Turner Ave, Herro Ln/Spaanem Ave, Kvamme Ln, Groveland Terrace and Alder Rd, to help improve pedestrian crossings, and to provide some additional traffic calming. Bike lanes will be installed on both sides of Pflaum Road from South Stoughton Road to Monona Drive. Future meeting(s) will be held to finalize the pavement marking plans.

Driveway Aprons: Driveway aprons that are in poor condition or impacted by other work will be replaced with concrete. Driveway widths will be replaced per the City of Madison standard detail (*driveway aprons assessable*).

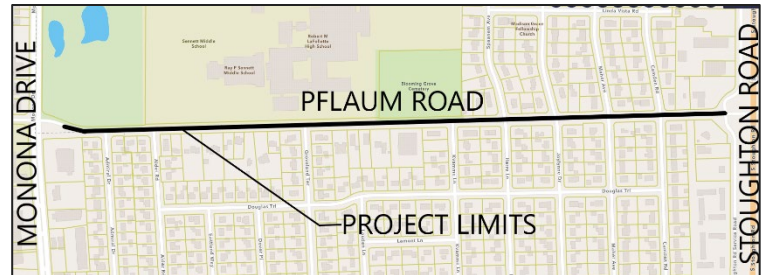
Bus pads: No new bus pads will be installed within the project limits.

Metro Transit Operations: This project will also be coordinated with Madison Metro, Sennett Middle school and LaFollette High School to accommodate school drop-off and pick-up. Additionally, we are looking into the possibility of phasing construction over the next 2 years to meet the needs of Metro and the school.

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 2026 to adjacent property owners. The bill is calculated based on measured quantities for driveway aprons removed and replaced during construction. The bill is calculated based on measured quantities for driveway aprons, pavement, and terrace walks which are based on 2025 street improvement rates and will carry over to the final assessment. The 10-ft. of pavement reconstruction

Project Location Map



Item	Property Owner Share	City Share
10' Pavement Replacement*	100%	0%
10' Pavement Resurfacing*	100%	0%
Driveway Apron Replacement	50%	50%
Remove & Replace Terrace Walk	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%
Water Main	0%	100%
Water Main Services	0%	100%
Storm Sewer Main	0%	100%
Private Storm Connections (if any)	100%	0%
*Pavement assessed per linear ft. of frontage. 50% discount for single or two-family corner lots fronting two streets.		

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.

Trees: Efforts are being made in the street and utility design to save as many of the existing trees as possible. There are 9 planned tree removals due to poor condition ((1200 Pflaum Road -1 Norway Maple), (5221 Turner Avenue-1 Norway Maple), (905 Pflaum Road-1 Maple), (901 Pflaum Road- 1 Norway Maple), (725 Pflaum Road- 2 Norway Maples), (503 Pflaum Road-1 Norway Maple), (423 Pflaum Road-1 Norway Maple), (407 Pflaum Road- 1 Norway Maple)). 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 that remain may have the roots trimmed during construction.

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.

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. <https://www.cityofmadison.com/engineering/projects/pflaum-road>

Construction Schedule & Impacts

Tentative Schedule: July 2025 – November 2025 and the summer of 2026 when school is not in session. Allowed work hours are 7am to 7pm Mon-Sat and 10am to 7pm Sun.

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

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

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

Landscaping: Existing concrete terrace walkways (area between sidewalk and curb) will be replaced as needed with the project (terrace walkways assessable), unless the property owner requests that they are removed. Existing landscaping plantings, raised planting beds, stone or brick pavers, and wood retaining walls, etc. within the terrace (between curb & sidewalk) will be impacted. If you wish to save any landscaping, it should be removed prior to the start of work in 2025 and reinstalled by you after construction is complete. If left in place, these items will be removed by the contractor. The contractor will not replace or reinstall these items following completion of the project. Please contact the project manager to request the removal of an existing concrete terrace walkway or to evaluate the impacts of construction in the right-of-way.

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: Tuesday, March 4, 2025
Project ID: 14781
Project Name: Pflaum Road Resurfacing Assessment District - 2025
Project Description: Street Construction of Pflaum Road From Sout hStoughton Road Service Road to Monona Drive

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

Parcel Information								Street Reconstruction Items						Sanitary Sewer Items				Storm Sewer Item		Total Assessment			
								Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Concrete Terrace Walk Assessment @		10' Pavement Reconstruction Assessment @			Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		
								\$1.42	per SF	\$4.79	per SF	\$4.28	per SF	\$46.02	per LF		\$1,500.00	per Each	\$25.00		per LF	\$3,000.00	per Each
								SF	Cost	SF	Cost	SF	Cost	Factor	LF	Cost	Each	Cost	LF		Cost	Each	Cost
071016300974	TOWN OF BLOOMING GROVE CEMETARY 1880 S STOUGHTON RD MADISON, WI 53716	798 Pflaum Rd	517.30	Pflaum Rd	0.00	---	No	0.00	\$0.00	110.00	\$526.90	0.00	\$0.00	1.00	517.30	\$23,806.15	1.00	\$1,500.00	36.00	\$900.00	0.00	\$0.00	\$26,733.05
071016300982	CITY OF MADISON PARKS MONONA GOLF COURSE 330 E LAKESIDE ST MADISON, WI 53715	105 E Dean Ave	658.34	Pflaum Rd	0.00	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	450.00	\$20,709.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$20,709.00
071016300990	MADISON METRO SCHOOL DIST LAFOLLETTE & SENNETT 545 W DAYTON ST MADISON, WI 53703-1991	502 Pflaum Rd	1449.39	Pflaum Rd	0.00	---	No	8005.00	\$11,367.10	325.00	\$1,556.75	7680.00	\$32,870.40	1.00	1449.39	\$66,700.93	3.00	\$4,500.00	122.60	\$3,065.00	0.00	\$0.00	\$120,060.18
071016413016	BARTELS705 LLC 405 NICHOLS RD MONONA, WI 53716	900 Pflaum Rd	75.00	Pflaum Rd	0.00	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	75.00	\$3,451.50	1.00	\$1,500.00	29.00	\$725.00	0.00	\$0.00	\$5,676.50
071016413024	HARTSON, LISA L 1976 NORA RD COTTAGE GROVE, WI 53527	904 Pflaum Rd	75.00	Pflaum Rd	0.00	---	No	0.00	\$0.00	190.00	\$910.10	0.00	\$0.00	1.00	75.00	\$3,451.50	1.00	\$1,500.00	26.30	\$657.50	0.00	\$0.00	\$6,519.10
071016413032	CAMDEN PLACE LLC 2925 FOREST DOWN MADISON, WI 53711-5294	5225 Spaanem Ave	165.00	Spaanem Ave	74.30	Pflaum Rd	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	74.30	\$1,709.64	1.00	\$1,500.00	29.00	\$725.00	0.00	\$0.00	\$3,934.64
071016414072	MCGRATH, MARY E 5224 SPAANEM AVE MADISON, WI 53716-2842	5224 Spaanem Ave	130.00	Spaanem Ave	83.20	Pflaum Rd	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	83.20	\$1,914.43	1.00	\$1,500.00	34.30	\$857.50	0.00	\$0.00	\$4,271.93
071016414080	YOUR FRIENDS IN REAL ESTATE LLC 1812 PARK ST MIDDLETON, WI 53562	1004 Pflaum Rd	83.20	Pflaum Rd	0.00	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	83.20	\$3,828.86	1.00	\$1,500.00	39.00	\$975.00	0.00	\$0.00	\$6,303.86
071016414098	LOYE, JONATHAN R & KRISTA L LOYE 5 RANCH HOUSE LN MADISON, WI 53716-2471	5221 Turner Ave	129.50	Turner Ave	86.20	Pflaum Rd	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	86.20	\$1,983.46	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,983.46
071016415062	CHERN TRUST, J & J ATTN ACCENT MNGMT 2317 S STOUGHTON RD MADISON, WI 53716	5220 Turner Ave	175.00	Turner Ave	56.60	Pflaum Rd	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	56.60	\$1,302.37	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,302.37
071016415070	SINNER, EDWARD & SANDRA 1100 PFLAUM RD MADISON, WI 53716-2830	1100 Pflaum Rd	70.00	Pflaum Rd	No	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	70.00	\$3,221.40	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$3,221.40
071016415088	5225 MAHER LLC 924 E MIFFLIN ST MADISON, WI 53703	5225 Maher Ave	120.00	Maher Ave	149.70	Pflaum Rd	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	149.70	\$3,444.60	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$3,444.60
071016416078	DVORAK, SANDRA L 1200 PFLAUM RD MADISON, WI 53716-2832	1200 Pflaum Rd	130.00	Pflaum Rd	85.00	Maher Ave	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	130.00	\$2,991.30	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,991.30
071016416086	SEARCY, ERIC E BETTY ALLEN 1204 PFLAUM RD MADISON, WI 53716	1204 Pflaum Rd	130.00	Pflaum Rd	85.00	Camden Rd	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	130.00	\$2,991.30	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,991.30
071016417068	WOOD PROPERTY TRUST 3016 WAUNONA WAY MADISON, WI 53713	5220 Camden Rd	136.40	Camden Rd	62.38	Pflaum Rd	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	62.38	\$1,435.36	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,435.36
071016417076	DAHM NO 70 LLC STE 100 11700 EXIT 5 PKWY FISHERS, IN 46037	1412 Pflaum Rd	325.22	Pflaum Rd	0.00	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	40.00	\$1,840.80	2.00	\$3,000.00	60.60	\$1,515.00	0.00	\$0.00	\$6,355.80
071016417216	MADISON GAS & ELEC CO ATTN TIM BLIEFERNICHT PO BOX 1231 MADISON, WI 53701-1231	1402 Pflaum Rd	95.00	Pflaum Rd	0.00	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	95.00	\$4,371.90	1.00	\$1,500.00	32.50	\$812.50	0.00	\$0.00	\$6,684.40
071021103016	THAO, JER & PASHIA XIONG 5 JUBILEE CIR MADISON, WI 53718	1301 Pflaum Rd	130.00	Pflaum Rd	79.00	Camden Rd	Yes	0.00	\$0.00	60.00	\$287.40	0.00	\$0.00	0.50	130.00	\$2,991.30	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$3,278.70
071021103173	GLENDALE TOWNHOMES INC 3008 WAUBESA AVE MADISON, WI 53711	1306 Tompkins Dr	50.00	Pflaum Rd	0.00	---		0.00	\$0.00	240.00	\$1,149.60	0.00	\$0.00	1.00	50.00	\$2,301.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$3,450.60
071021103206	ZANE LLC 1415 PFLAUM RD MADISON, WI 53716	1415 Pflaum Rd	103.75	Pflaum Rd	0.00	---		0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	18.00	\$828.36	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$828.36

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Parcel Information								Street Reconstruction Items						Sanitary Sewer Items				Storm Sewer Item		Total Assessment			
								Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Concrete Terrace Walk Assessment @		10' Pavement Reconstruction Assessment @			Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF or % Interest	Frontage Streets	LF	Frontage Streets	Multiple Frontage	\$1.42 SF	per SF Cost	\$4.79 SF	per SF Cost	\$4.28 SF	per SF Cost	\$46.02 Factor	per LF LF	Cost	\$1,500.00 Each	per Each Cost	\$25.00 LF	per LF Cost	\$3,000.00 Each	per Each Cost	
071021104014	SCHMELZER, ANNE MARIE 1201 PFLAUM RD MADISON, WI 53716-2831	1201 Pflaum Rd	130.00	Pflaum Rd	90.00	Maher Ave	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	130.00	\$2,991.30	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,991.30
071021104105	FRYDENLUND, MELFORD W & PATRICIA L FRYDENLUND 5301 CAMDEN RD MADISON, WI 53716-3201	5301 Camden Rd	81.00	Camden Rd	130.00	Pflaum Rd	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	130.00	\$2,991.30	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,991.30
071021105012	SOWE, MAIMUNA 1101 PFLAUM RD MADISON, WI 53716	1101 Pflaum Rd	130.00	Pflaum Rd	77.00	Joylynne Dr	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	77.00	\$1,771.77	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,771.77
071021105103	BICKFORD, GAVEN & EMILY ERICKSON 5301 MAHER AVE MADISON, WI 53716	5301 Maher Ave	83.68	Maher Ave	130.00	Pflaum Rd	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	130.00	\$2,991.30	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,991.30
071021106010	OWEN LIVING TRUST 1001 PFLAUM RD MADISON, WI 53716-2827	1001 Pflaum Rd	130.00	Pflaum Rd	77.00	Herro Ln	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	130.00	\$2,991.30	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,991.30
071021106101	GRASS, CAROL J 1005 PFLAUM RD MADISON, WI 53716-2827	1005 Pflaum Rd	130.00	Pflaum Rd	77.00	Joylynne Dr	Yes	0.00	\$0.00	160.00	\$766.40	0.00	\$0.00	0.50	130.00	\$2,991.30	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$3,757.70
071021201018	901 PFLAUM LLC % JASON STANDISH 924 E MIFFLIN ST MADISON, WI 53703	901 Pflaum Rd	138.50	Pflaum Rd	79.50	Kvamme Ln	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	138.50	\$3,186.89	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$3,186.89
071021201109	RENGEL PROPERTIES LLC % MADISON PROPERTY MGMT 1202 REGENT ST MADISON, WI 53715	905 Pflaum Rd	130.00	Pflaum Rd	77.00	Herro Ln	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	130.00	\$2,991.30	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,991.30
071021202016	SHILTS, JEANNE M 601 PFLAUM RD MADISON, WI 53716-2164	601 Pflaum Rd	131.00	Pflaum Rd	79.90	Groveland Ter	Yes	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	0.50	131.00	\$3,014.31	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$3,635.31
071021202181	KREMER, DEBORAH NATHANIEL BRIMEYER 809 PFLAUM RD MADISON, WI 53716-2168	809 Pflaum Rd	158.50	Pflaum Rd	73.60	Kvamme Ln	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	158.50	\$3,647.09	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$3,647.09
071021202199	WISCONSIN TELEPHONE CO ASSISTANT SECRETARY 722 N BROADWAY FLR 16 MILWAUKEE, WI 53202-4396	729 Pflaum Rd	200.00	Pflaum Rd	0.00	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	200.00	\$9,204.00	3.00	\$4,500.00	96.60	\$2,415.00	0.00	\$0.00	\$16,119.00
071021202206	LIEN, RACHEL SHANKAR LAKSHMANAN 725 PFLAUM RD MADISON, WI 53716	725 Pflaum Rd	122.00	Pflaum Rd	0.00	---	No	0.00	\$0.00	120.00	\$574.80	0.00	\$0.00	1.00	122.00	\$5,614.44	1.00	\$1,500.00	31.40	\$785.00	0.00	\$0.00	\$8,474.24
071021202214	BLUM, TARA 711 PFLAUM RD MADISON, WI 53716	709 Pflaum Rd	70.00	Pflaum Rd	0.00	---	No	150.00	\$213.00	150.00	\$718.50	0.00	\$0.00	1.00	70.00	\$3,221.40	1.00	\$1,500.00	31.70	\$792.50	0.00	\$0.00	\$6,445.40
071021202222	VIND, BETTE A 707 PFLAUM RD MADISON, WI 53716	705 Pflaum Rd	70.00	Pflaum Rd	0.00	---	No	0.00	\$0.00	155.00	\$742.45	0.00	\$0.00	1.00	70.00	\$3,221.40	1.00	\$1,500.00	32.00	\$800.00	0.00	\$0.00	\$6,263.85
071021202230	WINSOME CONDOMINIUM ASSN % J GAUSMANN 703 PFLAUM RD MADISON, WI 53716-2166	701 Pflaum Rd Notation Parcel - See Below	99.00	Pflaum Rd	0.00	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	99.00	\$0.00	1.00	\$0.00	30.00	\$0.00	0.00	\$0.00	\$0.00
071021226016	FREIBERG, DAVID A & GWEN 701 PFLAUM RD # 2 MADISON, WI 53716	701 Pflaum Rd Condo	50.0%	Pflaum Rd	0.00	---	No	100.00	\$142.00	100.00	\$479.00		\$0.00			\$2,277.99		\$750.00		\$375.00		\$0.00	\$4,023.99
071021226024	FREIBERG, DAVID A GWEN E FREIBERG 701 PFLAUM RD MADISON, WI 53716	703 Pflaum Rd Condo	50.0%	Pflaum Rd	0.00	---	No	105.00	\$149.10	105.00	\$502.95		\$0.00			\$2,277.99		\$750.00		\$375.00		\$0.00	\$4,055.04
071021203171	PODESZWA ROYCE WANTA REBECCA 509 PFLAUM ROAD MADISON, WI 53716	509 Pflaum Rd	131.30	Pflaum Rd	85.00	Groveland Ter	Yes	0.00	\$0.00	80.00	\$383.20	0.00	\$0.00	0.50	131.30	\$3,021.21	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$3,404.41
071021203189	FOCHS, MATTHEW A 505 PFLAUM RD MADISON, WI 53716	505 Pflaum Rd	75.00	Pflaum Rd	0.00	---	No	0.00	\$0.00	80.00	\$383.20	0.00	\$0.00	1.00	75.00	\$3,451.50	1.00	\$1,500.00	23.70	\$592.50	0.00	\$0.00	\$5,927.20
071021203197	PEARCE-HAYDEN, AMY 501 PFLAUM RD MADISON, WI 53716-2162	501 Pflaum Rd	57.03	Pflaum Rd	No	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	57.03	\$2,624.52	1.00	\$1,500.00	24.50	\$612.50	0.00	\$0.00	\$4,737.02

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: Tuesday, March 4, 2025
Project ID: 14781
Project Name: Pflaum Road Resurfacing Assessment District - 2025
Project Description: Street Construction of Pflaum Road From Sout hStoughton Road Service Road to Monona Drive

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

								Street Reconstruction Items						Sanitary Sewer Items				Storm Sewer Item		Total Assessment			
Parcel Information			Frontage					Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Concrete Terrace Walk Assessment @		10' Pavement Reconstruction Assessment @			Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF or % Interest	Frontage Streets	LF	Frontage Streets	Multiple Frontage	\$1.42 SF	per SF Cost	\$4.79 SF	per SF Cost	\$4.28 SF	per SF Cost	\$46.02 Factor	per LF LF	Cost	\$1,500.00 Each	per Each Cost	\$25.00 LF		per LF Cost	\$3,000.00 Each	per Each Cost
071021203204	KALLAS, KAYLA ALEXANDER ARENDT 423 PFLAUM RD MADISON, WI 53716	423 Pflaum Rd	62.41	Pflaum Rd	No	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	62.41	\$2,872.11	1.00	\$1,500.00	24.80	\$620.00	0.00	\$0.00	\$4,992.11
071021203212	SAUNDERS, AARON & KRISTEN 419 PFLAUM RD MADISON, WI 53716	419 Pflaum Rd	61.00	Pflaum Rd	No	---	No	0.00	\$0.00	60.00	\$287.40	0.00	\$0.00	1.00	61.00	\$2,807.22	1.00	\$1,500.00	25.10	\$627.50	0.00	\$0.00	\$5,222.12
071021203220	SCHARPING TRUST, J & C 415 PFLAUM RD MADISON, WI 53716-2161	415 Pflaum Rd	135.30	Pflaum Rd	No	---	No	15.00	\$21.30	60.00	\$287.40	15.00	\$64.20	1.00	135.30	\$6,226.51	1.00	\$1,500.00	24.70	\$617.50	0.00	\$0.00	\$8,716.91
071021203238	PLASTER, JAMES R & GAYELYNN PLASTER 411 PFLAUM RD MADISON, WI 53716-2161	411 Pflaum Rd	129.30	Pflaum Rd	No	---	No	90.00	\$127.80	90.00	\$431.10	0.00	\$0.00	1.00	129.30	\$5,950.39	1.00	\$1,500.00	23.90	\$597.50	0.00	\$0.00	\$8,606.79
071021203246	SKAGGS, BRENT L 407 PFLAUM RD MADISON, WI 53716	407 Pflaum Rd	65.00	Pflaum Rd	No	---	No	0.00	\$0.00	60.00	\$287.40	0.00	\$0.00	1.00	65.00	\$2,991.30	1.00	\$1,500.00	23.10	\$577.50	0.00	\$0.00	\$5,356.20
071021203254	AMEZCUA, ROBERTO & DENNIS L SOKOLIK 405 PFLAUM RD MADISON, WI 53716	405 Pflaum Rd	64.25	Pflaum Rd	132.10	Alder Rd	Yes	20.00	\$28.40	0.00	\$0.00	20.00	\$85.60	0.50	64.25	\$1,478.39	1.00	\$1,500.00	23.10	\$577.50	0.00	\$0.00	\$3,669.89
071021203262	MURDY, JOSHUA ANTHONY JESSICA ANN MURDY 503 PFLAUM RD MADISON, WI 53716	503 Pflaum Rd	84.24	Pflaum Rd	0.00	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	84.24	\$3,876.72	1.00	\$1,500.00	24.20	\$605.00	0.00	\$0.00	\$5,981.72
071021204137	YEDRO, TIANA & OSCAR A YEDRO 209 PFLAUM RD MADISON, WI 53716	209 Pflaum Rd	80.00	Pflaum Rd	100.00	Alder Rd	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	80.00	\$1,840.80	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,840.80
071021204145	SMITH, BENJAMIN J 205 PFLAUM RD MADISON, WI 53716-2159	205 Pflaum Rd	80.00	Pflaum Rd	0.00	---	No	0.00	\$0.00	85.00	\$407.15	0.00	\$0.00	1.00	80.00	\$3,681.60	1.00	\$1,500.00	28.40	\$710.00	0.00	\$0.00	\$6,298.75
TOTALS								8,585.00	\$12,190.70	2,330.00	\$11,160.70	7,715.00	\$33,020.20	---	6,696.10	\$251,482.50	29.00	\$43,500.00	876.50	\$21,912.50	0.00	\$0.00	\$373,266.60

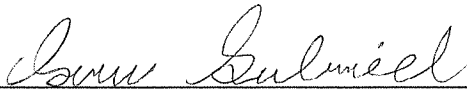
AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

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

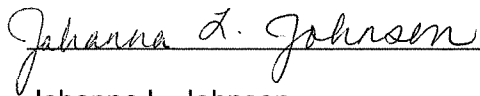
1. He is an Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 21st day of March, 2025 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for their property for the project titled **PFLAUM ROAD RESURFACING 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
this 21st day of March, 2025



Johanna L. Johnson

Notary Public, State of Wisconsin
My Commission expires: January 8, 2026

