



## Finance Department

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Room 406  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703-3345  
PH 608 266 4671  
FAX 608 267 8705  
[finance@cityofmadison.com](mailto:finance@cityofmadison.com)

Dear Property Owner:

The City of Madison has levied a special assessment on your property as shown on the enclosed Common Council resolution. This is an estimated assessment. When construction has been completed, the actual cost of the improvement will be determined. The amount of the assessment will then be adjusted accordingly, and a formal bill sent to you. The final bill will be equal to or less than the estimate unless you authorize additional work.

When you receive the bill, there are two options for payment: (1) the entire amount may be paid without interest by October 31 of the year you receive the bill (usually the next calendar year after the actual construction); or (2) if not paid in full by October 31, the assessment may be paid in installments with one equal part of the assessment plus interest included on your tax bill at the end of each year. Interest on each installment is calculated at two percent (2.0%) per year. In the first year of the assessment, interest is calculated only from the date of bill.

There may be situations, such as selling or refinancing your property, where you will be required at the closing to pay the estimated assessment before the work is completed. If the final amount is more than the estimate, any payments you have made will be credited and a bill sent out for the difference. If the final bill is less, any overpayment of principal and interest will be refunded. Refunds will be issued to the owner of record at the time of refund unless you provide the Finance Department with other refund instructions separate from the payment itself.

If your gross annual income is less than \$55,950 (for a single person, more for a family) and you live on the property where the work is done, you may qualify for a loan to pay the assessment. For information on the loan criteria, call (608) 266-4008.

We hope this letter will assist you in understanding the special assessment payment procedure. If you have any questions, please contact the City Finance Department, Room 406, 210 Martin Luther King, Jr. Blvd. or call (608) 266-4008.

Sincerely,

David Schmiedicke  
Finance Director

Enclosure



## Legislation Details (With Text)

**File #:** 69064      **Version:** 1      **Name:** Approving Plans, Specifications, And Schedule Of Assessments For Old Middleton Road and Craig Avenue Resurfacing Assessment District - 2021.

**Type:** Resolution      **Status:** Passed

**File created:** 12/28/2021      **In control:** BOARD OF PUBLIC WORKS

**On agenda:** 1/18/2022      **Final action:** 1/18/2022

**Enactment date:** 1/24/2022      **Enactment #:** RES-22-00027

**Title:** Approving Plans, Specifications, And Schedule Of Assessments For Old Middleton Road and Craig Avenue Resurfacing Assessment District - 2021. (11th and 19th ADs)

**Sponsors:** BOARD OF PUBLIC WORKS

**Indexes:**

**Code sections:**

**Attachments:** 1. 13175\_BPW Notes.pdf, 2. 13175\_BPW Overview Plan.pdf, 3. Highland Woods Assessment Letter.pdf, 4. Highlands Abbey Assessment Letter.pdf, 5. Trillum Assessment Letter.pdf, 6. Assessment Letter\_Old Middleton.pdf, 7. 13175\_Overview Plan\_Modified Option.pdf, 8. Jan 5 BPW PublicComment-RegistrantsReport.pdf, 9. CC Hearing Mailings\_Trillium.pdf, 10. CC Hearing Mailings\_Old Middleton.pdf, 11. CC Hearing Mailing\_Highlands Abbey.pdf, 12. CC Hearing Mailing\_Highland Wood.pdf

Date	Ver.	Action By	Action	Result
1/18/2022	1	COMMON COUNCIL	Adopt Under Suspension of Rules 2.04, 2.05, 2.24, and 2.25, and Close the Public Hearing	Pass
1/5/2022	1	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24 & 2.25 - PUBLIC HEARING	Pass

The proposed resolution approves plans, specifications, and a schedule of assessments for the Old Middleton Road and Craig Avenue Resurfacing Assessment District - 2021 at an estimated cost of \$8,999,860, including \$588,540.18 from assessments. Funding is available in the following Munis accounts:

13175-402-170 (Street)	\$3,888,100
13175-402-174 (Street Storm)	\$401,200
13175-84-174 (Storm)	\$1,156,400
13175-83-173 (Sanitary)	\$3,227,300
13175-402-176 (Traffic Signal)	\$182,900
13175-402-177 (Street Light)	\$143,960

Approving Plans, Specifications, And Schedule Of Assessments For Old Middleton Road and Craig Avenue Resurfacing Assessment District - 2021. (11th and 19th ADs)

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of Old Middleton Road and Craig Avenue Resurfacing Assessment District - 2021 pursuant to a resolution of the Common Council, Resolution No. RES-21-00734, ID No. 67780, adopted 11/05/2021, which resolution was adopted thereto, and the provisions of the Madison General Ordinances and the Wisconsin Statutes in such case made and provided, and the Common Council being fully advised.

BE IT RESOLVED:

1. That the City at large is justly chargeable with and shall pay the sum of \$8,411,319.82 of the entire cost of said improvement.
2. That for those eligible property owners requesting construction of a rain garden in the public right-of-way adjacent to their property shall execute the necessary waiver of special assessments on forms provided by the City Engineer;
3. That the sum assigned to each separate parcel, as indicated on the attached schedule of assessment, is hereby specially assessed upon each such parcel.
4. That the Common Council determines such special assessments to be reasonable.
5. That the work or improvement be carried out in accordance with the reports as finally approved.
6. That such work or improvement represents an exercise of the police power of the City of Madison.
7. That the plans & specifications and schedule of assessments in the Report of the Board of Public Works and the Report of the City Engineer for the above named improvement be and are hereby approved.
8. That the Board of Public Works be and is hereby authorized to advertise for and receive bids for the said improvements.
9. That the due date by which all such special assessments shall be paid in full is October 31<sup>st</sup> of the year in which it is billed, or,
10. That such special assessments shall be collected in fifteen (15) equal installments, with interest thereon at 2.0 percent per annum, except those special assessments paid in full on or before October 31<sup>st</sup> of that year.
11. That the Mayor and City Clerk are hereby authorized to accept dedication of lands and/or easements from the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.

#### INSTALLMENT ASSESSMENT NOTICE

Notice is hereby given that a contract has been (or is about to be) let for Old Middleton Road and Craig Avenue Resurfacing Assessment District - 2021 and that the amount of the special assessment therefore has been determined as to each parcel of real estate affected thereby and a statement of the same is on file with the City Clerk; it is proposed to collect the same in fifteen (15) installments, as provided for by Section 66.0715 of the Wisconsin Statutes, with interest thereon at 2.0 percent per annum; that all assessments will be collected in installments as above provided except such assessments on property where the owner of the same has paid the assessment to the City Treasurer on or before the next succeeding November 1st.

#### NOTICE OF APPEAL RIGHTS

"Pursuant to Sec.4.09(14), Madison General Ordinances, as authorized by Sec. 66.0701(2), Wisconsin Statutes, any person against whose land a special assessment has been levied by this resolution has the right to appeal therefrom in the manner prescribed in Sec. 66.0703(12), Wisconsin Statutes, within forty (40) days of the day of the final determination of the Common Council, said date being the date of adoption of this resolution."

CITY OF MADISON ENGINEERING DIVISION - SCHEDULE OF ASSESSMENTS

Project Name: Old Middleton Road and Craig Avenue Resurfacing Assessment District-2021

Project Number: 13175

Project Limits: Old Middleton Road (Capital Ave. to East of Eau Claire) and Craig Avenue (University Ave. to Railroad)

Date: 12/23/2021

Parcel Number	Owner's Name / Mailing Address	Situs Address	% or Fraction Interest	Street Reconstruction Items										Sanitary Sewer Items				Storm Sewer Items		Total Assessment		
				Remove Drive Apron @		Replace Drive Apron @		Remove Sidewalk @		Replace Sidewalk @		Remove and Replace Curb & Gutter@		(100%) Assessable Construct New Sidewalk @		Sanitary Sewer Reconnection @		Sanitary Sewer Sanitary Lateral @			Storm Sewer Lateral/Reconnect	
				\$ 2.50	per S.F.	\$ 6.00	per S.F.	\$ 2.50	per S.F.	\$ 6.00	per S.F.	\$ 13.00	per L.F.	\$ 40.00	per L.F.	\$ 1,350.00	Each	Cost	\$ 25.00		L.F.	Cost
0709-192-0098-4 PD	THE HIGHLANDS ABBEY CDM UNIT OWNERS ASSOC INC 5940 SEMINOL CTR CT # 230 MADISON WI	<i>Notation Parcel for all Condos: see below for Condo % or Fraction of Interest</i>		180.00	---	180.00	---	140.00	---	140.00	---	397.00	---	30.00	---	1.00	---	62.00	---	1.00	---	---
0709-192-2809-3	PREPOST REV TR, RICHARD H 5418 OLD MIDDLETON RD 206 MADISON, WI 53705-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
0709-192-2808-5	JOHNSON, PAUL T & DIANA L JOHNSON 5418 OLD MIDDLETON RD 205 MADISON, WI 53705-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
0709-192-2807-7	BRANDENBURG TRUST %JAMES &NANCY BRANDENBURG 2202 RIVA ROW # 4104 THE WOODLANDS, TX 77380-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
0709-192-2806-9	THOMPSON & MEYER RV TRUST 5418 OLD MIDDLETON RD MADISON, WI 53705-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
0709-192-2805-1	HUNTER, ROBERT M UNIT 202 5418 OLD MIDDLETON RD MADISON, WI 53705-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
0709-192-2804-3	PEI, JOHN # 201 5418 OLD MIDDLETON RD MADISON, WI 53705-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
0709-192-2803-5	NORDHEIM, ERIK & GAIL NORDHEIM 5418-103 OLD MIDDLETON RD MADISON, WI 53705-2604	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
0709-192-2802-7	DUEHRING, DAVID N & KAREN STODDARD DUEHRING W902 WOODLAND CIR GREEN LAKE, WI 54941-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
0709-192-2801-9	RIPPLE FAMILY LIMITED PARTNERSHIP 3801 REGENT ST MADISON, WI 53705-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
0709-192-2810-0	ZHANG, GUANG & GEREN L ZHANG 5418 OLD MIDDLETON RD 301 MADISON, WI 53705-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
0709-192-2811-8	SCHUSTER, SUSAN R # 302 5418 OLD MIDDLETON RD MADISON, WI 53705-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
0709-192-2812-6	MUSACCHIO, JOSEPH SANDRA ANN MUSACCHIO 5418 OLD MIDDLETON RD 303 MADISON, WI 53705-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07

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				Remove Drive Apron @		Replace Drive Apron @		Remove Sidewalk @		Replace Sidewalk @		Remove and Replace Curb & Gutter@		(100%) Assessable Construct New Sidewalk @		Sanitary Sewer Reconnection @		Sanitary Sewer Sanitary Lateral @			Storm Sewer Lateral/Reconnect	
				\$ 2.50	per S.F.	\$ 6.00	per S.F.	\$ 2.50	per S.F.	\$ 6.00	per S.F.	\$ 13.00	per L.F.	\$ 40.00	per L.F.	\$ 1,350.00	Each	\$ 25.00	L.F.		\$ 3,500.00	Each
		S.F.	Cost	S.F.	Cost	S.F.	Cost	S.F.	Cost	L.F.	Cost			Each	Cost	L.F.	Cost	Each	Cost			
0709-192-2813-4	JEWELL REV LIV TRUST, A G UNIT 304 5418 OLD MIDDLETON RD MADISON, WI 53705-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
0709-192-2814-2	VRANAS, PETER B M LILLIAN VRANAS # 305 5418 OLD MIDDLETON RD MADISON, WI 53705-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
0709-192-2815-0	SARRIF, AWNI M DEBORAH C SARRIF # 306 5418 OLD MIDDLETON RD MADISON, WI 53705-0000	5418 Old Middleton Rd	1/15	12.00	\$ 30.00	12.00	\$ 72.00	9.33	\$ 23.33	9.33	\$ 56.00	26.47	\$ 344.07	2.00	\$ 80.00	0.07	\$ 90.00	4.13	\$ 103.33	0.07	\$ 233.33	\$ 1,032.07
TOTALS			1.00	180.00	\$ 450.00	180.00	\$ 1,080.00	140.00	\$ 350.00	140.00	\$ 840.00	397.00	\$ 5,161.00	30.00	\$ 1,200.00	1.00	\$ 1,350.00	62.00	\$ 1,550.00	1.00	\$ 3,500.00	\$ 15,481.00

