

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Lesley Parker, being first duly sworn on oath, deposes and says that:

Legistar No. 76857

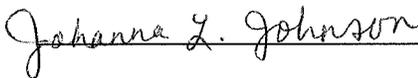
1. She is an Program Assistant I with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 16th day of May, placed in envelopes addressed to each interested owner of respective parcels as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled Approving Plans, Specifications, And Schedule of Assessments for **HARVEY STREET AND SCHMITT PLACE ASSESSMENT DISTRICT – 2023**

2. She did and delivered the envelopes to the custody 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.

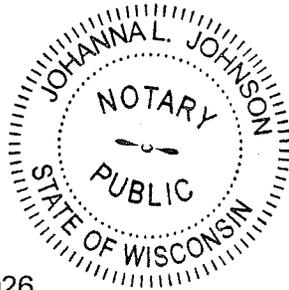


Lesley Parker

Subscribed and sworn to before me
this 16TH day of May, 2023



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





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
www.cityofmadison.com/engineering

Assistant City Engineer
 Bryan Cooper, AIA
 Gregory T. Fries, P.E.
 Chris Petykowski, P.E.
Deputy Division Manager
 Kathleen M. Cryan
Principal Engineer 2
 John S. Fahrney, P.E.
 Janet Schmidt, P.E.
Principal Engineer 1
 Mark D. Moder, P.E.
 Andrew J. Zwieng, P.E.
Financial Manager
 Steven B. Danner-Rivers

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

May 16, 2023

Project Name: Harvey Street and Schmitt Place Assessment District - 2023

**Project Limits: Harvey Street: Ridge Street to Schmitt Place
 and Schmitt Place: University Avenue to Harvey Street**

Project ID: 14081

Owner:

«OwnerLine1»
 «OwnerLine2»

Parcel(s) being assessed:

Parcel Number: «Parcel_No» Parcel Location: «Situs_Address»

Drive and Terrace Items			
Remove Existing Drive Apron	Replace Drive Apron	Replace Terrace Walk	Subtotal
«Cost1»	«Cost2»	«Cost3»	«SubT1»

Street Reconstruction Items		
New Curb and Gutter	10' Pavement Reconstruction	Subtotal
«Cost4»	«Cost5»	«SubT2»

Sanitary Sewer Items		
Sanitary Sewer Reconnect	Remove & Replace Sanitary Sewer Lateral	Subtotal
«Cost6»	«Cost7»	«SubT3»

Drive & Terrace Subtotal	Street Subtotal	Sewer Subtotal	Total
«SubT1»	«SubT2»	«SubT3»	«Total»

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



Finance Department

Room 406
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703-3345
PH 608 266 4671
FAX 608 267 8705
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 four percent (4.0%) 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 \$62,600 (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) 266-4223.

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 #: 76857 **Version:** 1 **Name:** Approving Plans, Specifications, And Schedule Of Assessments For Harvey Street and Schmitt Place Assessment District - 2023.

Type: Resolution **Status:** Passed

File created: 3/15/2023 **In control:** BOARD OF PUBLIC WORKS

On agenda: 4/18/2023 **Final action:** 4/18/2023

Enactment date: 4/19/2023 **Enactment #:** RES-23-00283

Title: Approving Plans, Specifications, And Schedule Of Assessments For Harvey Street and Schmitt Place Assessment District - 2023. (5th AD)

Sponsors: BOARD OF PUBLIC WORKS

Indexes:

Code sections:

Attachments: 1. BPW notes-Harvey Schmitt.pdf, 2. 14081EN-BPW Display.pdf, 3. 14081_BPW Mailing.pdf, 4. 14081_CC Mailing.pdf

Date	Ver.	Action By	Action	Result
4/18/2023	1	COMMON COUNCIL	Adopt with the Recommendation(s) and Close the Public Hearing	Pass
3/22/2023	1	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - PUBLIC HEARING	Pass
3/15/2023	1	Engineering Division	Refer	

Fiscal Note

The proposed resolution approves plans, specifications, and a schedule of assessments for Harvey Street and Schmitt Place Assessment District - 2023 at an estimated cost of \$935,000. The total includes \$126,650 in assessments and \$808,350 in City costs. Funding is available in the Engineering budget (Munis project #14081). No appropriation is required.

Title

Approving Plans, Specifications, And Schedule Of Assessments For Harvey Street and Schmitt Place Assessment District - 2023. (5th AD)

Body

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of Harvey Street and Schmitt Place Assessment District - 2023 pursuant to a resolution of the Common Council, Resolution No. RES-23-00206, ID No. 76248, adopted 3/7/2023, 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 \$808,350 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 31st of the year in which it is billed, or,
10. That such special assessments shall be collected in eight (8) equal installments, with interest thereon at 4.0 percent per annum, except those special assessments paid in full on or before October 31st 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 Harvey Street and Schmitt Place Assessment District - 2023 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 eight (8) installments, as provided for by Section 66.0715 of the Wisconsin Statutes, with interest thereon at 4.0 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

Date: 3/10/2023
 Project ID: 14081
 Project Name: Harvey Street and Schmitt Place Assessment District - 2023
 Project Description: Harvey Street: Ridge Street to Schmitt Place and Schmitt Place: Univeristy Avenue to Harvey Street

Parcel No./ Zoning	Owner Name Address	Parcel Location/Condo	Frontage		Street Construction Items								Sanitary Sewer Items				Total Assessment			
			LF	Frontage St	Remove Existing Drive Apron @		Replace Drive Apron @		Replace Terrace Walk @		New Curb and Gutter @		10' Pavement Reconstruction @			Sanitary Sewer Reconnect @		Remove & Replace Sanitary Sewer Lateral @		
					\$1.51 per SF	Cost	\$4.07 per SF	Cost	\$5.19 per SF	Cost	\$24.49 per LF	Cost	Factor	LF	Cost	Each		Cost	LF	Cost
070921202051 CC-T	2947 LLC ATTN BAGELS FOREVER PO BOX 5547 MADISON, WI 53705-0547	2947 University Ave	225.00 349.40	University Ave Schmitt Place	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	349.4	\$14,307.93	4	\$5,400.00	95	\$2,161.25	\$21,869.18
070921202118 TR-U1	UNIV OF WIS REGENTS VAN HISE HALL # 1860 1220 LINDEN DR MADISON, WI 53706-1525	2924 Harvey St	273.08	Harvey St	0	\$0.00	160	\$651.20	0	\$0.00	0	\$0.00	1	273.08	\$11,182.63	2	\$2,700.00	96	\$2,184.00	\$16,717.83
070921202126 TR-U1	MSN REVITALIZATION & COMM DEV CORP C/O REVIVAL RDG 2313 ALLIED DR # A MADISON, WI 53711	2918 Harvey St	60.00	Harvey St	0	\$0.00	75	\$305.25	0	\$0.00	0	\$0.00	1	60	\$2,457.00	1	\$1,350.00	25	\$568.75	\$4,681.00
070921202168 CC-T	UNIVERSITY QUARRY LLC 3330 UNIVERSITY AVE # 206 MADISON, WI 53705	710 Ridge St	213.30 179.53	Ridge St Harvey St	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
070921203166 TR-U1	SCHMOCK TRUST, LEONARD W & JANET N SCHMOCK TRUST 702 SCHMITT PL MADISON, WI 53705-3520	702 Schmitt Pl	45.00 100.00	Schmitt Pl Harvey St	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0.5	45	\$921.38	1	\$1,350.00	28	\$637.00	\$2,908.38
070921203174 TR-U1	KREBER, ROBERT A 704 SCHMITT PL MADISON, WI 53705-3520	704 Schmitt Pl	45.00	Schmitt Pl	110	\$166.10	50	\$203.50	0	\$0.00	0	\$0.00	1	45	\$1,842.75	1	\$1,350.00	28	\$637.00	\$4,199.35
070921203215 CC-T	3005 UNIVERSITY LLC 3330 UNIVERSITY AVE # 206 MADISON, WI 53705	3007 University Ave	96.90 261.16	University Ave Schmitt Pl	0	\$0.00	255	\$2,075.70	0	\$0.00	261.16	\$6,395.81	1	261.16	\$10,694.50	0	\$0.00	0	\$0.00	\$19,166.01
070921204015 TR-U1	TRILLIUM INTERESTS 9 WICHITA CT MADISON, WI 53719	3001 Harvey St	100.00	Harvey St	0	\$0.00	0	\$0.00	10	\$51.90	0	\$0.00	1	100	\$4,095.00	1	\$1,350.00	45	\$1,023.75	\$6,520.65
070921204049 CN	CITY OF MADISON PARKS QUARRY PARK 210 MLK JR BLVD RM 104 MADISON, WI 53703-3342	3006 Stevens St	930.6 438.2	Stevens St Harvey St	210	\$317.10	210	\$854.70	0	\$0.00	0	\$0.00	1	54.15	\$2,217.44	0	\$0.00	0	\$0.00	\$3,389.24
070921205120 TR-C2	KIENER, JOSHUA & SUMMER BLAHNIK KIENER 2901 HARVEY ST MADISON, WI 53705-3503	2901 Harvey St	40.60	Harvey St	0	\$0.00	0	\$0.00	15	\$77.85	0	\$0.00	0.5	40.6	\$831.29	1	\$1,350.00	30	\$682.50	\$2,941.64
070921205138 TR-C2	WONG, TUNG YEE 2905 HARVEY ST. MADISON, WI 53705-3503	2905 Harvey St	40.60	Harvey St	180	\$271.80	180	\$732.60	0	\$0.00	0	\$0.00	1	40.6	\$1,662.57	1	\$1,350.00	30	\$682.50	\$4,699.47
070921205146 TR-C2	MOONEY, RACHEL A 2907 HARVEY ST MADISON, WI 53705-3503	2907 Harvey St	40.60	Harvey St	180	\$271.80	180	\$732.60	0	\$0.00	0	\$0.00	1	40.6	\$1,662.57	1	\$1,350.00	31	\$705.25	\$4,722.22
070921205154 TR-C2	ANADON, ISABEL & YOUSSEF ABBADI 2913 HARVEY ST MADISON, WI 53705-3503	2913 Harvey St	50.60	Harvey St	0	\$0.00	95	\$386.65	0	\$0.00	0	\$0.00	1	50.6	\$2,072.07	1	\$1,350.00	31	\$705.25	\$4,513.97
070921205162 TR-C2	BEILIN, KATARZYNA OLGA 2919 HARVEY ST MADISON, WI 53705-3503	2919 Harvey St	71.20	Harvey St	120	\$181.20	120	\$488.40	0	\$0.00	0	\$0.00	1	71.2	\$2,915.64	1	\$1,350.00	35	\$796.25	\$5,731.49
070921205170 TR-C2	REED, DAVID EDWIN 1823 W GRAND AVE CHICKASHA, OK 73018-5346	2921 Harvey St	40.60	Harvey St	0	\$0.00	200	\$814.00	10	\$51.90	0	\$0.00	1	40.6	\$1,662.57	1	\$1,350.00	31	\$705.25	\$4,583.72
070921205188 TR-C4	GUNDERMANN SRVRS TR, M L 202 GLACIER DR MADISON, WI 53705-2414	2925 Harvey St	81.20	Harvey St	0	\$0.00	450	\$1,831.50	0	\$0.00	0	\$0.00	1	81.2	\$3,325.14	1	\$1,350.00	31	\$705.25	\$7,211.89
070921205203 TR-C2	SINGLETON, JOSEPH EDWARD MARY LOUISE SINGLETON 2937 HARVEY ST MADISON, WI 53705-3503	2937 Harvey St	40.60	Harvey St	175	\$264.25	175	\$712.25	0	\$0.00	0	\$0.00	1	40.6	\$1,662.57	1	\$1,350.00	30	\$682.50	\$4,671.57
070921205211 TR-C2	WARRICH, RACHEL S 1114 SHOREWOOD BLVD MADISON, WI 53705	2939 Harvey St	40.60	Harvey St	0	\$0.00	175	\$712.25	0	\$0.00	0	\$0.00	1	40.6	\$1,662.57	1	\$1,350.00	30	\$682.50	\$4,407.32
070921205229 TR-C2	MILLEVOLTE, LAURA 2941 HARVEY ST MADISON, WI 53705	2941 Harvey St	40.60	Harvey St	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	40.6	\$1,662.57	1	\$1,350.00	30	\$682.50	\$3,695.07

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