



## 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](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 \$54,950 (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 #:** 68288      **Version:** 1      **Name:** Approving Plans, Specifications, And Schedule Of Assessments For Cedar Street Assessment District - 2022.

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

**File created:** 11/8/2021      **In control:** Engineering Division

**On agenda:** 12/7/2021      **Final action:** 12/7/2021

**Enactment date:** 12/13/2021      **Enactment #:** RES-21-00780

**Title:** Approving Plans, Specifications, And Schedule Of Assessments For Cedar Street Assessment District - 2022.(13th AD)

**Sponsors:** BOARD OF PUBLIC WORKS

**Indexes:**

**Code sections:**

**Attachments:** 1. CedarSt\_BPWnotes\_11-17-2021.pdf, 2. CedarSt\_OverallExhibit\_11-17-2021.pdf, 3. 13062\_CedarPh2\_Assess.pdf, 4. BPW Mailing Cedar Street Assessment District - 2022.pdf

| Date       | Ver. | Action By             | Action   | Result |
|------------|------|-----------------------|--|--------|
| 12/7/2021  | 1    | COMMON COUNCIL        | Adopt and Close the Public Hearing             | Pass   |
| 11/17/2021 | 1    | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING | Pass   |
| 11/8/2021  | 1    | Engineering Division  | Refer  |        |

The proposed resolution approves plans, specifications, and a schedule of assessments for the Cedar Street Assessment District - 2022 at an estimated cost of \$576,700, including \$540,891.92 in City funds and \$35,808.08 from assessments. Funding is available in the following Munis accounts:

- 13062-402-170 Cedar Street Phase 2 - STREET \$500,000
- 13062-402-174 Cedar Street Phase 2 - STREET STORM \$60,200
- 13062-402-177 Cedar Street Phase 2 - LIGHTING \$16,500

Total Cost: \$576,700 (Includes 15% Engineering)  
 Assessments: \$35,808.08  
 City Cost: \$540,891.92

Approving Plans, Specifications, And Schedule Of Assessments For Cedar Street Assessment District - 2022. (13th AD)

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of Cedar Street Assessment District - 2022 pursuant to a resolution of the Common Council, RES-21-00757 ID No.67731, adopted 11/2/2021, 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 \$540,891.92 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 eight (8) 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 Cedar Street Assessment District - 2022 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 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."

Proj. ID: 13062 Project Name: Cedar Street Assessment District - 2022  
 Project Limits: Fish Hatchery Road to South Street

| Parcel No. /<br>Zoning No. | Owner's Name /<br>Mailing Address   | Situs Address /<br>Parcel Location                                      | Frontage<br>LF                       | Street Construction Items                      |            |   |            |  |            |  |            | Lighting Construction Items  |             | Storm Sewer Items                              |            | TOTAL ASSMT |
|----------------------------|---|---|--------------------------------------|--|------------|---|------------|--|------------|--|------------|------------------------------|-------------|--|------------|-------------|
|                            |   |   |                                      | Remove Concrete Driveway<br>Apron Assessment @ |            | Replace Concrete Driveway<br>Apron Assessment @ |            | Remove & Replace Concrete<br>Sidewalk Assessment @ |            | Remove & Replace Curb &<br>Gutter Assessment @ |            | Street Lighting Assessment @ |             | Private Storm Sewer<br>Connection Assessment @ |            |             |
|                            |   |   |                                      | \$4.00<br>per SF                               | per SF     | \$6.00<br>per SF                                | per SF     | \$7.00<br>per SF                                   | per SF     | \$25.00<br>per LF                              | per LF     | \$25.96<br>Each              | Each        | \$3,500.00<br>Each                             | Each       |             |
|                            |   |   |                                      | SF   | Cost       | SF  | Cost       | SF   | Cost       | LF   | Cost       | LF                           | Cost        | Each   | Cost       |             |
| 0709-262-1119-8            | WINGRA BUILDING GROUP<br>1808 W BELTLINE HWY<br>MADISON WI                    | 1211 Fish Hatchery Rd<br>Cedar Street<br>South Street<br>Midland Street | 735.25<br>268.06<br>877.48<br>334.37 | 960.00   | \$3,840.00 | 250.00  | \$1,500.00 | 50.00  | \$350.00   | 150.00   | \$3,750.00 | 268.06                       | \$6,958.84  | 0.00   | \$0.00     | \$16,398.84 |
| 0709-262-1006-7            | WINGRA BUILDING GROUP<br>1808 W BELTLINE HWY<br>MADISON WI                    | 1219 South St<br>Cedar Street<br>High Street                            | 670.28<br>357.92<br>437.92           | 310.00   | \$1,240.00 | 0.00  | \$0.00     | 0.00   | \$0.00     | 45.00  | \$1,125.00 | 0.00                         | \$0.00      | 0.00   | \$0.00     | \$2,365.00  |
| 0709-263-0307-8<br>TR-V1   | OUR LADY OF HELP CORP<br>ST MARY'S CARE CENTER<br>700 S PARK ST<br>MADISON WI | 1347 Fish Hatchery Rd<br>South Street<br>Cedar Street                   | 273.00<br>560.91<br>271.35           | 200.00   | \$800.00   | 300.00  | \$1,800.00 | 200.00   | \$1,400.00 | 100.00   | \$2,500.00 | 271.35                       | \$7,044.25  | 1.00   | \$3,500.00 | \$17,044.25 |
| TOTALS                     |   |   | 4,786.54                             | 1,470.00                                       | \$5,880.00 | 550.00  | \$3,300.00 | 250.00   | \$1,750.00 | 295.00   | \$7,375.00 | 539.41                       | \$14,003.08 | 1.00   | \$3,500.00 | \$35,808.08 |

Street Lighting Assessment: The rate for street lighting is calculated based on the total estimated costs divided by the net linear frontage.

1211 Fish Hatchery Road: Work includes removing the driveways on Appleton Street and replacing on Cedar Street. Work also includes removing the existing driveways and curb ramp, then replacing the curb & gutter with full curb & gutter to accommodate the reconstruction of the SSM parking lot along South Street. The sidewalk and additional curb & gutter assessments pertain to poor areas along Appleton Road that would have been replaced if Appleton Road was reconstructed. The City is not assessing the parcel for the full cost to construct Cedar Street. There is no lighting assessment along South Street because that was assessed with project #12956 in 2020. There will be a lighting assessment for the new portion of Cedar Street.

1219 South Street: Work includes removing the existing driveway and curb ramp, then replacing the curb & gutter with full curb & gutter to accommodate the reconstruction of the SSM parking lot along South Street. There is no lighting assessment because that was assessed with project #12956 in 2020.

1347 Fish Hatchery Road: Work includes removing the driveways on Appleton Street and replacing on Cedar Street. The sidewalk and curb & gutter assessments pertain to poor areas along Appleton Road that would have been replaced if Appleton Road was reconstructed. The City is not assessing the parcel for the full cost to construct Cedar Street. There is no lighting assessment along South Street because that was assessed with project #12956 in 2020. There will be a lighting assessment for the new portion of Cedar Street.

**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN    )  
  ) ss.  
COUNTY OF DANE        )

HEIDI FLEEGEL, being first duly sworn on oath, deposes and says that:

1. She is an Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 17th day of February, 2022 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 the project titled **Cedar Street Assessment District – 2022** attached hereto.
  
2. She 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.

  
\_\_\_\_\_  
Heidi Fleegel

Subscribed and sworn to before me  
this 17<sup>TH</sup> day of February, 2022

  
\_\_\_\_\_

L. M. Parker  
Notary Public, State of Wisconsin  
My Commission expires: October 28, 2024

