



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
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engineering@cityofmadison.com
www.cityofmadison.com/engineering

Deputy City Engineer

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

Deputy Division Manager

Kathleen M. Cryan

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

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

November 12, 2025

This is not a bill

Project Name: Mineral Point Road Assessment District – 2026

Project ID: 11131

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
«Cost1»	«Cost2»	«Cost3»

Total
«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/mineral-point-road>; 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 \$68,500 (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, please visit www.cityofmadison.com/homeloans or 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 #:	90226	Version:	1	Name:	Approving plans, specifications and Schedule of Assessments for Mineral Point Road Assessment District - 2026.
Type:	Resolution	Status:			Passed
File created:	10/1/2025	In control:			Engineering Division
On agenda:	10/28/2025	Final action:			10/28/2025
Enactment date:	10/31/2025	Enactment #:			RES-25-00554
Title:	Approving plans, specifications and Schedule of Assessments for Mineral Point Road Assessment District - 2026. (District 1, District 9)				
Sponsors:	BOARD OF PUBLIC WORKS				
Indexes:					
Code sections:					
Attachments:	1. MineralPointRd_ProjectOverview.pdf, 2. MineralPointRd_NotesSheet_10-08-2025.pdf, 3. 59921020_pln.pdf, 4. 11131 - BPW mailing.pdf, 5. CC Hearing Minearl Point Rd Assessment Dlstrict - 2026.pdf				

Date	Ver.	Action By	Action	Result
10/28/2025	1	COMMON COUNCIL	Adopt Unanimously	Pass
10/8/2025	1	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
10/2/2025	1	Engineering Division	Refer	

Fiscal Note

The proposed resolution approves plans, specifications, and assessments and authorizes the Board of Public Works to advertise and receive bids for the Mineral Point Road Assessment District - 2026. The total estimated cost of the project is \$12,671,611 comprised of \$8,058,314 in City costs, \$4,600,000 in federal funding, and \$13,297 in assessments. The 2026 Executive Capital Budget includes \$6,400,000 in City funding for Mineral Point road (Munis #11131). Additionally, the resolution authorizes a transfer within the Engineering - Major Streets Capital Budget if additional funds are needed depending on the level of bids received.

Title

Approving plans, specifications and Schedule of Assessments for Mineral Point Road Assessment District - 2026. (District 1, District 9)

Body

The City of Madison and WisDOT are partnered for the design and construction. The project will be constructed under a contract let by the Wisconsin Department of Transportation (WisDOT). The proposed project is planned for construction in the year 2026-2027.

The roadway geometry for the reconstruction of Mineral Point Road from Commerce Drive to S. High Point Road and S. High Point Road from Mineral Point Road to north Greenway Drainage Property was approved by the Common Council on March 11, 2025, File ID 86997, RES-25-00145.

The basis for construction cost sharing participation is as follows:

- 1) Local Utilities: The City shall pay for 100% of the cost of installing or adjusting new water and sanitary sewer mains. The City assumes full responsibility for the design, installation, testing and operation of the sanitary sewer and water system. Each affected local municipality shall pay for 100%

of the costs for installing or adjusting new or existing local utilities.

2) Street Improvements: The WisDOT shall pay approximately 80% of the costs for excavation, box culvert/micro-tunneling, aggregate, concrete curb and gutter, concrete pavement, asphalt pavement, sidewalk, driveway aprons, pavement marking, traffic signing, terrace restoration and all other necessary street improvements for completion of the project, through administration of Federal funding. Federal Funds are limited to 4,600,000.00; any costs over this limit will be funded by the City of Madison.

Agreements with the State of Wisconsin Department of Transportation for construction cost sharing defines the terms under which the City is awarded Federal funds and the agreement requires that the City indemnify the State of Wisconsin Department of Transportation. City APM 1-1 requires Common Council Approval whenever the City indemnifies another party.

The proposed indemnification language has been reviewed by the City's Risk Manager. The City's risk exposure is increased by this clause, but the exposure is covered by the City's insurance policies, subject to their terms and conditions.

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of Mineral Point Road Assessment District - 2026 pursuant to a resolution of the Common Council, Resolution No. RES-25-00281, ID No. 87847, adopted May 6, 2025, 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 8,058,313.89 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.
13. That the City indemnifies the State Wisconsin of Transportation
14. That the Mayor and City Clerk are hereby authorized to execute agreements and revised agreements with the State of Wisconsin Department of Transportation for the project.
15. That the Mayor and City Clerk are hereby authorized to enter into agreements and revised

16. agreements with Utilities for cost sharing of the project.
That depending on the level of bids received, and if additional budget authority is required beyond the amounts currently approved, the sum necessary shall be authorized and transferred from the Engineering Major Streets Capital Budget to the Mineral Point Road project

INSTALLMENT ASSESSMENT NOTICE

Notice is hereby given that a contract has been (or is about to be) let for the Mineral Point Road Assessment District - 2026 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

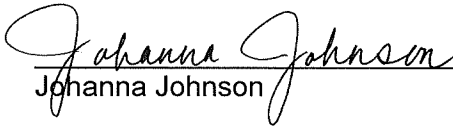
"Pursuant to Sec.4.09(14), Madison General Ordinances, as authorized by Sec. 66.0701(2), Wisconsin Statutes, any person against whose land a special assessment has been levied by this resolution has the right to appeal therefrom in the manner prescribed in Sec. 66.0703(12), Wisconsin Statutes, within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

AFFIDAVIT OF MAILING

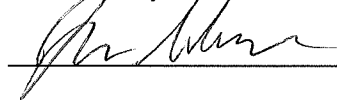
STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Johanna Johnson, being first duly sworn on oath, deposes and says that:

1. She is a Program Assistant with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 12th day of November, 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 **Mineral Point Road Assessment District - 2026** 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.


Johanna Johnson

Subscribed and sworn to before me
this 12th day of November, 2025



Jenna Webb
Notary Public, State of Wisconsin
My Commission expires: September 30, 2029

