



Department of Public Works  
**City Engineering Division**

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January 12, 2010

**TO: Common Council**

**RE: Deferred Assessment for the property located at 5409 Femrite Dr.**

During the City approval process for the proposed Femrite Drive and Marsh Road project, City Engineering has had discussions with the property owner regarding the assessment for 5409 Femrite Drive. There are multiple aspects of this property that need to be considered for the assessment. The owners requested that the assessment be deferred because a portion of the property is used for agricultural purposes. It is also expected that a portion of the property would lie within a wetland, and a part of the property is used for residential means.

The City will defer assessments for the portions of the property that are used for agriculture and that are wetlands. These assessments will be deferred for a period of 10 years with interest applied based on the current rate. After the deferment period, the assessments will be payable in 8 years of installments. City Engineering and the City Comptroller recommend the 8 years as opposed to 15 years due to the excessive length of the loan. However, the Common Council may elect to change that time period to 15 years. Since the wetland is not developable, the assessable frontage along Marsh Rd. may be reduced after a delineation has been done on the property. The reduced frontage will then be equal to the projected average width of the wetland along Marsh Rd. Also, as a condition of the deferment, a hold on building permits will be placed on the property so that the property may not develop without the assessments being paid.

Since a portion of the property is used as a residence, the owner will be assessed for that part of that property. Based on measurements from survey data and aerial photos, approximately 110 feet of frontage on Femrite Drive would apply to the residential portion of the property. This frontage includes assessments for sidewalk, curb and gutter, a driveway apron, and street lighting. The assessment will be deferred for the remaining frontage on Femrite Drive, and for the entire frontage on Marsh Road based on the policy above. If you have any questions regarding this information, please contact Jim Wolfe at 266-4099 or at [jwolfe@cityofmadison.com](mailto:jwolfe@cityofmadison.com).

Sincerely,

Robert F. Phillips  
Interim City Engineer

RFP:jmw

