



Department of Public Works
Engineering Division
 James M. Wolfe, P.E., City Engineer
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Assistant City Engineer

Bryan Cooper, AIA
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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. Zwieg, P.E.

Financial Manager

Steven B. Danner-Rivers

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

April 7, 2023

Project Name: S. Henry Street Resurfacing

Project Limits: W. Wilson St. to W. Doty St.

Project ID: 11986

Parcel(s) being assessed:

Parcel Number: «Parcel_No»

Parcel Location: «Situs_Address»

Street Construction Items	
Resurfacing Asphalt Pavement	Total
«Cost1»	«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/300-block-w-wilson>; 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 #: 75907 **Version:** 1 **Name:** Approving Plans, Specifications, And Schedule Of Assessments For S. Henry Street Assessment District - 2023.

Type: Resolution **Status:** Passed

File created: 1/31/2023 **In control:** Engineering Division

On agenda: 2/28/2023 **Final action:** 2/28/2023

Enactment date: 3/6/2023 **Enactment #:** RES-23-00134

Title: Approving Plans, Specifications, And Schedule Of Assessments For S. Henry Street Assessment District - 2023. (4th AD)

Sponsors: BOARD OF PUBLIC WORKS

Indexes:

Code sections:

Attachments: 1. SHenryResurf_Display.pdf, 2. BPW_Mailing.pdf, 3. CC Mailing.pdf

Date	Ver.	Action By	Action	Result
2/28/2023	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
2/8/2023	1	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
2/1/2023	1	Engineering Division	Refer	

Fiscal Note

The proposed resolution approves plans, specifications, and a schedule of assessments for S. Henry Street Assessment District - 2023 at an estimated cost of \$30,000, including \$5,290 in assessment. Funding is available in the following Munis Account:

11986-402-170: \$30,000

Assessments: \$5,290

City Cost: \$24,710

Title

Approving Plans, Specifications, And Schedule Of Assessments For S. Henry Street Assessment District - 2023. (4th AD)

Body

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of S. Henry Street Assessment District - 2023 pursuant to a resolution of the Common Council, RES-23-00040, ID No. 75305, adopted 1/17/23, which resolution was adopted there to, 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 \$24,710 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 S. Henry Street 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 there from 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: 1/27/2023
 Project ID: 11986
 Project Name: S. HENRY STREET RESURFACING
 Project Description: W. Wilson St. to W. Doty St.

*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.

Parcel No./ Zoning	Owner Name Address	Parcel Location/Condo	LF or % Interest	Frontage St	Street Construction Items		
					Resurfacing Asphalt Pavement		
					Assess @		
					\$10.88	per LF	
					Factor	LF	Cost
070923120011 UMX	JEFF AND SAL LLC 414 KENSINGTON DR MADISON, WI 53704	203 S Henry St	33.00	S Henry St	1	33.00	\$359.04
070923120029 UMX	JEFF AND SAL LLC 414 KENSINGTON DR MADISON, WI 53704	205 S Henry St	33.00	S Henry St	1	33	\$359.04
070923120037 UMX	BARRACUDA UNIT OWNERS % BIRWOOD LLC 3165 E WASHINGTON AVE MADISON, WI 53704	211 S Henry St NOTATION PARCEL SEE FOLLOWING	156.24	S Henry St	1	156.24	\$0.00
<i>Storage Unit Parcels within the Barracuda Condo have a % Interest of 0%, resulting in an assessment of \$0.00 for these parcels. Per City Assessment Policy, any parcels with an assessment of less than \$5.00 are not assessed.</i>							
070923179092 UMX	JQC PROPERTIES LLC 232 S HAMILTON ST MADISON, WI 53703	232 S Hamilton St Condo	2.5%	S Hamilton St	1	3.906	\$42.50
070923179109 UMX	GLENN III, JOHN MOLLOY MICHELE OHTA-GLENN 211 S HENRY ST # 104 MADISON, WI 53703	211 S Henry St Unit 104 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179117 UMX	PHILPOTT, JACQUELINE 5300 MANILA AVE OAKLAND, CA 94618	230 S Hamilton St Condo	2.5%	S Hamilton St	1	3.906	\$42.50
070923179125 UMX	SHAW, ROBERT ROBERT SCHUESSLER 211 S HENRY ST # 201 MADISON, WI 53703	211 S Henry St Unit 201 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179133 UMX	MARTIN, ADAM 211 S HENRY ST # 202 MADISON, WI 53703	211 S Henry St Unit 202 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179141 UMX	KRUZEL, EMILIA K 211 S HENRY ST # 203 MADISON, WI 53703	211 S Henry St Unit 203 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179159 UMX	GORDON, MICHAEL & AUDREY 1854 EBENEZER FARM CI NE MARIETTA, GA 30066	211 S Henry St Unit 204 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179167 UMX	WHEELER, KATHERINE E 211 S HENRY ST # 301 MADISON, WI 53703	211 S Henry St Unit 301 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179175 UMX	YOGENDRAN, LASHIKA & SUBRAMANIAM YOGENDRAN 211 S HENRY ST # 302 MADISON, WI 53703	211 S Henry St Unit 302 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179183 UMX	JEFCOATE, COLIN R 211 S HENRY ST # 303 MADISON, WI 53703	211 S Henry St Unit 303 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179191 UMX	COATNEY, SHERRY KAY DAVID HOWARD NIEMI 211 S HENRY ST # 304 MADISON, WI 53703	211 S Henry St Unit 304 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179208 UMX	HOLM, NICHOLAS ANDREA HOLM 211 S HENRY ST # 401 MADISON, WI 53703	211 S Henry St Unit 401 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179216 UMX	RELFORD, BRADLEY B JENNIFER G RELFORD 211 S HENRY ST # 402 MADISON, WI 53703	211 S Henry St Unit 402 Condo	5.0%	S Henry St	1	7.812	\$84.99

070923179224 UMX	LACY, RACHEL O & KYLE L 211 S HENRY ST # 403 MADISON, WI 53703	211 S Henry St Unit 403 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179232 UMX	BAKKEN, KAIA 211 S HENRY ST # 404 MADISON, WI 53703	211 S Henry St Unit 404 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179240 UMX	KASEL, CALVIN & CAROLYN 211 S HENRY ST # 501 MADISON, WI 53703	211 S Henry St Unit 501 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179258 UMX	DR HOME SOLUTIONS LLC 211 S HENRY ST # 502 MADISON, WI 53703	211 S Henry St Unit 502 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179266 UMX	OPPS REVOCABLE TRUST, THOMAS & MARY JANE 211 S HENRY ST # 503 MADISON, WI 53703	211 S Henry St Unit 503 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179274 UMX	YIP, JACK 211 S HENRY ST # 601 MADISON, WI 53703	211 S Henry St Unit 601 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179282 UMX	SHINNERS, GEORGE 315 E NINTH AVE ANTIGO, WI 54409	211 S Henry St Unit 602 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923179290 UMX	Withheld pursuant to sec. 19.35(1)(am) Wis. Stats. 211 S HENRY ST # 603 MADISON, WI 53703	211 S Henry St Unit 603 Condo	5.0%	S Henry St	1	7.812	\$84.99
070923127017 DR2	WESSEL, KEITH R LORI A WESSEL 307 N INGERSOLL ST MADISON, WI 53703	302 W Wilson St	99.00	W Wilson St	1	99.00	\$1,077.12
070923127025 PD	FIW PROPERTY LLC 1009 N SUNNYVALE LN # F MADISON, WI 53713	214 S Henry St	33.00	S Henry St	1	33	\$359.04
070923127033 DR2	CLIFFORD, JAKE PATRICK 212 S HENRY ST MADISON, WI 53703	212 S Henry St	33.00	S Henry St	1	33	\$359.04
070923127041 DR2	COOPER, JONATHAN D & JANE M RICHARD 208 S HENRY ST MADISON, WI 53703	208 S Henry St	33.00	S Henry St	1	33	\$359.04
070923127059 DR2	GARCIA-ANCHONDO, OFELIA 121 E MAIN ST MADISON, WI 53703	204 S Henry St	33.00	S Henry St	1	33	\$359.04
070923127067 PD	NOELIEX LLC 121 E MAIN ST MADISON, WI 53703	202 S Henry St	33.00	S Henry St	1	33	\$359.04
TOTALS					--	486.24	\$5,290.29