



## 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



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Master

**File Number: 65449**

**File ID:** 65449

**File Type:** Resolution

**Status:** Passed

**Version:** 1

**Reference:**

**Controlling Body:** BOARD OF PUBLIC WORKS

**Lead Referral:** BOARD OF PUBLIC WORKS

**Cost:**

**File Created Date :** 05/07/2021

**File Name:** Approving Plans, Specifications, And Schedule Of Assessments For Melvin Court and Ridgeway Avenue Resurfacing Assessment District - 2021.

**Final Action:** 06/01/2021

**Title:** Approving Plans, Specifications, And Schedule Of Assessments For Melvin Court and Ridgeway Avenue Resurfacing Assessment District - 2021. (12th AD)

**Notes:** Fadi E.

**Code Sections:**

**CC Agenda Date:** 06/01/2021

**Indexes:**

**Agenda Number:** 18.

**Sponsors:** BOARD OF PUBLIC WORKS

**Effective Date:** 06/07/2021

**Attachments:** 13177\_BPW Notes.pdf, 13177-ScheduleOfAssessments11X17.rpt.pdf, BPW Mailing Melvin Ct.pdf, 13177- Streets Linework Layout.pdf, CC Hearing.pdf

**Enactment Number:** RES-21-00412

**Author:** Rob Phillips, City Engineer

**Hearing Date:**

**Entered by:** hfleegel@cityofmadison.com

**Published Date:**

### Approval History

Version	Date	Approver	Action
1		Stephanie Mabrey	Approve

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	05/12/2021	Refer	BOARD OF PUBLIC WORKS	05/19/2021	05/19/2021	
<b>Action Text:</b> This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 5/19/2021							
<b>Notes:</b>							

1	BOARD OF PUBLIC WORKS	05/19/2021	RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24 & 2.25 - PUBLIC HEARING	Pass
---	-----------------------	------------	--	------

**Action Text:** Fadi El Musa Gonzalez, City Engineering, presented details. A motion was made by Branson, seconded by Williams, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24 & 2.25 - PUBLIC HEARING. The motion passed by voice vote/other.

**Notes:**

1	COMMON COUNCIL	06/01/2021	Adopt Under Suspension of Rules 2.04, 2.05, 2.24, and 2.25, and Close the Public Hearing	Pass
---	----------------	------------	--	------

**Action Text:** A motion was made by Abbas, seconded by Martin, to Adopt Under Suspension of Rules 2.04, 2.05, 2.24, and 2.25, and Close the Public Hearing. The motion passed by voice vote/other.

**Notes:**

**Text of Legislative File 65449**

**Fiscal Note**

The proposed resolution approves plans, specifications, and a schedule of assessments for Melvin Court and Ridgeway Avenue Resurfacing Assessment District - 2021 at an estimated cost of \$886,650. Funding is available in the following MUNIS accounts:

STREET	13177-402-170	\$310,500
STREET STORM	13177-402-174	\$69,000
STORM	13177-84-174	\$172,500
SANITARY	13177-83-173	\$189,750
WATER	13177-86-179	\$144,900
	Total	\$886,650

Total Project Cost: \$886,650

Total Assessments: \$43,627

City Cost of Project: \$843,023

**Title**

Approving Plans, Specifications, And Schedule Of Assessments For Melvin Court and Ridgeway Avenue Resurfacing Assessment District - 2021. (12th AD)

**Body**

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of Melvin Court and Ridgeway Avenue Resurfacing Assessment District - 2021 pursuant to a resolution of the Common Council, RES-21-00237, ID No.64614, adopted 3/30/2021 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 \$843,023.00 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 2.0 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 Melvin Court and Ridgeway Avenue Resurfacing Assessment District-2021 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."

City of Madison Engineering Division - Schedule of Assessments

Project Name: Melvin Court and Ridgeway Avenue Resurfacing Assessment District-2021

Project Limits: Melvin Court (East Washington Avenue to north end)  
Ridgeway Avenue (Melvin Court to west end)

\*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 residential dwellings.

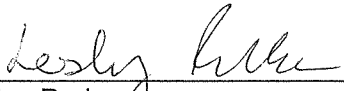
Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (L.F.)	Street Reconstruction Items												Assessable Sidewalk (100% Assessable)			Sanitary Sewer Items				Storm Sewer Items		Total Assessment			
				Remove Drive Apron @ 2.50 per S.F.		Replace Drive Apron @ 6.00 per S.F.		Remove Sidewalk @ 2.50 per S.F.			Replace Sidewalk @ 6.00 per S.F.			Remove and Replace Curb and Gutter @ 13.00 per L.F.			Construct New Sidewalk @ 40.00 per L.F.			Sanitary Sewer Reconnection \$ 1,250.00 Each		Remove & Replace 6 Inch Sanitary Lateral @ 21.00 per L.F.		Remove & Replace 8 Inch Sanitary Lateral @ 31.50 per L.F.		Storm Sewer Lateral/Reconnect 1,500.00 Each		
				S.F.	Cost	S.F.	Cost	Factor	S.F.	Cost	Factor	S.F.	Cost	Factor	L.F.	Cost	Factor	L.F.	Cost	Each	Cost	L.F.	Cost	L.F.		Cost	Each	Cost
0810-323-0402-4 SR-V1	MORGANS, NATHAN 814 MELVIN CT MADISON WI	814 Melvin Ct	63.30	0.00	\$ -	70.00	\$ 420.00	1.0	104.00	\$ 260.00	1.0	104.00	\$ 624.00	1.0	20.00	\$ 260.00	1.0	0.00	\$ -	1.00	\$ 1,250.00	35.00	\$ 1,102.50	0.00	\$ -	0.00	\$ -	\$ 3,916.50
0810-323-0403-2 SR-V1	BOHAN, STEVE J 18 WILTON CT MADISON WI	816 Melvin Ct	50 Melvin 111 Ridgeway	0.00	\$ -	0.00	\$ -	0.5	104.00	\$ 130.00	0.5	104.00	\$ 312.00	0.5	20.00	\$ 130.00	0.5	0.00	\$ -	1.00	\$ 1,250.00	35.00	\$ 1,102.50	0.00	\$ -	0.00	\$ -	\$ 2,924.50
0810-323-0213-5 SR-V1	RISSER TRUST 2 S CARROLL ST MADISON WI	905 Melvin Ct	60.00	0.00	\$ -	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -
0810-323-0091-5 SR-V1	HAT TRICK INVESTMENTS LLC 988 EDDINGTON DR SUN PRAIRIE WI	918 Melvin Ct	156.60	100.00	\$ 250.00	100.00	\$ 600.00	1.0	130.00	\$ 325.00	1.0	130.00	\$ 780.00	1.0	70.00	\$ 910.00	1.0	0.00	\$ -	1.00	\$ 1,250.00	0.00	\$ -	36.00	\$ 1,134.00	0.00	\$ -	\$ 5,249.00
0810-323-0123-6 PD	CREEK EDGE CDM HOMEOWNERS ASSOC INC, ATTN SAGE MGMT 3710 WILSHIRE LN MADISON WI	1009 Melvin Ct	156.89	0.00	\$ -	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	1.0	15.00	\$ 195.00	1.0	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ 195.00
0810-323-0092-3 SR-V2	RIDGE CREEK APTS LLC 505 UNIVERSITY AVE MADISON WI	1010 Melvin Ct	271.50	0.00	\$ -	0.00	\$ -	1.0	26.00	\$ 65.00	1.0	26.00	\$ 156.00	1.0	40.00	\$ 520.00	1.0	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ 741.00
0810-323-0111-1 CN	CITY OF MADISON ENGINEER WALKWAYS & BIKEPATHS 536 210 MLK JR BLVD RM 115 MADISON WI	1101 Melvin Ct	0.00	0.00	\$ -	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -
0810-323-0214-3 PD	PASSARO, RAYMUNDO 3201 QUINCY AVE MADISON WI	3201 Quincy Ave	43.66 Quincy 110.56 Melvin	0.00	\$ -	0.00	\$ -	0.5	0.00	\$ -	0.5	0.00	\$ -	0.5	15.00	\$ 97.50	0.5	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ 97.50
0810-323-0109-6 PD	PHEIFFER, ALEXIS L S 201 E WASHINGTON ST PHOENIX AZ	3202 Quincy Ave	42.85 Quincy 119.87 Melvin	0.00	\$ -	0.00	\$ -	0.5	130.00	\$ 162.50	0.5	130.00	\$ 390.00	0.5	15.00	\$ 97.50	0.5	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ 650.00
0810-323-0090-7 SR-V2	RIDGEVIEW HEIGHTS LLC 3162 RIDGEWAY AVE # 2 MADISON WI	3166 Ridgeway Ave	130.00	0.00	\$ -	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	1.0	70.00	\$ 910.00	1.0	163.00	\$ 6,520.00	1.00	\$ 1,250.00	0.00	\$ -	62.00	\$ 1,953.00	0.00	\$ -	\$ 10,633.00
0810-323-0301-8 SR-V1	LYNCH, WM J & BRENDA 3176 RIDGEWAY AV MADISON WI	3176 Ridgeway Ave	75.00	0.00	\$ -	0.00	\$ -	1.0	104.00	\$ 260.00	1.0	104.00	\$ 624.00	1.0	20.00	\$ 260.00	1.0	0.00	\$ -	1.00	\$ 1,250.00	26.00	\$ 819.00	0.00	\$ -	0.00	\$ -	\$ 3,213.00
0810-323-0404-0 SR-V1	RIDGEWAY LLC 3035 REBEL DR SUN PRAIRIE WI	3179 Ridgeway Ave	64.00	260.00	\$ 650.00	260.00	\$ 1,560.00	1.0	0.00	\$ -	1.0	0.00	\$ -	1.0	30.00	\$ 390.00	1.0	0.00	\$ -	1.00	\$ 1,250.00	35.00	\$ 1,102.50	0.00	\$ -	0.00	\$ -	\$ 4,952.50
0810-323-0302-6 SR-V1	LYNCH LIVING TRUST 3176 RIDGEWAY AVE MADISON WI	3180 Ridgeway Ave	48.00	0.00	\$ -	0.00	\$ -	1.0	104.00	\$ 260.00	1.0	104.00	\$ 624.00	1.0	20.00	\$ 260.00	1.0	0.00	\$ -	1.00	\$ 1,250.00	26.00	\$ 819.00	0.00	\$ -	0.00	\$ -	\$ 3,213.00
0810-323-0303-4 SR-V1	PAMPUCH, MARIAH SUSAN 3184 RIDGEWAY AVE MADISON WI	3184 Ridgeway Ave	40.00	0.00	\$ -	65.00	\$ 390.00	1.0	104.00	\$ 260.00	1.0	104.00	\$ 624.00	1.0	20.00	\$ 260.00	1.0	0.00	\$ -	1.00	\$ 1,250.00	26.00	\$ 819.00	0.00	\$ -	0.00	\$ -	\$ 3,603.00
0810-323-0304-2 SR-V1	O'BRIEN, MICHAEL G & RBT & MARGARET O'BRIEN 6380 DEMARCO TRL VERONA WI	3188 Ridgeway Ave	37 Ridgeway 120 Melvin	0.00	\$ -	0.00	\$ -	0.5	104.00	\$ 130.00	0.5	104.00	\$ 312.00	0.5	20.00	\$ 130.00	0.5	0.00	\$ -	1.00	\$ 1,250.00	26.00	\$ 819.00	0.00	\$ -	0.00	\$ -	\$ 2,641.00
0810-323-0514-7 SR-V1	3201 RIDGEWAY AVE LLC 150 LAKEWOOD BLVD MADISON WI	3201 Ridgeway Ave	59.32	110.00	\$ 275.00	110.00	\$ 660.00	1.0	78.00	\$ 195.00	1.0	78.00	\$ 468.00	1.0	0.00	\$ -	1.0	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ 1,598.00
0810-323-0212-7 SR-V1	BENTLEY, MEGAN K 3202 RIDGEWAY AVE MADISON WI	3202 Ridgeway Ave	97.45 Ridgeway 47.77 Melvin	0.00	\$ -	0.00	\$ -	0.5	0.00	\$ -	0.5	0.00	\$ -	0.5	0.00	\$ -	0.5	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -
0810-323-0401-6 CC-T	LLS ENTERPRISES LLC LARRY L SKARTVEDT 3100 E WASHINGTON AVE MADISON WI	3100 E Washington Ave	460.70	0.00	\$ -	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -
0810-323-0501-4 CC-T	STREAK ENTERPRISES LLC 4212 SPRECHER RD MADISON WI	3206 E Washington Ave	177.96	0.00	\$ -	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	1.0	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ -
TOTALS				470.00	\$ 1,175.00	605.00	\$ 3,630.00	-	988.00	\$ 2,047.50	-	988.00	\$ 4,914.00	-	375.00	\$ 4,420.00	-	163.00	\$ 6,520.00	9.00	\$ 11,250.00	209.00	\$ 6,583.50	98.00	\$ 3,087.00	0.00	0	\$ 43,627.00

**AFFIDAVIT OF MAILING**

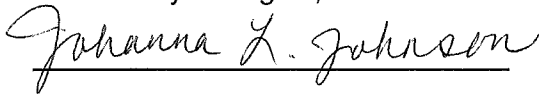
STATE OF WISCONSIN    )  
  ) ss.  
COUNTY OF DANE        )

LESLEY PARKER, 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 2nd day of August, 2021 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 **MELVIN COURT AND RIDGEWAY AVENUE RESURFACING ASSESSMENT DISTRICT - 2021** attached hereto.
  
2. She did and delivered the envelopes to 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.

  
\_\_\_\_\_  
Lesley Parker

Subscribed and sworn to before me  
this 2<sup>ND</sup> day of August, 2021

  
\_\_\_\_\_

Johanna L. Johnson  
Notary Public, State of Wisconsin  
My Commission expires: January 8, 2022

