

1705 & 1713 S High Point Road
Deferred Assessments Request
Matt Dahl – Hickory Hill Academy / Dahl Family, LLC



Summary:

- Conditionally approved Certified Survey Map (CSM) to combined 1705 S High Point Road (PN 070835301197) and 1713 S High Point Road (PN 070835301204) into one lot.
- The referenced parcels were attached to the City of Madison from the Town of Middleton on May 1, 2021 (Legistar file 64808).
- There are deferred assessments on both parcels from S High Point Road street and sewer improvements that were assessed against the parcels in 2006. Per the intergovernmental agreement these assessments were deferred until the parcels attached to the City. Upon attachment the deferred assessments are due to be paid in full or over 6 annual installments. The first payment for the assessments are due October 31, 2022.
- Per MGO 16.23(5)g.1 – “all unpaid special assessments shall be paid unless determined otherwise by the Board of Public Works” as a condition of CSM final approval
- Matt Dahl (of Hickory Hill Academy / Dahl Family, LLC) is requesting that the assessments be allowed to be paid over the 6 year period as indicated in the intergovernmental agreement with the Town of Middleton
- City Staff recommend that the initial annual payment for the assessments on both existing parcels that are due October 31, 2022 be paid prior to final CSM approval. The remaining principal and interest for the outstanding assessments then be combined and applied to the new parcel created by the pending CSM.

CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NO. 7007 AND LANDS,
LOCATED IN THE SW1/4 OF THE SW1/4
SECTION 35, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

- PLACED 3/4"X18" REBAR
WT=1.5 LBS/FT
- FOUND 1-1/2" ID PIPE
- FOUND 3/4" REBAR
- () RECORDED AS INFORMATION

CURVE TABLE

C1
RADIUS = 25.00'
CHORD = N44°54'20"W 36.08'
ARC = 40.31'
CENTRAL ANGLE = 92°22'59"

FOUND BRASS CAP MONUMENT
SOUTHWEST CORNER
SECTION 35, T7N, R8E
WISCONSIN COUNTY
COORDINATE SYSTEM
DANE ZONE
N: 467079.60
E: 783975.98
PER CITY OF MADISON
N: 467079.64
E: 783975.96



GRID NORTH
WISCONSIN COORDINATE
REFERENCE SYSTEMS
(WISCRS)
DANE COUNTY
NAD83(2011)
THE SOUTH LINE OF THE
SW1/4 OF SECTION 35,
T7N, R8E BEARS
S88°54'11"W

0 100
Scale 1" = 100'

SHEET 1 OF 4

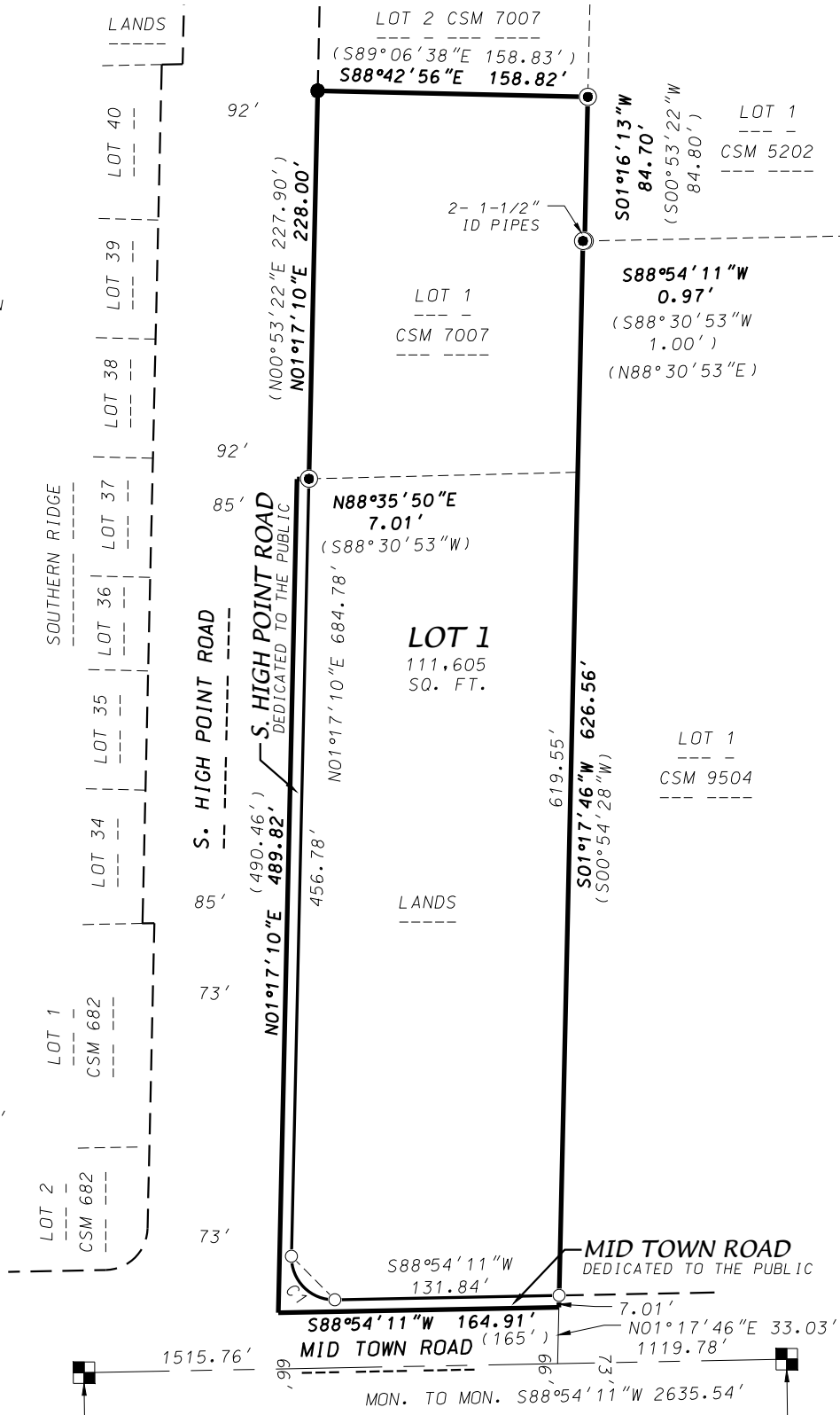
DATE: January 27, 2022

F.N.: 19-05-124

C.S.M. NO.

DOC. NO.

VOL. SHEET



FOUND BRASS CAP MONUMENT
SOUTH 1/4 CORNER
SECTION 35, T7N, R8E
WISCONSIN COUNTY
COORDINATE SYSTEM
N: 467130.06
E: 786611.04
PER CITY OF MADISON
N: 467130.08
E: 786610.90



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



To whom it may concern:

I am requesting that the BPW consider to authorize the unpaid special assessment for parcels 0708-353-0119-7 & 0708-353-0120-4 to be combined and levied against the single parcel that will be created by the CSM, with 5 remaining payments. I am happy to make the first installment payment (that is due 10-31-22) immediately, if preferred.

Sincerely,

Matt Dahl

Matt Dahl

President / Owner

Hickory Hill Academy

Outstanding Special Assessment Summary: 1705 & 1713 S High Point Road

| Address | Parcel | Original Assessment | 2022 Payment Amount | Remaining Principal | Remaining Int | Original Assessment | 2022 Payment Amount | Remaining Principal | Remaining Int |
|------------------------|--------------|---------------------|---------------------|---------------------|---------------|---------------------|---------------------|---------------------|---------------|
| 1705 S High Point Road | 070835301197 | 17,755.93 | 3,846.64 | 14,796.60 | 2,663.40 | 25,515.40 | 5,527.64 | 21,262.83 | 3,827.31 |
| 1713 S High Point Road | 070835301204 | 41,421.11 | 8,973.44 | 34,517.59 | 6,213.16 | 32,303.26 | 6,998.16 | 26,919.38 | 4,845.48 |
| | | 59,177.04 | 12,820.08 | 49,314.19 | 8,876.56 | 57,818.66 | 12,525.80 | 48,182.21 | 8,672.79 |

| | |
|-----------------------|------------|
| Original Assess Total | 116,995.70 |
|-----------------------|------------|

| | |
|---|-----------|
| First Payment (Due be CSM final approved) | 25,345.88 |
|---|-----------|

| | Remaining Principal | Remaining Int |
|--------|---------------------|---------------|
| Street | 49,314.19 | 8,876.56 |
| Sewer | 48,182.21 | 8,672.79 |
| Totals | 97,496.40 | 17,549.35 |

To be applied to new parcel

To be paid over 5 annual payments