

**AFFIDAVIT OF MAILING**

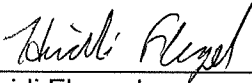
STATE OF WISCONSIN    )  
                                          ) ss.  
COUNTY OF DANE        )

Heidi Fleegel, being first duly sworn on oath, deposes and says that:

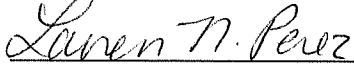
Legistar No. 58168

1. She is an Program Assistant I with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 10th day of December, at approximately 8:05 AM 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 Approving Plans, Specifications, And Schedule of Assessments **VILAS AVENUE AND CAMPBELL STREET ASSESSMENT DISTRICT - 2019**

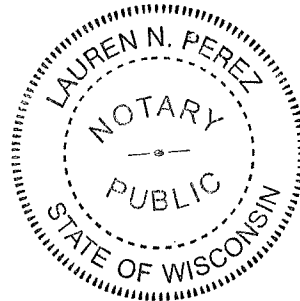
2. She did and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the City of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.

  
\_\_\_\_\_  
Heidi Fleegel

Subscribed and sworn to before me  
this 10<sup>th</sup> day of December, 2019

  
\_\_\_\_\_

Lauren N Perez  
Notary Public, State of Wisconsin  
My Commission expires: 7/17/20





## Finance Department

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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 three percent (3.0%) 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 \$52,850 (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: 58168**

<b>File ID:</b> 58168	<b>File Type:</b> Resolution	<b>Status:</b> Passed
<b>Version:</b> 1	<b>Reference:</b>	<b>Controlling Body:</b> Engineering Division
<b>Lead Referral:</b> BOARD OF PUBLIC WORKS	<b>Cost:</b>	<b>File Created Date :</b> 11/08/2019
<b>File Name:</b> Approving Plans, Specifications, And Schedule Of Assessments For Vilas Avenue and Campbell Street Assessment District - 2019.		<b>Final Action:</b> 12/03/2019
<b>Title:</b> Approving Plans, Specifications, And Schedule Of Assessments For Vilas Avenue and Campbell Street Assessment District - 2019. (13th AD)		

**Notes:** Reid S.

**Code Sections:**

**CC Agenda Date:** 12/03/2019

**Indexes:**

**Agenda Number:** 19.

**Sponsors:** BOARD OF PUBLIC WORKS

**Effective Date:**

**Attachments:** 10902\_Project Overview.pdf, 10902 Mailing.pdf, 10902\_ScheduleOfAssessments.rpt REV 1.pdf, 10902 Mailing\_CC Hearing Notice.pdf

**Enactment Number:** RES-19-00794

**Author:** Rob Phillips, City Engineer

**Hearing Date:** 12/03/2019

**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	11/08/2019	Refer	BOARD OF PUBLIC WORKS	11/20/2019	11/20/2019	
<b>Action Text:</b> This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 11/20/2019							
<b>Notes:</b>							
1	BOARD OF PUBLIC WORKS	11/20/2019	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass



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 Vilas Avenue and Campbell Street Assessment District - 2019 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."

**City of Madison Engineering Division - Schedule of Assessments**  
**Project Name: Vilas Avenue and Campbell Street Assessment District - 2019**  
**Project ID: 10902**

Revised Date: 11/20/2019

Note: A factor has been applied for sidewalk and curb and gutter work adjacent to lots that about more than one street and are single-family or two-family residential dwellings (\*)

Parcel No./ Zoning	Owner's Name / Mailing Address	Situation Address	Frontage LF	Remove Concrete			Install Concrete			Remove & Replace			Street Construction Items			Sanitary Sewer Reconstruction Items			TOTAL ASSMT
				\$2.00 per Sq Ft. SF	Cost	\$6.00 per Sq Ft. SF	Cost	\$7.00 per Square Foot (SF) Factor*	Cost	\$20.00 per Linear Foot (LF) Factor*	Cost	\$1,250.00 Each	Cost	\$1,250.00 Each	Remove & Replace Sanitary Lateral @ \$21.00 per LF	Cost			
0709-224-2801-0 TR-C3	BULLOSS, NICHOLAS A CHRISTINA A TREMONTI 314 CAMPBELL ST MADISON WI	314 Campbell St	62.65 30.30	0.00	\$0.00	0.00	\$0.00	0.50	\$175.00	0.50	\$80.00	0.50	\$800.00	0	\$0.00	0	\$0.00	\$975.00	
0709-224-3508-1 TR-C2	GROBER, JOHN E 1430 DRAKE ST MADISON WI	1430 Drake St	52.50 125.00	245.00	\$490.00	235.00	\$1,410.00	0.50	\$0.00	0.50	\$125.00	0.50	\$1,250.00	0	\$0.00	0	\$0.00	\$3,150.00	
0709-224-3613-8 TR-C2	CHASCO, JUSTIN MARGO REEDER 1502 DRAKE ST MADISON WI	1502 Drake St	51.50 117.00	410.00	\$820.00	425.00	\$2,550.00	0.50	\$0.00	0.50	\$117.00	0.50	\$1,170.00	0	\$0.00	0	\$0.00	\$4,540.00	
0709-224-3504-9 TR-C2	DREWRY TR, ANDREW & JANE 1421 VILAS AVE MADISON WI	1421 Vilas Ave	52.50	0.00	\$0.00	0.00	\$0.00	1.00	\$0.00	1.00	\$20.00	1.00	\$400.00	0	\$0.00	0	\$0.00	\$400.00	
0709-224-3505-7 TR-C2	FERGUSON, JAMES D ANGELA L FERGUSON 1425 VILAS AVE MADISON WI	1425 Vilas Ave	93.24	0.00	\$0.00	0.00	\$0.00	1.00	\$0.00	1.00	\$0.00	1.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	
0709-224-3506-5 TR-C2	GUHA, KUMAR & LEAH M RICHARDS-GUHA 1427 VILAS AVE MADISON WI	1427 Vilas Ave	59.96	0.00	\$0.00	0.00	\$0.00	1.00	\$0.00	1.00	\$0.00	1.00	\$0.00	1	\$1,250.00	35	\$735.00	\$1,985.00	
0709-224-2915-9 TR-C2	BOSWELL, LAIRD S CHRISTINE SEROOGY 1428 VILAS AVE MADISON WI	1428 Vilas Ave	52.50	0.00	\$0.00	0.00	\$0.00	1.00	\$0.00	1.00	\$20.00	1.00	\$400.00	0	\$0.00	0	\$0.00	\$400.00	
0709-224-3507-3 TR-C2	HAMMER LIV TR, CHARLES 1429 VILAS AVE MADISON WI	1429 Vilas Ave	54.45 75.73	340.00	\$680.00	350.00	\$2,100.00	0.50	\$0.00	0.50	\$75.73	0.50	\$757.30	1	\$1,250.00	35	\$735.00	\$5,522.30	
0709-224-2914-1 TR-C3	BELL, JENNIFER R 1436 VILAS AVE MADISON WI	1436 Vilas Ave	93.75	0.00	\$0.00	0.00	\$0.00	1.00	\$2,100.00	1.00	\$93.75	1.00	\$1,875.00	0	\$0.00	0	\$0.00	\$3,975.00	
0709-224-2913-3 TR-C3	DAVIS, WILLIAM J & JANE E ELDER 1438 VILAS AVE MADISON WI	1438 Vilas Ave	49.20	0.00	\$0.00	0.00	\$0.00	1.00	\$1,050.00	1.00	\$49.20	1.00	\$984.00	0	\$0.00	0	\$0.00	\$2,034.00	
0709-224-2912-5 TR-C3	STROMINGER, AMANDA B 1440 VILAS AVE MADISON WI	1440 Vilas Ave	65.22 33.50	0.00	\$0.00	0.00	\$0.00	0.50	\$87.50	0.50	\$80.22	0.50	\$802.20	0	\$0.00	0	\$0.00	\$889.70	
0709-224-3601-3 TR-C2	GUSTAFSON, NEWELL A 1501 VILAS AVE MADISON WI	1501 Vilas Ave	52.26 80.56	200.00	\$400.00	235.00	\$1,410.00	0.50	\$0.00	0.50	\$80.56	0.50	\$805.60	0	\$0.00	0	\$0.00	\$2,615.60	
0709-224-3602-1 TR-C2	ROSN, MARGARET M 1515 VILAS AVE MADISON WI	1515 Vilas Ave	54.98	0.00	\$0.00	0.00	\$0.00	1.00	\$0.00	1.00	\$0.00	1.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	
0709-224-3603-9 TR-C2	ANDERSON, DAN R JOAN F NUGENT 1521 VILAS AVE MADISON WI	1521 Vilas Ave	66.43	0.00	\$0.00	0.00	\$0.00	1.00	\$0.00	1.00	\$0.00	1.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	
0709-224-2813-5 TR-C3	HURIE REV LIV TR, H R 1522 VILAS AVE MADISON WI	1522 Vilas Ave	111.01	0.00	\$0.00	0.00	\$0.00	1.00	\$175.00	1.00	\$111.00	1.00	\$2,220.00	0	\$0.00	0	\$0.00	\$2,395.00	

**City of Madison Engineering Division - Schedule of Assessments**  
**Project Name: Vilas Avenue and Campbell Street Assessment District - 2019**  
**Project ID: 10902**

Revised Date: 11/20/2019  
 Note: 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's Name / Mailing Address	Site Address	Frontage LF	Remove Concrete			Install Concrete			Street Construction Items			Sanitary Sewer Reconstruction Items			TOTAL ASSMT		
				Driveway or Terrace @ \$2.00 per Sq Ft. SF Cost	Driveway Apron @ \$6.00 per Sq Ft. SF Cost	Remove & Replace Concrete Sidewalk @ \$7.00 per Square Foot (SF) SF Cost	Remove & Replace Curb and Gutter @ \$20.00 per Linear Foot (LF) LF Cost	Sanitary Sewer Reconnect @ \$1,250.00 Each Cost	Remove & Replace Sanitary Lateral @ \$21.00 per LF LF Cost	Remove Concrete @ \$2.00 per Sq Ft. SF Cost	Driveway Apron @ \$6.00 per Sq Ft. SF Cost	Remove & Replace Concrete Sidewalk @ \$7.00 per Square Foot (SF) SF Cost	Remove & Replace Curb and Gutter @ \$20.00 per Linear Foot (LF) LF Cost	Sanitary Sewer Reconnect @ \$1,250.00 Each Cost	Remove & Replace Sanitary Lateral @ \$21.00 per LF LF Cost			
0709-224-3604-7 HIS-L, TR-C2	STANLEY, CRAIG P & JULIA S STANLEY 1525 VILAS AVE MADISON, WI	1525 Vilas Ave	77.04	265.00	\$530.00	365.00	\$2,190.00	175	\$612.50	0.50	77.04	\$770.40	0	\$0.00	48	\$1,008.00	\$5,110.90	
0709-224-2812-7 TR-C2	HULAN, III, CHARLES THOMAS MARNIE HULAN 1526 VILAS AVE MADISON, WI	1526 Vilas Ave	76.80	0.00	\$0.00	0.00	\$0.00	305	\$1,067.50	0.50	134.75	\$1,347.50	0	\$0.00	48	\$1,008.00	\$3,423.00	
0709-224-3605-5 TR-C2	ERAKER, BIORN 1527 VILAS AVE MADISON, WI	1527 Vilas Ave	102.50	0.00	\$0.00	0.00	\$0.00	75	\$262.50	0.50	102.50	\$1,025.00	0	\$0.00	0	\$0.00	\$1,287.50	
0709-224-2811-9 TR-C2	FASSETT, LEON & MARILYN FASSETT 1528 VILAS AVE MADISON, WI	1528 Vilas Ave	51.50	185.00	\$370.00	205.00	\$1,230.00	330	\$2,310.00	1.00	51.50	\$1,030.00	0	\$0.00	48	\$1,008.00	\$5,948.00	
0709-224-2810-1 TR-C2	AFFATATI, VINCENT J & MICHELLE M AFFATATI 1530 VILAS AVE MADISON, WI	1530 Vilas Ave	51.00	200.00	\$400.00	220.00	\$1,320.00	150	\$325.00	0.50	51.00	\$510.00	0	\$0.00	0	\$0.00	\$2,755.00	
			<b>Totals</b>	1845.00	\$3,690.00	2035.00	\$12,210.00	--	1585	\$8,365.00	--	1269.25	\$16,147.00	2	\$2,500.00	214	\$4,494.00	\$47,406.00