



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:

Enclosed you will find the resolution that was adopted by the Common Council related to the street reconstruction project adjacent to your property. The resolution is usually mailed shortly after the Common Council action which happens prior to construction starting.

We recently discovered that the mailing had not occurred, therefore you are now receiving the information. Please note that these are the preliminary estimated assessments that were approved prior to the construction.

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 the percent indicated on the resolution, annually. 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



Legislation Details (With Text)

File #: 62644 **Version:** 1 **Name:** Approving Plans, Specifications, And Schedule Of Assessments For South Street, High Street, and West Wingra Drive Assessment District - 2021

Type: Resolution **Status:** Passed

File created: 10/14/2020 **In control:** Engineering Division

On agenda: 11/17/2020 **Final action:** 11/17/2020

Enactment date: 11/24/2020 **Enactment #:** RES-20-00746

Title: Approving Plans, Specifications, And Schedule Of Assessments For South Street, High Street, and West Wingra Drive Assessment District - 2021. (13th AD)

Sponsors: BOARD OF PUBLIC WORKS

Indexes:

Code sections:

Attachments: 1. SouthStHighStWingraDr OverallExhibit 10-21-20.pdf, 2. SouthStHighStWingraDr_BPWnotes_10-21-20.pdf, 3. BPW Hearing Notice South Street High Street West Wingra Dr.pdf

Date	Ver.	Action By	Action	Result
11/17/2020	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
10/21/2020	1	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
10/14/2020	1	Engineering Division	Refer	

The proposed resolution approves plans, specifications, and a schedule of assessments for the South Street, High Street, and West Wingra Drive Assessment District - 2021 at an estimated cost of \$2,403,000. Funding is provided in the following accounts:

Munis:

- 12956-402-170: \$800,000.00 (Street)
- 12956-402-174: \$55,000.00 (Street Storm)
- 12956-84-174: \$319,000.00 (Storm)
- 12956-83-173: \$529,000.00 (Sewer)
- 12956-86-179: \$700,000.00 (Water)

Approving Plans, Specifications, And Schedule Of Assessments For South Street, High Street, and West Wingra Drive Assessment District - 2021. (13th AD)

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of South Street, High Street, and West Wingra Drive Assessment District - 2021 pursuant to a resolution of the Common Council, Resolution No. RES-20-00698, ID No. 62151, adopted 10/6/2020, 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 \$2,064,248.89 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 3.0 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 South Street, High Street, and West Wingra Drive 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 3.0 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 - Preliminary Schedule of Assessments

10/21/2020

Proj. ID: 12956 Project Name: South Street, High Street, and West Wingra Drive Assessment District - 2021
 Project Limits: West Wingra Drive to Midland Street; High Street Cul-De-Sac to Midland Street; Fish Hatchery Road to South Street

Property Information					Street Construction Items										Street Lighting Construction Items		Sanitary Sewer Reconstruction Items				Storm Sewer Construction Items				TOTAL ASSESSMENT						
Parcel No.	Owner's Name/Mailing Address	Site Address/Parcel Location	Lot Area SF	Frontage LF	Remove Concrete Driveway Apron @ \$2.50 per SF	Replace Concrete Driveway Apron @ \$3.50 per SF	Replace Asphalt Driveway Apron @ \$3.50 per SF	Remove & Replace Concrete Sidewalk @ \$5.00 per SF	Install New Concrete Sidewalk @ \$6.00 per SF	Remove & Replace Curb & Gutter @ \$6.00 per LF	Install Street Improvements, 4" Pavement & Curb @ \$30.00 per LF	Street Lights Assessment @ \$13.65 per LF	Sanitary Sewer Reconnect Assessment @ \$1,250.00 Each	Remove & Replace Sanitary Lateral Assessment @ \$21.00 per LF	Storm Sewer Re-Routing Assessment @ \$506.56 per 1000 SF	Private Storm Sewer Facilities \$66.77 per 1000 SF	Private Storm Connection Assessment @ \$2,875.00 Each	TOTAL ASSESSMENT													
0709-262-1119-8	WINGRA BUILDING GROUP 1808 W BELTLINE HWY MADISON WI	1211 Fish Hatchery Rd Cedar Street South Street Midland Street	239,303.00	735.25 258.92 877.48 334.37	1,000.00 \$2,500.00	1,250.00 \$3,125.00	0.00 \$0.00	4,000.00 \$20,000.00	0.00 \$0.00	877.48 \$5,264.88	0.00 \$0.00	877.48 \$11,977.60	1.00 \$1,250.00	67.00 \$1,407.00	239,303.00 \$121,221.33	0.00 \$0.00	0.00 \$0.00	\$166,745.81													
0709-262-1006-7	WINGRA BUILDING GROUP 1808 W BELTLINE HWY MADISON WI	1219 South St Cedar Street High Street	146,315.00	670.28 357.92 437.92	500.00 \$1,250.00	500.00 \$1,250.00	0.00 \$0.00	3,500.00 \$17,500.00	0.00 \$0.00	670.28 \$4,021.68	437.92 \$13,137.60	670.28 \$9,149.32	1.00 \$1,250.00	40.00 \$840.00	0.00 \$0.00	0.00 \$0.00	1.00 \$2,875.00	\$51,273.60													
0709-263-0107-2 TR-UI	SHENANDOAH APARTMENTS LL 1331 SOUTH ST STE 2 MADISON WI	1331 South St Cedar Street	109,761.00	695.00 151.04	500.00 \$1,250.00	500.00 \$1,250.00	0.00 \$0.00	1,400.00 \$7,000.00	0.00 \$0.00	695.00 \$4,170.00	0.00 \$0.00	695.00 \$9,486.75	6.00 \$7,500.00	210.00 \$4,410.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	\$35,066.75													
0709-263-0307-8 TR-VI	OUR LADY OF HELP CORP ST MARYS CARE CENTER 700 S PARK ST MADISON WI	1347 Fish Hatchery Rd South Street Appleton Road	141,911.00	273.00 487.42	250.00 \$625.00	250.00 \$625.00	0.00 \$0.00	500.00 \$2,500.00	0.00 \$0.00	487.42 \$2,924.52	0.00 \$0.00	487.42 \$6,653.28	1.00 \$1,250.00	35.00 \$735.00	0.00 \$0.00	141,911.00 \$9,475.99	2.00 \$5,750.00	\$30,538.80													
0709-263-0304-4 PD	STRAND ASSOC INC 910 W WINGRA DR MADISON WI	910 W Wingra Dr South Street Fish Hatchery Road	82,903.00	530.00 224.33	250.00 \$625.00	250.00 \$625.00	0.00 \$0.00	375.00 \$1,875.00	0.00 \$0.00	224.33 \$1,346.00	0.00 \$0.00	224.33 \$3,062.15	2.00 \$2,500.00	80.00 \$1,680.00	0.00 \$0.00	0.00 \$0.00	1.00 \$2,875.00	\$14,588.16													
0709-263-0108-0 CC-T	THE ROAD HOME DANE COUNTY 128 E OLIN AVE # 202 MADISON WI	890 W Wingra Dr South Street	16,302.00	155.77 73.27	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	150.00 \$750.00	0.00 \$0.00	73.27 \$439.62	0.00 \$0.00	73.27 \$1,000.14	1.00 \$1,250.00	35.00 \$735.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	\$4,174.76													
0709-263-0090-9 CN	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	1701 Fish Hatchery Rd West Wingra Drive	66,597.00	114.00 605.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	250.00 \$1,500.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	\$1,500.00													
0709-262-0909-4 CC-T	833 MIDLAND STREET LLC 4876 OREGON TRL OREGON WI	833 Midland St High Street	8,000.00	80.00 100.00	200.00 \$500.00	950.00 \$2,375.00	0.00 \$0.00	625.00 \$3,125.00	50.00 \$300.00	98.00 \$588.00	2.00 \$60.00	100.00 \$1,365.00	1.00 \$1,250.00	30.00 \$630.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	\$10,193.00													
0709-262-0907-8 CC-T	1118 PARK ST LLC 7014 WILDBERRY DR MADISON WI	1124 S Park St High Street	10,400.00	80.00 80.00	0.00 \$0.00	150.00 \$375.00	100.00 \$250.00	0.00 \$0.00	500.00 \$3,000.00	0.00 \$0.00	80.00 \$2,400.00	80.00 \$1,092.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	\$7,117.00													
0709-262-0905-2 CC-T	CITY OF MADISON CDA TELEPHONE 266-4675 PO BOX 1785 MADISON WI	1202 S Park St High Street	15,114.00	115.00 115.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	750.00 \$4,500.00	0.00 \$0.00	115.00 \$3,450.00	115.00 \$1,569.75	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	\$9,519.75													
0709-262-0904-4 CC-T	JL-YOUNG INC 1206 S PARK ST MADISON WI	1204 S Park St High Street	7,664.00	55.00 60.00	0.00 \$0.00	150.00 \$375.00	0.00 \$0.00	0.00 \$0.00	400.00 \$2,400.00	0.00 \$0.00	60.00 \$1,800.00	60.00 \$819.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	\$5,394.00													
0709-262-0903-6 CC-T	LEE, SOKDAE & SONHWA LEE 1206 S PARK ST MADISON WI	1214 S Park St High Street	6,287.00	45.00 45.00	0.00 \$0.00	150.00 \$375.00	0.00 \$0.00	0.00 \$0.00	300.00 \$1,800.00	0.00 \$0.00	45.00 \$1,350.00	45.00 \$614.25	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	\$4,139.25													
0709-262-0901-0 CC-T	TWELVE PARK LLC 1955 ATWOOD AVE MADISON WI	1224 S Park St High Street	25,703.00	188.80 100.00	0.00 \$0.00	150.00 \$375.00	0.00 \$0.00	0.00 \$0.00	500.00 \$3,000.00	0.00 \$0.00	100.00 \$3,000.00	100.00 \$1,365.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	0.00 \$0.00	1.00 \$2,875.00	\$10,615.00													
TOTALS					2,700.00	\$6,750.00	4,300.00	\$10,750.00	100.00	\$250.00	10,550.00	\$52,750.00	2,500.00	\$15,000.00	3,375.78	\$20,254.70	839.92	\$25,197.60	3,527.78	\$48,154.25	13.00	\$16,250.00	497.00	\$10,437.00	239,303.00	\$121,221.33	141,911.00	\$9,475.99	5.00	\$14,375.00	\$350,865.87

Street Lighting Assessment: The rate for street lighting is calculated based on the total estimated costs divided by the net linear frontage.
 Sanitary Sewer Assessment: The rate for sanitary sewer reconnect is calculated based on the total number of lateral connections to the City of Madison sanitary sewer system for each lot.
 The rate for remove & replace sanitary lateral is calculated based on the length of lateral (from center of sanitary sewer main/manhole to property line) requiring replacement.
 Storm Sewer Assessment: The rate for storm sewer re-routing is calculated based on the total cost required to plug the existing 24" pipe that runs through the 1211 Fish Hatchery Rd site and re-route it along South St to the future South SV/Cedar St intersection. That cost is divided by the net lot area to obtain assessment amounts.
 The rate for private storm sewer facilities is calculated based on the total cost to install area drains and connect to the main storm box running to Wingra Creek. That cost is divided by the net lot area to obtain assessment amounts.
 The rate for private storm connection is calculated based on the total number of private to public storm sewer connections required per lot.

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

LESLEY PARKER, being first duly sworn on oath, deposes and says that:

Legistar No. 62644

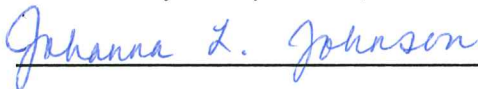
1. She is an Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 14th day of September, 2021 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled **SOUTH STREET, HIGH STREET, AND WEST WINGRA DRIVE 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 14TH day of September, 2021



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

