



Department of Public Works
Engineering Division
Robert F. Phillips, P.E., City Engineer
City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4751
Fax: (608) 264-9275
engineering@cityofmadison.com
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Deputy City Engineer
Gregory T. Fries, P.E.

Deputy Division Manager
Kathleen M. Cryan

Principal Engineer 2
John S. Fahrney, P.E.
Christopher J. Petykowski, P.E.
Janet Schmidt, P.E.

Principal Engineer 1
Christina M. Bachmann, P.E.
Mark D. Moder, P.E.
James M. Wolfe, P.E.

Facilities & Sustainability
Bryan Cooper, Principal Architect

**Land Information &
Official Map Manager**
Eric T. Pederson, P.S.

Financial Manager
Steven B. Danner-Rivers

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.

Within the next two or three weeks you will receive the finalized assessment and additional information from the Finance Department.

If you have any questions, please contact Christy Bachmann at cbachmann@cityofmadison.com or (608) 266-4095.

Sincerely,
Christy Bachmann

Enclosure



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 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



Legislation Details (With Text)

File #: 61692 **Version:** 1 **Name:** Approving Schedule Of Assessments For Felland Road Water Main Assessment District - 2020

Type: Resolution **Status:** Passed

File created: 8/5/2020 **In control:** Engineering Division

On agenda: 9/15/2020 **Final action:** 9/15/2020

Enactment date: 9/21/2020 **Enactment #:** RES-20-00682

Title: Approving Schedule Of Assessments For Felland Road Water Main Assessment District - 2020 (3rd & 17th AD)

Sponsors: BOARD OF PUBLIC WORKS

Indexes:

Code sections:

Attachments: 1. 12327_Felland Rd_Plans - signed.pdf, 2. 12327_Felland Assess Schedule_Estimate.pdf, 3. Felland Rd BPW Notes_Assess.pdf, 4. Felland Rd Project Map.pdf, 5. Felland Assess Map w Addresses.pdf, 6. Felland_BPW Public Hearing Mailing w Affidavit.pdf, 7. Felland_BPW Public Hearing Mailing Supplement w Affidavit.pdf, 8. File 61692_Comment_Nelson_Diana.pdf, 9. Public Comment_Campbell_Duncan.pdf, 10. Public Comment_Campbell_Lori.pdf, 11. 12327_Felland Assess Schedule_Estimate_Rev_8-18-20.pdf, 12. Written Comment - Nelson.pdf, 13. Public Comment registrant 5.pdf, 14. 61692_CC Hearing Notice.pdf, 15. 9/1/20 Zac & Lauren Chilson Email 61692.pdf, 16. 9/14/20 Duncan & Lori Campbel Letter.pdf, 17. Felland CC Presentation_2020-09-15.pdf, 18. 12327_Felland Assess Schedule_Estimate_Rev_9-11-20.pdf, 19. Felland CC Presentation_2020-09-15_Extra Slide.pdf, 20. 12327_Felland Assess Schedule_Estimate_Blended.pdf

Date	Ver.	Action By	Action	Result
9/15/2020	1	COMMON COUNCIL	Adopt with Conditions and Close the Public Hearing	Pass
9/1/2020	1	COMMON COUNCIL	Re-refer for Recessed Public Hearing	Pass
8/19/2020	1	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Fail
8/7/2020	1	Engineering Division	Refer	

Funds were previously approved by the Common Council on March 31 2020, RES-20-00235, File ID 59670. No additional City funds required.

Approving Schedule Of Assessments For Felland Road Water Main Assessment District - 2020 (3rd & 17th AD) Plans and specifications for Felland Road Water Main Extension Phase 1 were previously approved by the Common Council on March 31 2020, RES-20-00235, File ID # 59670.

The Board of Public Works and the Madison Water Utility Chief Engineer and Assistant General Manager having made reports of all proceedings in relation to the improvement of Felland Road Water Main Assessment District - 2020 pursuant to a resolution of the Common Council, RES-20-00562, ID No.61273, adopted August 4 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 sum assigned to each separate parcel, as indicated on the attached schedule of assessment, is hereby specially assessed upon each such parcel.

2. That the Common Council determines such special assessments to be reasonable.
3. That the work or improvement be carried out in accordance with the reports as finally approved.
4. That such work or improvement represents an exercise of the police power of the City of Madison.
5. 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,
6. 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.
7. Under the terms of the City's Cooperative Plan with Burke, benefitted properties located in Burke shall have assessments deferred until attachment to the City, which, by the terms of the Plan, could be as late as 2036. The City does not collect interest during the deferral period, rather the amount due is indexed to the Consumer Cost Index. Burke property owners requesting water service before 2036 would be required to enter into deferred attachment agreement. Under the agreement, they would agree to pay the assessment fee within eight (8) years, at which point they would automatically attach to the City.

INSTALLMENT ASSESSMENT NOTICE

Notice is hereby given that a contract has been let for Felland Road Water Main Extension Phase 1 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."

FELLAND RD WATER MAIN ASSESSMENT DISTRICT 2020 - ESTIMATED ASSESSMENT SCHEDULE - BLENDED OPTION

MUNICIPALITY	PARCEL NUMBER	OWNER NAME & ADDRESS	PROPERTY (SITUS) ADDRESS	BENEFITTING AREA (ACRES)	ASSESSMENT AREA	BENEFITTING AREA NOTES	ESTIMATED ASSESSMENT (2020 \$)	ESTIMATED FUTURE CONNECTION CHARGE (2020 \$)
TOWN OF BURKE*	81035185106	FELLAND ROAD LLC, 3696 STATE HIGHWAY 23 DODGEVILLE WI 53533	4952 FELLAND RD	21.000	0.500	PARTIAL LOT, SPLIT AT LINE CONTINUING FROM SOUTH PROPERTY LINE OF 4988 FELLAND ; SEE EXHIBIT	\$1,807.00	\$74,087.20
TOWN OF BURKE*	81035186105	MARK MUNSON, , 5010 FELLAND RD MADISON WI 53718	5010 FELLAND RD	0.489	0.489	FULL LOT, AREA FROM ACCESS DANE	\$1,767.25	\$0.00
TOWN OF BURKE*	81035186409	JOHN A MUNSON, PO BOX 8817 MADISON WI 53708	5004 FELLAND RD	0.482	0.482	FULL LOT, AREA FROM ACCESS DANE	\$1,741.95	\$0.00
TOWN OF BURKE*	81035186507	GEORGE L COOK, VIOLA A COOK, 5000 FELLAND RD MADISON WI 53718	5000 FELLAND RD	0.482	0.482	FULL LOT, AREA FROM ACCESS DANE	\$1,741.95	\$0.00
TOWN OF BURKE*	81035186605	FOSTER TR, 4996 FELLAND RD MADISON WI 53718	4996 FELLAND RD	0.482	0.482	FULL LOT, AREA FROM ACCESS DANE	\$1,741.95	\$0.00
TOWN OF BURKE*	81035186703	STEVEN DULIN, ELLEN VOLKMANN, 4988 FELLAND RD MADISON WI 53718	4988 FELLAND RD	0.835	0.500	FULL LOT, AREA FROM ACCESS DANE	\$1,807.00	\$1,210.69
TOWN OF BURKE*	81035191000	STORE MASTER FUNDING I LLC, 8377 E. HARTFORD DR., STE 100 SCOTTSDALE, AZ 85255	4934 FELLAND RD	5.694	0.500	FULL LOT, AREA FROM ACCESS DANE	\$1,807.00	\$18,771.17
TOWN OF BURKE*	81035192000	DUNCAN R CAMPBELL, LORI A CAMPBELL, 4930 FELLAND RD MADISON WI 53718	4930 FELLAND RD	5.697	0.500	FULL LOT, AREA FROM ACCESS DANE	\$1,807.00	\$18,782.01
TOWN OF BURKE*	81035193000	DUNCAN R CAMPBELL, LORI A CAMPBELL, 4930 FELLAND RD MADISON WI 53718	4908 FELLAND RD	25.436	0.500	FULL LOT, AREA FROM ACCESS DANE	\$1,807.00	\$90,118.95

FELLAND RD WATER MAIN ASSESSMENT DISTRICT 2020 - ESTIMATED ASSESSMENT SCHEDULE - BLENDED OPTION

MUNICIPALITY	PARCEL NUMBER	OWNER NAME & ADDRESS	PROPERTY (SITUS) ADDRESS	BENEFITTING AREA (ACRES)	ASSESSMENT AREA	BENEFITTING AREA NOTES	ESTIMATED ASSESSMENT (2020 \$)	ESTIMATED FUTURE CONNECTION CHARGE (2020 \$)
TOWN OF BURKE*	81035194000	HAWKIN LEE ZUKOWSKI, MEGHAN NICOLE ZUKOWSKI, 4898 FELLAND RD MADISON WI 53718	4898 FELLAND RD	1.939	0.500	FULL LOT, AREA FROM ACCESS DANE	\$1,807.00	\$5,200.56
CITY OF MADISON	81035201011	CITY OF MADISON WATER UT, 119 E OLIN AVE MADISON, WI 53713	1224 FELLAND RD	2.676	0.500	FULL LOT, AREA FROM MADISON ASSESSOR	\$1,807.00	\$7,863.29
CITY OF MADISON	81035201029	CITY OF MADISON WATER UT, 119 E OLIN AVE MADISON, WI 53713	1220 FELLAND RD	0.710	0.500	FULL LOT, AREA FROM MADISON ASSESSOR	\$1,807.00	\$758.73
TOWN OF BURKE*	81035280002	DONALD L JONES, 5935 LIEN RD MADISON WI 53718	5935 LIEN RD	0.663	0.500	FULL LOT, AREA FROM ACCESS DANE	\$1,807.00	\$589.08
TOWN OF BURKE*	81035280310	SC SWIDERSKI LAND COMPANY LLC, , 401 RANGER ST MOSINEE WI 54455	NO PARCEL ADDRESS	12.300	0.500	PARTIAL LOT, DIAGONAL SPLIT FROM SW CORNER TO SW CORNER OF 5337 REINER; SEE EXHIBIT	\$1,807.00	\$42,645.31
TOWN OF BURKE*	81035282206	GARY M SCHLUTER, 4947 FELLAND RD MADISON WI 53718	4947 FELLAND RD	10.000	0.500	FULL LOT, AREA FROM ACCESS DANE	\$1,807.00	\$34,333.09
TOWN OF BURKE*	81035284704	JONES FAMILY REAL PROPERTY TR, 5003 FELLAND RD MADISON WI 53718	5337 REINER RD	0.420	0.420	FULL LOT, AREA FROM ACCESS DANE	\$1,517.88	\$0.00
TOWN OF BURKE*	81035284802	JONES FAMILY REAL PROPERTY TR, 5003 FELLAND RD MADISON WI 53718	5003 FELLAND RD	0.500	0.500	FULL LOT, AREA FROM ACCESS DANE	\$1,807.00	\$0.00
TOWN OF BURKE*	81035295005	LEONEL SALAZAR, ELIZABETH E KAST, 4939 FELLAND RD MADISON WI 53718	4939 FELLAND RD	5.000	0.500	FULL LOT, AREA FROM ACCESS DANE	\$1,807.00	\$16,263.04

FELLAND RD WATER MAIN ASSESSMENT DISTRICT 2020 - ESTIMATED ASSESSMENT SCHEDULE - BLENDED OPTION

MUNICIPALITY	PARCEL NUMBER	OWNER NAME & ADDRESS	PROPERTY (SITUS) ADDRESS	BENEFITTING AREA (ACRES)	ASSESSMENT AREA	BENEFITTING AREA NOTES	ESTIMATED ASSESSMENT (2020 \$)	ESTIMATED FUTURE CONNECTION CHARGE (2020 \$)
TOWN OF BURKE*	81035296450	DIANA M NELSON, 4927 FELLAND RD MADISON WI 53718	4927 FELLAND RD	9.460	0.500	FULL LOT, AREA FROM ACCESS DANE	\$1,807.00	\$32,381.53
TOWN OF BURKE*	81035297600	THOMAS H NELSON, DIANA M NELSON, 4927 FELLAND RD. MADISON WI 53718	NO PARCEL ADDRESS	5.210	0.500	FULL LOT, AREA FROM ACCESS DANE	\$1,807.00	\$17,021.99
TOWN OF BURKE*	81035297800	THOMAS H NELSON, DIANA M NELSON, 4927 FELLAND RD. MADISON WI 53718	NO PARCEL ADDRESS	5.280	0.500	FULL LOT, AREA FROM ACCESS DANE	\$1,807.00	\$17,274.97
TOWN OF BURKE*	81035298208	ZACHERY M CHILSON, LAUREN E DEMARCO, 4891 FELLAND RD MADISON WI 53718	4891 FELLAND RD	4.700	0.500	FULL LOT, AREA FROM ACCESS DANE	\$1,807.00	\$15,178.84
TOWN OF BURKE*	81035299109	STEVEN KAST, 4909 FELLAND RD MADISON WI 53718	4909 FELLAND RD	5.000	0.500	FULL LOT, AREA FROM ACCESS DANE	\$1,807.00	\$16,263.04
TOWN OF BURKE*	81035299707	THOMAS D AMACHER, JACKIE L HOFFMAN, 4933 FELLAND RD MADISON WI 53718	4933 FELLAND RD	0.568	0.500	FULL LOT, AREA FROM ACCESS DANE	\$1,807.00	\$245.75
TOWN OF BURKE*	81035300990	JAMES W JUSTINGER, 4855 FELLAND MADISON WI 53718	4855 FELLAND RD	0.895	0.500	FULL LOT, AREA FROM ACCESS DANE	\$1,807.00	\$1,427.53
TOWN OF BURKE*	81035301104	PETER A JANUTOLO, 4863 FELLAND RD MADISON WI 53718	4863 FELLAND RD	0.689	0.500	FULL LOT, AREA FROM ACCESS DANE	\$1,807.00	\$683.05
TOWN OF BURKE*	81035301211	SCOTT R DALTON, THERESA L DALTON, 4873 FELLAND RD MADISON WI 53718	4873 FELLAND RD	0.689	0.500	FULL LOT, AREA FROM ACCESS DANE	\$1,807.00	\$683.05

FELLAND RD WATER MAIN ASSESSMENT DISTRICT 2020 - ESTIMATED ASSESSMENT SCHEDULE - BLENDED OPTION

MUNICIPALITY	PARCEL NUMBER	OWNER NAME & ADDRESS	PROPERTY (SITUS) ADDRESS	BENEFITTING AREA (ACRES)	ASSESSMENT AREA	BENEFITTING AREA NOTES	ESTIMATED ASSESSMENT (2020 \$)	ESTIMATED FUTURE CONNECTION CHARGE (2020 \$)
TOWN OF BURKE*	81035301328	JOSE BAKER, 4879 FELLAND RD MADISON WI 53718	4879 FELLAND RD	0.716	0.500	FULL LOT, AREA FROM ACCESS DANE	\$1,807.00	\$780.63
CITY OF MADISON	81035400994	CAH CO REINER LLC, , 2030 PENNSYLVANIA AVE MADISON, WI 53704	902 REINER RD	20.300	0.500	NW CORNER OF LOT W/ SOUTH BORDER AT BRIDLE WY & EAST BORDER AT WOODS FARM WEST BORDER; SEE EXHIBIT	\$1,807.00	\$71,557.39
			TOTAL AREA (ACRES)	148.312	14.355	TOTAL COST RECOVERY (\$)	\$51,879.11	\$484,120.89
			ESTIMATED ASSESSIBLE COSTS	\$536,000.00				
			ASSESSMENT RATE (\$/ACRE)	\$3,614.01				
<p>NOTE 1: PROPERTIES LOCATED IN THE TOWN OF BURKE WILL, PURSUANT TO SECTION 12.B. OF THE COOPERATIVE PLAN BETWEEN THE CITY OF MADISON AND THE TOWN OF BURKE, HAVE THEIR ASSESSMENTS DEFERRED UNTIL SUCH TIME AS THE PROPERTY ATTACHES TO THE CITY OF MADISON. INTEREST SHALL NOT ACCRUE, BUT THE AMOUNT OF THE ASSESSMENT SHALL BE ADJUSTED FROM THE DATE OF LEVY TO THE DATE OF ATTACHMENT BASED UPON THE ENGINEERING NEW RECORD CONSTRUCTION COST INDEX. FOLLOWING ATTACHMENT, SPECIAL ASSESSMENTS SHALL BE PAYABLE IN EIGHT (8) ANNUAL INSTALLMENTS, WITH INTEREST.</p>								
<p>NOTE 2: BENEFITTING LAND AREAS REMAINING IN EXCESS OF THE ASSESSMENT AREA WILL BE SUBJECT TO FUTURE UTILITY CONNECTION CHARGES UPON PROPERTY SALE/TRANSFER, SUBDIVISION, OR LAND DEVELOPMENT. CONNECTION CHARGES IN THESE AREAS WILL BE ESTABLISHED BY THE FINAL ASSESSMENT RATE OF THE PROJECT, PLUS THE TRUE INTEREST COST OF UTILITY BORROWED FUNDS, WITH AN INTEREST ACCRUAL PERIOD OF UP TO TWENTY YEARS. CONNECTION TO THE UTILITY FOR SERVICE WILL BE PERMITTED WITHOUT SETTLEMENT OF FUTURE CONNECTION CHARGES FOR EXISTING LAND USES, SUBJECT TO THE TERMS OF THE COOPERATIVE PLAN AND MADISON GENERAL ORDINANCES.</p>								

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

HEIDI FLEEGEL, being first duly sworn on oath, deposes and says that:

1. She is an Program Assistant 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 **FELLAND ROAD WATER MAIN ASSESSMENT DISTRICT - 2020** 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.

Heidi Flegel

Heidi Flegel



Subscribed and sworn to before me
this 14th day of September, 2021
Johanna L. Johnson

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