



## 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:

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 #:** 63327      **Version:** 1      **Name:** 5Approving Plans, Specifications, And Schedule Of Assessments For Garver Path & Starkweather Drive Assessment District - 2021.

**Type:** Resolution      **Status:** Passed

**File created:** 12/8/2020      **In control:** BOARD OF PUBLIC WORKS

**On agenda:** 1/5/2021      **Final action:** 1/5/2021

**Enactment date:** 1/11/2021      **Enactment #:** RES-21-00002

**Title:** Approving Plans, Specifications, And Schedule Of Assessments For Garver Path & Starkweather Drive Assessment District - 2021. (15th AD)

**Sponsors:** BOARD OF PUBLIC WORKS

**Indexes:**

**Code sections:**

**Attachments:** 1. BPW Mailing\_ Starkweather Drive Assessment District - 2021.pdf, 2. 63327 Public Comment - Kubala.pdf, 3. 12952\_Assessments REV1.pdf, 4. Garver and Starkweather plan REV1.pdf, 5. CC Mailing - Starkweather 2021.pdf

| Date       | Ver. | Action By             | Action                             | Result |
|------------|------|-----------------------|------------------------------------|--------|
| 1/5/2021   | 1    | COMMON COUNCIL        | Adopt and Close the Public Hearing | Pass   |
| 12/16/2020 | 1    | BOARD OF PUBLIC WORKS |                                    |        |
| 12/9/2020  | 1    | Engineering Division  | Refer                              |        |

The proposed resolution approves plans, specifications, and a schedule of assessments for the Garver Path & Starkweather Drive Assessment District - 2021 at an estimated cost of \$2,377,200, including \$847,200 in federal funds, \$1,487,600 in City funds, and \$42,400 from assessments. Funding is available in the following Munis accounts:

- 12952-402-170 Starkweather Drive Reconstruction-Street: \$245,700
- 12952-402-174 Starkweather Drive Reconstruction-Storm: \$125,600
- 12952-84-174 Starkweather Drive Reconstruction-Storm: \$27,100
- 12952-83-173 Starkweather Drive Reconstruction-Sanitary: \$296,800
- 10160-403-172 Garver Path-Bike path: \$880,000
- 10160-403-174 Garver Path - Storm \$55,000
- 10160-403-171 Garver Path - Bridge \$650,000
- 10160-403-177 Garver Path - Lighting \$97,000

No additional appropriation is required.

Approving Plans, Specifications, And Schedule Of Assessments For Garver Path & Starkweather Drive Assessment District - 2021. (15th AD)

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of Garver Path & Starkweather Drive Assessment District - 2021 pursuant to a resolution of the Common Council, Resolution No. RES-20-00795, ID No. 62992, adopted 12/1/2020, 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 \$1,487,600 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 31<sup>st</sup> 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 31<sup>st</sup> 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 Garver Path & Starkweather 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 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."

**Project Name: Starkweather Drive Assessment District - 2021**

**Project ID: 12952**

\*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.

Date: 12/14/2020

| Parcel No./<br>Zoning    | Owner's Name /<br>Mailing Address  | Situs Address    | Frontage LF   | Street Construction Items |                    |                  |                    |                  |                |                    |                  |               | Sanitary Sewer Items |                |                    |                  | Storm Sewer Items  |                     | TOTAL<br>ASSMT     |                     |
|--------------------------|--|------------------|---------------|---------------------------|--------------------|------------------|--------------------|------------------|----------------|--------------------|------------------|---------------|----------------------|----------------|--------------------|------------------|--------------------|---------------------|--------------------|---------------------|
|                          |  |                  |               | Remove Concrete           |                    | Install Concrete |                    | Remove & Replace |                |                    | Remove & Replace |               |                      | Sanitary Sewer |                    | Remove & Replace |                    | Private Storm Sewer |                    |                     |
|                          |  |                  |               | SF                        | Cost               | SF               | Cost               | Factor*          | SF             | Cost               | Factor*          | LF            | Cost                 | Each           | Cost               | LF               | Cost               | Each                |                    | Cost                |
| 0710-054-0505-8<br>TR-C4 | JLP REVOCABLE TRUST<br>3401 DAWES ST<br>MADISON WI                                     | 3401 Dawes St    | 35.3<br>117.3 | 295.00                    | \$ 737.50          | 295.00           | \$ 1,770.00        | 1.00             | 150.00         | \$ 1,275.00        | 1.00             | 152.60        | \$ 3,052.00          | 1.00           | \$ 1,250.00        | 30.00            | \$ 630.00          | 0.00                | \$ -               | \$ 8,714.50         |
| 0710-054-0401-8<br>TR-C4 | WHITAKER, BETH<br>CLYDE WHITAKER TRUST<br>5818 ANCHORAGE AVE<br>MADISON WI             | 3402 Dawes St    | 56<br>98      | 0.00                      | \$ -               | 0.00             | \$ -               | 1.00             | 375.00         | \$ 3,187.50        | 1.00             | 74.00         | \$ 1,480.00          | 1.00           | \$ 1,250.00        | 20.00            | \$ 420.00          | 1.00                | \$ 2,500.00        | \$ 8,837.50         |
| 0710-054-0504-0<br>TR-C4 | OLIVE ENTERPRISE LLC<br>3725 CLOVER LN<br>MADISON WI                                   | 3405 Dawes St    | 46.4          | 0.00                      | \$ -               | 0.00             | \$ -               | 1.00             | 75.00          | \$ 637.50          | 1.00             | 41.00         | \$ 820.00            | 0.00           | \$ -               | 0.00             | \$ -               | 0.00                | \$ -               | \$ 1,457.50         |
| 0710-054-1425-7<br>TR-C4 | MCWALTER, ERIN K<br>3401 HARGROVE ST<br>MADISON WI                                     | 3401 Hargrove St | 45.9<br>117   | 0.00                      | \$ -               | 0.00             | \$ -               | 1.00             | 0.00           | \$ -               | 1.00             | 0.00          | \$ -                 | 0.00           | \$ -               | 0.00             | \$ -               | 0.00                | \$ -               | \$ -                |
| 0710-054-1313-4<br>TR-C4 | BOTH, ADAM & SARAH<br>3402 HARGROVE ST<br>MADISON WI                                   | 3402 Hargrove St | 44<br>104.8   | 0.00                      | \$ -               | 200.00           | \$ 1,200.00        | 1.00             | 175.00         | \$ 1,487.50        | 1.00             | 44.00         | \$ 880.00            | 0.00           | \$ -               | 0.00             | \$ -               | 0.00                | \$ -               | \$ 3,567.50         |
| 0710-054-0506-6<br>TR-C4 | CHAMBERLAIN, RONALD F<br>KIM M CHAMBERLAIN<br>138 LEON ST<br>MADISON WI                | 138 Leon St      | 64<br>116     | 0.00                      | \$ -               | 0.00             | \$ -               | 0.50             | 125.00         | \$ 531.25          | 0.50             | 168.00        | \$ 1,680.00          | 0.00           | \$ -               | 0.00             | \$ -               | 0.00                | \$ -               | \$ 2,211.25         |
| 0710-054-0612-1<br>TR-C4 | HOLLOWAY JR, WILLIAM J<br>RACHEL JACQUES HOLLOWAY<br>6438 SHENANDOAH WAY<br>MADISON WI | 149 Leon St      | 44            | 145.00                    | \$ 362.50          | 215.00           | \$ 1,290.00        | 1.00             | 25.00          | \$ 212.50          | 1.00             | 44.00         | \$ 880.00            | 0.00           | \$ -               | 0.00             | \$ -               | 0.00                | \$ -               | \$ 2,745.00         |
| 0710-054-0613-9<br>TR-C4 | JOKELA, KRISTIN<br>153 LEON ST<br>MADISON WI   | 153 Leon St      | 29.5<br>58.5  | 145.00                    | \$ 362.50          | 180.00           | \$ 1,080.00        | 0.50             | 225.00         | \$ 956.25          | 0.50             | 88.00         | \$ 880.00            | 1.00           | \$ 1,250.00        | 40.00            | \$ 840.00          | 0.00                | \$ -               | \$ 5,368.75         |
| 0710-054-0614-7<br>TR-C4 | MILLER, SALLY A<br>5279 CEDAR HAMMOCK PL<br>SARASOTA FL                                | 157 Leon St      | 50<br>97      | 110.00                    | \$ 275.00          | 135.00           | \$ 810.00          | 0.50             | 225.00         | \$ 956.25          | 0.50             | 147.00        | \$ 1,470.00          | 1.00           | \$ 1,250.00        | 35.00            | \$ 735.00          | 0.00                | \$ -               | \$ 5,496.25         |
| <b>Totals</b>            |  |                  |               | <b>695.00</b>             | <b>\$ 1,737.50</b> | <b>1025.00</b>   | <b>\$ 6,150.00</b> |                  | <b>1375.00</b> | <b>\$ 9,243.75</b> |                  | <b>758.60</b> | <b>\$ 11,142.00</b>  | <b>4.00</b>    | <b>\$ 5,000.00</b> | <b>125.00</b>    | <b>\$ 2,625.00</b> | <b>1.00</b>         | <b>\$ 2,500.00</b> | <b>\$ 38,398.25</b> |

**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN    )  
  ) ss.  
COUNTY OF DANE        )

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

Legistar No. 63327

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 **STARKWEATHER 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 14<sup>TH</sup> day of September, 2021

  
\_\_\_\_\_

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

