



## 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 two percent (2.0%) 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 \$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



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Master

**File Number: 65032**

<b>File ID:</b> 65032	<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> 04/09/2021
<b>File Name:</b> Approving Plans, Specifications, And Schedule Of Assessments For Dearholt Road Assessment District - 2021.		<b>Final Action:</b> 05/04/2021

**Title:** Approving Plans, Specifications, And Schedule Of Assessments For Dearholt Road Assessment District - 2021. (10th AD)

**Notes:** Andrew Z.

**Code Sections:**

**CC Agenda Date:** 05/04/2021

**Indexes:**

**Agenda Number:** 7.

**Sponsors:** BOARD OF PUBLIC WORKS

**Effective Date:** 05/10/2021

**Attachments:** DearholtRd OverallExhibit 04-21-2021.pdf, DearholtRd\_BPWnotes\_04-21-2021.pdf, BPW Mailing Dearholt Rd.pdf, 13282\_DearholtRd\_AssessRev1.pdf, 65032 CC Mailing.pdf

**Enactment Number:** RES-21-00305

**Author:** Rob Phillips, City Engineer

**Hearing Date:**

**Entered by:** hfleegel@cityofmadison.com

**Published Date:**

### Approval History

Version	Date	Approver	Action
1		Stephanie Mabrey	Delegate
<b>Notes</b>	Delegated: Out Of Office		
1		Ryan Pennington	Delegate
1		Stephanie Mabrey	Approve

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

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1	Engineering Division	04/13/2021	Refer	BOARD OF PUBLIC WORKS	04/21/2021	04/21/2021	
	<b>Action Text:</b>	This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 4/21/2021					
	<b>Notes:</b>						
1	BOARD OF PUBLIC WORKS	04/21/2021	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass
	<b>Action Text:</b>	Andy Zwiag, Engineering Division, presented details. A motion was made by Branson, seconded by Clausius, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.					
1	COMMON COUNCIL	05/04/2021	Adopt Unanimously				Pass
	<b>Action Text:</b>	A motion was made by Abbas, seconded by Martin, to Adopt Unanimously. The motion passed by voice vote/other.					
	<b>Notes:</b>						

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**Text of Legislative File 65032**

**Fiscal Note**

The proposed resolution approves plans, specifications, and a schedule of assessments for Dearholt Road Assessment District - 2021 at an estimated cost of \$1,898,184.60. Funds are available in the following Munis accounts:

13282-402-170 Street:	\$200,000
13542-83-170 Street (paid by Sewer):	\$168,599.30
13282-84-170 Street (paid by Storm):	\$133,000
13282-402-174 Street/Storm:	\$51,738.50
13282-84-174 Storm:	\$239,727.85
13541-84-174 Flood Mitigation:	\$626,589
13542-83-173 Sewer:	\$478,529.95

Total Cost: \$1,898,184.60  
Assessments: \$510,449.30  
City Cost: \$1,387,735.30

**Title**

Approving Plans, Specifications, And Schedule Of Assessments For Dearholt Road Assessment District - 2021. (10th AD)

**Body**

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of Dearholt Road Assessment District - 2021 pursuant to a resolution of the Common Council, RES-2021-00198, ID No. 64403 adopted 3/16/2021, 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 \$1,387,735.30 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 2.0 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 Dearholt Road 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."

Proj. ID: 13282 Project Name: Dearholt Road Assessment District - 2021  
Project Limits: Milward Drive to Odana Road

Parcel No. / Zoning No.	Owner's Name / Mailing Address	Situation Address / Parcel Location	Frontage LF	Street Construction Items												Sanitary Sewer Reconstruction Items						Storm Sewer Items		TOTAL ASMT	
				Remove Concrete Driveway Apron Assessment @ \$2.50 per SF		Replace Concrete Driveway Apron Assessment @ \$6.00 per SF		Replace Asphalt Driveway Apron Assessment @ \$6.00 per SF		Remove & Replace Curb & Gutter Assessment @ \$25.00 per LF		HMA Pavement Assessment @ \$90.28 per Ton		Pulverize & Shape Assessment @ \$39.46 per SY		Sanitary Sewer Main Assessment @ \$305.66 per LF		Sanitary Sewer Reconnect Assessment @ \$1,250.00 Each		Remove & Replace Sanitary Lateral Assessment @ \$21.00 per LF		Private Storm Sewer Connection Assessment @ \$2,000.00 Each			
				Cost	Cost	Cost	Cost	Factor*	LF	Cost	Ton	Cost	SY	Cost	LF	Cost	Each	Cost	LF	Cost	Each	Cost			
0709-304-1627-1 SR-C1	FOERST LIVING TRUST J R & N E FOERST, TRUSTEE 5202 MILWARD DR MADISON WI	5202 Milward Dr Dearholt Rd	95.00 135.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	36.00	\$900.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$900.00
0709-304-1601-5 SR-C1	PETERMAN, LOGAN KATHERINE PETERMAN 5201 FAIRWAY DR MADISON WI	5201 Fairway Dr Dearholt Rd	95.00 135.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	24.00	\$600.00	0.00	0.00	0.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$600.00
0709-304-1421-7 SR-C1	MURRAY, LINDA M & JUDITH M PELLOWSKI 5202 FAIRWAY DR MADISON WI	5202 Fairway Dr Dearholt Rd	95.00 135.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	63.00	\$1,575.00	0.00	0.00	0.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,575.00
0709-304-1401-9 SR-C1	NYQUIST, BENJAMIN E EMILY A NYQUIST 718 DEARHOLT RD MADISON WI	718 Dearholt Rd Coney Weston Pl	135.00 95.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	24.00	\$600.00	0.00	0.00	0.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$600.00
0709-304-1129-7 SR-C1	LEWIS, GARY E & KENNETH K SOSINSKI 5202 CONEY WESTON PL MADISON WI	5202 Coney Weston Pl	115.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	24.00	\$600.00	0.00	0.00	0.00	0.00	0.00	\$0.00	1.00	\$1,250.00	32.00	\$672.00	0.00	\$0.00	\$2,522.00
0709-304-1130-4 SR-C1	SANDRA, DAVID A JENNIFER S SANDRA 706 DEARHOLT RD MADISON WI	706 Dearholt Rd	118.40	0.00	\$0.00	0.00	\$0.00	200.00	\$1,200.00	1.00	24.00	\$600.00	0.00	0.00	0.00	0.00	0.00	\$0.00	1.00	\$1,250.00	27.00	\$567.00	0.00	\$0.00	\$3,617.00
0709-304-1131-2 SR-C1	HINKLEY, KIMBERLY 702 DEARHOLT RD MADISON WI	702 Dearholt Rd Odana Rd	100.60 99.80	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	24.00	\$600.00	0.00	0.00	0.00	0.00	0.00	\$0.00	1.00	\$1,250.00	24.00	\$504.00	0.00	\$0.00	\$2,354.00
0709-304-1515-8 SR-C1	STATZ TRUST G M & J M STATZ, TRUSTEES 733 DEARHOLT RD MADISON WI	733 Dearholt Rd Milward Dr	90.00 124.50	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	24.00	\$600.00	0.00	0.00	0.00	0.00	0.00	\$0.00	1.00	\$1,250.00	30.00	\$630.00	0.00	\$0.00	\$2,480.00
0709-304-1514-0 SR-C1	DODGE, DAVID A LAURIN M DODGE 729 DEARHOLT RD MADISON WI	729 Dearholt Rd	100.00	0.00	\$0.00	0.00	\$0.00	200.00	\$1,200.00	1.00	36.00	\$900.00	0.00	0.00	0.00	0.00	0.00	\$0.00	1.00	\$1,250.00	30.00	\$630.00	0.00	\$0.00	\$3,980.00
0709-304-1513-2 SR-C1	BUSBY, JOHN & THERESA 725 DEARHOLT RD MADISON WI	725 Dearholt Rd	105.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	48.00	\$1,200.00	0.00	0.00	0.00	0.00	0.00	\$0.00	1.00	\$1,250.00	31.00	\$651.00	0.00	\$0.00	\$3,101.00
0709-304-1512-4 SR-C1	NIMZ, DRAKE 719 DEARHOLT RD MADISON WI	719 Dearholt Rd	105.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	24.00	\$600.00	0.00	0.00	0.00	0.00	0.00	\$0.00	1.00	\$1,250.00	30.00	\$630.00	0.00	\$0.00	\$2,480.00
0709-304-1511-6 SR-C1	MINKOFF, CAREN LEE ARI LAMPEAR 713 DEARHOLT RD MADISON WI	713 Dearholt Rd Coney Weston Pl	110.00 49.25	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	36.00	\$900.00	0.00	0.00	0.00	0.00	0.00	\$0.00	1.00	\$1,250.00	39.00	\$819.00	0.00	\$0.00	\$2,969.00
0709-304-1011-6 SR-C1	BARBIAUX, PETER J 709 DEARHOLT RD MADISON WI	709 Dearholt Rd Coney Weston Pl	73.30 127.50	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	41.00	\$1,025.00	0.00	0.00	0.00	0.00	0.00	\$0.00	1.00	\$1,250.00	43.00	\$903.00	0.00	\$0.00	\$3,178.00
0709-304-1010-8 SR-C1	GARBACZ, STANLEY A LAURA A GARBACZ 705 DEARHOLT RD MADISON WI	705 Dearholt Rd	82.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	24.00	\$600.00	0.00	0.00	0.00	0.00	0.00	\$0.00	1.00	\$1,250.00	36.00	\$756.00	0.00	\$0.00	\$2,606.00
0709-304-1009-1 SR-C1	VANNATTA, LARRY D & LISA M BYRNES 701 DEARHOLT RD MADISON WI	701 Dearholt Rd Odana Rd	93.00 157.80	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	24.00	\$600.00	0.00	0.00	0.00	0.00	0.00	\$0.00	1.00	\$1,250.00	37.00	\$777.00	0.00	\$0.00	\$2,627.00
0709-304-1301-1 CN, WP-12	CITY OF MADISON PARKS ODANA HILLS PARK 210 MLK JR BLVD RM 104 MADISON WI	5201 Milward Dr	623.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	24.00	\$600.00	0.00	0.00	0.00	0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$600.00
0709-304-0406-0 Lot 4	UNIVERSITY PARK I LLC 818 S PARK ST MADISON WI	601 Sand Pearl Ln	---	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	120.00	\$10,833.06	580.00	\$22,886.80	200.00	\$61,132.20	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$94,852.06
0709-304-0404-4 Lot 2	UNIVERSITY PARK ACQUISITIONS LLC 818 S PARK ST MADISON WI	655 S Whitney Way	---	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	120.00	\$10,833.06	580.00	\$22,886.80	200.00	\$61,132.20	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$94,852.06

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

Proj. ID: 13282 Project Name: Dearholt Road Assessment District - 2021  
 Project Limits: Milward Drive to Odana Road

Parcel No. / Zoning No.	Owner's Name / Mailing Address	Situation / Parcel Location	Frontage LF	Street Construction Items										Sanitary Sewer Reconstruction Items						Storm Sewer Items		TOTAL ASMT			
				Remove Concrete Driveway Apron Assessment @ \$2.50 per SF		Replace Concrete Driveway Apron Assessment @ \$6.00 per SF		Replace Asphalt Driveway Apron Assessment @ \$6.00 per SF		Remove & Replace Curb & Gutter Assessment @ \$25.00 per LF		HMA Pavement Assessment @ \$90.28 per Ton		Pulverize & Shape Assessment @ \$39.46 per SY		Sanitary Sewer Main Assessment @ \$305.66 per LF		Sanitary Sewer Reconnect Assessment @ \$1,250.00 Each		Remove & Replace Sanitary Lateral Assessment @ \$21.00 per LF			Private Storm Sewer Connection Assessment @ \$2,000.00 Each		
				SF	Cost	SF	Cost	SF	Cost	Factor*	LF	Cost	Ton	Cost	SY	Cost	LF	Cost	Each	Cost	LF		Cost	Each	Cost
0709-304-0405-2 Lot 3	UNVIERSITY PARK ACQUISITIONS LLC 818 S PARK ST MADISON WI	603 S Whitney Way	---	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	120.00	\$10,833.06	580.00	\$22,886.80	200.00	\$61,132.20	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$94,852.06
0709-304-0407-8 Lot 5	UNVIERSITY PARK ACQUISITIONS LLC 818 S PARK ST MADISON WI	625 Sand Pearl Ln	---	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	120.00	\$10,833.06	580.00	\$22,886.80	200.00	\$61,132.20	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$94,852.06
0709-304-0408-6 Lot 6	UNVIERSITY PARK ACQUISITIONS LLC 818 S PARK ST MADISON WI	649 Sand Pearl Ln	---	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	120.00	\$10,833.06	580.00	\$22,886.80	200.00	\$61,132.20	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$94,852.06
TOTALS			3,194.15	0.00	\$0.00	0.00	\$0.00	400.00	\$2,400.00	---	500.00	\$12,500.00	600.00	\$54,165.30	2,900.00	\$114,434.00	1,000.00	\$305,661.00	11.00	\$13,750.00	359.00	\$7,539.00	0.00	\$0.00	\$510,449.30

HMA Pavement Assessment: The tonnage is calculated based on 2-inches of HMA Pavement placed along Dearholt Road between Milward Drive and Odana Road. The total tonnage is split across 5 lots within the Westgate Redevelopment Plat.  
 Pulverize & Shape Assessment: The square yardage is calculated based on 2-inches of HMA Pavement removed along Dearholt Road between Milward Drive and Odana Road. The total square yardage is split across 5 lots within the Westgate Redevelopment Plat.  
 Sanitary Sewer Main Assessment: The linear foot cost is calculated based on upsizing the existing system along Dearholt between Milward Drive and Odana Road minus the cost to line the main. The total linear footage is split across 5 lots within the Westgate Redevelopment Plat.

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


**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

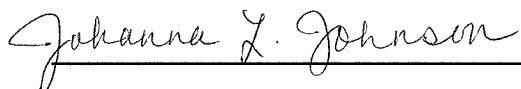
LESLEY PARKER, being first duly sworn on oath, deposes and says that:

1. She is an Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 4th day of August, 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 **DEARHOLT ROAD 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 4<sup>TH</sup> day of August, 2021

  
\_\_\_\_\_

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

