



## 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



## Legislation Details (With Text)

**File #:** 67404      **Version:** 1      **Name:** Approving plans, specifications and Schedule of Assessments for North Pleasant View Road Assessment District - 2022

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

**File created:** 9/14/2021      **In control:** Engineering Division

**On agenda:** 10/5/2021      **Final action:** 10/5/2021

**Enactment date:** 10/12/2021      **Enactment #:** RES-21-00660

**Title:** Approving plans, specifications and Schedule of Assessments for North Pleasant View Road Assessment District - 2022. (AD 9)

**Sponsors:** BOARD OF PUBLIC WORKS

**Indexes:**

**Code sections:**

**Attachments:** 1. PleasantViewRd\_BPWnotes\_09-22-2021.pdf, 2. 10284\_BPW\_Notice\_Madison.pdf, 3. 10284\_BPW\_Notice\_Middleton.pdf, 4. Pleasant View Road Project Overview.pdf, 5. Pleasant View Rd Storm Water Sanitary PnPs.pdf, 6. Pleasant View Road Project Overview Utilities.pdf, 7. CC Hearing North Pleasant View Assesment District 2022.pdf

Date	Ver.	Action By	Action	Result
10/5/2021	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
9/22/2021	1	BOARD OF PUBLIC WORKS		
9/14/2021	1	Engineering Division	Refer	

The proposed resolution approves plans, specifications, and a schedule of assessments for the North Pleasant View Road Assessment District - 2022. The share of funding is shown in the following breakdown.

Total State/Federal Cost:	\$ 11,203,631.00
City of Middleton Federal Funds Available (81.94%):	\$ 9,180,217.00
City of Madison Federal Funds Available (18.06%):	\$ 2,023,414.00
City of Middleton Cost:	\$ 14,743,744.00
City of Madison Assessable Cost:	\$ 160,423.59
City of Madison Cost:	\$ 4,451,793.41
Total Project Cost:	\$ 30,559,592.00

**City of Madison Accounts:**

10284-402-170	Pleasant View Rd-Street	\$ 1,908,829.00
10284-402-172	Pleasant View Rd-Path	\$ 33,500.00
10284-402-174	Pleasant View Rd-Street Storm	\$ 2,399,182.00
10284-83-173	Pleasant View Rd-Sewer	\$ 79,650.00
10284-86-179	Pleasant View Rd-Water	\$ 30,000.00
10284-402-176	Pleasant View Rd-Signals	\$ 19,327.00
10284-402-177	Pleasant View Rd-Lighting	\$ 141,729.00

Funds are planned in year 2023 of the Capital Improvement Plan and included in the proposed 2022 Engineering - Major Streets Executive Capital Budget.

Approving plans, specifications and Schedule of Assessments for North Pleasant View Road Assessment District - 2022. (AD 9)

The City of Madison, City of Middleton, and WisDOT are partnered for the design and construction. The

project will be constructed under a contract let by the Wisconsin Department of Transportation (WisDOT). The City of Middleton is the lead municipality for this project. The proposed project is planned for construction in the year 2022-2023.

The roadway geometry for the reconstruction of North Pleasant View Road from Timber Wolf Trail to Greenway Boulevard was approved by the Common Council on January 8, 2019, File ID 53830, RES-19-00009.

The basis for construction cost sharing participation is as follows:

- 1) Local Utilities: Each affected local municipality shall pay for 100% of the costs for installing or adjusting new or existing local utilities (sanitary sewer and water system).
- 2) Street Improvements: The WisDOT shall pay approximately 60% of the costs for excavation, aggregate, concrete curb and gutter, asphalt pavement, sidewalk, driveway aprons, shared-use path, storm sewer, stormwater quality features, street lights, traffic signals, pavement marking, traffic signing, terrace restoration and all other necessary street improvements for completion of the project, through administration of Federal funding. Federal Funds are limited to \$ 11,203,631.00; any costs over this limit will be funded by the City of Madison and City of Middleton.

Agreements with the State of Wisconsin Department of Transportation for construction cost sharing defines the terms under which the City is awarded Federal funds and the agreement requires that the City indemnify the State of Wisconsin Department of Transportation. City APM 1-1 requires Common Council Approval whenever the City indemnifies another party.

The proposed indemnification language has been reviewed by the City's Risk Manager. The City's risk exposure is increased by this clause, but the exposure is covered by the City's insurance policies, subject to their terms and conditions.

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of North Pleasant View Road Assessment District - 2022 pursuant to a resolution of the Common Council, Resolution No. RES-21-00537, ID No. 66467, adopted 08/03/2021, 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 \$2,470,177.41 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 properties being assessed that are located in the Town of Middleton shall have their assessments deferred, and interest shall not accrue, until the parcel is attached to the City. However, the amount of each special assessment shall be adjusted from the date of the levy to the date of the attachment as set forth in the Final City of Madison and Town of Middleton Cooperative Plan dated September 29, 2003. Upon attachment, each special assessment shall be payable in six annual installments with interest, from the date of attachment.
  12. 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.
  13. That the City indemnifies the State Wisconsin of Transportation
  14. That the Mayor and City Clerk are hereby authorized to execute agreements and revised agreements with the State of Wisconsin Department of Transportation for the project.
  15. That the Mayor and City Clerk are hereby authorized to enter into agreements and revised agreements with the City of Middleton and American Transmission Company for cost sharing of the project.

#### INSTALLMENT ASSESSMENT NOTICE

Notice is hereby given that a contract has been (or is about to be) let for North Pleasant View Road Assessment District - 2022 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."

Parcel No. / Zoning No.	Owner's Name / Mailing Address	Situe Address / Parcel Location	Frontage LF	Lot Area	Street Construction Items										Street Lighting Item**					TOTAL ASSM'T				
					Remove Concrete Driveway Apron Assessment @ \$1.00 per SF		Replace Concrete Driveway Apron Assessment @ \$2.40 per SF		Replace Asphalt Driveway Apron Assessment @ \$2.40 per SF		Remove & Replace Curb & Gutter Assessment @ \$8.00 per LF		Install Street Improvements, 4' Pavement & Curb Assessment @ \$24.00 per LF		Install Street Lighting Assessment @ by Frontage @ \$11.96 per LF		by Area @ \$0.03 per SF							
					SF	Cost	SF	Cost	SF	Cost	Factor*	LF	Cost	Factor*	LF	Cost	Factor	LF	Cost		SF	Cost		
0708-153-0801-4 SR-C1	MCCONNELL, PHILIP & KAREN 8802 TIMBER WOLF TRL MADISON WI	8802 Timber Wolf Trl N Pleasant View Rd	120.00 116.32	13,278.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.5	0.00	\$0.00	0.5	116.32	\$1,395.84	1	0.00	\$0.00	0.00	\$0.00	\$1,395.84
0708-153-9450-4 SRF-08	HOWVIEW LLC 4884 PINE CONE CIR MIDDLETON WI	4073 N Pleasant View Rd  TOWN OF MIDDLETON PARCEL SEE NOTE 1	145.96	21,303.00	2,500.00	\$2,500.00	3,000.00	\$7,200.00	3,000.00	\$7,200.00	1	0.00	\$0.00	1	145.96	\$3,502.93	1	145.96	\$872.81	21,303.00	\$319.55	\$21,595.29		
0708-153-9000-8 SRF-08	ANDREA E. MACE 4081 N PLEASANT VIEW RD MIDDLETON WI	4081 N Pleasant View Rd  TOWN OF MIDDLETON PARCEL SEE NOTE 1	151.40	22,923.00	0.00	\$0.00	200.00	\$480.00	600.00	\$1,440.00	1	0.00	\$0.00	1	151.40	\$3,633.68	1	151.40	\$905.39	22,923.00	\$343.85	\$6,802.92		
0708-153-0816-3 SR-C1	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	1005 Swallowtail Dr Pleasant View Rd	104.19 224.87	228,420.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	0.00	\$0.00	1	224.87	\$5,396.88	1	0.00	\$0.00	0.00	\$0.00	\$5,396.88		
0708-153-0817-1 SR-V2	BOULDER CREEK APTS LLC 1080 PLEASANT VIEW RD MIDDLETON WI	1002 N Pleasant View Rd Blackhawk Rd	766.48 458.92	416,082.00	0.00	\$0.00	1,000.00	\$2,400.00	1,200.00	\$2,880.00	1	0.00	\$0.00	1	766.48	\$18,395.52	2	766.48	\$9,167.10	416,082.00	\$12,482.46	\$45,325.08		
0708-153-0105-0 SEC	AX MADISON GREENWAY LLP PO BOX 7700 MADISON WI	726 Heartland Trl N Pleasant View Rd Old Sauk Rd	561.94 1,166.37 340.20	863,407.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	87.00	\$696.00	1	663.00	\$15,912.00	2	0.00	\$0.00	0.00	\$0.00	\$16,608.00		
0708-153-0104-2 SEC	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	934 Deming Way N Pleasant View Rd	100.10 100.31	94,760.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	0.00	\$0.00	1	100.31	\$2,407.44	1	0.00	\$0.00	0.00	\$0.00	\$2,407.44		
0708-153-0301-4 SEC	DEMING OAKS LLC PO BOX 46218 MADISON WI	1002 Deming Way Pleasant View Rd	506.88 573.48	398,545.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	0.00	\$0.00	1	573.48	\$13,763.52	2	0.00	\$0.00	0.00	\$0.00	\$13,763.52		
0708-153-0305-6 CN	FIRST GERMAN LUTHERAN CHURCH, PLEASANT VIEW CEM 19 S OWEN DR MADISON WI	951 N Pleasant View Rd  SEE NOTE 3	132.00	21,780.00	0.00	\$0.00	100.00	\$240.00	0.00	\$0.00	1	0.00	\$0.00	1	0.00	\$0.00	1	0.00	\$0.00	0.00	\$0.00	\$240.00		
0708-153-0303-0 SEC	BLACKHAWK VIEW INVESTMENTS LLC PO BOX 46218 MADISON WI	8713 Blackhawk Rd Pleasant View Rd	326.02 374.51	138,467.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	0.00	\$0.00	1	374.51	\$8,988.24	2	0.00	\$0.00	0.00	\$0.00	\$8,988.24		
0708-153-0304-8 SEC	BLACKHAWK VIEW INVESTMENTS LLC PO BOX 46218 MADISON WI	8701 Blackhawk Rd Deming Way	300.00 453.49	120,570.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	0.00	\$0.00	1	453.49	\$10,883.76	2	0.00	\$0.00	0.00	\$0.00	\$10,883.76		
0708-153-0402-0 SEC	AX MADISON GREENWAY LLP PO BOX 7700 MADISON WI	1212 Deming Way Pleasant View Rd Blackhawk Rd	567.95 600.17 576.59	344,122.00	300.00	\$300.00	300.00	\$720.00	0.00	\$0.00	1	0.00	\$0.00	1	600.17	\$14,404.08	2	0.00	\$0.00	0.00	\$0.00	\$15,424.08		
0708-152-0101-0 SEC	1A DEMING WAY LLC 810 CARDINAL LN STE 100 HARTLAND WI	1224 Deming Way Pleasant View Rd  SEE NOTE 2	260.68 278.00	176,046.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1	0.00	\$0.00	1	0.00	\$0.00	2	0.00	\$0.00	0.00	\$0.00	\$0.00		
0708-152-0102-8 SEC	DEMING WAY PROPERTY GROUP LLC 1955 ATWOOD AVE MADISON WI	1425 N Pleasant View Rd Greenway Blvd	262.02 316.56	94,738.00	300.00	\$300.00	300.00	\$720.00	0.00	\$0.00	1	0.00	\$0.00	1	262.02	\$6,288.48	2	0.00	\$0.00	0.00	\$0.00	\$7,308.48		
					9,885.41	2,954,441.00	3,100.00	\$3,100.00	4,900.00	\$11,760.00	4,800.00	\$11,520.00	---	87.00	\$696.00	---	4,432.01	\$104,972.37	---	1,063.84	\$10,945.31	460,308.00	\$13,145.85	\$156,139.53

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

\*\*Street light assessment factor: 1.0 for single family residential; 1.5 for multi-family residential; and 2.0 for commercial. Total street lighting assessment is based on both the lot frontage and lot area. Street light assessment applied to properties with driveway access on Pleasant View Road.

NOTE 1: In accordance with the Final City of Madison and Town of Middleton Cooperative Plan Dated September 29, 2003, special assessments to Town of Middleton residents shall be deferred until the property is attached to the City of Madison and the special assessments shall be adjusted during the deferral period in accordance with the Engineering News Record Construction Cost Index or such equivalent index as may be available at the time. Upon attachment, the assessments shall be paid in six annual installments with interest at a rate of 2%.

NOTE 2: 1224 Deming Way has a note on the original CSM "No Vehicular Access". Install Street Improvements, 4' Pavement & Curb will not be assessed.

NOTE 3: 951 N Pleasant View Road is not benefited by the improvements, except for the driveway apron. The site is a historical cemetery dating back 165 years, with the last burial nearly 100 years ago. It is no longer an active cemetery and no longer accepts human remains. The parcel will not benefit by the public improvements being made here, other than the replacement of the driveway apron.

**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

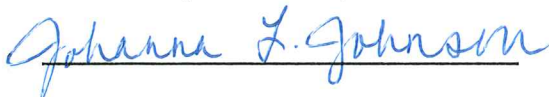
LESLEY PARKER, being first duly sworn on oath, deposes and says that:

1. She is an Program Assistant with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 13th day of October, 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 **PLEASANT VIEW 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 13<sup>th</sup> day of October, 2021

  
\_\_\_\_\_  
Johanna L. Johnson

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

