

**AFFIDAVIT OF MAILING**


STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

Marsha A. Hacker, being first duly sworn on oath, deposes and says that:


Legistar No. 24285

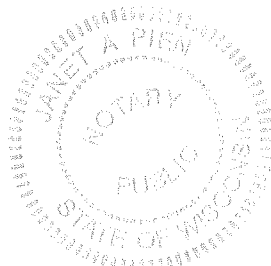
1. She is an Program Assistant I with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 1<sup>st</sup> day of December, 2011, at approximately 1:00 PM placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled Approving Plans, Specifications, and Schedule of Assessments for West Lakelawn Place Assessment District - 2012.

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.

  
\_\_\_\_\_  
Marsha A. Hacker

Subscribed and sworn to before me  
this 1 day of December, 2011

  
\_\_\_\_\_  
Janet A Pien  
Notary Public, State of Wisconsin  
My Commission expires: February 23, 2014





## 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 and one half percent (2.5%) 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 \$44,950 (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: 24285**

<b>File ID:</b> 24285	<b>File Type:</b> Resolution	<b>Status:</b> Passed
<b>Version:</b> 1	<b>Reference:</b>	<b>Controlling Body:</b> BOARD OF PUBLIC WORKS
<b>Lead Referral:</b> BOARD OF PUBLIC WORKS	<b>Cost:</b>	<b>File Created Date :</b> 10/19/2011
<b>File Name:</b> Approving Plans, Specifications, And Schedule Of Assessments For West Lakelawn Place Assessment District - 2012.		<b>Final Action:</b> 11/29/2011

**Title:** Approving Plans, Specifications, And Schedule Of Assessments For West Lakelawn Place Assessment District - 2012.

**Notes:** Eric D.

**Code Sections:**

**CC Agenda Date:** 11/29/2011

**Indexes:**

**Agenda Number:** 8.

**Sponsors:** BOARD OF PUBLIC WORKS

**Effective Date:** 12/01/2011

**Attachments:** bpw mailing affidavit.pdf, 53W0778\_WLakelawn.xlsx

**Enactment Number:** RES-11-00955

**Author:** Rob Phillips, City Engineer

**Hearing Date:** 11/29/2011

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

**Published Date:**

### Approval History

Version	Date	Approver	Action
1	11/03/2011	Craig Franklin	Approve

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	BOARD OF PUBLIC WORKS	11/02/2011	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass

**Action Text:** Christy Bachmann, City Engineering, presented plans and specifications. It was noted that an Erosion Control permit from the City and weekly self-inspection is required, but, does not require a WDNR permit.

Bill Hantike - 2635 Arboretum Dr. was registered to speak.

A motion was made by Ald. Skidmore, seconded by Anthony, Jr., to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

**Notes:**

1 COMMON COUNCIL 11/29/2011 Adopt and Close the Public Hearing Pass

**Action Text:** A motion was made by Ald. Cnare, seconded by Ald. Bidar-Sielaff, to Adopt and Close the Public Hearing. The motion passed by voice vote/other.

**Notes:**

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**Text of Legislative File 24285**

**Title**

Approving Plans, Specifications, And Schedule Of Assessments For West Lakelawn Place Assessment District - 2012.

**Body**

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of West Lakelawn Place Assessment District - 2012 pursuant to a resolution of the Common Council, RES-11-00864, ID No. 23886, adopted Oct. 4, 2011, 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 \$425,000,00 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 2.5 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 West Lakelawn Place Assessment District - 2012 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 2.5 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."

### **Fiscal Note**

Budget authority is available in following Acct. Nos.

CS53-58250-810355-00-53W0778 - \$120,000 - "Reconstruction Streets"

CS53-58270-810355-00-53W0778 - \$49,000 - "Reconstruction Streets"

ESTM-58270-810381-00-53W0778 - \$33,000 - "Accompanying Storm Sewer"

ES01-58275-810332-00-53W0778 - \$100,000 - "Sewer W/Reconstructed Streets"

EW01-58273-810455-00-53W0778 - \$154,000 - "Water Mains-Water Utility"

CS53-58545-810355-00-53W0778 - \$42,000 - "Reconstruction Streets"

Street Assessments - \$17,900

Storm Assessments - \$7,500

Sanitary Assessments - \$5,100

Street Light Assessments - \$42,500

City Cost - \$425,000

Total Cost - \$498,000

# City of Madison Engineering Division - Schedule of Assessments

Project Name: W Lakelawn Place (Langdon to north) Assessment District

October 21, 2011

Project Limits: Langdon Street to Lake Mendota

Frontages listed are for: SITUS ADDRESS  
Project ID: 53W0778

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (LF)	Remove Sidewalk & Drive Apron @ \$1.50 per SF		Replace Apron @ \$3.50 per SF		Replace Drive Apron @ \$3.50 per SF		Replace Sidewalk @ \$3.00 per SF		Curb and Gutter @ \$15.00 per LF		Sanitary Sewer Reconection \$299.50 each		Remove and Replace Sanitary Lateral @ \$21.11 per LF		Storm Sewer Connection Items		Street Lighting*		TOTAL ASSMNT
				SF	Cost	SF	Cost	SF	Cost	LF	Cost	Each	Cost	LF	Cost	Each	Cost	Adjusted Lot Size per SF	Install Pedestrian Scale Street per Factored SF			
0709-144-1916-8 DDZ4, R8	ANDERSON, REBECCA M 4905 TONYAWATHA TRL MONONA WI	W Lakelawn PI 615 Howard PI	80.00 143.00	240	\$360.00	0	\$0.00	240	\$720.00	0	\$0.00	0	\$0.00	1	\$299.50	10.0	\$211.10	0	\$0.00	4,480.00	\$3,046.40	\$4,637.00
0709-144-1924-0 DDZ4, PUDSIP	222 LANGDON LLC 145 E BADGER RD MADISON WI	201 W Lakelawn PI Lakelawn PI	246.00 54.93	902.79	\$1,354.19	0	\$0.00	902.79	\$2,708.37	94.93	\$1,423.95	2	\$599.00	20.0	\$422.20	3	\$4,500.00	13,776.00	\$9,367.68	\$20,375.39		
0709-144-1923-3 DDZ3, R6	ALPHA GAMMA RHO EDUCATN FNDTN OF IOTA CHAPTER INC 5321 FAIRWAY DR MADISON WI	233 W Lakelawn PI	25.30	75.90	\$113.85	0	\$0.00	75.90	\$227.70	25.30	\$379.50	1	\$299.50	10.0	\$211.10	0	\$0.00	7,708.00	\$5,241.44	\$6,473.09		
0709-144-1924-1 DDZ4, R6	TWEKENSBERG 237 LLC % CHT APARTMENT RENTALS PO BOX 512 MADISON WI	237 W Lakelawn PI Lakelawn PI	162.05 54.74	486.15	\$729.23	0	\$0.00	486.15	\$1,458.45	25	\$375.00	2	\$599.00	20.0	\$422.20	0	\$0.00	8,853.00	\$6,020.04	\$9,603.92		
0709-144-1921-7 DDZ4, R6	240 W LAKELAWN PLACE LLC 4905 TONYAWATHA TRL MONONA WI	240 W Lakelawn PI	83.22	249.66	\$374.49	0	\$0.00	249.66	\$748.98	25.00	\$375.00	1	\$299.50	10.0	\$211.10	0	\$0.00	4,373.00	\$2,973.64	\$4,982.71		
0709-144-1922-5 DDZ3, R6	MADISON COMMUNITY CO-OP 1202 WILLIAMSON ST # C MADISON WI	244 W Lakelawn PI	25.30	75.9	\$113.85	0	\$0.00	75.9	\$227.70	25.3	\$379.50	1	\$299.50	10.0	\$211.10	0	\$0.00	8,474.00	\$5,762.32	\$6,993.97		
0709-144-1935-8 DDZ4, R6	LAMBDA CHAPTER BLDGS CORP PO BOX 49735 MADISON WI	Lakelawn PI 216 Langdon St	82.60 82.90	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0.00	\$0.00	0	\$0.00	0.0	\$0.00	1	\$1,500.00	0.00	\$0.00	\$1,500.00		
0709-144-1920-9 DDZ4, R6	HANUISTRA 228-230 LLC % CHT APARTMENT RENTALS PO BOX 512 MADISON WI	W Lakelawn PI 228 Langdon St	266.00 54.74	798	\$1,197.00	0	\$0.00	200	\$600.00	266	\$3,990.00	2	\$599.00	20.0	\$422.20	1	\$1,500.00	14,896.00	\$10,129.28	\$18,437.48		
<b>TOTALS:</b>				2828.4	\$4,242.60	0	\$0.00	2230.4	\$6,691.20	461.53	\$6,922.95	10	\$2,995.00	100	\$2,111.00	5.00	\$7,500.00	62,560.00	\$42,540.80	\$73,003.55		

\* Street lighting assessments for corner parcels 0709-144-1906-9 and 0709-143-0126-8 adjusted for existing and potential future lights on Langdon St.