



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
www.cityofmadison.com/engineering

Parcel Number: 0710-224-0120-3
Situs Address: 3322 Agriculture Dr
DANISCO USA INC
DUPONT TAX DEPT
PO BOX 1039
WILMINGTON, DE 19801

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
Mapping Section Manager
Eric T. Pederson, P.S.
Financial Manager
Steven B. Danner-Rivers

October 20, 2021

To: Property Owners adjacent to Dairy Drive Assessment District – 2019

Re: Reopening the Dairy Drive Assessment District – 2019

The Common Council of the City of Madison, Wisconsin, assessed benefits for the Dairy Drive Assessment District – 2019, on August 31, 2021, File No. 66893, RES-21-00583. The approved installment period was eight (8) years. The City Engineer has determined that it would be appropriate to reconsider and reopen the Dairy Drive Assessment District – 2019 to amend the installment period for this project to fifteen (15) years.

The public hearing will be held virtually on **Wednesday, November 3, 2021 at 5:30PM**. Please see attached hearing notice for more information.

Please disregard this notice if you have already paid off the assessment in full.

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

Sincerely,

Robert F. Phillips, P.E.
City Engineer

RFP: cmb
CC by Email: Ald. Jael Currie, District 16
Andy Zwiig, City Engineering

**NOTICE OF PUBLIC HEARING
BEFORE THE BOARD OF PUBLIC WORKS
FOR
FINAL SCHEDULE OF ASSESSMENTS**

DAIRY DRIVE ASSESSMENT DISTRICT-2019

MADISON, WISCONSIN

PART I

The Common Council of the City of Madison, Wisconsin, approved the 2nd Revised Schedule of Assessments for the Dairy Drive Assessment District – 2019 (File No. 60522, RES-20-00410) on June 2, 2020. As part of that approval, the Council, pursuant to MGO Sec. 4.08(1) and Wis. Stat. Sec. 66.0715, authorized the repayment of the special assessments in eight (8) annual installments, with interest thereon at 3.0 percent per annum.

The Common Council of the City of Madison, Wisconsin, assessed benefits for the Dairy Drive Assessment District – 2019, on August 31, 2021, File No. 66893, RES-21-00583.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN:

A Public Hearing will be held to reopen the Dairy Drive Assessment District – 2019 to **Amend the Installment Payment Period to Fifteen Years.**

That on **WEDNESDAY, NOVEMBER 3, 2021 AT 5:30 P.M.**, the Board of Public Works will be held remotely and the public can attend using a laptop or call in by phone. If you would like instruction on how to participate, please email boardofpublicworks@cityofmadison.com. The Board will consider any objections that may be filed in writing or in person and hear all persons desiring to be heard, and;

That special assessments may be paid over a fifteen (15) year period, with the owner paying 1/15 of the principal each year plus three (3%) percent interest on the unpaid balance, as determined by the Board of Public Works.

That if the total assessment is paid in full before October 31st in the year that the billing is made, irrespective of project completion, then no interest shall be charged.

If you require an interpreter, materials in alternate formats, or other accommodations to access this public hearing, please contact the Engineering Division at phone (608) 266-4751 or email us at engineering@cityofmadison.com. Please make contact at least 72 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

DAIRY DRIVE ASSESSMENT DISTRICT - 2019

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **OCTOBER 22, 2021**

City of Madison Engineering Division - Final Schedule of Assessments

August 18, 2021

Proj. ID: 11865 Project Name: Dairy Drive Assessment District - 2019

Project Limits: East Broadway to Femrite Drive

Parcel No.	Owner's Name / Mailing Address	Situs Address / Parcel Location	Gross Lot Area SF	Net Lot Area SF	Frontage LF	Street Utility Construction Items														TOTAL ASSM'T
						Street Construction Items		Lighting Construction Items		Sanitary Sewer Construction Items				Water Main Construction Items				Storm Sewer Construction Items		
						Street Installation Assessment @		Street Lights Assessment @		Sanitary Sewer Installation Assessment @		Sanitary Lateral Installation Assessment @		Water Main Installation Assessment @		Water Service Installation Assessment @		Storm Sewer Installation Assessment @		
						\$219.28 per LF	per LF	\$16.68 per LF	per LF	\$340.90 per 1000 SF	per 1000 SF	\$50.51 per LF	per LF	\$0.35 per SF	per SF	By Size Each	Each	\$240.70 per 1000 SF	per 1000 SF	
0710-224-0120-3 IL, W	DANISCO USA INC DUPONT TAX DEPT PO BOX 1039 WILMINGTON DE	3322 Agriculture Dr	799,157.00	23,901.00	66.00	66.00	\$14,472.17	66.00	\$1,100.59	0.00	\$0.00	0.00	\$0.00	23,901.00	\$8,358.14	0.00	\$0.00	23,901.00	\$5,753.06	\$29,683.95
0710-224-0123-7 IL, W	WI DEVELOPMENT PARTNERS LLC 4916 E BROADWAY MADISON WI	3351 Dairy Drive	98,149.00	98,149.00	491.28	491.28	\$107,725.55	491.28	\$8,192.37	98,149.00	\$33,459.33	47.00	\$2,373.97	98,149.00	\$34,322.54	1.00	\$5,297.57	98,149.00	\$23,624.81	\$214,996.15
0710-223-0322-7 IL, W	WI DEVELOPMENT PARTNERS LLC 4916 E BROADWAY MADISON WI	4932 E Broadway	72,441.00	72,441.00	655.98	655.98	\$143,840.19	655.98	\$10,938.84	72,441.00	\$24,695.38	44.00	\$2,222.44	72,441.00	\$25,332.49	1.00	\$5,297.57	72,441.00	\$17,436.81	\$229,763.72
0710-223-0413-4 IL, W	WI DEVELOPMENT PARTNERS LLC 4916 E BROADWAY MADISON WI	3302 Dairy Dr	85,749.00	85,749.00	653.00	653.00	\$143,186.75	653.00	\$10,889.15	85,749.00	\$29,232.13	45.00	\$2,272.95	85,749.00	\$29,986.28	1.00	\$6,122.54	85,749.00	\$20,640.09	\$242,329.88
0710-224-0122-9 IL	CITY OF MADISON ENGINEER FUTURE TRANSPORTATION 535 210 MLK JR BLVD RM 115 MADISON WI	4937 Femrite Dr	8,619.00	8,619.00	487.25	487.25	\$106,841.88	487.25	\$8,125.17	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	8,619.00	\$2,074.62	\$117,041.67
WisDOT R/W (USH 18/151)	COSTS PAID BY CITY OF MADISON ENGINEERING	---	---	---	200.09	200.09	\$43,874.79	200.09	\$3,336.61	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$47,211.40
0710-224-0121-1 CN, W	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	3350 Agriculture Dr	255,002.00	255,002.00	245.37	245.37	\$53,803.57	245.37	\$4,091.68	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	255,002.00	\$61,379.88	\$119,275.14
TOTALS			1,319,117.00	543,861.00	2,798.97	2,798.97	\$613,744.90	2,798.97	\$46,674.42	256,339.00	\$87,386.84	136.00	\$6,869.36	280,240.00	\$97,999.45	3.00	\$16,717.68	543,861.00	\$130,909.27	\$1,000,301.92

Gross Lot Area = Total Lot Area.

Net Lot Area = Lot Area to be Assessed.

CSM 15712 was recorded on May 18, 2021 and altered the lot line between what is now 4932 E Broadway and 3302 Dairy Drive, as well as combining additional land that was not a part of the original assessment district. As a result of this land division, 21,867 SF of assessable area and 168.21 feet of frontage was removed from what is now the 4932 E Broadway parcel and added to what is now the 3302 Dairy Drive parcel.

Street Installation Assessment: The rate for the street installation is calculated based on the total design and construction costs divided by the assessable frontage. The rate is then applied to all parcels.

Street Lighting Assessment: The rate for street lighting is calculated based on the total design and construction costs divided by the assessable frontage. The rate is then applied to all parcels.

Sanitary Sewer Installation Assessment: The rate for sanitary sewer main is calculated based on the total design and construction costs (minus lateral cost) divided by the total net square footage receiving service. The rate is only then applied to parcels that will receive service from this main.

Water Main Installation Assessment: The rate for water main is calculated based on the total design and construction costs (minus lateral cost) divided by the total net square footage. The rate is only then applied to parcels that will receive service from this main (which includes water supply for fire protection purposes).

Storm Sewer Installation Assessment: The rate for storm sewer and storm water management is calculated based on the total design and construction costs divided by the total net square footage. The rate is then applied to all parcels.

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

JOHANNA JOHNSON, being first duly sworn on oath, deposes and says that:

1. She is a Program Assistant 3 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the day of **AUGUST 20, 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 **DAIRY DRIVE ASSESSMENT DISTRICT - 2019** 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.

Johanna L. Johnson

Johanna L. Johnson

Subscribed and sworn to before me
this 20 day of OCTOBER, 2021

L M Parker

L M Parker

Notary Public, State of Wisconsin
My Commission expires: October 28, 2024

