



Finance Department

Room 406
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703-3345
PH 608 266 4671
FAX 608 267 8705
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 \$55,950 (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,

A handwritten signature in black ink that reads "David P. Schmiedicke".

David Schmiedicke
Finance Director

Enclosure



Legislation Details (With Text)

File #: 70098 **Version:** 1 **Name:** Approving Plans, Specifications, And Schedule Of Assessments For Russell Street Assessment District - 2022.

Type: Resolution **Status:** Passed

File created: 2/21/2022 **In control:** BOARD OF PUBLIC WORKS

On agenda: 3/29/2022 **Final action:** 3/29/2022

Enactment date: 4/4/2022 **Enactment #:** RES-22-00190

Title: Approving Plans, Specifications, And Schedule Of Assessments For Russell Street Assessment District - 2022. (6th AD)

Sponsors: BOARD OF PUBLIC WORKS

Indexes:

Code sections:

Attachments: 1. 13708EN-Corridor-BPW Display.pdf, 2. 13708_BPW Notes.pdf, 3. Russell St Assessment BPW Mailing_.pdf, 4. Jim Rogers Email.pdf, 5. Donna Peckett Email.pdf, 6. CC Mailing_70098.pdf, 7. CC Mailing_March 10 Mailing.pdf

Date	Ver.	Action By	Action	Result
3/29/2022	1	COMMON COUNCIL	Adopt Under Suspension of Rules 2.04, 2.05, 2.24, and 2.25, and Close the Public Hearing	Pass
3/2/2022	1	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24 & 2.25 - PUBLIC HEARING	Pass
2/23/2022	1	Engineering Division	Refer	

Fiscal Note

The proposed resolution approves plans, specifications, and a schedule of assessments for Russell Street Assessment District - 2022 at an estimated cost of \$832,000. Funding is available in the following MUNIS accounts. No additional appropriation is required.

ACCOUNT #	DESCRIPTION	COST
13708-402-170	STREET ACCOUNT	\$ 296,000.00
13708-402-177	PEDESTRIAN LIGHTING ACCOUNT	\$ 5,000.00
13708-402-174	STREET STORM ACCOUNT	\$ 41,000.00
13708-84-174	STORM ACCOUNT	\$ 74,000.00
13708-83-173	SANITARY ACCOUNT	\$ 216,000.00
13708-86-179	WATER ACCOUNT	\$ 200,000.00
	TOTAL COST	\$ 832,000.00
	ASSESSMENTS	\$ 77,579.82
	CITY COST	\$ 754,420.18

Title

Approving Plans, Specifications, And Schedule Of Assessments For Russell Street Assessment District - 2022. (6th AD)

Body

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of Russell Street Assessment District - 2022 pursuant to a resolution of the Common Council, RES-22-00076, ID No. 69229, adopted 2/1/2022 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 \$754,420.18 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 Russell Street 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."

Project Name: Russell Street Assessment District - 2022

Project Limits: Russell Street from Winnebago Street to Eastwood Drive

Project ID: 13708

Owner:

«OwnerLine1»

«OwnerLine2»

Parcel(s) being assessed:

Parcel Number: «Parcel_No»

Parcel Location: «Parcel_Location»

Street Reconstruction				Subtotal
Remove Concrete Driveway or Terrace	Install Concrete Driveway Apron	Remove & Replace Concrete Sidewalk	Remove & Replace Curb and Gutter	
«Cost1»	«Cost2»	«Cost3»	«Cost4»	«SubT1»

Sewer Items			Subtotal
Sanitary Sewer Reconnect	Remove & Replace Sanitary Lateral	Private Storm Sewer Reconnect	
«Cost5»	«Cost6»	«Cost7»	«SubT2»

Street Reconstruction Subtotal	Sewer Items Subtotal	Total
«SubT1»	«SubT2»	«Total»

The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/russell-street-reconstruction>; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage or % Interest*** LF	Driveway or Terrace @ \$2.50 per Sq Ft.		Driveway Apron @ \$6.00 per Sq Ft.		Concrete Sidewalk @ \$8.50 per Square Foot (SF)		Curb and Gutter @ \$25.00 per Linear Foot (LF)		Reconnect @ \$1,350 Each		Sanitary Lateral @ \$21.00 per LF		Reconnect @ \$2,500 Each		TOTAL ASMT		
				SF	Cost	SF	Cost	Factor*	SF	Cost	Factor*	LF	Cost	Each	Cost	Each	Cost			
0710-064-3418-9 PD	KENNEDY COURT CONDO ASSN % 360 COMMERCIAL RE 701 E WASHINGTON AVE #112 MADISON, WI 53703	330 Amoth Ct	44.00	170.00	\$ -	170.00	\$ -	1.00	200.00	\$ -	1.00	44.00	\$ -	3.00	\$ -	90.00	\$ -	\$ -		
		Notation Parcel for Condos See Following																		
0710-064-3418-9 0710-064-4004-5	CLARK, MADISON MAKENA 330 AMOTH CT UNIT D MADISON, WI 53704-0000	330 Amoth Ct	5.55%	9.44	\$ 23.59	9.44	\$ 56.61	1.00	11.10	\$ 94.35	1.00	2.44	\$ 61.05	0.17	\$ 224.78	5.00	\$ 104.90	0.00	\$ -	\$ 565.27
0710-064-3418-9 0710-064-4003-7	MEUZELAAR, CHRISTY 330 AMOTH CT # C MADISON, WI 53704-0000	330 Amoth Ct	5.55%	9.44	\$ 23.59	9.44	\$ 56.61	1.00	11.10	\$ 94.35	1.00	2.44	\$ 61.05	0.17	\$ 224.78	5.00	\$ 104.90	0.00	\$ -	\$ 565.27
0710-064-3418-9 0710-064-4002-9	FITE, NICOLE L 330 AMOTH CT UNIT B MADISON, WI 53704-0000	330 Amoth Ct	5.55%	9.44	\$ 23.59	9.44	\$ 56.61	1.00	11.10	\$ 94.35	1.00	2.44	\$ 61.05	0.17	\$ 224.78	5.00	\$ 104.90	0.00	\$ -	\$ 565.27
0710-064-3418-9 0710-064-4001-1	METCALF JR, JOHN T 330 AMOTH CT # A MADISON, WI 53704-0000	330 Amoth Ct	5.55%	9.44	\$ 23.59	9.44	\$ 56.61	1.00	11.10	\$ 94.35	1.00	2.44	\$ 61.05	0.17	\$ 224.78	5.00	\$ 104.90	0.00	\$ -	\$ 565.27
0710-064-3418-9 0710-064-4007-9	WILSON, KYLE W 332 AMOTH CT # C MADISON, WI 53704-0000	332 Amoth Ct	5.55%	9.44	\$ 23.59	9.44	\$ 56.61	1.00	11.10	\$ 94.35	1.00	2.44	\$ 61.05	0.17	\$ 224.78	5.00	\$ 104.90	0.00	\$ -	\$ 565.27
0710-064-3418-9 0710-064-4006-1	ECKBERG, NATHAN O 332 AMOTH CT # B MADISON, WI 53704-0000	332 Amoth Ct	5.55%	9.44	\$ 23.59	9.44	\$ 56.61	1.00	11.10	\$ 94.35	1.00	2.44	\$ 61.05	0.17	\$ 224.78	5.00	\$ 104.90	0.00	\$ -	\$ 565.27
0710-064-3418-9 0710-064-4005-3	VERCEL, MARK ANNETTA VERCEL 1025 BAY VIEW CT MUKWONAGO, WI 53149-0000	332 Amoth Ct	5.55%	9.44	\$ 23.59	9.44	\$ 56.61	1.00	11.10	\$ 94.35	1.00	2.44	\$ 61.05	0.17	\$ 224.78	5.00	\$ 104.90	0.00	\$ -	\$ 565.27
0710-064-3418-9 0710-064-4008-7	GEORGANIS, CARLA ANTHONY TALLMADGE 332 AMOTH CT UNIT D MADISON, WI 53704-0000	332 Amoth Ct	5.55%	9.44	\$ 23.59	9.44	\$ 56.61	1.00	11.10	\$ 94.35	1.00	2.44	\$ 61.05	0.17	\$ 224.78	5.00	\$ 104.90	0.00	\$ -	\$ 565.27

Project Name: Russell Street Assessment District - 2022 Project ID: 13708																												
*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. ** Percent Interest is the percentage share of the common elements for each unit in a condo association as determined by the recorded condo agreement Date: 2/18/2022																												
Parcel No./ Zoning	Owner's Name / Mailing Address	Site Address	Frontage or % Interest**	Street Construction Items										Sanitary Sewer Items				Storm Sewer Items				TOTAL ASMT						
				Remove Concrete Driveway or Terrace @ \$2.50 per Sq Ft.		Install Concrete Driveway Apron @ \$6.00 per Sq Ft.		Remove & Replace Concrete Sidewalk @ \$8.50 per Square Foot (SF)		Remove & Replace Curb and Gutter @ \$25.00 per Linear Foot (LF)		Sanitary Sewer Reconnect @ \$1,350 Each		Remove & Replace Sanitary Lateral @ \$21.00 per LF		Private Storm Sewer Reconnect @ \$2,500 Each												
				SF	Cost	SF	Cost	Factor*	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each	Cost	Each	Cost							
0710-064-3418-9 0710-064-4018-6	DUNN, JAMES S 336 AMOTH CT # D MADISON, WI 53704-0000	336 Amoth Ct	5.55%	9.44	\$ 23.59	9.44	\$ 56.61	1.00	11.10	\$ 94.35	1.00	2.44	\$ 61.05	0.17	\$ 224.78	5.00	\$ 104.90	0.00	\$ -									\$ 565.27
0710-064-3432-9 TSS	MAXWELL, CONNIE E 2009 ATWOOD AVE # 2R MADISON WI	309 Russell St	44.00	0.00	\$ -	0.00	\$ -	1.00	0.00	\$ -	1.00	20.00	\$ 500.00	1.00	\$ 1,350.00	40.00	\$ 840.00	0.00	\$ -									\$ 2,690.00
0710-064-3433-7 TSS	SIEGER, GARY A & BRIAN SIEGER PO BOX 6 MCFARLAND WI	311 Russell St	44.00	85.00	\$ 212.50	105.00	\$ 630.00	1.00	200.00	\$ 1,700.00	1.00	44.00	\$ 1,100.00	1.00	\$ 1,350.00	30.00	\$ 630.00	0.00	\$ -									\$ 5,622.50
0710-072-0507-6 TSS	JOYCE, PETER J & KATHLEEN A KRCHNAVEK 170 JACKSON ST MADISON WI	320 Russell St	81.70	0.00	\$ -	0.00	\$ -	1.00	300.00	\$ 2,550.00	1.00	81.70	\$ 2,042.50	1.00	\$ 1,350.00	30.00	\$ 630.00	0.00	\$ -									\$ 6,572.50
0710-064-3435-3 PD	FRENETTE, PHOEBE E 137 1/2 OHIO AVE MADISON WI	321 Russell St	44.00	0.00	\$ -	0.00	\$ -	1.00	125.00	\$ 1,062.50	1.00	44.00	\$ 1,100.00	1.00	\$ 1,350.00	30.00	\$ 630.00	0.00	\$ -									\$ 4,142.50
0710-072-0506-8 TSS	VANDER MOLEN, JODI L & YOGESH CHAWLA 324 RUSSELL ST MADISON WI	324 Russell St	40.00	60.00	\$ 150.00	60.00	\$ 360.00	1.00	125.00	\$ 1,062.50	1.00	40.00	\$ 1,000.00	1.00	\$ 1,350.00	30.00	\$ 630.00	0.00	\$ -									\$ 4,552.50
0710-064-3436-1 TSS	WHIMSICAL ROOTS LLC E11540 STATE RD 136 BARABOO WI	325 Russell St	44.00	115.00	\$ 287.50	80.00	\$ 480.00	1.00	225.00	\$ 1,912.50	1.00	44.00	\$ 1,100.00	1.00	\$ 1,350.00	30.00	\$ 630.00	0.00	\$ -									\$ 5,760.00
0710-072-0505-0 TSS	ROBERTS, SARA TRUFANT 328 RUSSELL ST # 1 MADISON WI	328 Russell St	40.00	40.00	\$ 100.00	40.00	\$ 240.00	1.00	150.00	\$ 1,275.00	1.00	40.00	\$ 1,000.00	1.00	\$ 1,350.00	30.00	\$ 630.00	0.00	\$ -									\$ 4,595.00
0710-072-0504-2 TSS	HOFHEIMER, GEORGE A & CARRIE B SACHSE-HOFHEIMER 330 RUSSELL ST MADISON WI	330 Russell St	40.00	40.00	\$ 100.00	40.00	\$ 240.00	1.00	200.00	\$ 1,700.00	1.00	40.00	\$ 1,000.00	1.00	\$ 1,350.00	30.00	\$ 630.00	0.00	\$ -									\$ 5,020.00

Project Name: Russell Street Assessment District - 2022																						
Project ID: 13708																						
* 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.																						
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Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage or % Interest**	Street Construction Items								Sanitary Sewer Items				Storm Sewer Items			TOTAL ASMT			
				Remove Concrete Driveway or Terrace @ \$2.50 per Sq Ft.	Install Concrete Driveway Apron @ \$6.00 per Sq Ft.	Remove & Replace Concrete Sidewalk @ \$8.50 per Square Foot (SF)	Remove & Replace Curb and Gutter @ \$25.00 per Linear Foot (LF)	Sanitary Sewer Reconnect @ \$11,350 Each	Remove & Replace Sanitary Lateral @ \$21.00 per LF	Private Storm Sewer Reconnect @ \$2,500 Each												
				SF	Cost	SF	Cost	Factor*	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each	Cost			
0710-064-3437-9 TSS	MAXWELL, CONNIE E & MARK L JORGENSEN 2009 ATWOOD AVE # 2R MADISON WI	331 Russell St	44.00	70.00	\$ 175.00	70.00	\$ 420.00	1.00	225.00	\$ 1,912.50	1.00	44.00	\$ 1,100.00	1.00	\$ 1,350.00	30.00	\$ 630.00	0.00	\$ -	\$ 5,587.50		
0710-072-0503-4 TSS	MITMOEN, JEFFERY L 342 RUSSELL ST MADISON WI	342 Russell St	40.00	295.00	\$ 737.50	295.00	\$ 1,770.00	1.00	200.00	\$ 1,700.00	1.00	40.00	\$ 1,000.00	1.00	\$ 1,350.00	30.00	\$ 630.00	0.00	\$ -	\$ 7,187.50		
0710-072-0542-2 TSS	WINNRUSS LLC 2009 ATWOOD AVE # 2R MADISON WI	1945 Winnebago St	132.00 99.00	0.00	\$ -	170.00	\$ 1,020.00	1.00	0.00	\$ -	1.00	132.00	\$ 3,300.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ 4,320.00		
0710-064-3430-3 TSS	DETWITON PROPERTIES LLC 1741 COMMERCIAL AVE MADISON WI	1951 Winnebago St	120.00 26.00	0.00	\$ -	0.00	\$ -	1.00	750.00	\$ 6,375.00	1.00	120.00	\$ 3,000.00	1.00	\$ 1,350.00	30.00	\$ 630.00	0.00	\$ -	\$ 11,355.00		
			Totals	874.83	\$ 2,187.08	1,029.83	\$ 6,178.98		2,699.80	\$ 22,948.30		733.66	\$ 18,341.40	14.00	\$ 18,895.95	429.91	\$ 9,028.11	0.00	\$ -	\$ 77,579.82		

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

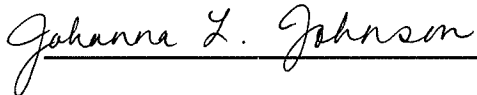
LESLEY PARKER, being first duly sworn on oath, deposes and says that:

1. She is an Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 15th day of April, 2022 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 their property for the project titled **Russell Street Assessment District – 2022** attached hereto.
2. She delivered the envelopes to the custody of 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 15TH day of April, 2022



Johanna L. Johnson
Notary Public, State of Wisconsin
My Commission expires: January 8, 2026