



Department of Public Works
Engineering Division
James M. Wolfe, 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

Assistant City Engineer

Bryan Cooper, AIA
Gregory T. Fries, P.E.
Chris Petykowski, P.E.

Deputy Division Manager

Kathleen M. Cryan

Principal Architect

Amy Loewenstein Scanlon, AIA

Principal Engineer 2

Janet Schmidt, P.E.

Principal Engineer 1

Kyle Frank, P.E.
Mark D. Moder, P.E.
Fadi El Musa Gonzalez, P.E.
Andrew J. Zwieg, P.E.

Financial Manager

Steven B. Danner-Rivers

Parcel Number: 070923203073

Situs Address: 673 State St

December 5, 2025

THIS IS NOT A BILL

On 11/25/2025, the Common Council voted to Approve Plans, Specifications, And Schedule of Assessments for North Lake Street Resurfacing Assessment District – 2025.

Project Name: North Lake Street Resurfacing

Project Limits: North lake Street between University Avenue & State Street

Project ID: 15938

Owner:

Parcel(s) being assessed:

Parcel Number: Parcel Location:

Street Reconstruction Items			
Remove Concrete Driveway Apron & Terrace Walk	Install Concrete Driveway Apron	Install Concrete Terrace Walk	Subtotal
\$0.00	\$0.00	\$0.00	\$0.00

Sanitary and Storm Sewer Items		
Sanitary Sewer Reconnect	Remove & Replace Sanitary Lateral	Subtotal
\$1,800.00	\$3,080.00	\$4,880.00

Subtotal 1	Subtotal 2	Total
\$0.00	\$4,880.00	\$4,880.00



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 four percent (4.0%) 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 \$68,500 (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, please visit www.cityofmadison.com/homeloans or call (608) 266-4223.

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: 90581

File ID: 90581

File Type: Resolution

Status: Passed

Version: 1

Reference:

Controlling Body: Engineering
Division

Lead Referral: BOARD OF PUBLIC
WORKS

Cost:

File Created Date : 10/22/2025

File Name: Approving Plans, Specifications, And Schedule Of
Assessments For Lake Street Sanitary Sewer
Replacement Assessment District - 2025.

Final Action: 11/25/2025

Title: Approving Plans, Specifications, And Schedule Of Assessments For Lake Street
Sanitary Sewer Replacement Assessment District - 2025. (District 2, District 8)

Notes: Eric Cefalu

Code Sections:

CC Agenda Date: 11/25/2025

Indexes:

Agenda Number: 4.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date: 11/26/2025

Attachments: N Lake San Replacement BPW Exhibit.pdf, 15938 -
BPW affidavit of mailing.pdf,
15938_ScheduleofAssessments(N Lake San).pdf,
15938_North Lake Street
Resurfacing_FactSheet_final (003).pdf, 15938_North
Lake Street Resurfacing_AssessLtr (003).pdf, 15938
- CC affidavit of mailing.pdf

Enactment Number: RES-25-00588

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: hfleegel@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/4/2025	Robert Mulcahy	Approve	11/19/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	10/22/2025	Refer	BOARD OF PUBLIC WORKS	10/29/2025	10/29/2025	
Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 10/29/2025							

1	BOARD OF PUBLIC WORKS	10/29/2025	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
	Action Text: A motion was made by Meisenheimer, seconded by Stern, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.			
1	COMMON COUNCIL	11/25/2025	Adopt and Close the Public Hearing	Pass
	Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Adopt unanimously and Close the Public Hearing. The motion passed by voice vote/other.			

Text of Legislative File 90581**Fiscal Note**

The proposed resolution approves plans, specifications, and assessments and authorizes the Board of Public Works to advertise and receive bids for the Lake Street Sanitary Sewer Replacement Assessment District - 2025. The total estimated cost of the project is \$650,000 comprised of \$635,768 in City costs and \$14,232 in assessments. Funding is available in the 2025 Adopted Capital Budgets for Engineering - Major Streets (Munis #10540). No additional appropriation is required.

Title

Approving Plans, Specifications, And Schedule Of Assessments For Lake Street Sanitary Sewer Replacement Assessment District - 2025. (District 2, District 8)

Body

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of Lake Street Sanitary Sewer Replacement Assessment District - 2025, pursuant to a resolution of the Common Council, RES-25-00521, ID No.89905, adopted 10/7/2025, 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 \$635,768 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 4.0 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 Lake Street Sanitary Sewer Replacement Assessment District - 2025 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 4.0 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 ID: 15938
Project Name: North Lake Street Resurfacing

Parcel No./ Zoning	Parcel Location/Condo	Frontage			Street Reconstruction Items						Sanitary Sewer Items				Total Assessment
		LF	Frontage St	Multiple Front	Remove Concrete Driveway Apron & Terrace Walk Assessment @		Install Concrete Driveway Apron Assessment @		Install Concrete Terrace Walk Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Sewer Lateral Assessment @		
		-	-	-	\$1.42 per SF		\$4.79 per SF		\$4.28 per SF		\$1,800.00 per Each		\$140.00 per LF		
					SF	Cost	SF	Cost	SF	Cost	Each	Cost	LF	Cost	
070923204203 DC	701 State St	-	N Lake St State St	Yes	300.00	\$426.00	200.00	\$958.00	100.00	428.00	1	\$1,800.00	41	\$5,740.00	\$9,352.00
070923203073 DC	673 State St	-	N Lake St State St	Yes	-	-	-	-	-	-	1	\$1,800.00	22	\$3,080.00	\$4,880.00
					300.00	\$426.00	200.00	\$958.00	100.00	\$428.00	2	\$3,600.00	63	\$8,820.00	\$14,232.00

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 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 5th day of December, 2025 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 **LAKE STREET SANITARY SEWER REPLACEMENT ASSESSMENT DISTRICT - 2025** 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.


Johanna Johnson

Subscribed and sworn to before me
this 5TH day of December, 2025



Jenna Webb
Notary Public, State of Wisconsin
My Commission expires: September 30, 2029

