



## 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](mailto:finance@cityofmadison.com)

Dear Property Owner:

Enclosed you will find the resolution that was adopted by the Common Council related to the street reconstruction project adjacent to your property. The resolution is usually mailed shortly after the Common Council action which happens prior to construction starting.

**We recently discovered that the mailing had not occurred, therefore you are now receiving the information. Please note that these are the preliminary estimated assessments that were approved prior to the construction.**

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 the percent indicated on the resolution, annually. 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



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Master

**File Number: 64576**

<b>File ID:</b> 64576	<b>File Type:</b> Resolution	<b>Status:</b> Passed
<b>Version:</b> 1	<b>Reference:</b>	<b>Controlling Body:</b> Engineering Division
<b>Lead Referral:</b> BOARD OF PUBLIC WORKS	<b>Cost:</b>	<b>File Created Date :</b> 03/08/2021
<b>File Name:</b> Approving Plans, Specifications, And Schedule Of Assessments For North Brooks Street, Fahrenbrook Court and College Court Resurfacing Assessment District -2021.		<b>Final Action:</b> 03/30/2021

**Title:** Approving Plans, Specifications, And Schedule Of Assessments For North Brooks Street, Fahrenbrook Court and College Court Resurfacing Assessment District -2021. (8th AD)

**Notes:** Steve Sonntag

**Code Sections:**

**CC Agenda Date:** 03/30/2021

**Indexes:**

**Agenda Number:** 13.

**Sponsors:** BOARD OF PUBLIC WORKS

**Effective Date:** 04/01/2021

**Attachments:** 13180EN-Brooks BPW Display.pdf, Brooks BPW Notes.pdf, BPW Mailing North Brooks.pdf, 64576 Public Comment - Rouse.pdf, 210330\_Common Council Registrants Report Final.pdf

**Enactment Number:** RES-21-00220

**Author:** Rob Phillips, City Engineer

**Hearing Date:**

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

**Published Date:**

### Approval History

Version	Date	Approver	Action
1		Stephanie Mabrey	Approve

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/08/2021	Refer	BOARD OF PUBLIC WORKS	03/17/2021	03/17/2021	
<b>Action Text:</b> This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 3/17/2021							
<b>Notes:</b>							

1	BOARD OF PUBLIC WORKS	03/17/2021	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
	<b>Action Text:</b>	Steve Sonntag, City Engineering, presented details. A motion was made by Branson, seconded by Ald. Evers, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.		
1	COMMON COUNCIL	03/30/2021	Adopt and Close the Public Hearing	Pass
	<b>Action Text:</b>	A motion was made by Carter, seconded by Abbas, to Adopt and Close the Public Hearing. The motion passed by voice vote/other.		
	<b>Notes:</b>			

---

**Text of Legislative File 64576**

**Fiscal Note**

The proposed resolution approves plans, specifications, and a schedule of assessments for North Brooks Street, Fahrenbrook Court and College Court Resurfacing Assessment District -2021 at an estimated cost of \$1,360,000. Funds are available in the following Munis accounts:

- 13180-84-174 (Storm): \$160,000
- 13180-83-173 (Sanitary): \$680,000
- 13180-86-179 (Water): \$50,000
- 13180-402-170 (Street): \$400,000
- 13180-402-174 (Street Stm): \$70,000
- Assessments: \$173,000

No additional appropriation is required.

**Title**

Approving Plans, Specifications, And Schedule Of Assessments For North Brooks Street, Fahrenbrook Court and College Court Resurfacing Assessment District -2021. (8th AD)

**Body**

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of North Brooks Street, Fahrenbrook Court and College Court Resurfacing Assessment District -2021 pursuant to a resolution of the Common Council, Resolution No. RES-21-00092, ID No. 63730, adopted 2/2/2021, 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 \$1,197,000 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 North Brooks Street, Fahrenbrook Court and College Court Resurfacing Assessment District -2021 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."

2/5/2021

Project ID: 13180  
 Project Name: North Brooks Street, Fahrenbrook Court and College Court Resurfacing Assessment District - 2021  
 Project Limits: N. Brooks Street: Regent Street to Spring Street  
 Fahrenbrook Court: N. Park Street to N. Mills Street  
 College Court: N. Park Street to N. Mills Street

Frontages listed are for: Situs Address

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (L.F.)	Street Reconstruction Items									Storm and Sanitary Sewer Items						TOTAL ASSMNT	
				Remove and Replace Sidewalk \$7.50 per SF			Remove and Replace Concrete Drive Apron @ \$9.00 per SF		Remove and Replace Asphalt Drive Apron @ \$20.00 per SF		Remove and Replace Curb and Gutter @ \$25.00 per LF			Storm Sewer Private Connection 2750.0 each		Sanitary Sewer Reconnection \$1,375.00 each		Remove and Replace Sanitary Lateral @ \$21.00 per LF		
				Factor	SF	Cost	SF	Cost	SF	Cost	Factor	LF	Cost	Each	Cost	Each	Cost	LF		Cost
0709-232-2405-3 TSS	CHARLY, ROGER L 1230 REGENT ST MADISON WI	9 N Brooks St College Ct	78.00 L.F. 123.00 L.F.	1.0	350.00	\$2,625.00	0.00	\$0.00	0.00	\$0.00	1.0	85.00	\$2,125.00	1.0	\$2,750.00	2.00	\$2,750.00	70.00	\$1,470.00	\$11,720.00
0709-232-2007-7 TR-U2	LUND, ROBERT H KRISTINE L LUND 7413 FRIENDSHIP LN MIDDLETON WI	37 N Brooks St	40.00 L.F.	1.0	100.00	\$750.00	0.00	\$0.00	0.00	\$0.00	1.0	20.00	\$500.00	0.0	\$0.00	1.00	\$1,375.00	32.00	\$672.00	\$3,297.00
0709-232-2006-9 TR-U2	DEAN HEALTH SYSTEMS INC C/O KEVIN C STEVENS 1808 W BELTLINE HWY MADISON WI	43 N Brooks St	80.00 L.F.	1.0	100.00	\$750.00	0.00	\$0.00	0.00	\$0.00	1.0	20.00	\$500.00	0.0	\$0.00	1.00	\$1,375.00	32.00	\$672.00	\$3,297.00
0709-232-2404-5 TSS	BALES, DAVID J & ANNA M BALES 3014 GREGORY ST MADISON WI	915 College Ct	40.00 L.F.	1.0	100.00	\$750.00	0.00	\$0.00	0.00	\$0.00	1.0	20.00	\$500.00	0.0	\$0.00	1.00	\$1,375.00	16.00	\$336.00	\$2,961.00
0709-232-2101-7 PD	COLLEGE PARK ASSOCIATES 2428 PERRY ST MADISON WI	930 College Ct N Brooks Fahrenbrook Ct	309.90 L.F. 148.00 L.F. 312.79 L.F.	1.0	775.00	\$5,812.50	0.00	\$0.00	0.00	\$0.00	1.0	160.00	\$4,000.00	1.0	\$2,750.00	4.00	\$5,500.00	145.00	\$3,045.00	\$21,107.50
0709-232-2201-5 PD	BROOKS TOWNE PARTNERS ATTN FORWARD MANAGEMENT 826 NORTH STAR DR MADISON WI	1002 College Ct Fahrenbrook Ct N Brooks St	360.00 L.F. 240.00 L.F. 148.00 L.F.	1.0	700.00	\$5,250.00	150.00	\$1,350.00	0.00	\$0.00	1.0	150.00	\$3,750.00	11.0	\$30,250.00	2.00	\$2,750.00	76.00	\$1,596.00	\$44,946.00
0709-232-2301-3 TSS	THOMPSON, BETTY L 4202 KENWOOD ST MADISON WI	1007 College Ct	40.00 L.F.	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	0.0	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00
0709-232-2008-5 TR-U2	DEAN HEALTH SYSTEMS INC C/O KEVIN C STEVENS 1808 W BELTLINE HWY MADISON WI	936 Fahrenbrook Ct N Brooks St	125.30 L.F. 40.00 L.F.	1.0	250.00	\$1,875.00	0.00	\$0.00	0.00	\$0.00	1.0	40.00	\$1,000.00	0.0	\$0.00	1.00	\$1,375.00	20.00	\$420.00	\$4,670.00
0709-232-1908-8 PD	SOUTH CAMPUS PARTNERS II 101 N MILLS ST MADISON WI	1020 Fahrenbrook Ct	160.00 L.F.	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	1.0	\$2,750.00	0.00	\$0.00	0.00	\$0.00	\$2,750.00
0709-232-2306-3 TSS	702 OLIN AVE LLC PO BOX 6473 MONONA WI	15 N Mills St College Ct	38.00 L.F. 120.00 L.F.	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	25.00	\$625.00	0.0	\$0.00	0.00	\$0.00	0.00	\$0.00	\$625.00
0709-232-2202-3 TR-U2	LEGGETT, MICHAEL A & SARAH MARY LEGGETT 536 UNION RD BROOKLYN WI	31 N Mills St Fahrenbrook Ct	40.00 L.F. 120.00 L.F.	1.0	25.00	\$187.50	0.00	\$0.00	0.00	\$0.00	1.0	10.00	\$250.00	0.0	\$0.00	0.00	\$0.00	0.00	\$0.00	\$437.50
0709-232-1907-0 TR-U2	FISHER, DIANNE M 23 BAYSIDE DR MADISON WI	35 N Mills St Fahrenbrook Ct	40.00 L.F. 80.00 L.F.	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	10.00	\$250.00	1.0	\$2,750.00	0.00	\$0.00	0.00	\$0.00	\$3,000.00
0709-232-2413-6 PD	PARK & REGENT DEVELOPMENT LLC ATTN TOM DEGEN PO BOX 5567 MADISON WI	4 N Park St College Ct	151.14 L.F. 146.01 L.F.	1.0	100.00	\$750.00	0.00	\$0.00	0.00	\$0.00	1.0	20.00	\$500.00	0.0	\$0.00	1.00	\$1,375.00	16.00	\$336.00	\$2,961.00

2/5/2021

Project ID: 13180  
 Project Name: North Brooks Street, Fahrenbrook Court and College Court Resurfacing Assessment District - 2021  
 Project Limits: N. Brooks Street: Regent Street to Spring Street  
 Fahrenbrook Court: N. Park Street to N. Mills Street  
 College Court: N. Park Street to N. Mills Street

Frontages listed are for: Situs Address

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (L.F.)	Street Reconstruction Items									Storm and Sanitary Sewer Items						TOTAL ASSMNT	
				Remove and Replace Sidewalk \$7.50 per SF			Remove and Replace Concrete Drive Apron @ \$9.00 per SF		Remove and Replace Asphalt Drive Apron @ \$20.00 per SF		Remove and Replace Curb and Gutter @ \$25.00 per LF			Storm Sewer Private Connection 2750.0 each		Sanitary Sewer Reconnection \$1,375.00 each		Remove and Replace Sanitary Lateral @ \$21.00 per LF		
				Factor	SF	Cost	SF	Cost	SF	Cost	Factor	LF	Cost	Each	Cost	Each	Cost	LF		Cost
0709-232-2406-1 TSS	CHARLY, ROGER L 1230 REGENT ST MADISON WI	920 Regent St N Brooks St	41.70 L.F. 78.00 L.F.	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	0.0	\$0.00	0.00	\$0.00	10.00	\$840.00	\$840.00
0709-232-2315-4 TSS	CHARLY, ROGER L 1230 REGENT ST MADISON WI	1002 Regent St N Brooks St	40.00 L.F. 155.80 L.F.	1.0	350.00	\$2,625.00	0.00	\$0.00	0.00	\$0.00	1.0	60.00	\$1,500.00	0.0	\$0.00	3.00	\$4,125.00	102.00	\$2,142.00	\$10,392.00
0709-232-2312-0 TSS	THOMPSON, BETTY L 4202 KENWOOD ST MADISON WI	1020 Regent St College Ct	80.00 L.F. 80.00 L.F.	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	0.0	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00
0709-232-2311-2 TSS	DEAN HEALTH SYSTEMS INC C/O KEVIN C STEVENS 1808 W BELTLINE HWY MADISON WI	1024 Regent St College Ct	80.00 L.F. 80.00 L.F.	1.0	100.00	\$750.00	0.00	\$0.00	0.00	\$0.00	1.0	20.00	\$500.00	0.0	\$0.00	1.00	\$1,375.00	16.00	\$336.00	\$2,961.00
0709-232-2001-9 PD	FOUR SEASONS STUDENT APARTMENTS LLC PO BOX 1526 MADISON WI	905 Spring St Fahrenbrook Ct	71.00 L.F. 71.00 L.F.	1.0	100.00	\$750.00	0.00	\$0.00	0.00	\$0.00	1.0	20.00	\$500.00	0.0	\$0.00	1.00	\$1,375.00	16.00	\$336.00	\$2,961.00
0709-232-2002-7 PD	FISHER CONSTRUCTION INC 911 SPRING STREET LLC 1202 REGENT ST MADISON WI	911 Spring St Fahrenbrook Ct	160.28 L.F. 120.00 L.F.	1.0	300.00	\$2,250.00	0.00	\$0.00	0.00	\$0.00	1.0	60.00	\$1,500.00	0.0	\$0.00	3.00	\$4,125.00	54.00	\$1,134.00	\$9,009.00
0709-232-1901-2 TR-U2	WISCONSIN BELL INC % AMERITECH TAX GROUP 722 N BROADWAY FLR 5 MILWAUKEE WI	1001 Spring St N Brooks St Fahrenbrook Ct	120.00 L.F. 160.00 L.F. 120.00 L.F.	1.0	400.00	\$3,000.00	0.00	\$0.00	0.00	\$0.00	1.0	145.00	\$3,625.00	0.0	\$0.00	4.00	\$5,500.00	140.00	\$2,940.00	\$15,065.00
					3750	\$28,125.00	150	\$1,350.00	0	\$0.00		865	\$21,625.00	15	\$41,250.00	25	\$34,375.00	745	\$16,275.00	\$143,000.00

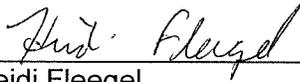
**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

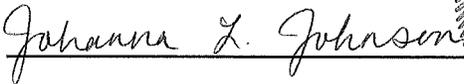
HEIDI FLEEGEL, being first duly sworn on oath, deposes and says that:

1. She is an Program Assistant with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 27<sup>th</sup> day of September, 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 **NORTH BROOKS STREET, FAHRENBROOK COURT AND COLLEGE COURT RESURFACING 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.

  
\_\_\_\_\_  
Heidi Fleegel

Subscribed and sworn to before me  
this 27<sup>th</sup> day of September, 2021

  
\_\_\_\_\_

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

