



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 \$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: 66202

File ID: 66202	File Type: Resolution	Status: Passed
Version: 1	Reference:	Controlling Body: Engineering Division
Lead Referral: BOARD OF PUBLIC WORKS	Cost:	File Created Date : 06/29/2021
File Name: Approving Plans, Specifications, And Schedule Of Assessments For South Blair Street Assessment District - 2022.		Final Action: 07/20/2021

Title: Approving Plans, Specifications, And Schedule Of Assessments For South Blair Street Assessment District - 2022. (2nd, 4th, and 6th AD)

Notes: Jim Wolfe

Code Sections:

CC Agenda Date: 07/20/2021

Indexes:

Agenda Number: 5.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date: 07/26/2021

Attachments: 2021_06_30 Blair Street Overview.pdf, Blair St Details.pdf, BPW Notes Blair.pdf, BPW Hearing South Blair Street Assessment District -2022.pdf, CC Hearing Notice.pdf

Enactment Number: RES-21-00490

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	06/30/2021	Refer	BOARD OF PUBLIC WORKS	07/07/2021	07/07/2021	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 7/7/2021						
	Notes:						
1	BOARD OF PUBLIC WORKS	07/07/2021	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass

Action Text: Jim Wolfe, City Engineering, presented details. A motion was made by Branson, seconded by Clausius, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

1 COMMON COUNCIL 07/20/2021 Adopt and Close the Public Hearing Pass

Action Text: A motion was made by Abbas, seconded by Martin, to Adopt and Close the Public Hearing. The motion passed by voice vote/other.

Notes:

Text of Legislative File 66202

Fiscal Note

The proposed resolution approves plans, specifications, and a schedule of assessments for the South Blair Street Assessment District at an estimated cost of \$9,185,000, including \$6,925,000 in federal/state funds, \$2,067,448 in City funds, and \$192,552 from assessments. Funding was included in the 2022 year of the 2021 Adopted Capital Improvement Plan, and has been included in the 2022 Agency Capital Budget Request.

11135-83-173	BLAIR/JOHN NOLEN INT-SEWER	\$248,000
11135-402-170	BLAIR/JOHN NOLEN INT-STREET	\$300,000
11135-402-174	BLAIR/JOHN NOLEN INT-STREET STORM	\$50,000
11135-402-176	BLAIR/JOHN NOLEN INT-SIGNAL	\$50,000
11135-402-177	BLAIR/JOHN NOLEN INT-LGHTING	\$50,000
11128-83-173	BLAIR ST, SOUTH-SEWER	\$912,000
11128-402-170	BLAIR ST, SOUTH-STREET	\$350,000
11128-402-174	BLAIR ST, SOUTH-STREET STORM	\$50,000
11128-402-176	BLAIR ST, SOUTH-SIGNALS	\$50,000
11128-402-177	BLAIR ST, SOUTH-STREET LIGHT	\$200,000

Title

Approving Plans, Specifications, And Schedule Of Assessments For South Blair Street Assessment District - 2022. (2nd, 4th, and 6th AD)

Body

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of South Blair Street Assessment District - 2022 pursuant to a resolution of the Common Council, RES-21-0047, adopted 6/15/2021 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.

The roadway geometry for reconstruction of S. Blair St. from John Nolen Dr. to E. Washington Ave., including the intersection of S. Blair St., John Nolen Dr., Williamson St. and E. Wilson St. was approved by the Common Council on September 1, 2020, File ID 61576, RES-20-00590.

The agreement with the State of Wisconsin Department of Transportation for construction cost sharing defines the terms under which the City is awarded Federal funds and the agreement requires that the City indemnify the State of Wisconsin Department of Transportation. City APM 1-1 requires Common Council Approval whenever the City indemnifies another party.

The proposed indemnification language has been reviewed by the City's Risk Manager. The City's risk exposure is increased by this clause, but the exposure is covered by the City's insurance policies, subject to their terms and conditions.

BE IT RESOLVED:

1. That the City at large is justly chargeable with and shall pay the sum of \$2,067,448.00 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 2.0 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.
12. That the City indemnifies the State of Wisconsin Department of Transportation.
13. That the Mayor and City Clerk are hereby authorized to enter into agreements and revised agreements with the State of Wisconsin Department of Transportation for cost sharing of the project.

INSTALLMENT ASSESSMENT NOTICE

Notice is hereby given that a contract has been (or is about to be) let for South Blair 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."



City of Madison

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

Master

File Number: 66202

City of Madison Engineering Division - Schedule of Assessments

Proj. ID: 11135

Project Name: South Blair Street Assessment District - 2022

Project Limits: John Nolen Dr. to E. Washington Ave.

Property Information				Sanitary Sewer Reconstruction Items				Street Lighting Items***				TOTAL ASSM'T	
				Sanitary Sewer Reconnect @ \$1,600.00 Each		Remove & Replace Sanitary Lateral @ \$23.00 per LF		Install Pedestrian Scale Lighting		Factor	by Frontage @ \$27.80 per LF		by Area @ \$ 0.22 per SF
Parcel No.	Owner's Name / Mailing Address	Parcel Location	Frontage LF	Each	Cost	LF	Cost		LF		Cost	SF	Cost
0709-133-0726-5 CC-T, WP-17	MADISON PUBLIC MARKET LLC PO BOX 1601 MADISON WI	5 S Blair St E. Washington Ave frontage	185.49 105.22	5	\$8,000.00	145.00	\$3,335.00	2	185.49	\$7,734.93	23,423	\$5,153.06	\$24,222.99
0709-133-0708-3 CC-T, WP-17	MADISON GAS & ELECTRIC ATTN TIM BLIEFERNICHT PO BOX 1231 MADISON WI	27 S Blair St E Main frontage	65.00 33.00	0	\$0.00	0.00	\$0.00	1	65.00	\$1,355.25	2,145	\$235.95	\$1,591.20
0709-133-1731-3 DR1, HIS-FS	EAST SIDE HH LLC KME REAL ESTATE II LLC PO BOX 462 WAUNAKEE WI	110 S Blair St	33.00	1	\$1,600.00	29.00	\$667.00	1.5	33.00	\$1,376.10	4,356	\$1,437.48	\$5,080.58
0709-133-1730-5 DR1, HIS-FS	EAST SIDE HH LLC KME REAL ESTATE II LLC PO BOX 462 WAUNAKEE WI	114 S Blair St	33.00	1	\$1,600.00	29.00	\$667.00	1.5	33.00	\$1,376.10	4,356	\$1,437.48	\$5,080.58
0709-133-1729-8 DR1, HIS-FS	EAST SIDE HH LLC KME REAL ESTATE II LLC PO BOX 462 WAUNAKEE WI	118 S Blair St	66.00	2	\$3,200.00	56.00	\$1,288.00	1.5	66.00	\$2,752.20	8,712	\$2,874.96	\$10,115.16
0709-133-1727-2 HIS-FS, PD	JDJ IMPORT COMPANY LLC % ROBERT L WORM 514 E WILSON ST MADISON WI	134 S Blair St	198.00	1	\$1,600.00	33.00	\$759.00	2	198.00	\$11,008.80	36,911	\$16,240.84	\$29,608.64
0709-133-1725-6 HIS-FS, PD	JDJ IMPORT COMPANY LLC % ROBERT L WORM 514 E WILSON ST MADISON WI	140 S Blair St	33.00	1	\$1,600.00	32.00	\$736.00	2	33.00	\$1,834.80	4,356	\$1,916.64	\$6,087.44
0709-133-1724-8 HIS-FS, PD	RUBY MARIE LIMITED PARTNERSHIP 514 E WILSON ST MADISON WI	148 S Blair St	33.00	1	\$1,600.00	40.00	\$920.00	2	33.00	\$1,834.80	3,069	\$1,350.36	\$5,705.16
0709-133-1607-6 DR1, HIS-FS	522-524 E MAIN STREET LLC 211 W GILMAN ST MADISON WI	522 E Main St E Main frontage	132.00 66.00	2	\$3,200.00	58.00	\$1,334.00	1.5	132.00	\$4,128.30	8,712	\$1,437.48	\$10,099.78
0709-133-1733-9 HIS-FS, PD	SETTLEMENT PLACE LLC 730 WILLIAMSON ST STE 150 MADISON WI	525 E Main St E Main frontage	132.07 99.53	1	\$1,600.00	28.00	\$644.00	2	132.07	\$5,507.32	13,101	\$2,882.22	\$10,633.54

City of Madison Engineering Division - Schedule of Assessments

Proj. ID: 11135 Project Name: South Blair Street Assessment District - 2022
 Project Limits: John Nolen Dr. to E. Washington Ave.

Property Information				Sanitary Sewer Reconstruction Items				Street Lighting Items***				TOTAL ASSM'T	
				Sanitary Sewer Reconnect @		Remove & Replace Sanitary Lateral @		Factor	Install Pedestrian Scale Lighting		by Area @ \$ 0.22 per SF		
				\$1,600.00 Each	Each	\$23.00 per LF LF	Cost		by Frontage @ \$27.80 per LF LF	Cost			
Parcel No.	Owner's Name / Mailing Address	Parcel Location	Frontage LF										
0709-133-0604-3 TE, WP-17	MADISON GAS & ELECTRIC C/O TIM BLIEFERNICHT PO BOX 1231 MADISON WI	601 E Main St E Main frontage	132.02 335.04	1	\$1,600.00	27.00	\$621.00	2	132.02	\$3,670.16	17,300	\$7,612.00	\$13,503.16
0709-133-0605-1 HIS-L, HIS-TL	MADISON GAS & ELECTRIC ATTN TIM BLIEFERNICHT PO BOX 1231 MADISON WI	602 Railroad St Railroad St frontage	132.00 132.00	2	\$3,200.00	54.00	\$1,242.00	2	132.00	\$5,504.40	17,424	\$3,833.28	\$13,779.68
0709-133-0502-9 HIS-TL, TE	MADISON GAS & ELECTRIC ATTN TIM BLIEFERNICHT PO BOX 1231 MADISON WI	623 Railroad St	264.70	2	\$3,200.00	36.00	\$828.00	2	264.00	\$7,339.20	34,500	\$15,180.00	\$26,547.20
0709-133-1601-8 UMX, WP-17	THE WMC FOUNDATION INC 501 E WASHINGTON AVE MADISON WI	501 E Washington Ave S Blair St Frontage	132.00 92.00	0	\$0.00	0.00	\$0.00	2	92.00	\$5,115.20	5,500	\$2,420.00	\$7,535.20
0709-133-1610-9 UMX, WP-17	ORB AND SCEPTER HOLDINGS LLC 5729 SUMMERHILL COURT FITCHBURG WI	521 E Washington Ave S Blair St Frontage	99.00 106.00	1	\$1,600.00	34.00	\$782.00		106.00	\$0.00	10,555	\$0.00	\$2,382.00
0709-133-0722-3 CC-T, WP-17	COUNTY OF DANE 210 MLK JR BLVD RM 114 MADISON WI	615 E Washington Ave S. Blair St. Frontage	66.00 62.50	1	\$1,600.00	29.00	\$667.00	2	62.50	\$3,475.00	4,100	\$1,804.00	\$7,546.00
0709-133-1723-0 HIS-TL, UMX	RUBY MARIE LTD PARTNERSHP % ROBERT L WORM 514 E WILSON ST MADISON WI	522 E Wilson St S. Blair St. Frontage	67.00 66.00	1	\$1,600.00	29.00	\$667.00	2	66.00	\$2,752.20	4,422	\$972.84	\$5,992.04
0709-133-1518-5	EPESETH FAMILY TRUST 1817 KEYES AVE. MADISON, WI	516 E. Washington Ave.	33.00	1	\$1,600.00	34.00	\$782.00		0.00	\$0.00	0.00	\$0.00	\$2,382.00
0709-133-0804-9	CAPITAL GARAGE INC 6814 BAYFIELD TERRACE MADISON, WI	608 E. Washington Ave.	198.00	2	\$3,200.00	65.00	\$1,495.00		0.00	\$0.00	0.00	\$0.00	\$4,695.00
TOTALS				26.00	\$41,600.00	758.00	\$17,434.00	--	--	\$66,764.76	--	\$66,788.59	\$192,587.35

***Street Light assessment factor: 1.0 for single family residential; 1.5 for multi-family residential; and 2.0 for commercial.

Corner lot factors (75% frontage, 50% area) were used for the following parcels: 5 S Blair St, 27 S Blair St, 522 E Main St, 525 E Main St, 602 Railroad St, 522 E Wilson St.

Corner lot factors (50% frontage, partial area) were used for the following parcels: 601 E Main St, 623 Railroad St.

City of Madison Engineering Division - Schedule of Assessments

Proj. ID: 11135 Project Name: South Blair Street Assessment District - 2022
Project Limits: John Nolen Dr. to E. Washington Ave.

Property Information				Sanitary Sewer Reconstruction Items				Street Lighting Items***				TOTAL ASSM'T	
				Sanitary Sewer Reconnect @		Remove & Replace Sanitary Lateral @		Install Pedestrian Scale Lighting					
Parcel No.	Owner's Name / Mailing Address	Parcel Location	Frontage LF	\$1,600.00	Each	\$23.00	per LF	Factor	by Frontage @		by Area @		
				Each	Cost	LF	Cost	LF	Cost	SF	Cost		

Partial area also used for the following parcels: 501 E Washington Ave, 615 E Washington Ave.

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

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

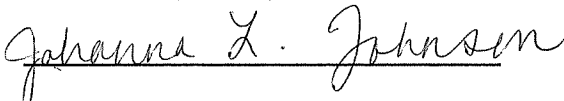
1. She is an Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 30th day of July, 2021 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled **SOUTH BLAIR STREET ASSESSMENT DISTRICT - 2022** 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.



Lesley Parker

Subscribed and sworn to before me
this 30TH day of July, 2021



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

