



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



Legislation Details (With Text)

File #: 68287 **Version:** 1 **Name:** Approving Plans, Specifications, And Schedule Of Assessments For Cedar Street and Beld Street Assessment District - 2022.

Type: Resolution **Status:** Passed

File created: 11/8/2021 **In control:** Engineering Division

On agenda: 12/7/2021 **Final action:** 12/7/2021

Enactment date: 12/13/2021 **Enactment #:** RES-21-00779

Title: Approving Plans, Specifications, And Schedule Of Assessments For Cedar Street and Beld Street Assessment District - 2022. (13th AD)

Sponsors: BOARD OF PUBLIC WORKS

Indexes:

Code sections:

Attachments: 1. CedarSt_BeldSt_BPWnotes_11-17-2021.pdf, 2. CedarSt_BeldSt_OverallExhibit_11-17-2021.pdf, 3. BPW Mailing Cedar Street and Beld Street Assessment District - 2022.pdf, 4. 11202_CedarBeld_Assess.pdf

Date	Ver.	Action By	Action	Result
12/7/2021	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
11/17/2021	1	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
11/8/2021	1	Engineering Division	Refer	

The proposed resolution approves plans, specifications, and a schedule of assessments for the Cedar Street and Beld Street Assessment District - 2022 at an estimated cost of \$1,739,300, including \$1,578,532.50 in City funds and \$160,767.50 from assessments. Funding is available in the following Munis accounts:

- 11202-402-170 Cedar Street, Beld Street - STREET \$775,000
- 11202-402-174 Cedar Street, Beld Street - STREET STORM \$131,500
- 11202-84-174 Cedar Street, Beld Street - STORM \$220,000
- 11202-83-173 Cedar Street, Beld Street - SANITARY \$553,300
- 11202-402-177 Cedar Street, Beld Street - LIGHTING \$59,500

Total Cost: \$1,739,300 (Includes 15% Engineering)
 Assessments: \$160,767.50
 City Cost: \$1,578,532.50

Approving Plans, Specifications, And Schedule Of Assessments For Cedar Street and Beld Street Assessment District - 2022. (13th AD)

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of Cedar Street and Beld Street Assessment District - 2022 pursuant to a resolution of the Common Council, RED-21-00567, ID No.66634, adopted 8/31/21, 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 \$1,578,532.50 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 Cedar Street and Beld 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."

Proj. ID: 11202 Project Name: Cedar Street and Beld Street Assessment District - 2022
 Project Limits: South Park Street to Gilson Street and Pine Street to Cedar Street

Parcel No. / Zoning No.	Owner's Name / Mailing Address	Situs Address / Parcel Location	Frontage LF	Street Construction Items									Sanitary Sewer Reconstruction Items				TOTAL ASSMT	
				Remove Concrete Driveway Apron Assessment @ \$4.00 per SF		Replace Concrete Driveway Apron Assessment @ \$6.00 per SF		Remove & Replace Concrete Sidewalk Assessment @ \$7.00 per SF			Remove & Replace Curb & Gutter Assessment @ \$25.00 per LF			Sanitary Sewer Reconnect Assessment @ \$1,350.00 Each		Remove & Replace Sanitary Lateral Assessment @ \$25.00 per LF		
				SF	Cost	SF	Cost	Factor*	SF	Cost	Factor*	LF	Cost	Each	Cost	LF		Cost
0709-264-0509-8 TR-C2	LOCKHART, ROBERT W 633 CEDAR ST MADISON WI	633 Cedar St Beld St	40.00 110.00	0.00	\$0.00	100.00	\$600.00	0.50	75.00	\$262.50	0.50	40.00	\$1,000.00	1.00	\$1,350.00	27.00	\$675.00	\$3,887.50
0709-264-0508-0 TR-C2	KINOSIAN, LAUREL A 629 CEDAR ST MADISON WI	629 Cedar St	50.00	200.00	\$800.00	200.00	\$1,200.00	1.00	100.00	\$700.00	1.00	50.00	\$1,250.00	1.00	\$1,350.00	39.00	\$975.00	\$6,275.00
0709-264-0507-2 TR-C2	WADE, WILLIAM H 625 CEDAR STREET MADISON WI	625 Cedar St	50.00	200.00	\$800.00	200.00	\$1,200.00	1.00	125.00	\$875.00	1.00	50.00	\$1,250.00	1.00	\$1,350.00	43.00	\$1,075.00	\$6,550.00
0709-264-0506-4 TR-C2	VENTURE III PROPERTIES LLC 1202 REGENT ST MADISON WI	621 Cedar St	50.00	0.00	\$0.00	0.00	\$0.00	1.00	100.00	\$700.00	1.00	50.00	\$1,250.00	1.00	\$1,350.00	40.00	\$1,000.00	\$4,300.00
0709-264-0505-6 TR-C2	SCHUCHARDT, BETTY J 617 CEDAR ST MADISON WI	617 Cedar St	50.00	150.00	\$600.00	150.00	\$900.00	1.00	125.00	\$875.00	1.00	50.00	\$1,250.00	1.00	\$1,350.00	40.00	\$1,000.00	\$5,975.00
0709-264-0504-8 TR-C2	BAUMGARD, TIM 613 CEDAR ST MADISON WI	613 Cedar St	50.00	0.00	\$0.00	150.00	\$900.00	1.00	100.00	\$700.00	1.00	50.00	\$1,250.00	1.00	\$1,350.00	40.00	\$1,000.00	\$5,200.00
0709-264-0503-0 TR-C2	DIERKING, FRANK T LEIGH A DIERKING 609 CEDAR ST MADISON WI	609 Cedar St	50.00	0.00	\$0.00	200.00	\$1,200.00	1.00	100.00	\$700.00	1.00	50.00	\$1,250.00	1.00	\$1,350.00	42.00	\$1,050.00	\$5,550.00
0709-264-0502-2 TR-C2	WIECKI-LUBBERS LIV TRUST 605 CEDAR ST MADISON WI	605 Cedar St	50.00	0.00	\$0.00	0.00	\$0.00	1.00	125.00	\$875.00	1.00	50.00	\$1,250.00	1.00	\$1,350.00	39.00	\$975.00	\$4,450.00
0709-264-0501-4 TR-C2	BESKE, BARRY L 601 CEDAR ST MADISON WI	601 Cedar St Hickory St	50.00 150.00	0.00	\$0.00	0.00	\$0.00	0.50	65.00	\$227.50	0.50	50.00	\$1,250.00	0.00	\$0.00	0.00	\$0.00	\$1,477.50
0709-264-0606-2 TR-C2	JUDAY, CONSTANCE L 521 CEDAR ST MADISON WI	521 Cedar St Hickory St	42.00 150.00	0.00	\$0.00	0.00	\$0.00	0.50	65.00	\$227.50	0.50	42.00	\$1,050.00	0.00	\$0.00	0.00	\$0.00	\$1,277.50
0709-264-0605-4 TR-C2	SAJDAK, JAMES F & KATHLEEN J SAJDAK 804 BOWMAN AVE MADISON WI	517 Cedar St	42.00	0.00	\$0.00	0.00	\$0.00	1.00	100.00	\$700.00	1.00	42.00	\$1,050.00	1.00	\$1,350.00	40.00	\$1,000.00	\$4,100.00

Proj. ID: 11202 Project Name: Cedar Street and Beld Street Assessment District - 2022
 Project Limits: South Park Street to Gilson Street and Pine Street to Cedar Street

Parcel No. / Zoning No.	Owner's Name / Mailing Address	Situs Address / Parcel Location	Frontage LF	Street Construction Items									Sanitary Sewer Reconstruction Items				TOTAL ASSMT	
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				SF	Cost	SF	Cost	Factor*	SF	Cost	Factor*	LF	Cost	Each	Cost	LF		Cost
0709-264-0604-6 TR-C2	KAUFMAN, ROAN 515 CEDAR ST MADISON WI	515 Cedar St	42.00	0.00	\$0.00	0.00	\$0.00	1.00	100.00	\$700.00	1.00	42.00	\$1,050.00	1.00	\$1,350.00	40.00	\$1,000.00	\$4,100.00
0709-264-0603-8 TR-C2	INGVALSON, MARCIA A 511 CEDAR ST MADISON WI	511 Cedar St	42.00	0.00	\$0.00	0.00	\$0.00	1.00	100.00	\$700.00	1.00	42.00	\$1,050.00	1.00	\$1,350.00	40.00	\$1,000.00	\$4,100.00
0709-264-0602-0 TR-C2	LEMON, MARK W 509 CEDAR ST MADISON WI	509 Cedar St	42.00	0.00	\$0.00	0.00	\$0.00	1.00	100.00	\$700.00	1.00	42.00	\$1,050.00	1.00	\$1,350.00	40.00	\$1,000.00	\$4,100.00
0709-264-0601-2 TR-C4	STOCKLEIN II TRUST, PAUL 576 GATELY TER MADISON WI	501 Cedar St Gilson St	64.90 160.10	0.00	\$0.00	0.00	\$0.00	0.50	75.00	\$262.50	0.50	64.90	\$1,622.50	0.00	\$0.00	0.00	\$0.00	\$1,885.00
0709-264-0415-7 CC-T	OPPENHEIMER PROPERTIES LLC 731 WILLIAMSON ST MADISON WI	1309 S Park St Cedar St	187.89 50.00	300.00	\$1,200.00	700.00	\$4,200.00	1.00	100.00	\$700.00	1.00	50.00	\$1,250.00	0.00	\$0.00	0.00	\$0.00	\$7,350.00
0709-264-0416-5 TR-C2	WRIGHT, M ELAINE 642 CEDAR ST. MADISON WI	642 Cedar St	50.00	0.00	\$0.00	0.00	\$0.00	1.00	175.00	\$1,225.00	1.00	50.00	\$1,250.00	1.00	\$1,350.00	53.00	\$1,325.00	\$5,150.00
0709-264-0417-3 TR-C2	HENDERSON, DAVID R 638 CEDAR ST MADISON WI	638 Cedar St	50.00	0.00	\$0.00	0.00	\$0.00	1.00	100.00	\$700.00	1.00	50.00	\$1,250.00	1.00	\$1,350.00	55.00	\$1,375.00	\$4,675.00
0709-264-0418-1 TR-C2	HEGGE, MARY L 634 CEDAR ST MADISON WI	634 Cedar St	50.00	150.00	\$600.00	150.00	\$900.00	1.00	100.00	\$700.00	1.00	50.00	\$1,250.00	1.00	\$1,350.00	34.00	\$850.00	\$5,650.00
0709-264-0419-9 TR-C2	ALDRIDGE, KATHRYN M 630 CEDAR ST MADISON WI	630 Cedar St	50.00	0.00	\$0.00	150.00	\$900.00	1.00	100.00	\$700.00	1.00	50.00	\$1,250.00	1.00	\$1,350.00	26.00	\$650.00	\$4,850.00
0709-264-0420-6 TR-C2	7857 COBBLESTONE LLC 1202 REGENT ST MADISON WI	622 Cedar St	50.00	0.00	\$0.00	150.00	\$900.00	1.00	100.00	\$700.00	1.00	50.00	\$1,250.00	1.00	\$1,350.00	27.00	\$675.00	\$4,875.00
0709-264-0421-4 TR-C2	KOZAR, KELLY M 620 CEDAR ST MADISON WI	620 Cedar St	50.00	200.00	\$800.00	200.00	\$1,200.00	1.00	125.00	\$875.00	1.00	50.00	\$1,250.00	1.00	\$1,350.00	26.00	\$650.00	\$6,125.00

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				SF	Cost	SF	Cost	Factor*	SF	Cost	Factor*	LF	Cost	Each	Cost	LF		Cost
0709-264-0422-2 TR-C2	PRYADKA, MARYNA 810 EMERALD ST MADISON WI	618 Cedar St	50.00	200.00	\$800.00	200.00	\$1,200.00	1.00	100.00	\$700.00	1.00	50.00	\$1,250.00	1.00	\$1,350.00	26.00	\$650.00	\$5,950.00
0709-264-0423-0 TR-C2	614 CEDAR LLC 614 CEDAR ST MADISON WI	614 Cedar St	50.00	200.00	\$800.00	200.00	\$1,200.00	1.00	100.00	\$700.00	1.00	50.00	\$1,250.00	1.00	\$1,350.00	26.00	\$650.00	\$5,950.00
0709-264-0424-8 TR-C2	MORGALLA, MICHAEL M & JANINA W MORGALLA 610 CEDAR ST MADISON WI	610 Cedar St	50.00	0.00	\$0.00	0.00	\$0.00	1.00	100.00	\$700.00	1.00	50.00	\$1,250.00	1.00	\$1,350.00	27.00	\$675.00	\$3,975.00
0709-264-0425-6 TR-C2	YOUNGER, TURIN K 602 CEDAR ST MADISON WI	602 Cedar St Hickory St	100.00 150.00	0.00	\$0.00	0.00	\$0.00	0.50	100.00	\$350.00	0.50	100.00	\$2,500.00	0.00	\$0.00	0.00	\$0.00	\$2,850.00
0709-264-0309-2 TR-C2	BURNS, JONAH ZUCKER 1317 HICKORY ST MADISON WI	1317 Hickory St Cedar St	150.00 50.00	0.00	\$0.00	0.00	\$0.00	0.50	100.00	\$350.00	0.50	50.00	\$1,250.00	0.00	\$0.00	0.00	\$0.00	\$1,600.00
0709-264-0310-9 TR-C2	BRITTON, LEANNE 518 CEDAR ST MADISON WI	518 Cedar St	50.00	0.00	\$0.00	0.00	\$0.00	1.00	125.00	\$875.00	1.00	50.00	\$1,250.00	1.00	\$1,350.00	26.00	\$650.00	\$4,125.00
0709-264-0311-7 TR-C2	MORTON, NEIL A 510 CEDAR ST MADISON WI	510 Cedar St	50.00	0.00	\$0.00	150.00	\$900.00	1.00	100.00	\$700.00	1.00	50.00	\$1,250.00	1.00	\$1,350.00	26.00	\$650.00	\$4,850.00
0709-264-0312-5 TR-C2	AURE, DAVID J & LATOYA N AURE 810 BOWMAN AVE MADISON, WI 53716-0000	506 Cedar St	50.00	150.00	\$600.00	150.00	\$900.00	1.00	125.00	\$875.00	1.00	50.00	\$1,250.00	1.00	\$1,350.00	20.00	\$500.00	\$5,475.00
0709-264-0313-3 TR-C2	MARQUARDT, JANE A 504 CEDAR ST MADISON WI	504 Cedar St	50.00	0.00	\$0.00	0.00	\$0.00	1.00	125.00	\$875.00	1.00	50.00	\$1,250.00	1.00	\$1,350.00	26.00	\$650.00	\$4,125.00
0709-264-0314-1 TR-C4	SULLIVAN, TIMOTHY B MARIE M SEGUIN 1330 GILSON ST MADISON WI	502 Cedar St Gilson St	49.60 160.08	0.00	\$0.00	0.00	\$0.00	0.50	100.00	\$350.00	0.50	49.60	\$1,240.00	0.00	\$0.00	0.00	\$0.00	\$1,590.00
0709-264-0811-7 CC-T	DTH LLC 1401 S PARK ST MADISON WI	1401 S Park St	110.07	100.00	\$400.00	100.00	\$600.00	1.00	100.00	\$700.00	1.00	12.00	\$300.00	1.00	\$1,350.00	35.00	\$875.00	\$4,225.00
0709-264-0806-8 CC-T	HANSEN LIV TR, D T & P 1405 S PARK ST MADISON WI	1405 S Park St	75.02	0.00	\$0.00	0.00	\$0.00	1.00	100.00	\$700.00	1.00	12.00	\$300.00	1.00	\$1,350.00	31.00	\$775.00	\$3,125.00

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				SF	Cost	SF	Cost	Factor*	SF	Cost	Factor*	LF	Cost	Each	Cost		LF	Cost
0709-264-0511-3 TR-C2	GRINDLE JR, ALDEN ROBERT 1407 BELD ST MADISON WI	1407 Beld St	54.80	0.00	\$0.00	100.00	\$600.00	1.00	100.00	\$700.00	1.00	12.00	\$300.00	1.00	\$1,350.00	32.00	\$800.00	\$3,750.00
0709-264-0512-1 TR-C2	PLATZ, WARREN A 102 VALLEY VIEW CT VERONA WI	1417 Beld St	134.00	0.00	\$0.00	0.00	\$0.00	1.00	100.00	\$700.00	1.00	12.00	\$300.00	1.00	\$1,350.00	33.00	\$825.00	\$3,175.00
0709-264-0807-6 TR-C2	KWICK STOP INC 1421 S PARK ST MADISON WI	1421 S Park St	60.00	100.00	\$400.00	100.00	\$600.00	1.00	100.00	\$700.00	1.00	12.00	\$300.00	1.00	\$1,350.00	30.00	\$750.00	\$4,100.00
TOTALS			3,598.46	1,950.00	\$7,800.00	3,350.00	\$20,100.00	---	3,830.00	\$24,780.00	---	1,674.50	\$41,862.50	30.00	\$40,500.00	1,029.00	\$25,725.00	\$160,767.50

*A factor has been applied for sidewalk and curb & gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

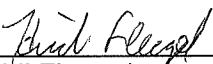
AFFIDAVIT OF MAILING

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 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 17th day of February, 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 the project titled **Cedar Street and Beld 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.



Heidi Fleegel

Subscribed and sworn to before me
this 17TH day of February, 2022



L. M. Parker
Notary Public, State of Wisconsin
My Commission expires: October 28, 2024

