





## Finance Department

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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:

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 three percent (3.0%) 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 \$46,100 (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: 46639

File ID: 46639	File Type: Resolution	Status: Passed
Version: 1	Reference:	Controlling Body: BOARD OF PUBLIC WORKS
Lead Referral: BOARD OF PUBLIC WORKS	Cost:	File Created Date : 03/27/2017
File Name: Approving Plans, Specifications, And Schedule Of Assessments For South Pleasant View Road, Mid Town Road, McKee Road, Meriter Way, Wellness Way and Raymond Road Assessment District - 2017.		Final Action: 04/18/2017

Title: Approving Plans, Specifications, And Schedule Of Assessments For South Pleasant View Road, Mid Town Road, McKee Road, Meriter Way, Wellness Way and Raymond Road Assessment District - 2017.

Notes: Chris P.

Code Sections:

CC Agenda Date: 04/18/2017

Indexes:

Agenda Number: 20.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date: 04/19/2017

Attachments: BPW Mailing 10232 (2).pdf, pv fiscal note.pdf, bpw notes pleasant view.pdf, 59920982\_pln.pdf, PIMDisplay-CrossCountrytoFlagstone.pdf, PIMDisplay-FlagstonetoPrairieHill.pdf, SUMMARY OF WATER MAIN ASSESSMENTS - 4.5.17.pdf, 10232 Pleasant View Rd rev apr 5 2017.pdf, 10232 Pleasant View Rd rev apr 7 2017.pdf, CC Hearing Notice 10232 S Pleasant View Rd.pdf

Enactment Number: RES-17-00298

Author: Rob Phillips, City Engineer

Hearing Date: 04/18/2017

Entered by: mhacker@cityofmadison.com

Published Date:

### Approval History

Version	Date	Approver	Action
1	04/10/2017	Travis J. Martin	Approve

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

1 Engineering Division 03/27/2017 Refer BOARD OF PUBLIC WORKS 04/05/2017

Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 4/5/2017

Notes:

1 BOARD OF PUBLIC WORKS 04/05/2017 RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24 & 2.25 - PUBLIC HEARING

Action Text: Chris Petykowski, City Engineering Division, presented project details.

Members of the Public present for Public Hearing:

R. Theis, Mineral Point Rd., registered in opposition to the project. Concerned about access to property, looking for access via Mid Town Road.

L. Thies, Mineral Point Rd., registered in opposition to the project. Concerned about access to property and questions plans for a sewer line running through center of property.

K. Nechvatal, Midtown Rd., seeking clarification as Town of Middleton Residents. Asked if assessment deferred until annexed.

Committee members discussed access to Theis Farm, Town of Middleton parcel and deferral until annexation occurred, improvements to turning at the intersection of Hwy M & PD. Petykowski noted that Ald. McKinney represents the district and has been involved with the project.

Motion made by Ald. Skidmore, second by Clausius to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24 & 2.25 - PUBLIC HEARING. Motion passed by voice vote.

1 COMMON COUNCIL 04/18/2017 Adopt Under Suspension of Rules 2.04, 2.05, 2.24, and 2.25, and Close the Public Hearing

Pass

Action Text: A motion was made by Rummel, seconded by Baldeh, to Adopt Under Suspension of Rules 2.04, 2.05, 2.24, and 2.25, and Close the Public Hearing. The motion passed by voice vote/other.

Notes:

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### Text of Legislative File 46639

#### Fiscal Note

The proposed resolution approves plan documents for the reconstruction of County Highway M (CTH M). The adopted 2017 capital budget authorizes the project with \$4.95 million of budgeted funding planned for the CTH M (CTH PD Area) (MUNIS 10232) and \$4.42 million of budgeted funding planned for CTH M (Midtown Area) (MUNIS 10233) in 2017. The reconstruction of CTH M is planned in the adopted CIP to be constructed from 2017 to 2019 as detailed in the proposed resolution. Funding for the project is provided by GO Borrowing, Assessments, Federal funding, Other Municipal Participate, and associated Utility reserve funding.

#### Title

Approving Plans, Specifications, And Schedule Of Assessments For South Pleasant View Road, Mid Town Road, McKee Road, Meriter Way, Wellness Way and Raymond Road Assessment District - 2017.

#### Body

The City is proposing to improve the following roadways:

South Pleasant View Road: Prairie Hill Road to Cross Country Road

Mid Town Road: Waterbend Drive to Waldorf Boulevard

McKee Road: 1000' west of South Pleasant View Road to Meriter Way

Meriter Way: McKee Road to Wellness Way

Wellness Way: Raymond Road to Meriter Way

Raymond Road: 300' south west of Wellness Way to 2700' north east of Wellness Way

The intersection of South Pleasant View Road and Mid Town Road will be reconstructed with a signaled intersection. The intersection of South Pleasant View Road and McKee Road will be reconstructed with a signaled intersection and westbound only underpass. Bicycle and pedestrian accommodations will be provided, including an underpasses of Mid Town Road, South Pleasant View Road at Flagstone Drive and the South Pleasant View Road/McKee Road intersection. The design accommodates present and future growth demands of the area as defined in the City's neighborhood plans. The City of Madison will be the lead agency for the project, which also involves Dane County, the City of Verona and Madison Metropolitan Sewerage District. The City applied for Federal Funding with the Surface Transportation Program - Urban and the project received approval for approximately 50% federal funding. The project will be constructed under a contract let by the Wisconsin Department of Transportation (WisDOT) and a project Agreement with WisDOT will be required for funding, oversight and construction. The proposed project is planned for construction in the year 2017-19.

The City of Madison and the WisDOT propose to enter into an agreement for construction and cost sharing of the proposed project. The basis for cost sharing participation is as follows:

- 1) Design Engineering: All design-engineering costs necessitated by the street reconstruction are 100% Local Funding.
- 2) Local Utilities: The City shall pay for 100% of the cost of installing or adjusting new water and sanitary sewer mains. The City assumes full responsibility for the design, installation, testing and operation of the sanitary sewer and water system. Each affected local municipality shall pay for 100% of the costs for installing or adjusting new or existing local utilities.
- 3) Street Improvements: The WisDOT shall pay approximately 50% of the costs for pavement, concrete curb and gutter, storm sewer, street lights, traffic signals, drive aprons, base material, sidewalk as needed, terrace restoration and all other necessary street improvements for completion of the project, through administration of Federal funding. Federal Funds are limited to \$17,451,000; any costs over this limit will be funded by the City of Madison, Dane County, City of Verona & MMSD.

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.

In accordance with Madison General Ordinance 4.081, the assessment for parcel(s) parcels zoned in agriculture and in the City of Madison and the UW Research Park lots shall be deferred for 10 years with interest. Upon completion of the deferment period, payment shall be made with interest in 8 equal yearly installments. In the event of certain occurrences as outlined in Sec.

4.081(4), the assessments shall be paid in full prior to the end of the deferral period

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of South Pleasant View Road, Mid Town Road, McKee Road, Meriter Way, Wellness Way and Raymond Road Assessment District - 2017 pursuant to a resolution of the Common Council, ID No. 46585, which will be adopted on April 18, 2017, 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 \$ 8,500,000 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 3.0 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 Wisconsin of Transportation.
13. That the Mayor and City Clerk are hereby authorized to enter into agreements with Dane County, City of Verona, & Madison Metropolitan Sewerage District for cost sharing of the project.
14. That the Mayor and City Clerk are hereby authorized to execute an agreement with the State of Wisconsin Department of Transportation for the project.
15. That the Mayor and City Clerk are hereby authorized to enter into a permit with & execute an agreement with the Town of Verona for assessments and shared maintenance of Mid Town Road and Raymond Road.

INSTALLMENT ASSESSMENT NOTICE

Notice is hereby given that a contract has been (or is about to be) let for South Pleasant View Road, Mid Town Road, McKee Road, Meriter Way, Wellness Way and Raymond Road Assessment District - 2017 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 3.0 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."





