



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  
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**Assistant City Engineer**  
Bryan Cooper, AIA  
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Chris Petykowski, P.E.

**Deputy Division Manager**  
Kathleen M. Cryan

**Principal Engineer 2**  
John S. Fahrney, P.E.  
Janet Schmidt, P.E.

**Principal Engineer 1**  
Mark D. Moder, P.E.  
Andrew J. Zwieg, P.E.

**Financial Manager**  
Steven B. Danner-Rivers

March 25, 2024

**To: Summit Ridge Apartments LLC**  
**401 Wilshire Blvd, 11<sup>th</sup> Floor**  
**Santa Monica, CA 90401**



## 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 five percent (5.0%) 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 \$66,399 (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](http://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



Legislation Details (With Text)

**File #:** 82334      **Version:** 1      **Name:** Approving Plans, Specifications, And Schedule Of Assessments For Atticus Way Assessment District - 2024.

**Type:** Resolution      **Status:** Passed

**File created:** 2/29/2024      **In control:** Engineering Division

**On agenda:** 3/19/2024      **Final action:** 3/19/2024

**Enactment date:** 3/22/2024      **Enactment #:** RES-24-00184

**Title:** Approving Plans, Specifications, And Schedule Of Assessments For Atticus Way Assessment District - 2024. (District 10)

**Sponsors:** BOARD OF PUBLIC WORKS

**Indexes:**

**Code sections:**

**Attachments:** 1. 14763EN-BPWExhibit.pdf, 2. 14763EN-Proposed Fee and TLE Mc Donalds 07093200919-Layout1.pdf, 3. 14763EN-Proposed TLE LOT 120 SOTO-ESQUIVEL INVEST 060905223207.pdf, 4. Atticus\_Way\_BPW\_Notes\_03-06-2024.pdf, 5. 14763 BPW Mail\_Atticus Way.pdf

Date	Ver.	Action By	Action	Result
3/19/2024	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
3/6/2024	1	BOARD OF PUBLIC WORKS		
2/29/2024	1	Engineering Division	Refer	

**Fiscal Note**

The proposed resolution approves plans and specifications and authorizes the Board of Public Works to advertise and receive bids for Atticus Way Assessment District - 2024. The total estimated cost of the project is \$563,582.85, comprised of \$363,018.10 in City costs and \$200,564.75 in assessments. Funding for City costs is available in Munis project #14673. No additional appropriation is required.

**Title**

Approving Plans, Specifications, And Schedule Of Assessments For Atticus Way Assessment District - 2024. (District 10)

**Body**

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of Atticus Way Assessment District - 2024 pursuant to a resolution of the Common Council, Resolution No. \_\_\_\_\_, ID No. 81840, adopted 03/05/2024 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 \$363,018.10 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 31<sup>st</sup> 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 5.0 percent per annum, except those special assessments paid in full on or before October 31<sup>st</sup> 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 Office of Real Estate Service of the Economic Development Division are hereby authorized to proceed by negotiation to acquire any of the above real estate interests determined necessary. Also, the Office Real Estate Services is further authorized to obtain title reports, appraisals, survey information, environmental sire assessment reports, and any other essential material or reports as may be necessary to perform due diligence in accomplishing the acquisition.
13. That the Mayor and City Clerk are hereby authorized to enter into agreements and revised agreements with utilities companies 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 Atticus Way Assessment District - 2024 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 5.0 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."

**AFFIDAVIT OF MAILING**

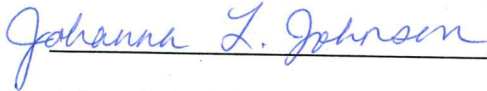
STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

ISAAC GABRIEL, being first duly sworn on oath, deposes and says that:

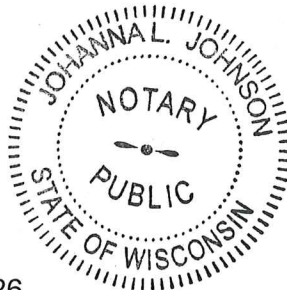
1. He is an Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 25th day of March, 2024 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for their property for the project titled **ATTICUS WAY ASSESSMENT DISTRICT - 2024** attached hereto.
  
2. He 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.

  
\_\_\_\_\_  
Isaac Gabriel

Subscribed and sworn to before me  
this 25<sup>TH</sup> day of March, 2024

  
\_\_\_\_\_

Johanna L. Johnson  
Notary Public, State of Wisconsin  
My Commission expires: January 8, 2026



City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: Wednesday, March 6, 2024  
 Project ID: 14763  
 Project Name: Atticus Way Assessment District - 2024  
 Project Description: Atticus Way to Red Arrow Trail

Street Installation Assessment: The rate for the street installation is calculated based on the total estimated costs divided by the total length of the street work (length of the new street (Rolling Way) plus the length of work on Red Arrow Trail) divided by 2 (each parcel pays for half the street along their frontage). The rate is applied to the lot along the east side of Rolling Way (4685 Atticus Way). The City is not assessing the parcel on the west side of the street.

Storm Sewer Installation Assessment: The rate for the storm sewer installation is calculated based on the total estimated costs divided by the length of the new street (Rolling Way) divided by 2 (each parcel pays for half the storm sewer installation). The rate is applied to the lot along the east side of Rolling Way (4685 Atticus Way). The City is not assessing the parcel on the west side of the street.

Street Lighting Installation Assessment: The rate for street lighting is calculated based on the total estimated costs divided by the net linear frontage for parcels that have access to Rolling Way.

Parcel Information			Frontage			Street Construction Items		Storm Sewer Construction Items		Street Lighting Construction Items		Total Assessment
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF	Frontage Streets	Multiple Frontage	Street Installation Assessment @		Storm Sewer Installation Assessment @		Street Lighting Installation Assessment @		
						\$500.00	per LF	\$10.00	per LF	\$125.00	per LF	
						LF	Cost	LF	Cost	LF	Cost	
070932310041 CC	SUMMIT RIDGE APARTMENTS LLC 401 WILSHIRE BLVD SANTA MONICA, CA 90401	4685 Atticus Way	315.85	Atticus Way	No	315.85	\$157,925.00	315.85	\$3,158.50	315.85	\$39,481.25	\$200,564.75
TOTALS						315.85	\$157,925.00	315.85	\$3,158.50	315.85	\$39,481.25	\$200,564.75