AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

JOHANNA JOHNSON, being first duly sworn on oath, deposes and says that:

1. She is a Program Assistant with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 22 day of SEPTEMBER, 2025 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 **WEST DAYTON STREET SANITARY REPLACEMENT ASSESSMENT DISTRICT – 2025** attached hereto.

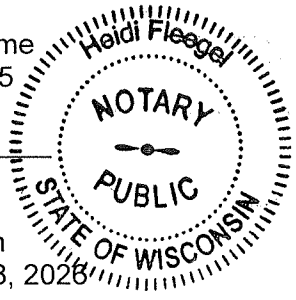
2. She delivered the envelopes to the custody of the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.

Johanna Johnson
JOHANNA JOHNSON

Subscribed and sworn to before me
this 22 day of SEPTEMBER, 2025

Heidi Fleegel

Heidi Fleegel
Notary Public, State of Wisconsin
My Commission expires: April 28, 2026



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 four percent (4.0%) 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 $68,500 (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 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 P. Schmiedicke

David Schmiedicke
Finance Director

Enclosure

Legislation Details (With Text)

File #:	88678	**Version:**	1	**Name:**	Approving Plans, Specifications, And Schedule Of Assessments For West Dayton Street Sanitary Replacement Assessment District - 2025.
Type:	Resolution			**Status:**	Passed
File created:	6/6/2025			**In control:**	Engineering Division
On agenda:	7/1/2025			**Final action:**	7/1/2025
Enactment date:	7/1/2025			**Enactment #:**	RES-25-00374

Title: Approving Plans, Specifications, And Schedule Of Assessments For West Dayton Street Sanitary Replacement Assessment District - 2025. (District 4, District 8)

Sponsors: BOARD OF PUBLIC WORKS

Indexes:

Code sections:

Attachments: 1. West Dayton San Replacement BPW Exhibit.pdf, 2. 14636_West Dayton Sanitary Replacement_AssessLtr.pdf

Date	Ver.	Action By	Action	Result
7/1/2025	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
6/18/2025	1	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
6/11/2025	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 the West Dayton Street Sanitary Replacement Assessment District - 2025. The total estimated cost of the project is $375,000. The project is planned for construction in 2026. Funding has been requested in the Engineering - Major Streets 2026 Capital Budget in the Pavement Management program (Munis #10540) and is contingent upon Common Council approval.

Title

Approving Plans, Specifications, And Schedule Of Assessments For West Dayton Street Sanitary Replacement Assessment District - 2025. (District 4, District 8)

Body

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of West Dayton Street Sanitary Replacement Assessment District - 2025. pursuant to a resolution of the Common Council, RES-25-00333, ID No.87865, adopted 6/3/25 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 $375,000 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 4.0 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 West Dayton Street Sanitary Replacement Assessment District - 2025 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 4.0 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 Engineering Division - Preliminary Schedule of Assessments

Monday, June 2, 2025

Project ID: 14636
Project Name: West Dayton Street Sanitary Replacement Assessment District – 2025

			Frontage			*Sanitary Sewer Items*				
Parcel No./ Zoning	Owner Name Address	Parcel Location/Condo	LF	Frontage St	Multiple Front	Sanitary Sewer Reconnect Assessment @ $1,000.00 per Each		Remove & Replace Sanitary Sewer Lateral Assessment @ $25.00 per LF		Total Assessment
						Each	Cost	LF	Cost	
070923213014 CI	UNIV OF WIS REGENTS RE DEV & ADMIN UW MADISON 21 N PARK ST # 6101 MADISON, WI 53715	Witte Hall	-	West Dayton Street	No	1	$1,000.00	0	$0.00	$1,000.00
						1	$ 1,000.00	0	$ -	$ 1,000.00