

**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

CHRISTY BACHMANN, being first duly sworn on oath, deposes and says that:

1. She is an PRINCIPAL ENGINEER with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 26TH<sup>nd</sup> day of OCTOBER, 2012, at approximately 1:00: PM, 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 MINERAL POINT ROAD AND JUNCTION ROAD/S JUNCTION ROAD ASSESSMENT DISTRICT - 2013, 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.

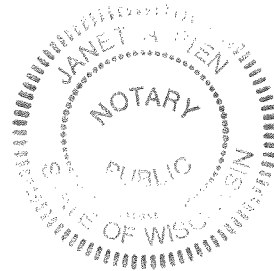


\_\_\_\_\_  
CHRISTY BACHMANN

Subscribed and sworn to before me  
this 26TH day of OCTOBER, 2012

\_\_\_\_\_

Janet A Pien  
Notary Public, State of Wisconsin  
My Commission expires: February 28, 2014





0708-271-8430-7

MADISON, CITY OF  
PO BOX 2983  
MADISON WI 53701

Department of Public Works  
**City Engineering Division**

Robert F. Phillips, P.E.  
City Engineer

**608 266 4751**

**Assistant City Engineer**  
Michael R. Dailey, P.E.

**Principal Engineers**  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
Gregory T. Fries, P.E.  
Christopher J. Petykowski, P.E.

**Facilities & Sustainability**  
Jeanne E. Hoffman, Manager  
James C. Whitney, A.I.A.

**Operations Supervisor**  
Kathleen M. Cryan

**GIS Manager**  
David A. Davis, R.L.S.

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

**Hydrogeologist**  
Brynn Bemis

October 24, 2012

**To: Property Owners Along the Mineral Point and Junction Road / S. Junction Road Corridor**

**Re: Public Hearing before Board of Public Works**  
**Nov 7, 2012 6:30 P.M.**  
**Larry D. Nelson Engineering Operations Facility Training Room**  
**1600 Emil Street**  
**Madison, WI 53713**

The City of Madison, in cooperation with Dane County, is proposing to reconstruct Mineral Point & Junction Road/S. Junction Road in 2012-14. The project includes reconstructing over 1.7 miles of urban arterial roadway. The limits are as follows:

Mineral Point Road from Pleasant View Road to US Hwy 12 (Beltline)  
Junction / S. Junction Road from Isaac Drive to Valley View Road

You are being sent this letter to notify you of the public hearing before the Madison Board of Public Works as shown on the attached notice. City Engineering will be making a short presentation at the meeting, followed by the public hearing. The cost of the street improvements will be shared by the City of Madison, Dane County, federal funds and the property owners adjoining the reconstruction. The attached schedule of assessments shows a breakdown of costs for each of the street items and the total estimated cost to be assessed to each adjacent property owner.

This project includes federal and county funding. As a result the City of Madison's project costs are lowered, and the assessments have been adjusted accordingly. The attached schedule of assessments includes the applied federal/county discount. Chris Petykowski is the street designer for this project, and you may contact him at (608) 267-8678 with any questions about how the preliminary assessments were determined.

Prior to the Public Hearing, the City is also planning an informational meeting in the area to go over the project and proposed schedule of assessments. This meeting will be held at:

Informational Meeting  
Nov 5, 2012 10:00 A.M.  
West Side Business Club  
437 S. Junction Road  
Madison, WI 53713

## **Street Improvements**

The proposed street improvement consists of a total street reconstruction, including grading, new base course, curb and gutter, asphalt pavement, new traffic signals and street lights, sidewalk on both sides and a multi-use path on the north side of Mineral Point Rd. and west side of S. Junction Rd. A bridge will be constructed to carry south bound Junction Rd. traffic over Mineral Point Rd. A jug handle road will allow the southbound traffic to connect to Mineral Point Rd. for left and right turn movements. The plan includes construction of raised median islands throughout the corridor and a widening of the roadway in order to construct on-street bike lanes. Driveway aprons will be removed and replaced with concrete aprons matching the new street grades. The roads will remain open to traffic but it will be reduced to one lane (Junction/S. Junction) or two lanes (Mineral Point) in each direction during construction.

## **Storm Sewer**

Storm sewer mainline pipe, inlets and leads will be installed throughout the project. This work is not assessed to property owners. A new pond will be created to treat storm water off of the new roadways. A new bio-retention facility will be created to filter storm water as well.

## **Sanitary Sewer Main and Lateral Replacement**

The sanitary sewer main and laterals will be installed with the project in areas it does not currently exist. It is the City of Madison Engineering Division's policy to assess 100% of the cost to install new sanitary main & laterals within the public right of way. If you have questions regarding the replacement of your sanitary lateral please contact Mark Moder, of my staff, at 261-9250.

## **Water Main and Water Service Laterals**

Water main will also be installed with the project in areas where it does not currently exist. Property owners will not be assessed for the new water main. Please contact Dennis Cawley of the Madison Water Utility at 261-9243 with questions regarding water main and lateral construction.

## **Street Lighting**

New street lighting will be installed throughout the project. This work is assessed to property owners and the attached schedule of assessments shows a breakdown of the costs. Please contact Brian Smith with the City Traffic Engineering Department at 261-9625 with questions regarding the estimated street lighting assessment.

## **Impact on Trees and Landscaping**

With the proposed installation of raised medians, new sidewalk and a multiuse path, the proposed project will require regrading much of the public right-of-way within the project limits. The regrading will also require removal of many trees with the right-of-way. A replacement planting plan was developed, which will include replanting of new street trees in the proposed medians and terraces after completion of the project.

## **Special Assessments - General**

A special assessment is a special charge for work that the City is planning to complete. The attached schedule of assessments shows an estimate of the property owners' share of the project based upon the City's assessment policy. When the project is bid, and work is complete, a final assessment will be calculated based on work actually performed. The final assessment is payable in one lump sum or over a period of 8 years, with 3% interest charged on the unpaid balance.

In accordance with Madison General Ordinance 4.081, the assessments for parcels zoned or used for 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 deferral period, payment shall be made with interest in 8 equal yearly installments. In the event of certain occurrences as outlined in Madison General Ordinance section 4.0841(4), the assessments shall be paid in full prior to the end of the deferral period.

Payments assessed to residents of the Town of Middleton, will be deferred and interest shall not accrue thereon until the parcel is annexed to the City of Madison as stated in the Final City of Madison and Town of Middleton Cooperative Plan Under Section 66.0307, Wisconsin Statutes, Dated September 29, 2003 (see attached section 14 pages 17-18). However, the amount of each assessment shall be adjusted from the date of levy to the date of attachment based upon the Engineering News Record Construction Cost Index, or such equivalent index as may be available at the time. Upon attachment, each special assessment shall be payable in six annual installments with interest, from the date of attachment.

**Accommodation Requests**

To request accommodations for special needs or disabilities or if you have any other questions regarding this project, please contact the Project Engineer, Chris Petykowski at cpetykowski@cityofmadison.com or 267-8678. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction.

Sincerely,



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Robert F. Phillips, P.E.  
City Engineer

cc: Ald. Paul Skidmore  
David Dryer, Traffic Engineering  
Christy Bachmann, City Engineering  
Brian Smith, Traffic Engineering  
Marla Eddy, City Forestry  
Matt Mikolajewski, City Planning  
Dan McCormick, Traffic Engineering  
Scott Langer, Traffic Engineering

Cindy Mierow, Madison Police  
Ed Ruckriegel, Madison Fire Dept  
Al Schumacher, Streets  
Dean Kahl, City Forestry  
Drew Beck, Madison Metro Transit  
Jeff Fedler, Madison Metro School Dist  
Dane County 911  
Dennis Cawley, Water Utility

**NOTICE OF PUBLIC HEARING  
BEFORE THE BOARD OF PUBLIC WORKS  
FOR  
PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS  
FOR  
PUBLIC WORKS IMPROVEMENTS  
MADISON, WISCONSIN**

**PART I**

The Common Council of the City of Madison, Wisconsin, having heretofore decided that it is expedient and necessary that the improvements as listed in Part II hereof be improved at the expense of the property thereby on which would be conferred some special benefit.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN:

That the City Engineer has prepared plans, specifications, a proposed schedule of assessments, and an estimate of the entire costs of the improvement for each of the districts listed in Part II hereof, and;

That the plans, specifications, a proposed schedule of assessments, and an estimate of the entire cost of the improvements listed hereto are available and open to inspection by all interested persons in the office of the City Engineer, Room 115, City-County Building, 210 Martin Luther King Jr. Blvd., between the hours of 7:30 a.m. and 4:00 p.m., Monday through Friday, and will so continue to be for ten (10) working days from the first published date of this notice, and;

That on **WEDNESDAY, NOVEMBER 7, 2012, AT 6:00 P.M. AND 6:30 P.M.**, the Board of Public Works will hold public hearings **AT THE LARRY D. NELSON ENGINEERING OPERATIONS FACILITY TRAINING ROOM, 1600 EMIL STREET,** and will consider any objections that may be filed in writing or in person and hear all persons desiring to be heard, and;

**That special assessments may be paid over an eight (8) year period, with the owner paying 1/8 of the principal each year plus three (3%) percent interest on the unpaid balance, as determined by the Board of Public Works.**

That if the total assessment is paid in full before October 31st in the year that the billing is made, irrespective of project completion, then no interest shall be charged.

The City's TDD number is **(866)-704-2315**

**If you require an interpreter, materials in alternate formats, or other accommodations to access this public hearing, please contact the Engineering Division at phone (608) 266-4751. Please make contact at least 24 hours prior to the date of this public hearing so that we can make proper accommodations.**

**PART II**

**MINERAL POINT ROAD AND JUNCTION ROAD / S. JUNCTION ROAD ASSESSMENT DISTRICT – 2013 (6:30 P.M.)**

**CTH M & S (MINERAL POINT ROAD AND JUNCTION ROAD) INTERCHANGE IMPROVEMENTS ASSESSMENT DISTRICT (6:30 P.M.)**

**ELDERBERRY ROAD ASSESSMENT DISTRICT-2013 (6:00 P.M.)**

**ELDERBERRY ROAD, PLEASANT VIEW ROAD AND SAMUEL DRIVE ASSESSMENT DISTRICT-2012 (6:00 P.M.)**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ October 26, 2012

- (e) Prior to attachment there shall be only one special assessment of each benefiting public improvement component (e.g. road pavement, curb and gutter, public sidewalk, street lights, street trees, traffic signals and other intersection improvement components, public drainage improvements, sanitary sewer mains, sewer interceptors, public water mains, etc.), except for driveway, curb and gutter and public sidewalk repairs which shall be billable to the abutting benefited property as special charges for current services rendered pursuant to Sec. 66.0627, Wis. Stats., and corresponding City ordinances and policies generally applicable to all property in the City. In accordance with Sec. 66.0707, Wis. Stats., the Town hereby pre-approves the levy of such future special charges by the City. In the event that this blanket pre-approval provision is either not approved by the State Department of Administration or invalidated by a court of competent jurisdiction, the Town further agrees that it shall timely approve each such special charges levy by separate resolution pursuant to said statute. Any subsequent assessment for another improvement of the same component shall be made only if consistent with the City's special assessment policy generally applicable to all property in the City. The first payment for such subsequent assessments shall be deferred with interest to a date not less than 10 years after attachment and the assessments shall be payable in six annual installments.

**14.03** Notwithstanding subsection 14.02, any owner of property in the Town shall be entitled upon request to receive City sewer and/or water services prior to attaching the property to the City if the owner agrees to pay for extension of the services to the property over a five year period with interest and agrees to attachment of the property at the end of the five year period. Costs for extension shall be determined on the same basis as costs generally applicable for extensions to similarly situated property within the City. At any time after five years from the date that services were extended to the property under this paragraph, the City may attach the property by Attachment Ordinance adopted by majority vote of the elected members of the Common Council without consent of the property owner(s) or residents, subject to other procedural requirements of subsection 12.01 of this Plan. This paragraph does not supersede subsections 11.02 and 12.02 of this Plan. This paragraph applies only to existing parcels and parcels created under paragraph (e) of subsection 13.02. An owner's entitlement to receive sewer and/or water services under this paragraph applies only to: existing uses on existing parcels as of March 28, 2002; new or expanded uses on existing parcels after March 28, 2002, provided the new or expanded uses do not constitute development as defined in this Plan; and new houses and accessory structures built on parcels created under paragraph (e) of subsection 13.02.

**14.04** The Town shall not establish any new sanitary districts east of the Boundary Line.

management and park and recreational purposes. Development within these corridors is prohibited.

7. For any land division in the Transition Area, both east and west of the Boundary Line, an 80-foot wide landscaped building setback shall be provided as a condition of any development approval.

**SECTION 14**  
**DESIGN AND CONSTRUCTION OF PUBLIC STREETS, SIDEWALKS,**  
**IMPROVEMENTS, AND PLACEMENT OF PUBLIC UTILITIES**  
**IN STREET RIGHT-OF-WAY IN BOUNDARY ADJUSTMENT AREA PRIOR TO**  
**ATTACHMENT OF TOWN TERRITORY TO CITY**

- 14.01** The City shall use public highway rights-of-way to extend municipal services wherever reasonably possible. The Town shall permit use of Town roads within the Boundary Adjustment Area and the full width of Blackhawk Road and highways along the Boundary Line for such purpose, subject only to the City's obligations to maintain access for emergency vehicles and owners and occupants of property in the Town and to restore the road upon completion of construction. Where the City cannot use public highways for extensions of services, the Town acknowledges the City's right to obtain easements from private property owners subject to compensation as required by state law.
- 14.02** The City may levy special assessments against a parcel of property in the Boundary Adjustment Area of the Town for public improvements that specially benefit the parcel. The Town hereby approves such future levies, under Sec. 66.0707, Wis. Stats. In the event that this blanket pre-approval provision is either not approved by the State Department of Administration or invalidated by a court of competent jurisdiction, the Town further agrees that it shall timely approve each such special assessment levy by separate resolution pursuant to said statute.
- (a) The owner or other interested party may challenge such special assessments as an owner of property in the City would have the right to do.
  - (b) Payment of such special assessments shall be deferred and interest shall not accrue thereon until the parcel is attached to the City.
  - (c) Notwithstanding paragraph (b) above, the amount of each such special assessment shall be adjusted from the date of levy to the date of attachment based on the Engineering News Record Construction Cost Index, or such equivalent index as may be available at the time.
  - (d) Each such special assessment shall be payable in six annual installments with interest, from the date of attachment.

Project ID: 53W0391  
 Project Name: Mineral Point Road and Junction Road / S. Junction Road Assessment District - 2013  
 Project Limits: Junction Road / S. Junction Road: Isaac Drive to 1000' North of Valley View Road  
 Mineral Point Road: 800' East of Pleasant View Road to US Hwy 12 (Bellline)  
 Applewood Drive: Entire Applewood Drive

Parcel No./ Zoning	Owner's Name / Mailing Address	NOTES	Parcel Location	Street Reconstruction Items										SANITARY ASSESSMENT						Sanitary Assmt Subtotal	Street Lighting Assmt		TOTAL ASSM'T			
				Street	Frontage	Total	Street Improvements @		Install Curb & Gutter		Install 6" Concrete Sidewalk @		Install 7" Concrete Drive Apron @		Gross Parcel Area SF	Net Parcel Area SF	Net Frontage Length L.F.	Frontage Assmt @ \$142.40 per L.F.	Area Assmt @ \$558.14 per 1000 Sf		Sanitary Lateral Connect \$1,426.00 per Connect	Sanitary Lateral \$148.35 per foot		Sanitary Assmt Subtotal	Street Lighting Assmt \$21.11 per LF	Cost
					Actual per street LF	Assessable LF	\$30.00 per LF	Cost	\$10.00 per LF	Cost	\$5.00 per SF	Cost	\$6.00 per SF	Cost												
0708-223-0099-6 A	UNIV OF WIS REGENTS VAN HISE HALL # 1860 1220 LINDEN DR MADISON WI 53706	UW College of Ag NE corner of PV & Min Pt See Notes 1,2,& 3	8502 Mineral Point Rd	Min Pt	1085.0	1085.0	1085.0	\$32,550.00	1085.0	\$10,850.00	5425.0	\$27,125.00	405.0	\$2,430.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	1085.00	\$22,904.35	\$95,859.35	
0708-272-0099-3 A	UNIV OF WIS REGENTS VAN HISE HALL # 1860 1220 LINDEN DR MADISON WI 53706	UW College of Ag SE corner of PV & Min Pt See Notes 1,2,& 3	8559 Mineral Point Rd	Min Pt Junction	1451.0	2000.7	2000.7	\$60,021.00	2000.7	\$20,007.00	10003.5	\$50,017.50	220.0	\$1,320.00	0.00	0.00	0.00	\$0.00	\$0.00	(2 connects) \$2,852.00	(119' of lateral) \$17,653.65	\$20,505.65	2000.70	\$42,234.78	\$194,105.93	
0708-271-0119-1 C3L	MENARD INC CORPORATE ACCOUNTING 5101 MENARD DR EAU CLAIRE, WI 54703	Menard parcel	430 Commerce Dr	Junction	284.5	284.5	284.5	\$8,535.90	284.5	\$2,845.30	1422.7	\$7,113.25	0.0	\$0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	284.53	\$6,006.43	\$24,500.88		
0708-271-8450-3 A-1	MADISON, CITY OF PO BOX 2983 MADISON WI 53701	city parcel See Notes 1,2,& 4	3723 County Hwy M	Junction	72.9	72.9	72.9	\$2,185.80	72.9	\$728.60	364.3	\$1,621.50	0.0	\$0.00	58806.00	39223.60	72.90	\$10,380.64	\$21,892.08	\$0.00	\$0.00	\$32,272.72	72.86	\$1,538.07	\$38,546.69	
0708-271-8440-5 A-1	MADISON, CITY OF PO BOX 2983 MADISON WI 53701	city parcel See Notes 1,2,& 4	3717 County Hwy M	Junction	107.5	107.5	107.5	\$3,223.80	107.5	\$1,074.60	537.3	\$2,686.50	0.0	\$0.00	17424.00	11621.81	107.50	\$15,307.53	\$6,486.54	\$0.00	\$0.00	\$21,794.07	107.46	\$2,268.48	\$31,047.46	
0708-271-8430-7 R-3A	MADISON, CITY OF PO BOX 2983 MADISON WI 53701	city parcel See Notes 1,2,& 4	3711 County Hwy M	Junction	110.0	110.0	110.0	\$3,299.40	110.0	\$1,099.80	549.9	\$2,749.50	0.0	\$0.00	34848.00	23243.62	110.00	\$15,663.52	\$12,973.08	\$0.00	\$0.00	\$28,636.61	109.98	\$2,321.68	\$38,106.98	
0708-271-8420-9 A-1	MADISON, CITY OF PO BOX 2983 MADISON WI 53701	city parcel See Notes 1,2,& 4	3707 County Hwy M	Junction	80.0	80.0	80.0	\$2,399.40	80.0	\$799.80	399.9	\$1,999.50	0.0	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	79.98	\$1,688.38	\$6,887.08	
0708-271-8410-1 A-1	MADISON, CITY OF PO BOX 2983 MADISON WI 53701	city parcel See Notes 1,2,& 4	3703 County Hwy M	Junction	70.0	70.0	70.0	\$2,099.70	70.0	\$699.90	350.0	\$1,749.75	0.0	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	69.99	\$1,477.49	\$6,026.84	
0708-271-8400-3 A-1	MADISON, CITY OF PO BOX 2983 MADISON WI 53701	city parcel See Notes 1,2,& 4	3701 County Hwy M	Junction	70.0	70.0	70.0	\$2,100.00	70.0	\$700.00	350.0	\$1,750.00	0.0	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	70.00	\$1,477.70	\$6,027.70	
0708-271-8390-6 A-1	MADISON, CITY OF J STEPNIK REAL ESTATE SERV 215 MLK JR BLVD RM 334 MADISON WI 53701	city parcel See Notes 1,2,& 4	3699 S Junction	Junction	113.5	113.5	113.5	\$3,405.00	113.5	\$1,135.00	567.5	\$2,837.50	0.0	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	113.50	\$2,395.99	\$9,773.49	
0708-271-0117-5 C-2	WEST SIDE BUSINESS ASSN BUILDING CO INC 437 S JUNCTION RD MADISON WI 53719	West Side Bus parcel	437 S Junction	Junction	502.8	275.0	275.0	\$8,250.00	275.0	\$2,750.00	1375.0	\$6,875.00	0.0	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	275.00	\$5,805.25	\$23,680.25	
0708-274-0202-8 A	HOLY NAME CATHOLIC CENTE PO BOX 44983 MADISON WI 53744	Seminary parcel	601 S Junction Rd	Junction	338.4	338.4	338.4	\$10,152.00	338.4	\$3,384.00	1692.0	\$8,460.00	0.0	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	338.40	\$7,143.62	\$29,139.62	
0708-274-0203-6 A	CITY OF MADISON ENGINEER 210 MLK JR BLVD RM 115 MADISON WI 53703	Triangle parcel	733 S Junction Rd	Junction	1080.2	1080.2	1080.2	\$32,405.70	1080.2	\$10,801.90	5401.0	\$27,004.75	0.0	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	(1 connects) \$1,426.00	(101' of lateral) \$14,983.35	\$16,409.35	1080.19	\$22,802.81	\$109,424.51	
0708-274-9400-8 A-1	GEORGE A ARNDT LAURA J WELTON-ARNDT 3522 COUNTY HWY M MADISON WI 53719	Arndt parcel See Notes 1,2,& 4	3522 County Hwy M	Junction	514.3	144.4	144.4	\$4,332.00	144.4	\$1,444.00	722.0	\$3,610.00	200.0	\$1,200.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	144.40	\$3,048.28	\$13,634.28	
Total							5832.0	\$174,959.70	5832.0	\$58,319.90	29160.0	\$145,799.75	825.0	\$4,950.00	111,078.00	74,089.03	290.40	\$41,351.70	\$41,351.70	\$4,278.00	\$32,637.00	\$119,618.40	5,831.99	\$123,113.31	\$626,761.06	

(1). Sanitary sewer connection charges levied by the Madison Metropolitan Sewerage District (MMSD) for these lands shall be deferred until such time as the lands are subdivided, developed and require sanitary sewer service. Final billings will be generated by MMSD at the time of development or connection.

(2). Properties will be subject to the Impact Fees which will be deferred until the property is developed. Impact Fee will be based upon final platted area or unplatted lot area at the time of connection. Impact Fee rate will be increased annually by the Construction Cost Index (CCI).

(3). In accordance with Madison General Ordinance 4.081, the assessments for 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 deferral period, payment shall be made with interest in 8 equal yearly installments. In the event of certain occurrences as outlined in section 4.0841(4), the assessments shall be paid in full prior to the end of the deferral period.

(4). In accordance with the Final City of Madison and Town of Middleton Cooperative Plan under section 66.0307, Wisconsin Statutes, Dated Sep 29, 2003, payments assessed to Town of Middleton residents shall be deferred and interest shall not accrue thereon until the parcel is annexed to the City of Madison. The assessment will be adjusted based upon the construction cost index at the end of the deferral period.