



Department of Public Works
Engineering Division
Robert F. Phillips, P.E., City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4751
Fax: (608) 264-9275
engineering@cityofmadison.com
www.cityofmadison.com/engineering

Parcel Number: 0708-341-0105-1
Situs Address: 8434 Prairie Hill Rd
PLANTON, DANIEL J
KELLY N PLANTON
8434 PRAIRIE HILL RD
MADISON, WI 53719-0000

Assistant City Engineer
Gregory T. Fries, P.E.
Kathleen M. Cryan
Principal Engineer 2
Christopher J. Petykowski, P.E.
John S. Fahrney, P.E.
Principal Engineer 1
Christina M. Bachmann, P.E.
Mark D. Moder, P.E.
Janet Schmidt, P.E.
Facilities & Sustainability
Jeanne E. Hoffman, Manager
Bryan Cooper, Principal Architect
Mapping Section Manager
Eric T. Pederson, P.S.
Financial Manager
Steven B. Danner-Rivers

July 3, 2018

To: Property owners within Westview Hills Subdivision
Re: Westview Hills Sewer and Water Assessment District
When: Wednesday, July 11th, 2018, 4:30 PM
Location: City- County Building Room 108
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703

As you are aware, the City of Madison is proposing to install sewer and water to all the properties located within the Westview subdivision without curb and gutter or sidewalk. The preliminary schedule of assessments has been revised. The original assessment schedule included the Valley View Impact Fee, which is not an assessable cost. This impact fee was included with the assessment schedule for informational purposes and should not have been included in the assessment total.

The revised schedule of assessments will be presented to the City of Madison Board of Public Works on July 11th. Please keep in mind that the project has already been approved and advertised for bid. The only difference in cost between the original schedule of assessments and the revised schedule of assessments is the removal of Valley View Impact Fee from the schedule. With the properties in this subdivision development all being deed restricted and having waivers of assessment hearings, there will not be a Public Hearing for this project.

Per the recommendations of the Board of Works and the Common Council, we are in the process of revising the City ordinance to extend the repayment period for the assessments from the current 15 years to 25 years. The interest rate is 3%. The ordinance change required to extend the repayment period to 25 years will be considered by the Common Council on July 10, 2018. If adopted by the Common Council, it is anticipated that the Common Council will apply the 25-year repayment period to this project.

Background

The Westview Hills subdivision is a unique development in the City of Madison, as it was allowed to develop without being connected to public sanitary sewer and water facilities and, without the construction of curb and gutter or sidewalk. At the time of the development, no sanitary sewer was available to extend into the subdivision. Given the lack of available services at the time, the development was allowed to proceed with the condition that when City sewer and water facilities became available, homeowners would be required to connect and bear all costs of connection at that time. The same condition is also true for assessments related to curb and gutter and sidewalk.

With the completion of the 2001 Pleasant View Road project, sewer and water main were constructed on Prairie Hill Road to South View Road. This construction has now made sanitary sewer and water main considered “available” for extension into the subdivision proper.

Related Madison General Ordinances for reference

City of Madison General Ordinance 13.07(2)(d) stipulates that all homes within 150 ft. of a municipal water main are required to connect to the municipal water system. Properties subject to this requirement must connect to the municipal water system within 90 days of notice that the water main extension has been completed. Written requests for a delayed 2-year connection extension may be approved for active private well permit holders – please contact Madison Water Utility for more information.

City of Madison General Ordinance 35.02(3)(d) requires all homes with property lines within 100 ft. of a City sanitary sewer to connect to City sewer within 60 days of being notified. Our plan will be to issue orders to property owners to connect to City Sewer within two years after sewer is constructed.

Please attend the Board of Public Works meeting if you have concerns or comments about the revised schedule of assessments. If you are unable to attend and would like to express concerns or comments, please contact Mark Moder, of my staff, at 261-9250 or by email at mmoder@cityofmadison.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Phillips". The signature is written in a cursive style with large, looping letters.

Robert F. Phillips, P.E.,
City Engineer

RFP:mdm

cc:Ald.Paul Skidmore, District #9, Greg Fries, City Engineering Christy Bachmann, City Engineering, Joseph Grande, Madison Water Utility, Adam Wiederhoeft, Madison Water Utility

EXHIBIT D ASSESSMENT ESTIMATE

Provide Sewer and Water to the entire subdivison (No Curb and Gutter), City Pays for Asphalt Replacement

Project ID: Westview Hills Sewer and Water Assessment District 2018

Limits: Westview Hills
Prairie Hill Road, South View Road, & Prairie Hill Court
Assessments Based Upon Lot Area

Date: 11/7/16 MDM

Water Rev 4/16/18 ARW
Sewer Rev.:4/19/18 MDM

Sewer Rev.:6/29/18 MDM

Parcel No./ Zoning	Owner's Name / Mailing Address	See Footnote	Parcel Location	Gross Parcel Area SF	Net Assessable Area SF	Net front LF	Sanitary Sewer Items					Water Main Items		TOTAL ASSMT
							Frontage Assmt @ \$0.00 per LF	Project Area Assmt \$585.03 per 1000 SF	Lateral Assessment \$75.90 per L.F.		MMSD Fees/ 1000sf Mid Town \$97.51 per 1000 SF	Water Main Assessment \$541.58 per 1000 SF	Water Lateral Assessment \$2,000 EA	
									Lateral Length	Cost				
0708-341-0302-3	Natalya Krutova 2322 Quartz Lane Madison, WI 53719	(1),(2)	1001 South View Rd	38,680.00	38,680.00	74.03 57.15	\$0.00	\$22,628.90	40	\$3,036.00	\$3,771.69	\$20,948.28	\$2,000.00	\$52,384.86
0708-341-0301-5	Steinhauer, Duane 912 Erin Street Madison, WI 53715	(1)	1009 South View Rd	31,342.00	31,342.00	110.68	\$0.00	\$18,335.96	39	\$2,960.10	\$3,056.16	\$16,974.17	\$2,000.00	\$43,326.39
0708-341-0101-9	M&G Unit Owners Assoc.. 8526 Prairie Hill Road Madison, WI 53719	(1)	8526 Prairie Hill Rd. Unit CDM	20,870.00	20,870.00	153.07	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0708-341-0101-9	Swank, Daniel R & Karen Keiderling 8526 Prairie Hill Road Madison, WI 53719	(1)	8526 Prairie Hill Rd.	10,435.00	10,435.00	76.54	0.00	\$6,104.77	43.00	\$3,263.70	\$1,017.52	\$5,651.38	\$2,000.00	\$18,037.37
0708-341-0101-9	Cook, Thomas T and Wilma J 8528 Prairie Hill Road Madison, WI 53719	(1)	8528 Prairie Hill Rd.	10,435.00	10,435.00	76.54	0.00	\$6,104.77	43.00	\$3,263.70	\$1,017.52	\$5,651.38	\$2,000.00	\$18,037.37
0708-341-0102-7	Swank, Daniel R & Mackenzie P 8518 Prairie Hill Road Madison, WI 53719	(1)	8518 Prairie Hill Rd.	33,080.00	33,080.00	135.62	\$0.00	\$19,352.74	51	\$3,870.90	\$3,225.63	\$17,915.44	\$2,000.00	\$46,364.70
0708-341-0303-1	Gnewuch, Lawrence A 1805 Red Tail Drive Verona, WI 53593	(1),(2)	8517 Prairie Hill Rd.	28,756.00	28,756.00	123.49	\$0.00	\$16,823.07	39	\$2,960.10	\$2,804.00	\$15,573.65	\$2,000.00	\$40,160.82
0708-341-0303-1	Corgiat, Nicholas M 8533 Prairie Hill Road Unit #1 Madison, WI 53719	(3)	8533 Prairie Hill Rd.	33,335.00	Sewer Net Area 0.00 Water Net Area 33,335.00	120.49	\$0.00	\$0.00	0	\$0.00	\$0.00	\$18,053.54	\$2,000.00	\$20,053.54
0708-341-0109-3	Poole, Amy L & Theodore R 8402 Prairie Hill Road Madison, WI 53719	(1)	8402 Prairie Hill Rd.	22,512.00	22,512.00	125.05	\$0.00	\$13,170.16	49	\$3,719.10	\$2,195.15	\$12,192.03	\$2,000.00	\$33,276.43
0708-341-0108-5	Diehl, Justin A 8410 Prairie Hill Road Madison, WI 53719	(1)	8410 Prairie Hill Rd.	22,519.00	22,519.00	125.05	\$0.00	\$13,174.25	49	\$3,719.10	\$2,195.83	\$12,195.82	\$2,000.00	\$33,285.00
0708-341-0107-7	Vakilzadeh, Faramarz 9 Prairie Hill Court Madison, WI 53719	(1),(2)	8418 Prairie Hill Rd.	22,526.00	22,526.00	125.05	\$0.00	\$13,178.35	49	\$3,719.10	\$2,196.51	\$12,199.61	\$2,000.00	\$33,293.57

EXHIBIT D ASSESSMENT ESTIMATE

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							Frontage Assmt @ \$0.00 per LF	Project Area Assmt \$585.03 per 1000 SF	Lateral Assessment		MMSD Fees/ 1000sf Mid Town \$97.51 per 1000 SF	Water Main Assessment \$541.58 per 1000 SF	Water Lateral Assessment \$2,000 EA	
									\$75.90 per L.F.	Lateral Length				
0708-341-0106-9	Flock, Terry M & Tamra J. 8426 Prairie Hill Rd. Madison, WI 53719	(1)	8426 Prairie Hill Rd.	22,534.00	22,534.00	125.05	\$0.00	\$13,183.03	51	\$3,870.90	\$2,197.29	\$12,203.94	\$2,000.00	\$33,455.16
0708-341-0304-9	Khatri, Farhan & Sana 8433 Prairie Hill Rd. Madison, WI 53719	(1)	8433 Prairie Hill Rd.	34,046.00	34,046.00	328.78	\$0.00	\$19,917.87	32	\$2,428.80	\$3,319.83	\$18,438.60	\$2,000.00	\$46,105.10
0708-341-0105-1	Planton, Daniel J & Kelly 8434 Prairie Hill Rd. Madison, WI 53719	(1)	8434 Prairie Hill Rd.	22,523.00	22,523.00	121.05	\$0.00	\$13,176.59	47	\$3,567.30	\$2,196.22	\$12,197.99	\$2,000.00	\$33,138.10
0708-341-0104-3	Lazarz Rev. Liv. Trust, Todd A 8502 Prairie Hill Rd. Madison, WI 53719	(1)	8502 Prairie Hill Rd.	52,833.00	42,369.00	95.46	\$0.00	\$24,787.07	48	\$3,643.20	\$4,131.40	\$22,946.16	\$2,000.00	\$57,507.83
0708-341-0312-2	Noughani, Hamid & Ladan Mostaghimi-Tehrani 1 Prairie Hill Court Madison, WI 53719	(1)	1 Prairie Hill Court	27,528.00	27,528.00	175.95 95.47	\$0.00	\$16,104.66	38	\$2,884.20	\$2,684.26	\$14,908.59	\$2,000.00	\$38,581.70
0708-341-0305-7	Zingg, Mark R 2 Prairie Hill Court Madison, WI 53719	(1)	2 Prairie Hill Court	22,457.00	22,457.00	134.65 94.62	\$0.00	\$13,137.98	36	\$2,732.40	\$2,189.78	\$12,162.24	\$2,000.00	\$32,222.40
0708-341-0311-4	Vakilzadeh, Faramarz & Tannaz Fakheri 9 Prairie Hill Court Madison, WI 53719	(1)	9 Prairie Hill Court	27,586.00	27,586.00	125.05	\$0.00	\$16,138.59	38	\$2,884.20	\$2,689.91	\$14,940.00	\$2,000.00	\$38,652.70
0708-341-0306-5	Johnson RE Living Trust, D & M 10 Prairie Hill Court Madison, WI 53719	(1)	10 Prairie Hill Court	22,842.00	22,842.00	125.05	\$0.00	\$13,363.22	48	\$3,643.20	\$2,227.32	\$12,370.75	\$2,000.00	\$33,604.49
0708-341-0310-6	Hashim-Waris Mohammed & Farhat Hashim-Waris 21 Prairie Hill Court Madison, WI 53719	(1),(2)	17 Prairie Hill Court	29,925.00	29,925.00	118.25	\$0.00	\$17,506.97	53	\$4,022.70	\$2,917.99	\$16,206.75	\$2,000.00	\$42,654.41
0708-341-0307-3	May, Meghan K and Casey M May 18 Prairie Hill Court Madison, WI 53719	(1),(2)	18 Prairie Hill Court	24,564.00	24,564.00	110.00	\$0.00	\$14,370.64	51	\$3,870.90	\$2,395.24	\$13,303.35	\$2,000.00	\$35,940.12
0708-341-0309-9	Hashim-Waris Mohammed & Farhat Hashim-Waris 21 Prairie Hill Court Madison, WI 53719	(1)	21 Prairie Hill Court	43,063.00	43,063.00	66.87	\$0.00	\$25,193.08	59	\$4,478.10	\$4,199.07	\$23,322.02	\$2,000.00	\$59,192.27

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0708-341-0308-1	Khazai, Hooshang & Mitra Khazai 22 Prairie Hill Court Madison, WI 53719-4122	(1)	22 Prairie Hill Court	42,115.00	42,115.00	73.05	\$0.00	\$24,638.47	90	\$6,831.00	\$4,106.63	\$22,808.60	\$2,000.00	\$60,384.70
0708-341-0103-5	Richie, Davida M 8510 Prairie Hill Rd. Madison, WI 53719-4119	(1)	8510 Prairie Hill Road	38,859.00	28,098.00	114.05	\$0.00	\$16,438.13	57	\$4,326.30	\$2,739.84	\$15,217.29	\$2,000.00	\$40,721.55
				664,495.00	643,270.00	3,053.03	\$0.00	\$356,829.26	1,050.00	\$79,695.00	\$59,474.76	\$348,381.58	\$46,000.00	\$890,380.59

(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. The base rate shall increase annually as determined by MMSD and the final connection cost will be determined by MMSD. Final billings will be generated by MMSD at the time of development or connection.

(2). Property will be subject to the Valley View Sanitary Sewer Impact Fee which will be deferred until the property is developed and/or requires sanitary sewer. Impact Fee rate will be increased annually by the Construction Cost Index (CCI).

(3). Property already has been assessed for City sanitary sewer. Property is subject to only Water Assessments.