



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 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 \$52,850 (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: 59750

File ID: 59750	File Type: Resolution	Status: Passed
Version: 1	Reference:	Controlling Body: Engineering Division
Lead Referral: BOARD OF PUBLIC WORKS	Cost:	File Created Date : 02/26/2020
File Name: Anderson Street Resurfacing Assessment District - 2020.		Final Action: 03/17/2020

Title: Approving Plans, Specifications, And Schedule Of Assessments For Anderson Street Resurfacing Assessment District - 2020. (12th & 15th ADs)

Notes: Fadi

Code Sections:	CC Agenda Date: 03/17/2020
Indexes:	Agenda Number: 6.
Sponsors: BOARD OF PUBLIC WORKS	Effective Date: 03/20/2020
Attachments: Anderson Street_Option 3.pdf, BPW Hearing Notice_Anderson Street Resurfacing Assessment District - 2020.pdf, CC Hearing Notice Anderson Street Resurfacing Assessment 2020.pdf	Enactment Number: RES-20-00186
Author: Rob Phillips, City Engineer	Hearing Date:
Entered by: hfleegel@cityofmadison.com	Published Date:

Approval History

Version	Date	Approver	Action
1		Stephanie Mabrey	Approve

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	02/26/2020	Refer	BOARD OF PUBLIC WORKS	03/04/2020	03/04/2020	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 3/4/2020						
	Notes:						
1	BOARD OF PUBLIC WORKS	03/04/2020	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass

Action Text: Fadi El Musa Gonzalez, Engineering Division, presented details. A motion was made by Branson, seconded by Adams, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

1 COMMON COUNCIL 03/17/2020 Adopt and Close the Public Hearing Pass

Action Text: A motion was made by Bidar, seconded by Harrington-McKinney, to Adopt and Close the Public Hearing. The motion passed by voice vote/other.

Notes:

Text of Legislative File 59750

Fiscal Note

The proposed resolution approves plans documents and a schedule of assessments for the Anderson Street Resurfacing Assessment District - 2020. The total estimated cost of the project is \$1,138,700, including \$26,660 funded through assessments and \$1,112,040 funded as the City Share. Funding is available for this project in MUNIS project 10225 (10225-402-170, 10225-402-174, 10225-84-174).

Title

Approving Plans, Specifications, And Schedule Of Assessments For Anderson Street Resurfacing Assessment District - 2020. (12th & 15th ADs)

Body

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of Anderson Street Resurfacing Assessment District - 2020 pursuant to a resolution of the Common Council, RES-20-00018, ID No. 58650, adopted 1/7/2020, 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 \$1,112,040.00 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.

INSTALLMENT ASSESSMENT NOTICE

Notice is hereby given that a contract has been (or is about to be) let for Anderson Street Resurfacing Assessment District - 2020 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."

City of Madison Engineering Division - Schedule of Assessments

Project Name: Rehike Avenue Reconstruction Assessment District-2020

Project Limits: Rehike Avenue (East Washington Avenue to Commercial Avenue)

Project ID: 12693 Contract No.:8513

Parcel No./Zoning	Owner's Name / Mailing Address	Frontage L.F.	Status Address	Contract No.	Replace Drive Apron @ \$6.00 per S.F.		Remove Sidewalk @ \$2.50 per S.F.		Replace Sidewalk @ \$6.00 per S.F.		Remove & Replace Curb & Gutter @ \$13.00 per L.F.		(100% Assessable) Construct New Curb, Gutter, & Street @ \$55.00 per L.F.		Sanitary Sewer Reconnection		Remove & Replace Sanitary Lateral @ \$21.00 per L.F.		Storm Sewer Items Private Storm Sewer Reconnect @ \$2,500.00 Each		Total Assess.
					S.F.	Cost	S.F.	Cost	S.F.	Cost	L.F.	Cost	L.F.	Cost	Each	Cost	L.F.	Cost	Each	Cost	
0810-324-0801-2 TE	ALABASTER HOLDINGS LLC 140 STONEHAVEN DR SUN PRAIRIE WI	160.00 L.F. Commercial Avenue 424.00 L.F. Rehike Avenue	3116 Commercial Ave		686.00	\$4,116.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	424.00	\$16,860.00	1.00	\$1,250.00	33.00	\$693.00	1.00	\$2,500.00	\$46,839.00
0810-324-3016-8 TE	SPEIGHT PROPERTIES LLC 3905 MONONA DR APT 7 MONONA WI	224.56 L.F. Commercial Avenue 200.26 L.F. Rehike Avenue	3212 Commercial Ave		350.00	\$2,160.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	200.00	\$8,000.00	1.00	\$1,250.00	33.00	\$693.00	0.00	\$0.00	\$23,103.00
0810-324-3004-0 TE	ALPHA REAL ESTATE LLC 2114 WINNEBAGO ST MADISON WI	250.00 L.F. Rehike Avenue	711 Rehike Ave		260.00	\$1,560.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	250.00	\$10,000.00	2.00	\$2,500.00	33.00	\$693.00	0.00	\$0.00	\$28,503.00
0810-324-3035-8 CC-1	COUNTY OF DANE REHKE VSE CONDO ASSOC 111 W. HICKLAND AVE MILWAUKEE WI	165.00 L.F. Rehike Avenue	715 Rehike Ave		0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	\$1,250.00	10.00	\$210.00	0.00	\$0.00	\$1,460.00
0810-324-0610-3 CC-1	GRIDHAR LLC % WITTHAL SHAH 2001 FULLERTON DR PRAIRIE DU SAC WI	128.00 L.F. E Washington Ave	3177 E Washington Ave		310.00	\$1,860.00	0.00	\$0.00	0.00	\$0.00	100.00	\$1,300.00	80.00	\$4,400.00	1.00	\$1,250.00	33.00	\$693.00	0.00	\$0.00	\$17,783.00
0810-324-3022-5 CC-1	LUEDTKE STORM BUILDING LLC 3070 FISH HATCHERY RD # 2 FITCHBURG WI	170.00 L.F. E Washington Ave	3205 E Washington Ave		0.00	\$0.00	100.00	\$600.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	\$1,250.00	33.00	\$693.00	0.00	\$0.00	\$2,793.00
				Totals	1616.00	\$9,696.00	100.00	\$500.00	100.00	\$1,300.00	100.00	\$1,300.00	954.00	\$43,240.00	7.00	\$8,750.00	175.00	\$3,675.00	1.00	\$2,500.00	\$172,481.00

AFFIDAVIT OF MAILING

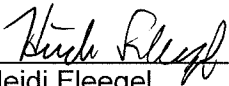
STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Heidi Fleegel, being first duly sworn on oath, deposes and says that:

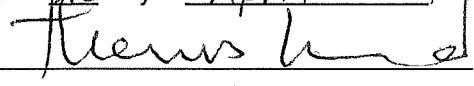
Legistar No. 59750

1. She is an Program Assistant I with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 3th day of April, at approximately 1:45 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 Approving Plans, Specifications, And Schedule of Assessments **ANDERSON STREET RESURFACING ASSESSMENT DISTRICT - 2020**

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.



Heidi Fleegel

Subscribed and sworn to before me
this 3rd day of April, 2020


THOMAS LUND
Notary Public, State of Wisconsin
My Commission expires: 04/08/2023

