



To: Property Owners in the Felland Road Area

Re: Notice of Public Hearing on Special Assessments

www.madisonwater.org • 119 East Olin Avenue • Madison, WI 53713-1431 • TEL 608.266.4651 • FAX 608.266.4426

August 3, 2020

FELLAND ROAD LLC
3696 STATE HIGHWAY 23
DODGEVILLE WI 53533

As noticed in a previous mailing, Madison Water Utility began a project to install new water main on Felland Road in July 2020. The work includes water main installation and pavement replacement of the west half of Felland Road between Bridle Way and Lien Road. Two side-by-side water mains will be installed. The larger of the two mains is a transmission main to carry water across large areas. The smaller main is a distribution main to provide water service and fire protection to the immediate area. The project is slated to be completed by the end of September.

This project will involve special assessments to the owners of property adjacent to the project. Property owners will be assessed for the costs associated with the smaller distribution main. The costs of the larger main and all street repairs and improvements will be borne by Madison Water Utility.

This letter serves as notification for the Public Hearing on the special assessments before the Board of Public Works. **The public hearing will be held virtually on Wednesday, August 19, 2020 at 4:30PM.** The public can attend the hearing using any device with internet access, or call in by phone. If you would like instructions on how to participate, please email BoardofPublicWorks@cityofmadison.com. This email may also be used to submit written comments. The Board will consider any objections that may be filed in writing or in person and hear all persons desiring to be heard.

A Schedule of Assessments is enclosed which shows the estimated costs for each property within the assessment district. After the work is complete, a final assessment will

be calculated based on the ultimate cost for all work actually performed. The final assessment will be billed after the completion of the project.

For property owners in the City of Madison, the assessment is payable in one lump sum or over a period of 8 years, with 3% interest charged on the unpaid balance. Property owners in the Town of Burke may pay the assessment in one lump sum or have assessments deferred until attachment to the City. By the terms of the Cooperative Plan between The City of Madison and the Town of Burke, attachment could be as late as 2036. While the City does not collect interest during the deferral period, the amount due is indexed to the Consumer Cost Index.

Burke property owners who want City water service before 2036 may obtain it by entering into deferred attachment agreement with the City. Under the terms of the agreement, they can connect to City water in the present and pay the assessment fee within five years, at which point they would automatically attach to the City.

If you have questions or concerns about the project or assessments or you may contact me at the phone number or email listed below.

Sincerely,

Kelly Miess, P.E.
Madison Water Utility
Project Manager
(608) 261-9640
kmiess@madisonwater.org

Enclosure:

- Schedule of Assessments
- Assessment District Map

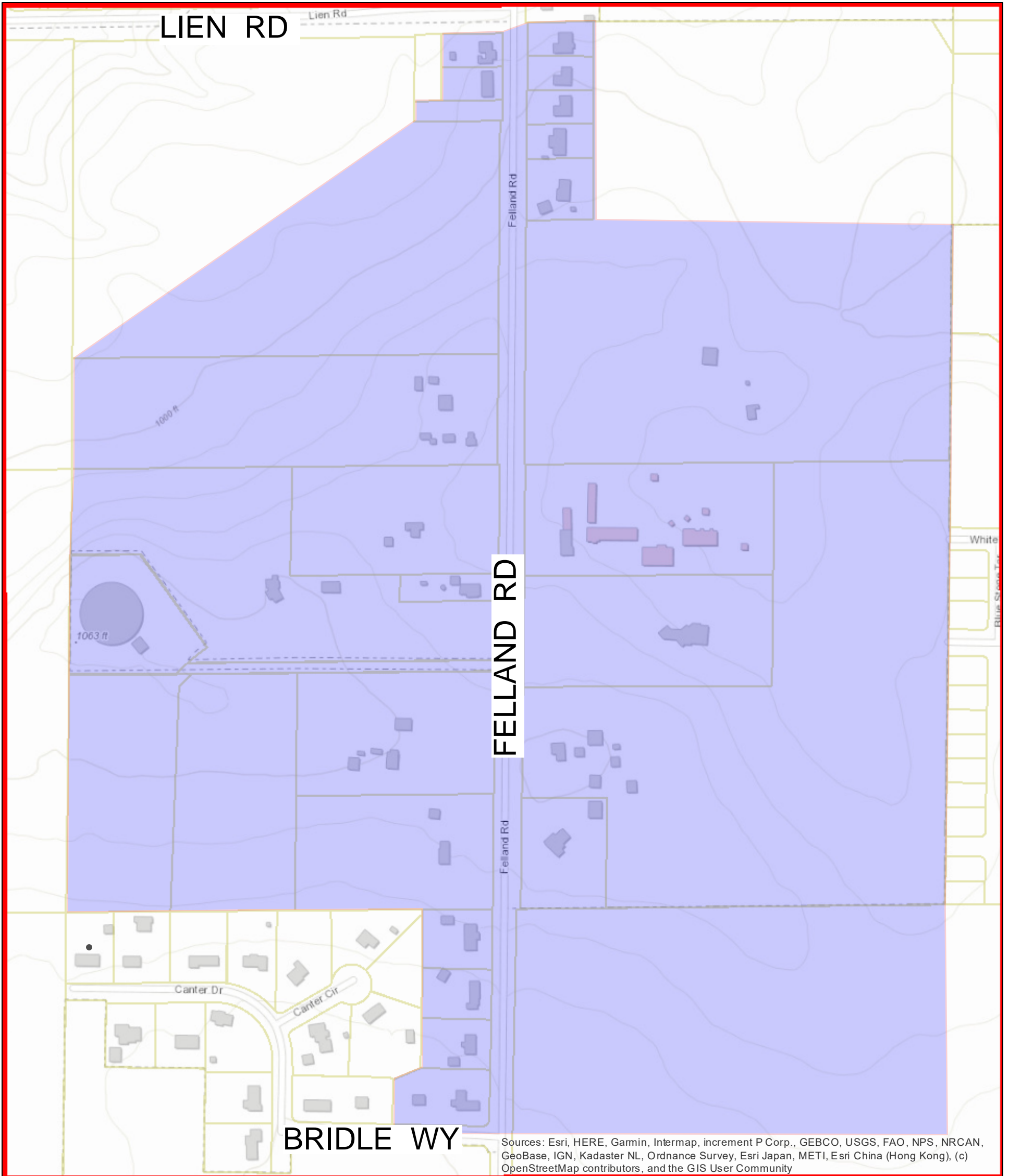
CC (via e-mail):

Alder Lindsay Lemmer, District 3
Alder Samba Baldeh, District 17
Al Larson, Madison Water Utility
Adam Wiederhoeft, Madison Water Utility

Administrator, Town of Burke
Claudio Selva, Madison Water Utility
Jeff Belshaw, Madison Water Utility
Christy Bachmann, City Engineering

David Renaud, Madison Water Utility
Heidi Fleege, City Engineering
Lesley Parker, City Engineering
Johanna Johnson, City Engineering

Dane County Map



June 19, 2020

Dane County Mask

☐ Dane County Mask

☐ Parcels

0 195 390 780 Feet

FELLDAND ROAD WATER MAIN EXTENSION DISTRICT - 2020



FELLAND RD WATER MAIN ASSESSMENT DISTRICT 2020 - ESTIMATED ASSESSMENT SCHEDULE

PARCEL NUMBER	OWNER NAME & ADDRESS	PROPERTY (SITUS) ADDRESS	ASSESSIBLE AREA (ACRES)	NOTES	ESTIMATED ASSESSMENT
81035185106	FELLAND ROAD LLC, 3696 STATE HIGHWAY 23 DODGEVILLE WI 53533	4952 FELLAND RD	21.000	PARTIAL LOT, SPLIT AT LINE CONTINUING FROM SOUTH PROPERTY LINE OF 4988 FELLAND ; SEE EXHIBIT	\$75,894.20
81035186105	MARK MUNSON, , 5010 FELLAND RD MADISON WI 53718	5010 FELLAND RD	0.489	FULL LOT, AREA FROM ACCESS DANE	\$1,767.25
81035186409	JOHN A MUNSON, PO BOX 8817 MADISON WI 53708	5004 FELLAND RD	0.482	FULL LOT, AREA FROM ACCESS DANE	\$1,741.95
81035186507	GEORGE L COOK, VIOLA A COOK, 5000 FELLAND RD MADISON WI 53718	5000 FELLAND RD	0.482	FULL LOT, AREA FROM ACCESS DANE	\$1,741.95
81035186605	FOSTER TR, 4996 FELLAND RD MADISON WI 53718	4996 FELLAND RD	0.482	FULL LOT, AREA FROM ACCESS DANE	\$1,741.95
81035186703	STEVEN DULIN, ELLEN VOLKMANN, 4988 FELLAND RD MADISON WI 53718	4988 FELLAND RD	0.835	FULL LOT, AREA FROM ACCESS DANE	\$3,017.70
81035191000	STORE MASTER FUNDING I LLC, STE 300 535 MADISON AVE COVINGTON KY 41011	4934 FELLAND RD	5.694	FULL LOT, AREA FROM ACCESS DANE	\$20,578.17

FELLAND RD WATER MAIN ASSESSMENT DISTRICT 2020 - ESTIMATED ASSESSMENT SCHEDULE

PARCEL NUMBER	OWNER NAME & ADDRESS	PROPERTY (SITUS) ADDRESS	ASSESSIBLE AREA (ACRES)	NOTES	ESTIMATED ASSESSMENT
81035192000	DUNCAN R CAMPBELL, LORI A CAMPBELL, 4930 FELLAND RD MADISON WI 53718	4930 FELLAND RD	5.697	FULL LOT, AREA FROM ACCESS DANE	\$20,589.01
81035193000	DUNCAN R CAMPBELL, LORI A CAMPBELL, 4930 FELLAND RD MADISON WI 53718	4908 FELLAND RD	25.436	FULL LOT, AREA FROM ACCESS DANE	\$91,925.95
81035194000	HAWKIN LEE ZUKOWSKI, MEGHAN NICOLE ZUKOWSKI, 4898 FELLAND RD MADISON WI 53718	4898 FELLAND RD	1.939	FULL LOT, AREA FROM ACCESS DANE	\$7,007.56
81035201011	CITY OF MADISON WATER UT, 119 E OLIN AVE MADISON, WI 53713	1224 FELLAND RD	2.676	FULL LOT, AREA FROM MADISON ASSESSOR	\$9,670.30
81035201029	CITY OF MADISON WATER UT, 119 E OLIN AVE MADISON, WI 53713	1220 FELLAND RD	0.710	FULL LOT, AREA FROM MADISON ASSESSOR	\$2,565.73
81035280002	DONALD L JONES, 5935 LIEN RD MADISON WI 53718	5935 LIEN RD	0.663	FULL LOT, AREA FROM ACCESS DANE	\$2,396.09
81035280310	SC SWIDERSKI LAND COMPANY LLC, , 401 RANGER ST MOSINEE WI 54455	NO PARCEL ADDRESS	12.300	PARTIAL LOT, DIAGONAL SPLIT FROM SW CORNER TO SW CORNER OF 5337 REINER; SEE EXHIBIT	\$44,452.32

FELLAND RD WATER MAIN ASSESSMENT DISTRICT 2020 - ESTIMATED ASSESSMENT SCHEDULE

PARCEL NUMBER	OWNER NAME & ADDRESS	PROPERTY (SITUS) ADDRESS	ASSESSIBLE AREA (ACRES)	NOTES	ESTIMATED ASSESSMENT
81035282206	GARY M SCHLUTER, 4947 FELLAND RD MADISON WI 53718	4947 FELLAND RD	10.000	FULL LOT, AREA FROM ACCESS DANE	\$36,140.10
81035284704	JONES FAMILY REAL PROPERTY TR, 5003 FELLAND RD MADISON WI 53718	5337 REINER RD	0.420	FULL LOT, AREA FROM ACCESS DANE	\$1,517.88
81035284802	JONES FAMILY REAL PROPERTY TR, 5003 FELLAND RD MADISON WI 53718	5003 FELLAND RD	0.500	FULL LOT, AREA FROM ACCESS DANE	\$1,807.00
81035295005	LEONEL SALAZAR, ELIZABETH E KAST, 4939 FELLAND RD MADISON WI 53718	4939 FELLAND RD	5.000	FULL LOT, AREA FROM ACCESS DANE	\$18,070.05
81035296450	DIANA M NELSON, 4927 FELLAND RD MADISON WI 53718	4927 FELLAND RD	9.460	FULL LOT, AREA FROM ACCESS DANE	\$34,188.53
81035297600	THOMAS H NELSON, DIANA M NELSON, 4927 FELLAND RD. MADISON WI 53718	NO PARCEL ADDRESS	5.210	FULL LOT, AREA FROM ACCESS DANE	\$18,828.99
81035297800	THOMAS H NELSON, DIANA M NELSON, 4927 FELLAND RD. MADISON WI 53718	NO PARCEL ADDRESS	5.280	FULL LOT, AREA FROM ACCESS DANE	\$19,081.97

FELLAND RD WATER MAIN ASSESSMENT DISTRICT 2020 - ESTIMATED ASSESSMENT SCHEDULE

PARCEL NUMBER	OWNER NAME & ADDRESS	PROPERTY (SITUS) ADDRESS	ASSESSIBLE AREA (ACRES)	NOTES	ESTIMATED ASSESSMENT
81035298208	ZACHERY M CHILSON, LAUREN E DEMARCO, 4891 FELLAND RD MADISON WI 53718	4891 FELLAND RD	4.700	FULL LOT, AREA FROM ACCESS DANE	\$16,985.85
81035299109	STEVEN KAST, 4909 FELLAND RD MADISON WI 53718	4909 FELLAND RD	5.000	FULL LOT, AREA FROM ACCESS DANE	\$18,070.05
81035299707	THOMAS D AMACHER, JACKIE L HOFFMAN, 4933 FELLAND RD MADISON WI 53718	4933 FELLAND RD	0.568	FULL LOT, AREA FROM ACCESS DANE	\$2,052.76
81035300990	JAMES W JUSTINGER, 4855 FELLAND MADISON WI 53718	4855 FELLAND RD	0.895	FULL LOT, AREA FROM ACCESS DANE	\$3,234.54
81035301104	PETER A JANUTOLO, 4863 FELLAND RD MADISON WI 53718	4863 FELLAND RD	0.689	FULL LOT, AREA FROM ACCESS DANE	\$2,490.05
81035301211	SCOTT R DALTON, THERESA L DALTON, 4873 FELLAND RD MADISON WI 53718	4873 FELLAND RD	0.689	FULL LOT, AREA FROM ACCESS DANE	\$2,490.05
81035301328	JOSE BAKER, 4879 FELLAND RD MADISON WI 53718	4879 FELLAND RD	0.716	FULL LOT, AREA FROM ACCESS DANE	\$2,587.63

FELLAND RD WATER MAIN ASSESSMENT DISTRICT 2020 - ESTIMATED ASSESSMENT SCHEDULE

PARCEL NUMBER	OWNER NAME & ADDRESS	PROPERTY (SITUS) ADDRESS	ASSESSIBLE AREA (ACRES)	NOTES	ESTIMATED ASSESSMENT
81035400994	CAH CO REINER LLC, , 2030 PENNSYLVANIA AVE MADISON, WI 53704	902 REINER RD	20.300	NW CORNER OF LOT W/ SOUTH BORDER AT BRIDLE WY & EAST BORDER AT WOODS FARM WEST BORDER; SEE EXHIBIT	\$73,364.40
		TOTAL ASSESSEMENT AREA (ACRES)	148.312		\$536,000.00
		ESTIMATED ASSESSIBLE COSTS	\$536,000.00		
		ASSESSMENT RATE (\$/ACRE)	\$3,614.01		
*NOTE:					
PROPERTIES LOCATED IN THE TOWN OF BURKE SHALL HAVE ASSESSMENTS DEFERRED UNTIL ATTACHMENT TO THE CITY; SEE NOTICE					


AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Kelly Miess, being first duly sworn on oath, deposes and says that:

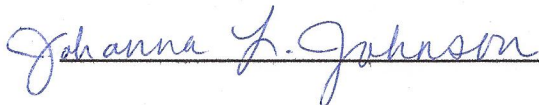
1. She is an Engineer 4 with the Madison Water Utility, City of Madison, Dane County, Wisconsin, and did on the day of Monday August 3, 2020 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled **FELLAND ROAD WATER MAIN EXTENSION ASSESSMENT DISTRICT - 2020** 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.

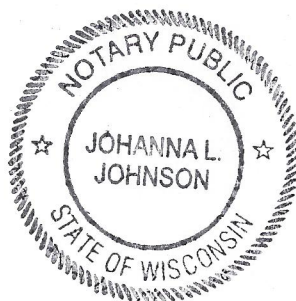


Kelly Miess

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



Johanna L. Johnson



Notary Public, State of Wisconsin
My Commission expires: