

Miess, Kelly

From: Miess, Kelly
Sent: Monday, August 17, 2020 7:57 AM
To: 'Diana Nelson'
Cc: Larson, Alan; Wiederhoeft, Adam
Subject: RE: Special Assessment

Ms. Nelson,

Thank you for your email. It is very important that you submit feedback on the assessments to the Board of Public Works either virtually during the public hearing at 4:45 p.m. Wednesday August 19, 2020 or in writing before the meeting. Please see the notice that was mailed out for details on how to participate.

The assessment process is guided by the Intergovernmental Agreement referred to as the Cooperative Plan between the Town of Burke and the City of Madison. This Agreement guides the dissolution of the Town of Burke that is scheduled to happen in 2036. We encourage you to reach out to the Town of Burke Administrator or City of Madison Planning if you have any questions about the Cooperative Agreement and the long term plans for the area. The pipeline assessment is solely for the cost of the pipeline and since the pipe is a water transmission main, it has been assessed based on area. All property in the Assessment District are being assessed at the same rate of approximately \$3600 per acre.

Thanks,
Kelly

MADISON WATER UTILITY
Kelly Miess, PE
Civil Engineer
119 E. Olin Avenue, Madison, WI 53713-1431
608.261.9640 (office)
kmiess@madisonwater.org

In compliance with State public records law, the City of Madison retains copies of all email messages to and from this mailbox. Copies of email messages may be released in response to appropriate open record requests.

From: Diana Nelson <nelhomes@gmail.com>
Sent: Wednesday, August 12, 2020 2:20 PM
To: Miess, Kelly <KMiess@madisonwater.org>
Subject: Re: Special Assessment

Caution: This email was sent from an external source. Avoid unknown links and attachments.

So in other words, let's make it plain, we are paying for future development. You say our benefit is an available municipal water supply and fire protection to our parcel. So is everyone else, the only difference is that we are paying roughly \$72,000. for the same coverage that all our neighbors are getting for a fraction of the cost. You also say that if we wait until 2036 we won't be charged any interest, but the fact is, we will be charged "Consumer Cost Index", call it what you will, it's still interest.

You say “We fully appreciate and understand”, you have no idea!!!! I have lost my job, my husband and I are both on Social Security and my husband has incurable cancer. We are on a fixed income with NO room for this “unexpected assessment of tens of thousands of dollars”. So don’t say you understand, people have lost their houses and more over situations like this.

We are familiar with the way the City Water Department works; they took some of our land and put a monstrosity on it which prevented us from developing in the future. How much more do you want?

On Wed, Aug 12, 2020 at 1:05 PM Miess, Kelly <KMuess@madisonwater.org> wrote:

Ms. Nelson,

Let me provide some additional detail to answer your question. Any assessment must be based on an equal distribution of project cost based on the long term benefit to the property being assessed. Each property is to be fairly treated when considering the long term development of the area. In an undeveloped area such as we find along Felland Road, the long term plan and development potential is for residential lots in planned neighborhoods with water and sewer service. The water pipe in Felland Road is a transmission main that brings water supply and fire protection to a large area. As property is subdivided into subdivision with lots in the 5,000 to 10,000 square foot range, streets and utilities are installed and services provided to these property. An acre may end up with 3 or 4 residential lots on it that is fed by utilities installed in the street.

It is expected that water service off of the pipeline installed in Felland Road will be 8”, 10” or even 12” connections at future road intersections that enter planned subdivisions. Having water supply capacity that can serve large areas with safe drinking water and adequate fire protection increases property values providing significant financial benefit to existing land owners. In direct response to your question about what are you getting for \$34,000, you are getting an available municipal water supply and fire protection to your parcel. Water service and fire protection is a benefit to your property.

We fully appreciate and understand that any unexpected assessment of tens of thousands of dollars is disconcerting. Some consolation is the assessment will not be due until you annex to the City and connect to the water system or when the Town of Burke dissolves in the year 2036. We hope that this provides additional insight into your assessment. Please let us know if you have any additional questions.

Regards,

Kelly

MADISON WATER UTILITY

Kelly Miess, PE

Civil Engineer

119 E. Olin Avenue, Madison, WI 53713-1431

608.261.9640 (office)

kmiess@madisonwater.org

In compliance with State public records law, the City of Madison retains copies of all email messages to and from this mailbox. Copies of email messages may be released in response to appropriate open record requests.

From: Diana Nelson <nelhomes@gmail.com>
Sent: Wednesday, August 12, 2020 10:40 AM
To: Miess, Kelly <KMuess@madisonwater.org>
Subject: Re: Special Assessment

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Ok, either I'm not getting how this works or there is something grossly wrong with your explanation!

What exactly is \$34,188.53 (4927 Felland Rd.) paying for?

On Wed, Aug 12, 2020 at 10:15 AM Miess, Kelly <KMuess@madisonwater.org> wrote:

Ms. Nelson,

Per ordinance, we have the option to assess properties by either square footage or by frontage. Our practice is to use whichever method is most fair given the situation. Typically, we use frontage when the lot sizes and frontages are uniform and square footage when they vary. In this case, lot sizes vary significantly, with some lots that are less than a half an acre, to some in the tens of acres. When lot size varies, as it does in this assessment district, it distributes the cost of the improvements to all benefitting property owners as fairly as possible.

Thank you,

Kelly

MADISON WATER UTILITY

Kelly Miess, PE

Civil Engineer

119 E. Olin Avenue, Madison, WI 53713-1431

608.261.9640 (office)

kmiess@madisonwater.org

In compliance with State public records law, the City of Madison retains copies of all email messages to and from this mailbox. Copies of email messages may be released in response to appropriate open record requests.

From: Diana Nelson <nelhomes@gmail.com>
Sent: Wednesday, August 12, 2020 8:16 AM
To: Miess, Kelly <KMiess@madisonwater.org>
Subject: Special Assesment

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Good Morning Kelly,

Before I get into any further questions or concerns, I would like to know why the assessments are based on acreage instead of frontage?

Diana Nelson

4927 Felland Rd.

Madison, WI 53718