

**AFFIDAVIT OF MAILING**


STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

Lesley Parker, being first duly sworn on oath, deposes and says that:

Legistar No. 62424

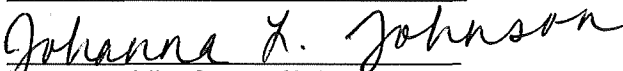
1. She is an Program Assistant I with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 30th day of October, at approximately 2:00 PM placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for the project titled Approving Plans, Specifications, And Schedule of Assessments for **CEDAR STREET 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.

  
\_\_\_\_\_  
Lesley Parker

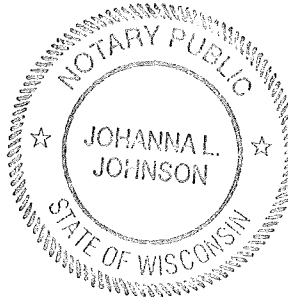
Subscribed and sworn to before me  
this 30 day of October, 2020

Johanna L. Johnson



Notary Public, State of Wisconsin

My Commission expires: Jan 8, 2022





## Legislation Details (With Text)

**File #:** 62424      **Version:** 1      **Name:** Approving Plans, Specifications, And Schedule Of Assessments For Cedar Street Assessment District - 2021.

**Type:** Resolution      **Status:** Passed

**File created:** 9/30/2020      **In control:** COMMON COUNCIL

**On agenda:** 10/20/2020      **Final action:** 10/20/2020

**Enactment date:** 10/26/2020      **Enactment #:** RES-20-00711

**Title:** Approving Plans, Specifications, And Schedule Of Assessments For Cedar Street Assessment District - 2021. (13th AD)

**Sponsors:** BOARD OF PUBLIC WORKS

**Indexes:**

**Code sections:**

**Attachments:** 1. BPW Public Hearing Notice for Cedar St.pdf, 2. CedarSt\_BPWnotes\_10-07-20.pdf, 3. CedarSt-OverallExhibit 10-07-20.pdf, 4. Public Registrants #7.pdf, 5. CC Hearing Notice Cedar Street.pdf

Date	Ver.	Action By	Action	Result
10/20/2020	1	COMMON COUNCIL	Adopt Under Suspension of Rules 2.04, 2.05, 2.24, and 2.25, and Close the Public Hearing	Pass
10/7/2020	1	BOARD OF PUBLIC WORKS		
9/30/2020	1	Engineering Division	Refer	

The proposed resolution approves plans, specifications, and a schedule of assessments for the Cedar Street Assessment District - 2021 at an estimated cost of \$1,990,000. Funding is available for this project in the 2020 Adopted Capital Budgets for Storm Sewer Improvements, Citywide Flood Mitigation, and Cedar Street projects.

**Munis:**

- 12764-84-174: \$500,000
- 12747-84-174: \$500,000
- 11866-83-173: \$200,000
- 11866-402-170: \$650,000
- 11866-402-174: \$120,000
- 11866-402-177: \$20,000

Approving Plans, Specifications, And Schedule Of Assessments For Cedar Street Assessment District - 2021. (13th AD)

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of Cedar Street Assessment District - 2021 pursuant to a resolution of the Common Council, RES-20-00170, ID No. 59553, adopted 3/3/2020, 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 \$797,097.90 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 31<sup>st</sup> 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 31<sup>st</sup> 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 Cedar Street Assessment District - 2021 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."

Property Information					Street Construction Items								Lighting Construction Items		Sanitary Sewer Construction Items				Storm Sewer Construction Items				TOTAL ASSMT		
					Install New Concrete Driveway Apron @ \$3.50 per SF		Remove & Replace Concrete Sidewalk @ \$5.00 per SF		Install New Concrete Sidewalk @ \$6.00 per SF		Street Installation Assessment @ \$350.00 per LF		Street Lights Assessment @ \$9.62 per LF		Sanitary Sewer Installation Assessment @ \$2,168.32 per 1000 SF		Sanitary Lateral Installation Assessment @ \$86.25 per LF		Box Culvert Installation Assessment @ \$461.84 per 1000 SF		Private Storm Sewer Connection Assessment @ LS			Street Storm Sewer Installation Assessment @ \$78.36 per LF	
Parcel No.	Owner's Name/Mailing Address	Situs Address/Parcel Location	Lot Area SF	Frontage LF	SF	Cost	SF	Cost	SF	Cost	LF	Cost	LF	Cost	SF	Cost	LF	Cost	SF	Cost	SF	Cost	SF	Cost	TOTAL ASSMT
0709-262-1119-8	WINGRA BUILDING GROUP 1808 W BELTLINE HWY MADISON WI	1211 Fish Hatchery Rd Cedar Street South Street Midland Street	239,303.00	735.25 258.92 814.23 334.37	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	239,303.00	\$110,519.70		\$0.00	0.00	\$0.00	\$110,519.70
0709-262-1006-7	WINGRA BUILDING GROUP 1808 W BELTLINE HWY MADISON WI	1219 South St Cedar Street High Street	146,315.00	670.28 357.92 437.92	0.00	\$0.00	0.00	\$0.00	2,000.00	\$12,000.00	357.92	\$125,272.00	357.92	\$3,443.19	0.00	\$0.00	0.00	\$0.00	146,315.00	\$67,574.12		\$32,105.00	357.92	\$28,046.61	\$268,440.92
0709-263-0107-2 TR-U1	SHENANDOAH APARTMENTS LLC 1331 SOUTH ST STE 2 MADISON WI	1331 South St Cedar Street	109,761.00	695.00 151.04	0.00	\$0.00	0.00	\$0.00	800.00	\$4,800.00	151.04	\$52,864.00	151.04	\$1,453.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00		\$0.00	151.04	\$11,835.49	\$70,952.50
0709-263-0103-0 TSS	CITY OF MADISON EDD PO BOX 2983 MADISON WI	1402 S Park St Cedar Street	79,112.00	190.74 612.03	1,500.00	\$5,250.00	1,000.00	\$5,000.00	4,100.00	\$24,600.00	612.03	\$214,210.22	612.03	\$5,887.72	79,112.00	\$171,540.00	127.00	\$10,954.00	79,112.00	\$36,537.09		\$67,788.00	612.03	\$47,958.61	\$589,725.64
0709-262-1008-3 CC-T	WELTON FAMILY LTP C/O WELTON ENTERPRISES 702 N BLACKHAWK AVE MADISON WI	1312 S Park St Cedar Street	96,632.08	490.22 349.93	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	349.93	\$122,476.31	349.93	\$3,366.35	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00		\$0.00	349.93	\$27,420.70	\$153,263.35
TOTALS					1,500.00	\$5,250.00	1,000.00	\$5,000.00	6,900.00	\$41,400.00	1,470.92	\$514,822.53	1,470.92	\$14,150.26	79,112.00	\$171,540.00	127.00	\$10,954.00	464,730.00	\$214,630.90		\$99,893.00	1,470.92	\$115,261.41	\$1,192,902.10

Street Installation Assessment: The rate for the street installation is calculated based on the total estimated costs divided by the length of the new street divided by 2 (each parcel pays for half the street along their frontage). The rate is then applied to all parcels.

Street Lighting Assessment: The rate for street lighting is calculated based on the total estimated costs divided by the net linear frontage.

Sanitary Sewer Assessment: The rate for sanitary sewer installation is calculated based on the total estimated costs (minus lateral costs) divided by the total net square footage receiving service. The rate is applied to 1402 Park Street as it's the only lot served by this sanitary sewer main.

Storm Sewer Assessment: The storm sewer assessment is broken up as shown below.

- Box Culvert Installation Assessment: The rate for the box culvert storm sewer installation is calculated based on incremental estimated cost to convey the 10-yr event from the intersection of new Cedar St to discharge at Wingra Creek, divided by the total net lot square footage. Additional cost to size box to 100-yr event NOT assessed. The rate for the box culvert is applied to all redeveloping parcels (1211 Fish Hatchery Road, 1219 South Street, 1402 S Park Street).

- Private Storm Sewer Connection Assessment: The rate for public storm sewer installation that serves only private lots (1219 South Street and 1402 S. Park Street) is calculated based on incremental estimated costs to serve those lots. All costs for each lot are assessed to the lot it serves.

- Street Storm Sewer Installation Assessment: The rate for storm sewer installation on Cedar Street is calculated based on the total estimated costs (minus costs covered by private services above) divided by the total net square footage. The rate is applied to all lots along new Cedar Street (1219 South Street, 1331 South Street, 1402 S. Park Street, 1312 S. Park Street).