



## Finance Department

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Room 406  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703-3345  
PH 608 266 4671  
FAX 608 267 8705  
[finance@cityofmadison.com](mailto: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 two percent (2.0%) 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 \$54,950 (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: 65898**

**File ID:** 65898

**File Type:** Resolution

**Status:** Passed

**Version:** 1

**Reference:**

**Controlling Body:** BOARD OF  
PUBLIC WORKS

**Lead Referral:** BOARD OF PUBLIC  
WORKS

**Cost:**

**File Created Date :** 06/09/2021

**File Name:** Approving Plans, Specifications, And Schedule Of  
Assessments For University Avenue Assessment  
District - 2022.

**Final Action:** 07/06/2021

**Title:** Approving Plans, Specifications, And Schedule Of Assessments For University  
Avenue Assessment District - 2022. (5th AD)

**Notes:** Jim W.

**Code Sections:**

**CC Agenda Date:** 07/06/2021

**Indexes:**

**Agenda Number:** 17.

**Sponsors:** BOARD OF PUBLIC WORKS

**Effective Date:** 07/12/2021

**Attachments:** Univ Ave (Shore-Univ Bay Dr) Exhibit.pdf, BPW  
mailing University Ave.pdf, 11168\_UniversityAve  
Assessments.pdf, CC mailing University Ave.pdf,  
7-6-21 Written Public Comment 65898.pdf,  
2107096\_Common Council Registrants Report.pdf

**Enactment Number:** RES-21-00456

**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	06/09/2021	Refer	BOARD OF PUBLIC WORKS	06/16/2021		
<b>Action Text:</b> This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 6/16/2021							
<b>Notes:</b>							

- |   |  |            |  |      |
|---|--|------------|--|------|
| 1 | BOARD OF PUBLIC WORKS  | 06/16/2021 | RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24 & 2.25 - PUBLIC HEARING | Pass |
|   | <b>Action Text:</b> Jim Wolfe, City Engineering, presented details. A motion was made by Branson, seconded by Halverson, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24 & 2.25 - PUBLIC HEARING. The motion passed by voice vote/other. |            |  |      |
| 1 | COMMON COUNCIL   | 07/06/2021 | Adopt Under Suspension of Rules 2.04, 2.05, 2.24, and 2.25, and Close the Public Hearing         | Pass |
|   | <b>Action Text:</b> A motion was made by Abbas, seconded by Martin, to Adopt Under Suspension of Rules 2.04, 2.05, 2.24, and 2.25, and Close the Public Hearing. The motion passed by voice vote/other.  |            |  |      |

There was 1 registrant in opposition.

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## Text of Legislative File 65898

### Fiscal Note

The proposed resolution approves plans, specifications, and a schedule of assessments for the University Avenue Assessment District - 2022 at an estimated cost of \$32,170,000, including \$12,710,000 in federal funds, \$12,890,000 from the City of Madison, \$5,170,000 from the Village of Shorewood Hills, and \$1,400,000 from Madison Metropolitan Sewerage District,. Funding is available to support the City of Madison share in the following Munis accounts:

11168-402-170 (Street) - \$2,000,000  
11168-402-171 (Bridge) - \$700,000  
11168-402-174 (Street-Storm) - \$250,000  
11168-402-176 (Signals) - \$250,000  
11168-402-177 (Lighting) - \$60,000  
11168-84-174 (Storm Sewer) - \$7,600,000  
11168-83-173 (Sanitary Sewer) - \$830,000  
11168-86-179 (Water) - \$1,200,000  
Assessments: \$203,880

No additional appropriation is required.

### Title

Approving Plans, Specifications, And Schedule Of Assessments For University Avenue Assessment District - 2022. (5th AD)

### Body

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of University Avenue Assessment District - 2022 pursuant to a resolution of the Common Council, RES-21-00398, adopted 6/1/2021 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.

The roadway geometry for the reconstruction of University Avenue from Shorewood Boulevard to University Bay Drive was approved by the Common Council on April 21, 2020, File ID 59953,

RES-20-00298.

The agreement with the State of Wisconsin Department of Transportation for construction cost sharing defines the terms under which the City is awarded Federal funds and the agreement requires that the City indemnify the State of Wisconsin Department of Transportation. City APM 1-1 requires Common Council Approval whenever the City indemnifies another party.

The proposed indemnification language has been reviewed by the City's Risk Manager. The City's risk exposure is increased by this clause, but the exposure is covered by the City's insurance policies, subject to their terms and conditions.

BE IT RESOLVED:

1. That the City at large is justly chargeable with and shall pay the sum of \$12,686,120 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 2.0 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.
12. That the City indemnifies the State of Wisconsin Department of Transportation.
13. That the Mayor and City Clerk are hereby authorized to enter into agreements and revised agreements with the State of Wisconsin Department of Transportation, Village of Shorewood Hills, Madison Gas and Electric (MG&E) and Madison Metropolitan Sewerage District for cost sharing of the project.

INSTALLMENT ASSESSMENT NOTICE

Notice is hereby given that a contract has been (or is about to be) let for University Avenue Assessment District - 2022 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 2.0 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

Proj. ID: 11168

Project Name: University Avenue Assessment District - 2022

Project Limits: Hill Street to Grand Avenue

Date: 5/17/2021

Parcel No./ Zoning				Owner's Name / Mailing Address				Situs Address				Frontage LF				Street Construction Items										Sanitary Sewer Items						TOTAL ASSM'T			
																Remove Concrete Sidewalk, Driveway, or Terrace @ \$1.50 per Sq Ft.			Install Concrete Driveway Apron @ \$3.50 per Sq Ft.			Install Concrete Sidewalk @ \$3.00 per Square Foot (SF)			Remove & Replace Curb and Gutter @ \$13.00 per Linear Foot (LF)			Sanitary Sewer Reconnect @ \$1,350 Each		Remove & Replace Sanitary Lateral @ \$25.00 per LF					
																SF		Cost	SF		Cost	Factor*	SF		Cost	Factor*	LF		Cost	Each	Cost		LF		Cost
0709-211-0309-3 TR-U1, WP-06	SUKOWATY, MARK G 409 S RANDALL AVE MADISON WI	513 Farley Ave	68.90	0.00	\$	-	0.00	\$	-	1.00	0.00	\$	-	1.00	40.00	\$	520.00	0.00	\$	-	0.00	\$	-	\$	520.00										
0709-212-0632-6 TR-U1, WP-06	RHP SHEPARD LLC 1530 E MARCUS CT PARK RIDGE IL	602 N Franklin Ave	78.10	200.00	\$	300.00	0.00	\$	-	1.00	200.00	\$	600.00	1.00	34.00	\$	442.00	2.00	\$	2,700.00	96.70	\$	2,417.50	\$	6,459.50										
0709-212-0211-8 TR-U1, WP-06	UNIV OF WIS REGENTS VAN HISE HALL # 1860 1220 LINDEN DR MADISON WI	2924 Harvey St	45.65	371.00	\$	556.50	0.00	\$	-	1.00	321.00	\$	963.00	1.00	45.65	\$	593.45	0.00	\$	-	0.00	\$	-	\$	2,112.95										
0709-212-0216-8 CC-T, WP-06	UNIVERSITY QUARRY LLC 3330 UNIVERSITY AVE # 206 MADISON WI	710 Ridge St University Ave. frontage	213.30 188.00	0.00	\$	-	0.00	\$	-	1.00	0.00	\$	-	1.00	258.00	\$	3,354.00	1.00	\$	1,350.00	24.00	\$	600.00	\$	5,304.00										
0709-211-0301-9 TSS, WP-06	SCOTT, GARTH K & KAREN L 5453 LAKE MENDOTA DR MADISON WI	2601 University Ave	95.00	0.00	\$	-	0.00	\$	-	1.00	0.00	\$	-	1.00	95.00	\$	1,235.00	0.00	\$	-	0.00	\$	-	\$	1,235.00										
0709-211-0302-7 TSS, WP-06	RIPPLE FAMILY LIMITED PARTNERSHIP 3801 REGENT ST MADISON WI	2605 University Ave	45.00	0.00	\$	-	0.00	\$	-	1.00	0.00	\$	-	1.00	45.00	\$	585.00	0.00	\$	-	0.00	\$	-	\$	585.00										
0709-211-0303-5 TSS, WP-06	RIPPLE FAMILY LIMITED PARTNERSHIP 3801 REGENT ST MADISON WI	2611 University Ave	62.75	98.00	\$	147.00	0.00	\$	-	1.00	100.00	\$	300.00	1.00	62.75	\$	815.75	0.00	\$	-	0.00	\$	-	\$	1,262.75										
0709-211-0304-3 TSS, WP-06	JOHNSON, MICHAEL W 7502 GANSER WAY MADISON WI	2613 University Ave	36.00	77.00	\$	115.50	73.00	\$	255.50	1.00	0.00	\$	-	1.00	36.00	\$	468.00	0.00	\$	-	0.00	\$	-	\$	839.00										
0709-211-0305-1 TSS, WP-06	JOHNSON, MICHAEL W 7502 GANSER WAY MADISON WI	2615 University Ave	38.75	77.00	\$	115.50	73.00	\$	255.50	1.00	0.00	\$	-	1.00	38.75	\$	503.75	0.00	\$	-	0.00	\$	-	\$	874.75										
0709-211-0306-9 TSS, WP-06	JOHNSON, MICHAEL W 7502 GANSER WAY MADISON WI	2625 University Ave	46.75	109.00	\$	163.50	153.00	\$	535.50	1.00	0.00	\$	-	1.00	46.75	\$	607.75	0.00	\$	-	0.00	\$	-	\$	1,306.75										
0709-211-0307-7 TSS, WP-06	HIGHLAND, THE 2631 UNIVERSITY AVE MADISON WI	2631 University Ave	143.00	152.00	\$	228.00	254.00	\$	889.00	1.00	0.00	\$	-	1.00	143.00	\$	1,859.00	0.00	\$	-	0.00	\$	-	\$	2,976.00										
0709-211-0321-7 TSS, WP-06	TRS 2635 UNIVERSITY AVENUE LLC 8905 BLACKHAWK RD MIDDLETON WI	2639 University Ave	136.53 140.00	864.00	\$	1,296.00	122.00	\$	427.00	1.00	1353.00	\$	4,059.00	1.00	276.53	\$	3,594.89	0.00	\$	-	0.00	\$	-	\$	9,376.89										

\*A factor has been applied for sidewalk and curb and gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

A factor has been applied for sidewalk and curb and gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.				Street Construction Items										Sanitary Sewer Items						TOTAL ASSMT
				Remove Concrete Sidewalk, Driveway, or Terrace @ \$1.50 per Sq Ft.		Install Concrete Driveway Apron @ \$3.50 per Sq Ft.		Install Concrete Sidewalk @ \$3.00 per Square Foot (SF)			Remove & Replace Curb and Gutter @ \$13.00 per Linear Foot (LF)			Sanitary Sewer Reconnect @ \$1,350 Each		Remove & Replace Sanitary Lateral @ \$25.00 per LF				
				SF	Cost	SF	Cost	Factor*	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost			
0709-212-0701-9 PD, WP-06	TWENTIETH CENTURY MARKETS % THE FIORE COMPANIES 150 E GILMAN ST STE 1600 MADISON WI	2701 University Ave Farley Ave. frontage	264.96 214.00	3359.00	\$ 5,038.50	287.00	\$ 1,004.50	1.00	3838.00	\$ 11,514.00	1.00	462.96	\$ 6,018.48	2.00	\$ 2,700.00	46.00	\$ 1,150.00	\$ 27,425.48		
0709-212-0703-5 CC-T, WP-06	JEFFA LLC 2733 UNIVERSITY AVE MADISON WI	2733 University Ave	145.40	1174.00	\$ 1,761.00	276.00	\$ 966.00	1.00	1037.00	\$ 3,111.00	1.00	145.40	\$ 1,890.20	1.00	\$ 1,350.00	46.00	\$ 1,150.00	\$ 10,228.20		
0709-212-0704-3 CC-T, WP-06	2741 UNIVERSITY AVE LLC 241 N BROADWAY STE 501 MILWAUKEE WI	2741 University Ave	121.75	964.00	\$ 1,446.00	100.00	\$ 350.00	1.00	848.00	\$ 2,544.00	1.00	121.75	\$ 1,582.75	1.00	\$ 1,350.00	46.00	\$ 1,150.00	\$ 8,422.75		
0709-212-0706-9 CC-T, WP-06	CITY OF MADISON WATER UT WELL # 6 119 E OLIN AVE MADISON WI	2757 University Ave Franklin Ave. frontage	120.00 120.00	1184.00	\$ 1,776.00	85.00	\$ 297.50	1.00	1302.00	\$ 3,906.00	1.00	232.00	\$ 3,016.00	1.00	\$ 1,350.00	46.00	\$ 1,150.00	\$ 11,495.50		
0709-212-0601-1 CC-T, WP-06	CAMPUS 24 LIMITED LIABILITY CO 8418 OAKMONT DR MADISON WI	2801 University Ave Franklin Ave. frontage	120.00 80.00	1336.00	\$ 2,004.00	630.00	\$ 2,205.00	1.00	1398.00	\$ 4,194.00	1.00	200.00	\$ 2,600.00	3.00	\$ 4,050.00	71.00	\$ 1,775.00	\$ 16,828.00		
0709-212-0604-5 CC-T, WP-06	FINDLAY PRTN SHP ASSC LLP ATTN CUSTOM REAL ESTATE 131 W WILSON ST STE 301 MADISON WI	2825 University Ave	263.31	2035.00	\$ 3,052.50	324.00	\$ 1,134.00	1.00	2041.00	\$ 6,123.00	1.00	263.31	\$ 3,423.03	1.00	\$ 1,350.00	28.00	\$ 700.00	\$ 15,782.53		
0709-212-0605-3 CC-T, WP-06	RED DOG HOLDINGS LLC 2837 UNIVERSITY AVE MADISON WI	2837 University Ave	90.00	711.00	\$ 1,066.50	108.00	\$ 378.00	1.00	650.00	\$ 1,950.00	1.00	90.00	\$ 1,170.00	1.00	\$ 1,350.00	18.00	\$ 450.00	\$ 6,364.50		
0709-212-0609-5 CC-T, WP-06	KLINKE CAMPUS LLC 4518 MONONA DR MADISON WI	2875 University Ave Ridge St. frontage	181.67 85.00	1721.00	\$ 2,581.50	128.00	\$ 448.00	1.00	2044.00	\$ 6,132.00	1.00	230.00	\$ 2,990.00	1.00	\$ 1,350.00	19.00	\$ 475.00	\$ 13,976.50		
0709-212-0203-5 CC-T, WP-06	2947 LLC PO BOX 5547 MADISON WI	2919 University Ave	63.00	502.00	\$ 753.00	107.00	\$ 374.50	1.00	446.00	\$ 1,338.00	1.00	63.00	\$ 819.00	1.00	\$ 1,350.00	19.00	\$ 475.00	\$ 5,109.50		
0709-212-0204-3 CC-T, WP-06	SCHMOCK TR, L W & J N SMOKYS CLUB 3005 UNIVERSITY AVE MADISON WI	2943 University Ave	102.00	802.00	\$ 1,203.00	90.00	\$ 315.00	1.00	703.00	\$ 2,109.00	1.00	102.00	\$ 1,326.00	1.00	\$ 1,350.00	20.00	\$ 500.00	\$ 6,803.00		
0709-212-0205-1 CC-T	2947 LLC ATTN BAGELS FOREVER PO BOX 5547 MADISON WI	2947 University Ave Schmitt Pl. frontage	225.00 370.00	1747.00	\$ 2,620.50	121.00	\$ 423.50	1.00	1569.00	\$ 4,707.00	1.00	272.00	\$ 3,536.00	1.00	\$ 1,350.00	19.00	\$ 475.00	\$ 13,112.00		
0709-212-0301-7 CC-T	SCHMOCK TR, L W & J N SMOKYS CLUB 3005 UNIVERSITY AVE MADISON WI	3005 University Ave Schmitt Pl. frontage	100.00 280.00	927.00	\$ 1,390.50	0.00	\$ -	1.00	852.00	\$ 2,556.00	1.00	122.00	\$ 1,586.00	1.00	\$ 1,350.00	18.00	\$ 450.00	\$ 7,332.50		

A factor has been applied for sidewalk and curb and gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

Parcel No./ Zoning				Owner's Name / Mailing Address				Situs Address				Frontage LF				Street Construction Items									Sanitary Sewer Items				TOTAL ASSM'T					
																Remove Concrete Sidewalk, Driveway, or Terrace @ \$1.50 per Sq Ft.			Install Concrete Driveway Apron @ \$3.50 per Sq Ft.		Install Concrete Sidewalk @ \$3.00 per Square Foot (SF)			Remove & Replace Curb and Gutter @ \$13.00 per Linear Foot (LF)			Sanitary Sewer Reconnect @ \$1,350 Each			Remove & Replace Sanitary Lateral @ \$25.00 per LF				
																SF	per Sq Ft.	Cost	SF	per Sq Ft.	Factor*	SF	per Sq Ft.	Cost	Factor*	LF	per LF	Cost		Each	per LF	LF	per LF	Cost
																Each	per LF	Cost	Each	per LF	Cost	Each	per LF	Cost	Each	per LF	Cost	Each		per LF	Cost	Each	per LF	Cost
0709-212-0302-5 TR-U1	SHOREWOOD HOUSE LLP 3009 UNIVERSITY AVE MADISON WI	3009 University Ave	132.27	1040.00	\$ 1,560.00	100.00	\$ 350.00	1.00	952.00	\$ 2,856.00	1.00	132.27	\$ 1,719.51	2.00	\$ 2,700.00	38.00	\$ 950.00	\$ 10,135.51																
0709-212-0303-3 CC-T	CENTURY HOUSE REAL ESTATE LLC 3029 UNIVERSITY AVE MADISON WI	3029 University Ave	127.68	1000.00	\$ 1,500.00	100.00	\$ 350.00	1.00	917.00	\$ 2,751.00	1.00	127.68	\$ 1,659.84	3.00	\$ 4,050.00	56.00	\$ 1,400.00	\$ 11,710.84																
0709-212-0305-9 CC-T	CENTURY HOUSE REAL ESTATE LLC 3029 UNIVERSITY AVE MADISON WI	3033 University Ave Hill St. frontage	132.17 60.00	852.00	\$ 1,278.00	22.00	\$ 77.00	1.00	1076.00	\$ 3,228.00	1.00	132.17	\$ 1,718.21	0.00	\$ -	0.00	\$ -	\$ 6,301.21																
Totals				21,302.00	\$ 31,953.00	3,153.00	\$ 11,035.50	21,647.00		\$ 64,941.00	3,817.97		\$ 49,633.61	23.00	\$ 31,050.00	610.70	\$ 15,267.50	\$ 203,880.61																



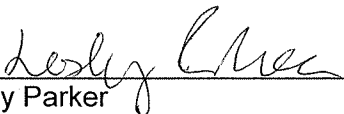
**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

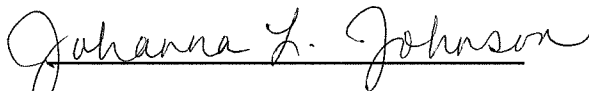
LESLEY PARKER, being first duly sworn on oath, deposes and says that:

1. She is an Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 30th day of July, 2021 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 **UNIVERSITY AVENUE ASSESSMENT DISTRICT - 2022** 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.

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

Subscribed and sworn to before me  
this 30<sup>TH</sup> day of July, 2021

  
\_\_\_\_\_  
Johanna L. Johnson

Johanna L. Johnson  
Notary Public, State of Wisconsin  
My Commission expires: January 8, 2022

