



Department of Public Works
Engineering Division
Robert F. Phillips, P.E., City Engineer
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Deputy City Engineer
Gregory T. Fries, P.E.

Deputy Division Manager
Kathleen M. Cryan

Principal Engineer 2
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Christopher J. Petykowski, P.E.
Janet Schmidt, P.E.

Principal Engineer 1
Christina M. Bachmann, P.E.
Mark D. Moder, P.E.
James M. Wolfe, P.E.

Facilities & Sustainability
Bryan Cooper, Principal Architect

**Land Information &
Official Map Manager**
Eric T. Pederson, P.S.

Financial Manager
Steven B. Danner-Rivers

Dear Property Owner:

Enclosed you will find the resolution that was adopted by the Common Council related to the street reconstruction project adjacent to your property. The resolution is usually mailed shortly after the Common Council action which happens prior to construction starting.

We recently discovered that the mailing had not occurred, therefore you are now receiving the information. Please note that these are the preliminary estimated assessments that were approved prior to the construction.

Within the next week or two you will receive the finalized assessment and additional information from the Finance Department.

If you have any questions, please contact Christy Bachmann at cbachmann@cityofmadison.com or (608) 266-4095.

Sincerely,
Christy Bachmann

Enclosure



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 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



Legislation Details (With Text)

File #: 60522 **Version:** 1 **Name:** Approving 2nd Revised Schedule Of Assessments for Dairy Drive Assessment District - 2019.

Type: Resolution **Status:** Passed

File created: 5/13/2020 **In control:** Engineering Division

On agenda: 6/2/2020 **Final action:** 6/2/2020

Enactment date: 6/4/2020 **Enactment #:** RES-20-00410

Title: Approving 2nd Revised Schedule Of Assessments for Dairy Drive Assessment District - 2019. (16th AD)

Sponsors: BOARD OF PUBLIC WORKS

Indexes:

Code sections:

Attachments: 1. DairyDr-OverallExhibit_BPW.pdf, 2. DairyDr_BPWnotes_05-20-20.pdf, 3. BPW HEARING NOTICE FOR Dairy Dr..pdf, 4. Dairy Drive plan.pdf, 5. CC Hearing Notice Dairy Drive.pdf, 6. 59510 CC Hearing 2nd revised schedule of assessments for dairy drive assessment dist 2019.pdf

Date	Ver.	Action By	Action	Result
6/2/2020	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
5/20/2020	1	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
5/13/2020	1	Engineering Division	Refer	

The proposed resolution approves a revised schedule of assessments for the Dairy Drive Assessment District. Funding was previously approved on April 16, 2019, RES-19-00281, File 55154. The schedule of assessments has been updated to reflect actual bid prices and additional areas of improvement. No additional City funding is required.

Approving 2nd Revised Schedule Of Assessments for Dairy Drive Assessment District - 2019. (16th AD)
The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of 2nd Revised Schedule of Assessments for Dairy Drive Assessment District - 2019 pursuant to a resolution of the Common Council, RES-19-00018, ID No. 53949, adopted 1/8/2019, 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.

Since the time of approval of the revised assessments, bid prices were received and estimated assessments have been adjusted accordingly. The 2nd revised schedule of assessments also lists two areas of improvements covered by city funds not previously shown, City owned parcel 0710-224-0122-9 and WisDOT USH 18/151 Right of Way.

BE IT RESOLVED:

1. That the revised assessments approved under RES-20-00151, File 59510 be deleted and replaced with the attached 2nd revised assessments dated May 8, 2020.
2. That the sum assigned to each separate parcel, as indicated on the attached schedule of assessment, is hereby specially assessed upon each such parcel.
3. That the Common Council determines such special assessments to be reasonable.
4. That such work or improvement represents an exercise of the police power of the City of Madison.
5. That the schedule of assessments for the above named improvement be and are hereby approved.

6. 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,
7. 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.

INSTALLMENT ASSESSMENT NOTICE

Notice is hereby given that a contract has been (or is about to be) let for Revised Schedule Of Assessments for Dairy Drive Assessment District - 2019 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 - Revised #2 Schedule of Assessments Revised #2 5/8/2020

Proj. ID: 11865 Project Name: Dairy Drive Assessment District - 2019
Project Limits: East Broadway to Femrite Drive

Parcel No.	Owner's Name / Mailing Address	Situa Address / Parcel Location	Gross Lot Area SF	Net Lot Area SF	Frontage LF	Street Construction Items		Lighting Construction Items		Sanitary Sewer Construction Items				Water Main Construction Items				Storm Sewer Construction Items		TOTAL ASSM'T
						Street Installation Assmnt @		Street Lights Assmnt @		Sanitary Sewer Installation Assmnt @		Sanitary Lateral Installation Assmnt @		Water Main Installation Assmnt @		Water Service Installation Assmnt @		Storm Sewer Installation Assmnt @		
						\$230.00 LF	per LF Cost	\$19.29 LF	per LF Cost	\$353.82 SF	per 1000 SF Cost	\$60.61 Each	per LF Cost	\$0.40 SF	per SF Cost	By Size Each	Each Cost	\$312.56 Each	per 1000 SF Cost	
0710-224-0120-3 IL, W	DANISCO USA INC DUPONT TAX DEPT PO BOX 1039 WILMINGTON DE	3322 Agriculture Dr	799,157.00	23,901.00	66.00	66.00	15,180.00	66.00	1,273.33	0.00	0.00	0.00	0.00	23,901.00	9,658.38	0.00	0.00	23,901.00	7,470.47	33,582.17
0710-224-0123-7 IL, W	WI DEVELOPMENT PARTNERS LLC 4916 E BROADWAY MADISON WI	3351 Dairy Drive	98,149.00	98,149.00	491.28	491.28	112,994.40	491.28	9,478.17	98,149.00	34,727.40	46.00	2,788.15	98,149.00	39,661.96	1.00	6,138.00	98,149.00	30,677.32	236,465.41
0710-223-0320-1 IL	WI DEVELOPMENT PARTNERS LLC 4916 E BROADWAY MADISON WI	4930 E Broadway	94,308.00	94,308.00	824.19	824.19	189,563.70	824.19	15,900.94	94,308.00	33,368.36	42.00	2,545.70	94,308.00	38,109.81	1.00	6,138.00	94,308.00	29,476.79	315,103.31
0710-223-0412-6 IL	WI DEVELOPMENT PARTNERS LLC 4916 E BROADWAY MADISON WI	4929 Femrite Dr	63,882.00	63,882.00	484.79	484.79	111,501.70	484.79	9,352.96	63,882.00	22,602.94	43.00	2,606.52	63,882.00	25,814.68	1.00	7,572.00	63,882.00	19,966.87	199,417.47
0710-224-0122-9 IL	CITY OF MADISON ENGINEER FUTURE TRANSPORTATION 535 210 MLK JR BLVD RM 115 MADISON WI	4937 Femrite Dr	8,619.00	8,619.00	487.25	487.25	112,067.50	487.25	9,400.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,619.00	2,693.94	124,161.87
WisDOT R/W (USH 18/151)	COSTS PAID BY CITY OF MADISON ENGINEERING	---	---	---	200.09	200.09	46,020.70	200.09	3,860.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49,881.00
0710-224-0121-1 CN, W	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	3350 Agriculture Dr	255,002.00	255,002.00	245.37	245.37	56,435.10	245.37	4,733.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	255,002.00	79,703.09	140,872.07
TOTALS			1,319,117.00	543,861.00	2,798.97	2,798.97	\$643,763.10	2,798.97	\$54,000.00	256,339.00	\$90,698.70	131.00	\$7,940.17	280,240.00	\$113,244.84	3.00	19,848.00	543,861.00	\$169,988.48	\$1,099,483.29

Gross Lot Area = Total Lot Area.

Net Lot Area = Lot Area to be Assessed.

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. The rate is then applied to all parcels.

Sanitary Sewer Installation Assessment: The rate for sanitary sewer main is calculated based on the total estimated costs (minus lateral cost) divided by the total net square footage receiving service. The rate is only then applied to parcels that will receive service from this main.

Water Main Installation Assessment: The rate for water main is calculated based on the total estimated costs (minus lateral cost) divided by the total net square footage. The rate is only then applied to parcels that will receive service from this main (which includes water supply for fire protection purposes).

Storm Sewer Installation Assessment: The rate for storm sewer and storm water management is calculated based on the total estimated costs divided by the total net square footage. The rate is then applied to all parcels.

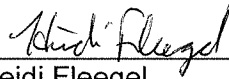
AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

HEIDI FLEEGEL, being first duly sworn on oath, deposes and says that:

1. She is an Program Assistant with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 10th day of September, 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 **DAIRY DRIVE ASSESSMENT DISTRICT - 2019** 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.



Heidi Fleegel

Subscribed and sworn to before me
this 10th day of September, 2021



LM Parker
Notary Public, State of Wisconsin
My Commission expires: October 28, 2024

