



Department of Public Works
Engineering Division
Robert F. Phillips, P.E., City Engineer
City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4751
Fax: (608) 264-9275
engineering@cityofmadison.com
www.cityofmadison.com/engineering

Deputy City Engineer
Gregory T. Fries, P.E.

Deputy Division Manager
Kathleen M. Cryan

Principal Engineer 2
John S. Fahrney, P.E.
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 #: 60206 **Version:** 1 **Name:** Approving Plans, Specifications, And Schedule Of Assessments For Julia Street, Julia Circle and Baker Avenue Assessment District - 2020

Type: Resolution **Status:** Passed

File created: 4/13/2020 **In control:** Engineering Division

On agenda: 5/5/2020 **Final action:** 5/5/2020

Enactment date: 5/12/2020 **Enactment #:** RES-20-00338

Title: Approving Plans, Specifications, And Schedule Of Assessments For Julia Street, Julia Circle and Baker Avenue Assessment District - 2020. (19th AD)

Sponsors: BOARD OF PUBLIC WORKS

Indexes:

Code sections:

Attachments: 1. BPW DISPLAY.pdf, 2. Assessment.pdf, 3. Julia Street, Julia Circle and Baker Ave Assessment.pdf, 4. Julia_Baker BPW Notes.pdf, 5. Revised Assessments 4_21_20.pdf, 6. 12717 Julia Assessments Revised No.2(4_22_20).pdf, 7. CC Hearing_Julia St Julia Cir and Baker Ave Assessment Dist 2020.pdf

Date	Ver.	Action By	Action	Result
5/5/2020	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
4/22/2020	1	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
4/13/2020	1	Engineering Division	Refer	

The proposed resolution approves plans, specifications, and a schedule of assessments for Julia Street, Julia Circle, and Baker Avenue Assessment District - 2020. The total estimated cost of the project is \$750,000, including \$100,000 funded through assessments and \$650,000 funded as the City Share. Funding is available in the 2020 Adopted Engineering - Major Streets Pavement Management Program (Munis 12717).

Munis:

Street: 12717-402-170 \$260,000
 Str- stm: 12717-402-174 \$70,000
 Strom: 12717-84-174 \$160,000
 Sanitary: 12717-83-173 \$260,000

Approving Plans, Specifications, And Schedule Of Assessments For Julia Street, Julia Circle and Baker Avenue Assessment District - 2020. (19th AD)

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of Julia Street, Julia Circle and Baker Avenue Assessment District - 2020. pursuant to a resolution of the Common Council, RES-20-00164, ID No.59546, 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 \$650,000 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 3.0 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.

INSTALLMENT ASSESSMENT NOTICE

Notice is hereby given that a contract has been (or is about to be) let for Julia Street, Julia Circle and Baker Avenue Assessment District - 2020. 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 - Schedule of Assessments

Project Name: Julia Street, Julia Circle and Baker Avenue Assessment District -2020

Project Limits: Julia Street: Baker Avenue to west end
 Julia Circle: Julia St to south end
 Baker Avenue: Capital Avenue to Julia Street

Revised SMS: 4/22/2020

Frontages listed are for: Situs address
 Project ID: 12717

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (LF)	Street Reconstruction Items								Assessable Street			Sanitary Sewer Items				Storm Sewer Item		TOTAL ASSMNT						
				Remove and Replace Sidewalk @ \$7.50 per SF		Remove and Replace Concrete Drive Apron @ \$9.00 per SF		Remove and Replace Asphalt Drive Apron @ \$20.00 per SF		Remove and Replace Curb and Gutter @ \$25.00 per LF		(100% Assessable) Construct New Curb, Gutter, & Street @ \$55.00 per LF			Sanitary Sewer Reconnection \$1,250.00 each		Remove and Replace Sanitary Lateral @ \$21.00 per LF		Private Storm Sewer Connection @ \$1,300.00 each								
				Factor	SF	Cost	SF	Cost	SF	Cost	Factor	LF	Cost	Factor	LF	Cost	Each	Cost	LF	Cost		Each	Cost				
0709-182-2014-9 SR-C2	NONN, KARI NICOLAS BUER 1606 BAKER AVE MADISON WI	1606 Baker Ave	75.00 L.F.	1.0	0.00	\$0.00	150.00	\$1,350.00	0.00	\$0.00	1.0	0.00	\$0.00	1.0	75.00	\$4,125.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	\$1,300.00	\$5,475.00
0709-182-2105-6 SR-C2	GUTHRIE, KEVIN M 1617 BAKER AVE MADISON WI	1617 Baker Ave	148.10 L.F.	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	\$1,300.00	\$1,300.00		
0709-182-2106-4 SR-C2	LIN, LI YING 1640 CAPITAL AVE MADISON WI	1640 Capital Ave Baker Ave	90.45 L.F. 156.2 L.F.	0.5	53.00	\$198.75	0.00	\$0.00	0.00	\$0.00	0.5	0.00	\$0.00	0.5	156.20	\$4,295.50	0.00	\$0.00	0.00	\$0.00	1.00	\$1,300.00	\$5,794.25				
0709-182-2017-3 SR-C1	JAKES, JOSEPH E DANIELLE PROFFIT 1 JULIA CIRCLE MADISON WI	1 Julia Cir	128.00 L.F.	0.5	159.00	\$596.25	0.00	\$0.00	0.00	\$0.00	0.5	40.00	\$500.00	0.5	0.00	\$0.00	1.00	\$1,250.00	32.00	\$672.00	1.00	\$1,300.00	\$4,318.25				
0709-182-2018-1 SR-C1	SCHMOOK, ROBERT E 5 JULIA CIR MADISON WI	5 Julia Cir	78.58 L.F.	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00		
0709-182-2019-9 SR-C1	MESSENGER, JEFFREY L 9 JULIA CIR MADISON WI	9 Julia Cir	35.94 L.F.	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00		
0709-182-2020-6 SR-C1	AKSELIS, VAIRA V & RONALDS I AKSELIS 13 JULIA CIR MADISON WI	13 Julia Cir	40.82 L.F.	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00		
0709-182-2021-4 SR-C1	AGABA, DEVON 17 JULIA CIR MADISON WI	17 Julia Cir	42.82 L.F.	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00		
0709-182-2022-2 SR-C1	TYLER, ELMER F SHIRLEY A TYLER 21 JULIA CIR MADISON WI	21 Julia Cir	70.47 L.F.	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	10.00	\$250.00	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$250.00		
0709-182-2023-0 SR-C1	MEIER, SHIRLEY A 25 JULIA CIR MADISON WI	25 Julia Cir	128.00 L.F.	0.5	159.00	\$596.25	0.00	\$0.00	0.00	\$0.00	0.5	30.00	\$375.00	0.5	0.00	\$0.00	1.00	\$1,250.00	35.00	\$735.00	1.00	\$1,300.00	\$4,256.25				
0709-182-2015-7 SR-C2	MAYER, MARGARET E 5901 JULIA ST MADISON WI	5901 Julia St Baker Ave	101.20 L.F. 79.4 L.F.	0.5	159.00	\$596.25	0.00	\$0.00	0.00	\$0.00	0.5	20.00	\$250.00	0.5	79.40	\$2,163.50	1.00	\$1,250.00	35.00	\$735.00	1.00	\$1,300.00	\$6,314.75				
0709-182-1905-1 SR-C2	STRAUBHAAR, WILLY & VERENA STRAUBHAAR 5802 JULIA ST MADISON WI	5802 Julia St	151.00 L.F.	0.5	106.00	\$397.50	175.00	\$1,575.00	0.00	\$0.00	0.5	80.00	\$1,000.00	0.5	0.00	\$0.00	1.00	\$1,250.00	35.00	\$735.00	0.00	\$0.00	\$4,957.50				
0709-182-1904-3 SR-C2	WEDENHOEFT, FRANCES A 5806 JULIA ST MADISON WI	5806 Julia St	93.24 L.F.	1.0	159.00	\$1,192.50	0.00	\$0.00	0.00	\$0.00	1.0	30.00	\$750.00	1.0	0.00	\$0.00	1.00	\$1,250.00	35.00	\$735.00	1.00	\$1,300.00	\$5,227.50				
0709-182-2016-5 SR-C1	LINDQUIST TRUST, MARY S 5809 JULIA ST MADISON WI	5809 Julia St	114.00 L.F.	1.0	159.00	\$1,192.50	0.00	\$0.00	0.00	\$0.00	1.0	30.00	\$750.00	1.0	0.00	\$0.00	1.00	\$1,250.00	35.00	\$735.00	1.00	\$1,300.00	\$5,227.50				

City of Madison Engineering Division - Schedule of Assessments

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Project Limits: Julia Street: Baker Avenue to west end
 Julia Circle: Julia St to south end
 Baker Avenue: Capital Avenue to Julia Street

Revised SMS: 4/22/2020

Frontages listed are for: Situs address
 Project ID: 12717

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontage (LF)	Street Reconstruction Items								Assessable Street			Sanitary Sewer Items				Storm Sewer Item		TOTAL ASSMNT		
				Remove and Replace Sidewalk @ \$7.50 per SF		Remove and Replace Concrete Drive Apron @ \$9.00 per SF		Remove and Replace Asphalt Drive Apron @ \$20.00 per SF		Remove and Replace Curb and Gutter @ \$25.00 per LF			(100% Assessable) Construct New Curb, Gutter, & Street @ \$55.00 per LF			Sanitary Sewer Reconnection @ \$1,250.00 each		Remove and Replace Sanitary Lateral @ \$21.00 per LF		Private Storm Sewer Connection @ \$1,300.00 each			
				Factor	SF	Cost	SF	Cost	SF	Cost	Factor	LF	Cost	Factor	LF	Cost	Each	Cost	LF	Cost		Each	Cost
0709-182-1903-5 SR-C2	FJELLMAN, DAVID A & JANICE M FJELLMAN 5810 JULIA ST MADISON WI	5810 Julia St	93.32 L.F.	1.0	265.00	\$1,987.50	0.00	\$0.00	0.00	\$0.00	1.0	50.00	\$1,250.00	1.0	0.00	\$0.00	2.00	\$2,500.00	70.00	\$1,470.00	1.00	\$1,300.00	\$8,507.50
0709-182-1902-7 SR-C2	RUMMELHART, JOANNE M 5818 JULIA ST MADISON WI	5818 Julia St	93.24 L.F.	1.0	159.00	\$1,192.50	0.00	\$0.00	0.00	\$0.00	1.0	45.00	\$1,125.00	1.0	0.00	\$0.00	1.00	\$1,250.00	34.00	\$714.00	1.00	\$1,300.00	\$5,581.50
0709-182-2024-8 SR-C1	DEWITT WALKER TRUST 5825 JULIA ST MADISON WI	5825 Julia St	112.32 L.F.	1.0	159.00	\$1,192.50	0.00	\$0.00	0.00	\$0.00	1.0	20.00	\$500.00	1.0	0.00	\$0.00	1.00	\$1,250.00	61.00	\$1,281.00	1.00	\$1,300.00	\$5,523.50
0709-182-2025-6 SR-C1	KANGAS TRUST, GARITH D & MARJORIE A KANGAS TRUST 5829 JULIA ST MADISON WI	5829 Julia St	71.91 L.F.	1.0	159.00	\$1,192.50	0.00	\$0.00	0.00	\$0.00	1.0	20.00	\$500.00	1.0	0.00	\$0.00	1.00	\$1,250.00	75.00	\$1,575.00	1.00	\$1,300.00	\$5,817.50
0709-182-2001-6 PD	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	6024 Old Middleton Rd	106.41 L.F.	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.0	0.00	\$0.00	1.0	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00
TOTALS:					1696.00	\$10,335.00	325.00	\$2,925.00	0.00	\$0.00		375.00	\$7,250.00		310.60	\$10,804.00	11.00	\$13,750.00	447.00	\$9,387.00	11.00	\$14,300.00	\$68,551.00

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

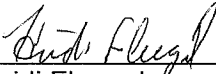
AFFIDAVIT OF MAILING

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 **JULIA STREET, JULIA CIRCLE AND BAKER AVENUE 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.



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

