

2024 SIDEWALK AND RELATED CONCRETE
FINAL ASSESSMENT REPORT
PROJECT NO. 24-3486



City of Fitchburg
Department of Public Works
5520 Lacy Road
Fitchburg, WI 53711
Dane County
Wisconsin



Introduction

This report is required by the Common Council of the City of Fitchburg to fulfill its requirements to exercise its power under Wis. Stat. §66.0703(7) and 10.215 of the Fitchburg General Ordinances. It is submitted to the Common Council as a Final Assessment Report for the replacement of deficient sidewalk throughout the city. A full list of streets and properties affected can be found later in this report.

This report contains the following:

- 1) Project Costs Table 1
- 2) Final Assessment Schedule Exhibit A
- 3) Final Assessment Resolution R-159-25 Appendix A
- 4) Preliminary Assessment Report Appendix B

TABLE 1 PROJECT COSTS 2024 SIDEWALK AND RELATED CONCRETE

Construction Costs		
Construction Costs	\$134,736.00	
Engineering and Admin Costs	\$795.00	
Total Project Costs		<u>\$135,531.00</u>
Less City Costs*	<u>\$ 59,358.69</u>	
Total Assessable Project Costs		<u>\$76,172.31</u>

**The City is responsible for a portion of the replacement sidewalk costs per the assessment policy. See Exhibit A for full details.*

ASSESSMENT RATE

In this project, properties will generally benefit in proportion to the square footage of sidewalk replaced. Per the assessment policy, sidewalk is assessed to adjacent properties. These four bullet points describe the assessment policy:

- Single- or Two-Family properties are assessed at 50% of the cost. All other properties are assessed at 100% of the cost.
- If there is sidewalk on one side of the street, the assessable amount is split between properties on both sides of the street.
- If the sidewalk is adjacent to the long side of a corner lot, the property is assessed at 25% of the cost. This only applies to single- or two-family properties.
- If the sidewalk is part of a curb ramp, the city is responsible for 100% of the cost.

The square footage assessment rate is determined by adding the construction cost of replacement sidewalk (a different cost for different thicknesses) with a proportional (by square foot) amount of other assessable project costs. The other assessable project costs per square foot are calculated by dividing the total other assessable costs by the total square footage of replacement sidewalk. For this project, the assessment rate is calculated to be \$14.44 per square foot for 5" thick concrete sidewalk and \$16.44 per square foot for 7" thick concrete sidewalk.

Assessable 5" Thick Concrete Sidewalk Cost	\$14.44 / Square Foot
Assessable 7" Thick Concrete Sidewalk Cost	\$16.44 / Square Foot

The assessments for each parcel are shown in Exhibit A. The total square footage of sidewalk replacement is **5,470 sq ft** and **1,050 sq ft** for 5" and 7" thickness, respectively.

				Estimated Special Charge										
				Assessment Rate Per SF			Resident Portion	City Portion						
				5"	7"	16.44								
Location Address	Parcel Number	Owner	Billing Address	Replacement Width	Replacement Length	Square Footage	5'x7' (Y/N)	Single Side Sidewalk	Single or Two-Family	%	CURRENT ASSESSMENT	%2	CITY COST	Notes
Not listed - see online map	060911410102	UNIVERSITY OF WISCONSIN HOSPITALS AND CLINICS AUTHORITY	UNIT MC: 1020 7974 UW HEALTH CT MIDDLETON, WI 53562	7	15	105	Yes	0	0	100%	\$ 1,516.20	0%	\$ -	7x15 adjusted
Not listed - see online map	060911437502	PRIMA VISTA LLC	120 E LAKEVIEW ST MADISON, WI 53715	6	6	36	Yes	0	0	100%	\$ 519.84	0%	\$ -	
Not listed - see online map	070936322010	TECH BUILDING III LLC	UNIT 100 2450 RIMROCK RD FITCHBURG, WI 53713	5	22.4	112	Yes	0	0	100%	\$ 1,617.28	0%	\$ -	
Not listed - see online map	070936323110	MID-TOWN CENTER LLC	UNIT 100 2450 RIMROCK RD FITCHBURG, WI 53713	5	5	25	Yes	0	0	100%	\$ 361.00	0%	\$ -	
2114 RED ARROW	060905200866	EVEREST LLP	1819 SAINT ALBERT THE GREAT DR SUN PRAIRIE, WI 53590	5	10	50	Yes	1	0	50%	\$ 361.00	0%	\$ -	Single side sidewalk, pair is 2111 Red Arrow Trl.
2114 RED ARROW - Opposite side	060905222593	BELMAR APARTMENT HOMES LLC	NAKOMIA HEIGHTS OFFICE 4929 CHALET GARDENS RD FITCHBURG WI 53711 (1)	5	10	50	Yes	1	0	50%	\$ 361.00	0%	\$ -	Property address is 2111 Red Arrow Trl.
2739 RICHARDSON	060909371602	JOAN W COLBURN	2739 RICHARDSON ST FITCHBURG, WI 53711	5	10	50	No	1	1	25%	\$ 205.50	25%	\$ 205.50	Single side sidewalk, pair with 2742 Richardson.
2739 RICHARDSON - Opposite side	060909373691	BENZ JT REV TR, WILLIAM & SARA	2742 RICHARDSON ST FITCHBURG, WI 53711	5	10	50	No	1	1	25%	\$ 205.50	25%	\$ 616.50	
2739 RICHARDSON	060909371602	JOAN W COLBURN	2739 RICHARDSON ST FITCHBURG, WI 53711	5	10	50	Yes	1	1	25%	\$ 180.50	25%	\$ 180.50	Single side sidewalk, pair with 2742 Richardson.
2739 RICHARDSON - Opposite side	060909373691	BENZ JT REV TR, WILLIAM & SARA	2742 RICHARDSON ST FITCHBURG, WI 53711	5	10	50	Yes	1	1	25%	\$ 180.50	25%	\$ 180.50	
2711 RICHARDSON	060909372923	Zachary Sloan	2711 RICHARDSON ST FITCHBURG, WI 53711	5	10	50	Yes	1	1	25%	\$ 180.50	25%	\$ 180.50	Single side sidewalk, pair with 2710 Richardson.
2711 RICHARDSON - Opposite side	060909373039	Christopher T. Knutson	2710 RICHARDSON ST FITCHBURG, WI 53711	5	10	50	Yes	1	1	25%	\$ 180.50	25%	\$ 180.50	
2755 RICHARDSON	060909370729	Krista M. Schmidt	2755 RICHARDSON ST FITCHBURG, WI 53711	5	5	25	No	1	1	25%	\$ 102.75	25%	\$ 102.75	Single side sidewalk, pair with 2750 Richardson.
2755 RICHARDSON - Opposite side	060909373913	AUGUSTO RIOS & LINDSEY RIOS	2750 RICHARDSON ST FITCHBURG, WI 53711	5	5	25	No	1	1	25%	\$ 102.75	25%	\$ 102.75	
2755 RICHARDSON	060909370729	Krista M. Schmidt	2755 RICHARDSON ST FITCHBURG, WI 53711	5	5	25	Yes	1	1	25%	\$ 90.25	25%	\$ 90.25	Single side sidewalk, pair with 2754 Richardson.
2755 RICHARDSON - Opposite side - Opposite side	060909374029	TREE REV LIVING TR, IHO & ADNA	2754 RICHARDSON ST FITCHBURG, WI 53711	5	5	25	No	1	1	25%	\$ 102.75	25%	\$ 102.75	
2759 RICHARDSON	060909370612	JAMES MACH	2759 RICHARDSON ST FITCHBURG, WI 53711	5	22	110	No	1	1	20%	\$ 356.25	30%	\$ 547.95	Single side sidewalk, pair with 2758 Richardson. Percentages adjusted to honor 2023 pricing.
2759 RICHARDSON - Opposite side	060909374136	WILDECK LIVING TR	2758 RICHARDSON ST FITCHBURG, WI 53711	5	22	110	No	1	1	20%	\$ 356.25	30%	\$ 547.95	Percentages adjusted to honor 2023 pricing.
2783 RICHARDSON	060909312452	STEVEN P LIPTON	2783 RICHARDSON ST FITCHBURG, WI 53711	5	5	25	Yes	1	1	25%	\$ 90.25	25%	\$ 90.25	Single side sidewalk, pair with 2782 Richardson.
2783 RICHARDSON - Opposite side	060909315495	WILLIAM J BUSSE & HANNAH S BUSSE	2782 RICHARDSON ST FITCHBURG, WI 53711	5	5	25	Yes	1	1	25%	\$ 90.25	25%	\$ 90.25	
2791 RICHARDSON	060909312238	TIMOTHY S SCOTT	2791 RICHARDSON ST FITCHBURG, WI 53711	5	5	25	No	1	1	25%	\$ 102.75	25%	\$ 102.75	Single side sidewalk, pair with 2790 Richardson.
2791 RICHARDSON - Opposite Side	060909315717	PAUL A SCHMITT & LYNN A SCHMITT	2790 RICHARDSON ST FITCHBURG, WI 53711	5	5	25	Yes	1	1	25%	\$ 90.25	25%	\$ 90.25	
2801 RICHARDSON	060909311024	Thomas E. Clifford	2801 RICHARDSON ST FITCHBURG, WI 53711	5	5	25	No	1	1	25%	\$ 102.75	25%	\$ 102.75	Single side sidewalk, pair with 2802 Richardson.
2801 RICHARDSON - Opposite Side	060909316047	CHRISTOPHER PERRAS & KARLY R PERRAS	2802 RICHARDSON ST FITCHBURG, WI 53711	5	5	25	No	1	1	25%	\$ 102.75	25%	\$ 102.75	
2805 RICHARDSON	060909310918	M McNALLY LIVING TR, LORI	2805 RICHARDSON ST FITCHBURG, WI 53711	5	5	25	Yes	1	1	25%	\$ 90.25	25%	\$ 90.25	Single side sidewalk, pair with 2802 Richardson.
2805 RICHARDSON - Opposite Side	060909316047	CHRISTOPHER PERRAS & KARLY R PERRAS	2802 RICHARDSON ST FITCHBURG, WI 53711	5	5	25	Yes	1	1	25%	\$ 90.25	25%	\$ 270.75	
2821 RICHARDSON	060909271229	SHAWN M HOOK	2821 RICHARDSON ST FITCHBURG, WI 53711	5	10	50	Yes	1	1	25%	\$ 180.50	25%	\$ 180.50	Single side sidewalk, pair with 2822 Richardson.
2821 RICHARDSON - Opposite side	060909271443	WILLIAM L JETZER & KELLY M JETZER	2822 RICHARDSON ST FITCHBURG, WI 53711	5	10	50	Yes	1	1	25%	\$ 180.50	25%	\$ 180.50	
5700 PEMBROKE	060909310365	KRIS M LARSON	5700 PEMBROKE DR FITCHBURG, WI 53711	5	11	55	Yes	1	1	25%	\$ 198.55	25%	\$ 198.55	Single side sidewalk, pair with 5678 Cheryl.
5700 PEMBROKE - Opposite Side	060909316378	DONALD E JULIE & SHOCKEY D JULIE	5678 CHERYL DR FITCHBURG, WI 53711	5	11	55	No	1	1	25%	\$ 226.05	25%	\$ 226.05	

Appendix A

Mayor Arata-Fratta
Introduced by

Public Works
Prepared by

Board of Public Works, Finance Committee
Referred to

October 14, 2025
Date

RESOLUTION R-159-25 FINAL ASSESSMENT RESOLUTION FOR THE 2024 SIDEWALK REPLACEMENT

WHEREAS, on the 24th day of September, 2024, the Common Council of the City of Fitchburg adopted Resolution R-167-24 declaring its intent to exercise its police power under Wis. Stat. §66.0701 and Fitchburg Code of Ordinances, Sections 10-213 to 10-216 to levy special assessments for special benefits conferred upon properties within the following Assessment District for repair and replacement of sidewalk throughout the City.

ASSESSMENT DISTRICT

Select parcels adjacent to:

- DEER VALLEY DR
- BADGER RD
- OREGON RD
- BELTLINE FRONTAGE RD
- RIMROCK RD
- BULWER DR
- YARMOUTH GREENWAY DR
- COTTONWOOD DR
- PHEASANT RIDGE TRL
- PEMBROKE DR
- DUNGARVAN RD
- NOVATION PKWY
- FAHEY GLN
- HUMES LN
- COMMERCE PARK DR
- FITCHRONA RD
- HARDROCK RD
- 89TH DEGREE ST
- BRAEGER DR
- LACY RD
- ARGUS LN
- CHERYL DR
- DAY LILY PL
- STONEMAN DR
- MCKEE RD
- QUARRY HILL DR
- RED ARROW TRL
- RICHARDSON ST

WHEREAS, pursuant to said resolution a report was filed by the City Engineer in the office of the City Clerk, notice thereof was duly given to the public and to owners of affected properties, and the Board of Public Works on October 21, 2024, held a public hearing at the Fitchburg City Hall for purposes of hearing all persons interested concerning the preliminary resolution and report on the proposed assessments; and

WHEREAS, all work described in Resolution R-167-24 has been completed and a final report of the direct and indirect costs of the improvements and proposed final assessments has been filed in the office of the City Clerk by the City Engineer; and

WHEREAS, the report of the engineer shows that some additional parcels are being assessed. These locations presented significant tripping hazards and were all initiated by residents contacting the engineer; and

WHEREAS, per the Assessment Policy, the special assessment process is required to be reopened for all affected properties when final assessment amounts for any of the affected properties are greater than the Preliminary Special Assessment Roll by more than 10% of the amounts approved; and

WHEREAS, in compliance with this Policy a Class I notice was published under Wis Stat. Ch. 985 informing all affected properties that a public hearing will be held on October 20th, 2025, and a copy of the notice along with Exhibit A and this Resolution was mailed ten (10) days before the hearing, to

every interested person whose post office address is known or could be ascertained with reasonable diligence.

NOW BE IT HEREBY RESOLVED, the Common Council of the City of Fitchburg, Wisconsin, pursuant to the authority vested in it by Wis. Stat. 62.11(5) and 66.0703(7) hereby resolve as follows:

1. The final report of the City Engineer pertaining to the construction of sidewalk improvements in the above-described Assessment District is hereby adopted and approved.
2. Payment for the improvements described in paragraph 1 shall be made by assessing the costs to the properties and in the amounts indicated herein as if fully set forth.
3. The assessments shown on the attached Exhibit A represent an exercise of the police power and have been determined on a reasonable basis and are hereby confirmed.
4. The assessments may be paid to the City Clerk in cash within sixty (60) days from the adopted date of this resolution or in equal annual installments of principal as follows:
 - a. If the assessment is less than \$500.00, the assessment shall be paid in one annual installment.
 - b. If the assessment is at least \$500.00, but less than \$999.99, the assessment shall be paid in three (3) annual installments.
 - c. If the assessment is at least \$1,000.00 but less than \$4,999.99, the assessment shall be paid in five (5) annual installments.
 - d. If the assessment is greater than \$5000.00, the assessment shall be paid in seven (7) or more annual installments.

Upon sale or transfer of the property any outstanding balances are due. Deferred principal payments shall bear interest on the unpaid balance at the rate of 3.97% per annum from January 1, 2026. Installments not paid when due shall bear additional interest on the amount due at the rate of 18% per annum. Partial payments received on or before ninety days from the adopted date of this resolution shall be applied to the principal amount due and installments reduced pro-rata.

5. The unpaid balance of principle of any assessment levied hereby and interest thereon shall be a lien upon the assessed property from the date of adoption of this resolution.
6. The City Clerk shall publish this resolution and an installment assessment notice as Class 1 Notices in the City's official newspaper and mail a copy of this resolution and a statement of the final assessment against each property, together with an installment assessment notice, to the owner of every property whose name appears on the assessment roll and whose post office address is known or can with reasonable diligence be ascertained.

Adopted this ____ day of _____, 20__.

Julia Arata-Fratta, Mayor

Tracy Oldenburg, City Clerk

**2024 SIDEWALK AND RELATED CONCRETE
PRELIMINARY ASSESSMENT REPORT
PROJECT NO. 24-3486**



**City of Fitchburg
Department of Public Works
5520 Lacy Road
Fitchburg, WI 53711
Dane County
Wisconsin**

Introduction

This report is required by the Common Council of the City of Fitchburg to fulfill its requirements to exercise its power under Wis. Stat. §66.0703(7) and 10.215 of the Fitchburg General Ordinances. It is submitted to the Common Council as a Preliminary Assessment Report for the replacement of deficient sidewalk along the following streets:

This report contains the following:

- 1) Statement of Benefits
- 2) Opinion of Probable Cost Table 1
- 3) Preliminary Assessment Schedules Exhibit A
- 4) Preliminary Assessment Resolution R-167-24 Appendix A
- 5) Assessment Maps Appendix B

I. Statement of Benefits

The improvements will abut the properties within the proposed assessment districts as shown and described in Appendices A and B respectively.

By correcting deficiencies in the existing sidewalk, the City will benefit the properties where the improvements are to be installed.

II. Opinion of Probable Cost

The opinion of probable cost shown in Table 1 contains the estimated project costs.

**TABLE 1
PROJECT COSTS
2024 SIDEWALK AND RELATED CONCRETE**

Construction Costs		
Construction Costs		\$143,817.00
Engineering and Admin Costs		\$1000.00
 Total Project Costs		 <u>\$144,817.00</u>
 Less City Costs*		 <u>\$ 56,790.75</u>
 Total Assessable Project Costs		 <u>\$88,016.25</u>

**The City is responsible for a portion of the replacement sidewalk costs per the assessment policy. See Exhibit A for full details.*

ASSESSMENT RATE

In this project, properties will generally benefit in proportion to the square footage of sidewalk replaced. Per the assessment policy, sidewalk is assessed to adjacent properties. These four bullet points describe the assessment policy:

- Single- or Two-Family properties are assessed at 50% of the cost. All other properties are assessed at 100% of the cost.
- If there is sidewalk on one side of the street, the assessable amount is split between properties on both sides of the street.
- If the sidewalk is adjacent to the long side of a corner lot, the property is assessed at 25% of the cost. This only applies to single- or two-family properties.
- If the sidewalk is part of a curb ramp, the city is responsible for 100% of the cost.

The square footage assessment rate is determined by adding the construction cost of replacement sidewalk (a different cost for different thicknesses) with a proportional (by square foot) amount of other assessable project costs. The other assessable project costs per square foot are calculated by dividing the total other assessable costs by the total square footage of replacement sidewalk. For this project, the assessment rate is calculated to be \$14.75 per square foot for 5" thick concrete sidewalk and \$16.75 per square foot for 7" thick concrete sidewalk.

Assessable 5" Thick Concrete Sidewalk Cost	\$14.75 / Square Foot
Assessable 7" Thick Concrete Sidewalk Cost	\$16.75 / Square Foot

The assessments for each parcel are shown in Exhibit A. The total square footage of sidewalk replacement is **7,378 sq ft** and **1,490 sq ft** for 5" and 7" thickness, respectively.

				Estimated Special Charge								
				Assessment Rate Per SF			Resident Portion		City Portion			
				5"	7"	16.75						
Location Address	Parcel Number	Owner	Billing Address	Square Footage	5" (7" if no)	Single Side Sidewalk	Single or Two-Family	%	CURRENT ASSESSMENT	%2	CITY COST	Notes
101 DEER VALLEY	070935460670	AVENUE LIVING US OPERATING SPE NO 6 LLC	PO BOX 4697 LOGAN, UT 84323	25	No	0	0	100%	\$ 418.75	0%	\$ -	
151 BADGER	070936320950	TECH BUILDING II LLC	UNIT 100 2450 RIMROCK RD FITCHBURG, WI 53713	25	No	0	0	100%	\$ 418.75	0%	\$ -	
207 OREGON	060901286052	ARTISAN VILLAGE LLC	UNIT 101 2450 RIMROCK RD FITCHBURG, WI 53713	25	No	0	0	100%	\$ 418.75	0%	\$ -	
221 BELTLINE	070935480505	MAINBELT LLC	221 W BELTLINE HWY FITCHBURG, WI 53713	60	No	0	0	100%	\$ 1,005.00	0%	\$ -	
221 BELTLINE	070935480505	MAINBELT LLC	221 W BELTLINE HWY FITCHBURG, WI 53713	25	No	0	0	100%	\$ 418.75	0%	\$ -	
2570 RIMROCK	070936322400	REFUEL HOLDINGS LLC	1354 N BIRD ST SUN PRAIRIE, WI 53590	50	No	0	0	100%	\$ 837.50	0%	\$ -	
2735 RIMROCK	070936394008	HOOPUE HOLDINGS LLC	5029 SAINT ANNES DR MIDDLETON, WI 53562	75	No	0	0	100%	\$ 1,256.25	0%	\$ -	
2831 NO OAKS	060911155062	JOHN WELTIN	2831 NO OAKS RDG FITCHBURG, WI 53711	25	No	0	1	50%	\$ 209.38	50%	\$ 209.38	
2841 NO OAKS	060911155062	EUNJU CHO	2841 NO OAKS RDG FITCHBURG, WI 53711	50	No	0	1	50%	\$ 418.75	50%	\$ 418.75	
2913 BULWER	060911128202	MICHAEL JAMES MCCLAIN	2913 BULWER LN FITCHBURG, WI 53711	100	No	0	1	50%	\$ 837.50	50%	\$ 837.50	Partial Driveway
2915 HUMES	060911131502	JAMES M HIRZ	2915 HUMES LN FITCHBURG, WI 53711	25	No	0	1	50%	\$ 209.38	50%	\$ 209.38	
3018 YARMOUTH GREENWAY	060904400026	SARA GOETSCH	UNIT 102 3018 YARMOUTH GREENWAY DR FITCHBURG, WI 53711	125	No	0	0	100%	\$ 2,093.75	0%	\$ -	
5115 LACY	060911402502	PHOENIX RE LLC	UNIT 101 749 UNIVERSITY ROW MADISON, WI 53705	24	No	0	0	100%	\$ 402.00	0%	\$ -	
6111 COTTONWOOD	060907106081	Current Owner	2130 VINTAGE DR FITCHBURG, WI 53757	80	No	0	0	100%	\$ 1,340.00	0%	\$ -	
Not listed - see online map	070936320500	MID-TOWN CENTER LLC	UNIT 100 2450 RIMROCK RD FITCHBURG, WI 53713	155	No	0	0	100%	\$ 2,596.25	0%	\$ -	
101 DEER VALLEY	070935460670	AVENUE LIVING US OPERATING SPE NO 6 LLC	PO BOX 4697 LOGAN, UT 84323	25	Yes	0	0	100%	\$ 368.75	0%	\$ -	
102 BADGER	070936243448	AOA MANAGEMENT COMPANY LTD PARTNERSHIP	102 E BADGER RD FITCHBURG, WI 53713	50	Yes	0	0	100%	\$ 737.50	0%	\$ -	
102 BADGER	070936243448	AOA MANAGEMENT COMPANY LTD PARTNERSHIP	102 E BADGER RD FITCHBURG, WI 53713	50	Yes	0	0	100%	\$ 737.50	0%	\$ -	
102 BADGER	070936243448	AOA MANAGEMENT COMPANY LTD PARTNERSHIP	102 E BADGER RD FITCHBURG, WI 53713	75	Yes	0	0	100%	\$ 1,106.25	0%	\$ -	
102 BADGER	070936243448	AOA MANAGEMENT COMPANY LTD PARTNERSHIP	102 E BADGER RD FITCHBURG, WI 53713	25	Yes	0	0	100%	\$ 368.75	0%	\$ -	
102 BADGER	070936243448	AOA MANAGEMENT COMPANY LTD PARTNERSHIP	102 E BADGER RD FITCHBURG, WI 53713	50	Yes	0	0	100%	\$ 737.50	0%	\$ -	
151 BADGER	070936320950	TECH BUILDING II LLC	UNIT 100 2450 RIMROCK RD FITCHBURG, WI 53713	50	Yes	0	0	100%	\$ 737.50	0%	\$ -	
151 BADGER	070936320950	TECH BUILDING II LLC	UNIT 100 2450 RIMROCK RD FITCHBURG, WI 53713	20	Yes	0	0	100%	\$ 295.00	0%	\$ -	Expansion joint around manhole
201 BELTLINE	070935480005	WHISPERING OAKS MADISON LLC	STE E 1667 CAPITAL AVE MADISON, WI 53705	45	Yes	0	0	100%	\$ 663.75	0%	\$ -	
207 OREGON	060901286052	ARTISAN VILLAGE LLC	UNIT 101 2450 RIMROCK RD FITCHBURG, WI 53713	30	Yes	0	0	100%	\$ 442.50	0%	\$ -	
207 OREGON	060901286052	ARTISAN VILLAGE LLC	UNIT 101 2450 RIMROCK RD FITCHBURG, WI 53713	25	Yes	0	0	100%	\$ 368.75	0%	\$ -	
207 OREGON	060901286052	ARTISAN VILLAGE LLC	UNIT 101 2450 RIMROCK RD FITCHBURG, WI 53713	25	Yes	0	0	100%	\$ 368.75	0%	\$ -	
207 OREGON	060901286052	ARTISAN VILLAGE LLC	UNIT 101 2450 RIMROCK RD FITCHBURG, WI 53713	25	Yes	0	0	100%	\$ 368.75	0%	\$ -	
217 DEER VALLEY	070935460018	DEER VALLEY MANAGEMENT LLC	PO BOX 259635 MADISON, WI 53725	30	Yes	0	0	100%	\$ 442.50	0%	\$ -	Expansion joint between curb and sidewalk.
217 DEER VALLEY	070935460018	DEER VALLEY MANAGEMENT LLC	PO BOX 259635 MADISON, WI 53725	42	Yes	0	0	100%	\$ 619.50	0%	\$ -	Expansion joint between curb and sidewalk.
2300 RIMROCK	070936241520	TMJ II LLP	PO BOX 259566 MADISON, WI 53725	70	Yes	0	0	100%	\$ 1,032.50	0%	\$ -	Expansion joint around manhole.
2300 RIMROCK	070936241520	TMJ II LLP	PO BOX 259566 MADISON, WI 53725	75	Yes	0	0	100%	\$ 1,106.25	0%	\$ -	
2300 RIMROCK	070936241520	TMJ II LLP	PO BOX 259566 MADISON, WI 53725	55	Yes	0	0	100%	\$ 811.25	0%	\$ -	
2300 RIMROCK	070936241520	TMJ II LLP	PO BOX 259566 MADISON, WI 53725	80	Yes	0	0	100%	\$ 1,180.00	0%	\$ -	
2300 RIMROCK	070936241628	ZIMBRICK INC	1601 W BELTLINE HWY MADISON, WI 53713	85	Yes	0	0	100%	\$ 1,253.75	0%	\$ -	Expansion joint against wall
2300 RIMROCK	070936241315	ZIMBRICK INC	1601 W BELTLINE HWY MADISON, WI 53713	55	Yes	0	0	100%	\$ 811.25	0%	\$ -	
2400 RIMROCK	070936321230	TMJ II LLP	1601 W BELTLINE HWY MADISON, WI 53713	100	Yes	0	0	100%	\$ 1,475.00	0%	\$ -	
2400 RIMROCK	070936321230	TMJ II LLP	1601 W BELTLINE HWY MADISON, WI 53713	50	Yes	0	0	100%	\$ 737.50	0%	\$ -	
2400 RIMROCK	070936321230	TMJ II LLP	1601 W BELTLINE HWY MADISON, WI 53713	50	Yes	0	0	100%	\$ 737.50	0%	\$ -	
2400 RIMROCK	070936321230	TMJ II LLP	1601 W BELTLINE HWY MADISON, WI 53713	45	Yes	0	0	100%	\$ 663.75	0%	\$ -	
2400 RIMROCK	070936321230	TMJ II LLP	1601 W BELTLINE HWY MADISON, WI 53713	75	Yes	0	0	100%	\$ 1,106.25	0%	\$ -	
2400 RIMROCK	070936321230	TMJ II LLP	1601 W BELTLINE HWY MADISON, WI 53713	75	Yes	0	0	100%	\$ 1,106.25	0%	\$ -	
2400 RIMROCK	070936321230	TMJ II LLP	1601 W BELTLINE HWY MADISON, WI 53713	50	Yes	0	0	100%	\$ 737.50	0%	\$ -	
2400 RIMROCK	070936321230	TMJ II LLP	1601 W BELTLINE HWY MADISON, WI 53713	25	Yes	0	0	100%	\$ 368.75	0%	\$ -	
2400 RIMROCK	070936321230	TMJ II LLP	1601 W BELTLINE HWY MADISON, WI 53713	25	Yes	0	0	100%	\$ 368.75	0%	\$ -	
2400 RIMROCK	070936321230	TMJ II LLP	1601 W BELTLINE HWY MADISON, WI 53713	100	Yes	0	0	100%	\$ 1,475.00	0%	\$ -	
2450 RIMROCK	070936321560	COMMERCE BUILDING II LLC	UNIT 100 2450 RIMROCK RD FITCHBURG, WI 53713	50	Yes	0	0	100%	\$ 737.50	0%	\$ -	Expansion foam against wall.
2500 RIMROCK	070936322300	2500 RIMROCK LLC	STE 100 2450 RIMROCK RD FITCHBURG, WI 53713	25	Yes	0	0	100%	\$ 368.75	0%	\$ -	
2500 RIMROCK	070936322300	2500 RIMROCK LLC	STE 100 2450 RIMROCK RD FITCHBURG, WI 53713	100	Yes	0	0	100%	\$ 1,475.00	0%	\$ -	
2500 RIMROCK	070936322300	2500 RIMROCK LLC	STE 100 2450 RIMROCK RD FITCHBURG, WI 53713	25	Yes	0	0	100%	\$ 368.75	0%	\$ -	
2500 RIMROCK	070936322300	2500 RIMROCK LLC	STE 100 2450 RIMROCK RD FITCHBURG, WI 53713	25	Yes	0	0	100%	\$ 368.75	0%	\$ -	
2570 RIMROCK	070936322400	REFUEL HOLDINGS LLC	1354 N BIRD ST SUN PRAIRIE, WI 53590	25	Yes	0	0	100%	\$ 368.75	0%	\$ -	
2604 PHEASANT RIDGE	070935414032	AVENUE LIVING US OPERATING SPE NO 6 LLC	PO BOX 4697 LOGAN, UT 84323	30	Yes	0	0	100%	\$ 442.50	0%	\$ -	
2604 PHEASANT RIDGE	070935414032	AVENUE LIVING US OPERATING SPE NO 6 LLC	PO BOX 4697 LOGAN, UT 84323	25	Yes	0	0	100%	\$ 368.75	0%	\$ -	
2604 PHEASANT RIDGE	070935414032	AVENUE LIVING US OPERATING SPE NO 6 LLC	PO BOX 4697 LOGAN, UT 84323	100	Yes	0	0	100%	\$ 1,475.00	0%	\$ -	
2617 PHEASANT RIDGE	070935415184	PHEASANT RIDGE APARTMENTS LLC	UNIT 100 2450 RIMROCK RD FITCHBURG, WI 53713	25	Yes	0	0	100%	\$ 368.75	0%	\$ -	
2670 DUNGARVAN	060915121662	TIMOTHY P GOIHL	7527 FALLEN OAK DR VERONA, WI 53593	50	Yes	0	1	50%	\$ 368.75	50%	\$ 368.75	
2675 NOVATION	070936323450	NOVATION SENIOR APARTMENTS LLC	4011 80TH ST KENOSHA, WI 53142	50	Yes	0	0	100%	\$ 737.50	0%	\$ -	
2675 NOVATION	070936323450	NOVATION SENIOR APARTMENTS LLC	4011 80TH ST KENOSHA, WI 53142	25	Yes	0	0	100%	\$ 368.75	0%	\$ -	
2684 FAHEY	060915128002	WATERFORD GLEN HOMEOWNER'S ASSOCIATION	UNIT 302 2935 S FISH HATCHERY RD FITCHBURG, WI 53711	50	Yes	0	0	100%	\$ 737.50	0%	\$ -	
2700 NOVATION	070935470010	Current Owner	STE 100 2450 RIMROCK RD FITCHBURG, WI 53713	20	Yes	0	0	100%	\$ 295.00	0%	\$ -	
2701 RIMROCK	070936394204	NICHOLAS M DERR	833 SOUTH SHORE DR MADISON, WI 53715	100	Yes	0	1	50%	\$ 737.50	50%	\$ 737.50	
2775 NOVATION	070935498650	ARTISAN VILLAGE LLC	UNIT 101 2450 RIMROCK RD FITCHBURG, WI 53713	25	Yes	0	0	100%	\$ 368.75	0%	\$ -	
2775 NOVATION	070935498650	ARTISAN VILLAGE LLC	UNIT 101 2450 RIMROCK RD FITCHBURG, WI 53713	42	Yes	0	0	100%	\$ 619.50	0%	\$ -	
2775 NOVATION	070935498650	ARTISAN VILLAGE LLC	UNIT 101 2450 RIMROCK RD FITCHBURG, WI 53713	49	Yes	0	0	100%	\$ 722.75	0%	\$ -	
2775 NOVATION	070935498650	ARTISAN VILLAGE LLC	UNIT 101 2450 RIMROCK RD FITCHBURG, WI 53713	25	Yes	0	0	100%	\$ 368.75	0%	\$ -	
2811 NO OAKS	060911423082	RIVA WEST LLC	120 E LAKESIDE ST MADISON, WI 53715	25	Yes	0	1	50%	\$ 184.38	50%	\$ 184.38	
2822 NO OAKS	060911424182	Current Owner	2822 NO OAKS RDG FITCHBURG, WI 53711	25	Yes	0	1	50%	\$ 184.38	50%	\$ 184.38	Might be 7"
2823 NO OAKS	060911423632	Current Owner	2823 NO OAKS RDG FITCHBURG, WI 53711	25	Yes	0	1	50%	\$ 184.38	50%	\$ 184.38	
2828 NO OAKS	060911157152	MATTHEW OLICKAS	2828 NO OAKS RDG FITCHBURG, WI 53711	25	Yes	0	1	50%	\$ 184.38	50%	\$ 184.38	
2831 NO OAKS	060911155062	JOHN WELTIN	2831 NO OAKS RDG FITCHBURG, WI 53711	25	Yes	0	1	50%	\$ 184.38	50%	\$ 184.38	
2831 NO OAKS	060911155062	JOHN WELTIN	2831 NO OAKS RDG FITCHBURG, WI 53711	25	Yes	0	1	50%	\$ 184.38	50%	\$ 184.38	
2832 NO OAKS	060911156932	MORRILL & STANTON LIVING TR	2832 NO OAKS RDG MADISON, WI 53711	25	Yes	0	1	50%	\$ 184.38	50%	\$ 184.38	

				Estimated Special Charge									
				Assessment Rate Per SF			Resident Portion		City Portion				
				5"	7"	7" if no	5"	7"					
				\$ 14.75	\$ 16.75								
Location Address	Parcel Number	Owner	Billing Address	Square Footage	5"?	7" if no	Single Side Sidewalk	Single or Two-Family	%	CURRENT ASSESSMENT	%2	CITY COST	Notes
2834 NO OAKS	060911156822	MICHELLE M ROGERS	2834 NO OAKS RDG FITCHBURG, WI 53711	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2834 NO OAKS	060911156822	MICHELLE M ROGERS	2834 NO OAKS RDG FITCHBURG, WI 53711	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2836 NO OAKS	060911156712	Current Owner	2836 NO OAKS RDG FITCHBURG, WI 53711	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2840 NO OAKS	060911156602	Current Owner	2840 NO OAKS RIDGE FITCH, WI 53711	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2842 NO OAKS	060911156492	Current Owner	2842 NO OAKS RDG FITCHBURG, WI 53711	50	Yes	0	0	1	50%	\$ 368.75	50%	\$ 368.75	
2842 NO OAKS	060911156492	Current Owner	2842 NO OAKS RDG FITCHBURG, WI 53711	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2843 NO OAKS	060911155612	SALEEM A ZIDANI	2843 NO OAKS RDG FITCHBURG, WI 53711	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2878 BULWER	060911129852	Current Owner	2878 BULWER LN FITCHBURG, WI 53711	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2878 BULWER	060911129852	Current Owner	2878 BULWER LN FITCHBURG, WI 53711	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2879 BULWER	060911126662	LISA WELLS	2879 BULWER LN FITCHBURG, WI 53711	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2879 HUMES	060911129962	DOUGLAS D POSORSKE	2879 HUMES LN FITCHBURG, WI 53711	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2881 BULWER	060911126772	GERALD S SVYERSON	2881 BULWER LN FITCHBURG, WI 53711	50	Yes	0	0	1	50%	\$ 368.75	50%	\$ 368.75	
2881 COMMERCE PARK	060907196952	R & A PROPERTIES LLC	UNIT W 2881 COMMERCE PARK DR FITCHBURG, WI 53719	25	Yes	0	0	100%	\$ 368.75	0%	\$ -		
2881 COMMERCE PARK	060907196952	R & A PROPERTIES LLC	UNIT W 2881 COMMERCE PARK DR FITCHBURG, WI 53719	50	Yes	0	0	100%	\$ 737.50	0%	\$ -		
2882 HUMES	060911134472	WI CENTRAL PARK PLACE APARTMENTS LLC	UNIT 300 9757 NE JUANITA DR KIRKLAND, WA 98034	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2888 HUMES	060911134142	WI CENTRAL PARK PLACE APARTMENTS LLC	UNIT 300 9757 NE JUANITA DR KIRKLAND, WA 98034	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2889 BULWER	060911127102	CAROL SOMBERG	2889 BULWER LN FITCHBURG, WI 53711	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2890 HUMES	060911134032	WI CENTRAL PARK PLACE APARTMENTS LLC	UNIT 300 9757 NE JUANITA DR KIRKLAND, WA 98034	50	Yes	0	0	1	50%	\$ 368.75	50%	\$ 368.75	
2892 HUMES	060911133922	WI CENTRAL PARK PLACE APARTMENTS LLC	UNIT 300 9757 NE JUANITA DR KIRKLAND, WA 98034	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2893 BULWER	060911127212	PAUL THOMAS MUTCH	2893 BULWER LN FITCHBURG, WI 53711	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2893 HUMES	060911130512	VLADIMIR PREDKO	2893 HUMES LN FITCHBURG, WI 53711	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2894 HUMES	060911133812	WI CENTRAL PARK PLACE APARTMENTS LLC	UNIT 300 9757 NE JUANITA DR KIRKLAND, WA 98034	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2894 HUMES	060911133812	WI CENTRAL PARK PLACE APARTMENTS LLC	UNIT 300 9757 NE JUANITA DR KIRKLAND, WA 98034	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2895 BULWER	060911127322	ANESSA M CUSHMAN	2895 BULWER LN FITCHBURG, WI 53711	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2896 HUMES	060911133702	WI CENTRAL PARK PLACE APARTMENTS LLC	UNIT 300 9757 NE JUANITA DR KIRKLAND, WA 98034	75	Yes	0	0	1	50%	\$ 553.13	50%	\$ 553.13	
2896 HUMES	060911133702	WI CENTRAL PARK PLACE APARTMENTS LLC	UNIT 300 9757 NE JUANITA DR KIRKLAND, WA 98034	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2898 HUMES	060911133592	WI CENTRAL PARK PLACE APARTMENTS LLC	UNIT 300 9757 NE JUANITA DR KIRKLAND, WA 98034	50	Yes	0	0	1	50%	\$ 368.75	50%	\$ 368.75	
2898 HUMES	060911133592	WI CENTRAL PARK PLACE APARTMENTS LLC	UNIT 300 9757 NE JUANITA DR KIRKLAND, WA 98034	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2899 BULWER	060911127432	HECTOR A GUTIERREZ	2899 BULWER LN MADISON, WI 53711	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2899 BULWER	060911127432	HECTOR A GUTIERREZ	2899 BULWER LN MADISON, WI 53711	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2899 BULWER	060911127432	HECTOR A GUTIERREZ	2899 BULWER LN MADISON, WI 53711	50	Yes	0	0	1	50%	\$ 368.75	50%	\$ 368.75	
2901 COMMERCE PARK	060907106287	LE HOLDINGS LLC	10617 W BLUE MOUNDS RD BLUE MOUNDS, WI 53517	25	Yes	0	0	100%	\$ 368.75	0%	\$ -		
2901 COMMERCE PARK	060907106287	LE HOLDINGS LLC	10617 W BLUE MOUNDS RD BLUE MOUNDS, WI 53517	30	Yes	0	0	100%	\$ 442.50	0%	\$ -		
2902 HUMES	060911133372	WI CENTRAL PARK PLACE APARTMENTS LLC	UNIT 300 9757 NE JUANITA DR KIRKLAND, WA 98034	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2901 BULWER	06091127542	REBECCA L TAMBURELLO	2901 BULWER LN FITCHBURG, WI 53711	30	Yes	0	0	1	50%	\$ 221.25	50%	\$ 221.25	Incorrect address (was 2903). Adj before prelim. Not in
2903 HUMES	060911130842	GEOFFREY R ROBINSON	2903 HUMES LN FITCHBURG, WI 53711	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2903 HUMES	060911130842	GEOFFREY R ROBINSON	2903 HUMES LN FITCHBURG, WI 53711	50	Yes	0	0	1	50%	\$ 368.75	50%	\$ 368.75	
2904 BULWER	060911128752	MATTHEW F TOWER	2904 BULWER LN FITCHBURG, WI 53711	50	Yes	0	0	1	50%	\$ 368.75	50%	\$ 368.75	
2904 BULWER	060911128752	MATTHEW F TOWER	2904 BULWER LN FITCHBURG, WI 53711	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2904 HUMES	060911133262	WI CENTRAL PARK PLACE APARTMENTS LLC	UNIT 300 9757 NE JUANITA DR KIRKLAND, WA 98034	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2904 HUMES	060911133262	WI CENTRAL PARK PLACE APARTMENTS LLC	UNIT 300 9757 NE JUANITA DR KIRKLAND, WA 98034	50	Yes	0	0	1	50%	\$ 368.75	50%	\$ 368.75	
2908 BULWER	060911128642	ADAM R SCHULTZ	2908 BULWER LN FITCHBURG, WI 53711	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2908 HUMES	060911133042	WI CENTRAL PARK PLACE APARTMENTS LLC	UNIT 300 9757 NE JUANITA DR KIRKLAND, WA 98034	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2911 HUMES	060911131282	MICHAEL RIES	2911 HUMES LN FITCHBURG, WI 53711	50	Yes	0	0	1	50%	\$ 368.75	50%	\$ 368.75	
2912 BULWER	060911128422	SCOTT R RICHELMAN	2912 BULWER LN FITCHBURG, WI 53711	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2913 BULWER	060911128202	MICHAEL JAMES MCCLAIN	2913 BULWER LN FITCHBURG, WI 53711	20	Yes	0	0	1	50%	\$ 147.50	50%	\$ 147.50	
2913 HUMES	060911131392	ANTHONY J NESPOLI	2913 HUMES LN FITCHBURG, WI 53711	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2913 HUMES	060911131392	ANTHONY J NESPOLI	2913 HUMES LN FITCHBURG, WI 53711	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2915 HUMES	060911131502	JAMES M HIRZ	2915 HUMES LN FITCHBURG, WI 53711	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
2920 FITCHRONA	060907200152	FITCHBURG ZC ESSENTIAL DST	5820 WESTOWN PKWY WEST DES MOINES, IA 50266	75	Yes	0	0	100%	\$ 1,106.25	0%	\$ -		
2920 FITCHRONA	060907200152	FITCHBURG ZC ESSENTIAL DST	5820 WESTOWN PKWY WEST DES MOINES, IA 50266	50	Yes	0	0	100%	\$ 737.50	0%	\$ -		
2920 HARDROCK	060907200422	ORCHARD POINTE FITCHBURG RE LLC	5301 VOGES RD MADISON, WI 53718	50	Yes	0	0	100%	\$ 737.50	0%	\$ -		
304 89TH DEGREE	070936340110	MID-TOWN CENTER LLC	UNIT 100 2450 RIMROCK RD FITCHBURG, WI 53713	25	Yes	0	0	100%	\$ 368.75	0%	\$ -		
304 89TH DEGREE	070936340110	MID-TOWN CENTER LLC	UNIT 100 2450 RIMROCK RD FITCHBURG, WI 53713	84	Yes	0	0	100%	\$ 1,239.00	0%	\$ -		
313 BELTLINE	070935401102	PATRICK HENRY II LLC	912 ERIN ST MADISON, WI 53715	30	Yes	0	0	100%	\$ 442.50	0%	\$ -		
313 BELTLINE	070935401102	PATRICK HENRY II LLC	912 ERIN ST MADISON, WI 53715	42	Yes	0	0	100%	\$ 619.50	0%	\$ -		
401 BELTLINE	070935488909	BELTLINE SELF STORAGE LLC	533 WOODWARD DR MADISON, WI 53704	50	Yes	0	0	100%	\$ 737.50	0%	\$ -		
401 BELTLINE	070935488909	BELTLINE SELF STORAGE LLC	533 WOODWARD DR MADISON, WI 53704	25	Yes	0	0	100%	\$ 368.75	0%	\$ -		
401 BELTLINE	070935488909	BELTLINE SELF STORAGE LLC	533 WOODWARD DR MADISON, WI 53704	75	Yes	0	0	100%	\$ 1,106.25	0%	\$ -		
401 BELTLINE	070935488909	BELTLINE SELF STORAGE LLC	533 WOODWARD DR MADISON, WI 53704	65	Yes	0	0	100%	\$ 958.75	0%	\$ -		
401 BELTLINE	070935488909	BELTLINE SELF STORAGE LLC	533 WOODWARD DR MADISON, WI 53704	50	Yes	0	0	100%	\$ 737.50	0%	\$ -		
42 BRAEGER	060901226122	HOMERO ABARACA MARTINEZ	42 BRAEGER DR FITCHBURG, WI 53713	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
45 BRAEGER	060901227112	ERNEST E EUBANKS	45 BRAEGER DR FITCHBURG, WI 53713	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
46 BRAEGER	060901226239	SY INTACHAK	46 BRAEGER DR MADISON, WI 53713	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
49 BRAEGER	060901227005	DUANE BAILEY	49 BRAEGER DR FITCHBURG, WI 53713	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
50 BRAEGER	060901226346	SAKSAY SONEKIAO	50 BRAEGER DR MADISON, WI 53713	100	Yes	0	0	1	50%	\$ 737.50	50%	\$ 737.50	
5115 LACY	060911402502	PHOENIX RE LLC	UNIT 101 749 UNIVERSITY ROW MADISON, WI 53705	36	Yes	0	0	100%	\$ 531.00	0%	\$ -		
5115 LACY	060911402502	PHOENIX RE LLC	UNIT 101 749 UNIVERSITY ROW MADISON, WI 53705	36	Yes	0	0	100%	\$ 531.00	0%	\$ -		
5134 ARGUS	060911132382	XI HONG	5134 ARGUS LN FITCHBURG, WI 53711	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
5136 ARGUS	060911132272	FITCHBURG TOWNHOME PARTNERS LLC	STE 203 2453 ATWOOD AVE MADISON, WI 53704	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
5140 ARGUS	060911132052	Current Owner	5410 ARGUS LN FITCHBURG, WI 53711	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
5148 ARGUS	060911131612	GREGG JENNE	5148 ARGUS LN FITCHBURG, WI 53711	25	Yes	0	0	1	50%	\$ 184.38	50%	\$ 184.38	
5150 CHERYL	060911435322	RIVA WEST LLC	120 E LAKESIDE ST MADISON, WI 53715	25	Yes	0	0	100%	\$ 368.75	0%	\$ -		
5201 DAY LILY	060911265812	Current Owner	5201 DAY LILY PL FITCHBURG, WI 53711	50	Yes	0	0	1	50%	\$ 368.75	50%	\$ 368.75	

				Estimated Special Charge							
				Assessment Rate Per SF			Resident Portion	City Portion			
				5"	7"	7" if no	7"	16.75			
Location Address	Parcel Number	Owner	Billing Address	Square Footage	5"?	Single Side Sidewalk	Single or Two-Family	CURRENT ASSESSMENT	%2	CITY COST	Notes
5208 STONEMAN	060911360862	JUSTIN A WETTER	5208 STONEMAN DR FITCHBURG, WI 53711	75	Yes	0	1	50%	\$ 553.13	50%	\$ 553.13
5674 CHERYL	060909147775	Current Owner	5674 CHERYL DR FITCHBURG, WI 53711	25	Yes	0	1	50%	\$ 184.38	50%	\$ 184.38
6261 MCKEE	060907200202	ORCHARD POINTE FITCHBURG RE LLC	5301 VOGES RD MADISON, WI 53718	75	Yes	0	0	100%	\$ 1,106.25	0%	\$ -
Not listed - see online map	070936322010	TECH BUILDING III LLC	UNIT 100 2450 RIMROCK RD FITCHBURG, WI 53713	70	Yes	0	0	100%	\$ 1,032.50	0%	\$ -
Not listed - see online map	070936322010	TECH BUILDING III LLC	UNIT 100 2450 RIMROCK RD FITCHBURG, WI 53713	42	Yes	0	0	100%	\$ 619.50	0%	\$ -
Not listed - see online map	070936323110	MID-TOWN CENTER LLC	UNIT 100 2450 RIMROCK RD FITCHBURG, WI 53713	25	Yes	0	0	100%	\$ 368.75	0%	\$ -
Not listed - see online map	060911410102	UNIVERSITY OF WISCONSIN HOSPITALS AND CLINICS AUTHORITY	UNIT MC: 1020 7974 UW HEALTH CT MIDDLETON, WI 53562	90	Yes	0	0	100%	\$ 1,327.50	0%	\$ -
Not listed - see online map	060911428252	GREEN-TECH LAND COMPANY LLC	120 E LAKESIDE ST MADISON, WI 53715	25	Yes	0	0	100%	\$ 368.75	0%	\$ -
Not listed - see online map	060911176302	GREEN-TECH LAND COMPANY LLC	120 E LAKESIDE ST MADISON, WI 53715	30	Yes	0	0	100%	\$ 442.50	0%	\$ -
Not listed - see online map	060911137752	WI CENTRAL PARK PLACE APARTMENTS LLC	UNIT 300 9757 NE JUANITA DR KIRKLAND, WA 98034	50	Yes	0	0	100%	\$ 737.50	0%	\$ -
Not listed - see online map	060911137752	WI CENTRAL PARK PLACE APARTMENTS LLC	UNIT 300 9757 NE JUANITA DR KIRKLAND, WA 98034	50	Yes	0	0	100%	\$ 737.50	0%	\$ -
Not listed - see online map	060911437502	PRIMA VISTA LLC	120 E LAKESIDE ST MADISON, WI 53715	30	Yes	0	0	100%	\$ 442.50	0%	\$ -
2981 YARMOUTH GREENWAY	060904463745	YARMOUTH PROPERTIES LLC	2981 YARMOUTH GREENWAY DR FITCHBURG, WI 53711	25	Yes	1	0	50%	\$ 184.38	50%	\$ 184.38
2981 YARMOUTH GREENWAY	060904463745	YARMOUTH PROPERTIES LLC	2981 YARMOUTH GREENWAY DR FITCHBURG, WI 53711	25	Yes	1	0	50%	\$ 184.38	50%	\$ 184.38
2114 RED ARROW	060905200866	EVEREST LLP	1819 SAINT ALBERT THE GREAT DR SUN PRAIRIE, WI 53590	50	Yes	1	0	50%	\$ 368.75	0%	\$ -
2114 RED ARROW - Opposite side	060905225293	BELMAR APARTMENT HOMES LLC	NAKOMA HEIGHTS OFFICE 4929 CHALET GARDENS RD FITCHBURG WI 53711	50	Yes	1	0	50%	\$ 368.75	0%	\$ -
2739 RICHARDSON	060909371602	JOAN W COLBURN	2739 RICHARDSON ST FITCHBURG, WI 53711	50	No	1	1	25%	\$ 209.38	25%	\$ 209.38
2739 RICHARDSON - Opposite side	060909373691	BENZ JT REV TR, WILLIAM & SARA	2742 RICHARDSON ST FITCHBURG, WI 53711	50	No	1	1	25%	\$ 209.38	25%	\$ 209.38
2755 RICHARDSON	060909370729	Current Owner	2755 RICHARDSON ST FITCHBURG, WI 53711	25	No	1	1	25%	\$ 104.69	25%	\$ 104.69
2755 RICHARDSON - Opposite side	060909373913	AUGUSTO RIOS & LINDSEY RIOS	2750 RICHARDSON ST FITCHBURG, WI 53711	25	No	1	1	25%	\$ 104.69	25%	\$ 104.69
2759 RICHARDSON	060909370612	JAMES MACH	2759 RICHARDSON ST FITCHBURG, WI 53711	110	No	1	1	19%	\$ 357.23	31%	\$ 564.02
2759 RICHARDSON - Opposite side	060909374136	WILDECK LIVING TR	2758 RICHARDSON ST FITCHBURG, WI 53711	110	No	1	1	19%	\$ 357.23	31%	\$ 564.02
2791 RICHARDSON	060909312238	TIMOTHY S SCOTT	2791 RICHARDSON ST FITCHBURG, WI 53711	25	No	1	1	25%	\$ 104.69	25%	\$ 104.69
2791 RICHARDSON - Opposite side	060909315717	PAUL A SCHMITT & LYNN A SCHMITT	2790 RICHARDSON ST FITCHBURG, WI 53711	25	No	1	1	25%	\$ 104.69	25%	\$ 104.69
2801 RICHARDSON	060909311024	Current Owner	2801 RICHARDSON ST FITCHBURG, WI 53711	25	No	1	1	25%	\$ 104.69	25%	\$ 104.69
2801 RICHARDSON - Opposite side	060909316047	CHRISTOPHER PERRAS & KARLY R PERRAS	2802 RICHARDSON ST FITCHBURG, WI 53711	25	No	1	1	25%	\$ 104.69	25%	\$ 104.69
2711 RICHARDSON	060909372923	Current Owner	2711 RICHARDSON ST FITCHBURG, WI 53711	50	Yes	1	1	25%	\$ 184.38	25%	\$ 184.38
2711 RICHARDSON - Opposite side	060909373039	Current Owner	2710 RICHARDSON ST FITCHBURG, WI 53711	50	Yes	1	1	25%	\$ 184.38	25%	\$ 184.38
2739 RICHARDSON	060909371602	JOAN W COLBURN	2739 RICHARDSON ST FITCHBURG, WI 53711	50	Yes	1	1	25%	\$ 184.38	25%	\$ 184.38
2739 RICHARDSON - Opposite side	060909373691	BENZ JT REV TR, WILLIAM & SARA	2742 RICHARDSON ST FITCHBURG, WI 53711	50	Yes	1	1	25%	\$ 184.38	25%	\$ 184.38
2755 RICHARDSON	060909370729	Current Owner	2755 RICHARDSON ST FITCHBURG, WI 53711	25	Yes	1	1	25%	\$ 92.19	25%	\$ 92.19
2755 RICHARDSON - Opposite side	060909374029	TREE REV LIVING TR, IHO & ADNA	2754 RICHARDSON ST FITCHBURG, WI 53711	25	Yes	1	1	25%	\$ 92.19	25%	\$ 92.19
2783 RICHARDSON	060909312452	STEVEN P LIPTON	2783 RICHARDSON ST FITCHBURG, WI 53711	25	Yes	1	1	25%	\$ 92.19	25%	\$ 92.19
2783 RICHARDSON - Opposite side	060909315495	WILLIAM J BUSSE & HANNAH S BUSSE	2782 RICHARDSON ST FITCHBURG, WI 53711	25	Yes	1	1	25%	\$ 92.19	25%	\$ 92.19
2805 RICHARDSON	060909310918	MCNALLY LIVING TR, LORI	2805 RICHARDSON ST FITCHBURG, WI 53711	25	Yes	1	1	25%	\$ 92.19	25%	\$ 92.19
2805 RICHARDSON - Opposite side	060909316047	CHRISTOPHER PERRAS & KARLY R PERRAS	2802 RICHARDSON ST FITCHBURG, WI 53711	25	Yes	1	1	25%	\$ 92.19	25%	\$ 92.19
2821 RICHARDSON	060909271229	SHAWN M HOOK	2821 RICHARDSON ST FITCHBURG, WI 53711	25	Yes	1	1	25%	\$ 92.19	25%	\$ 92.19
2821 RICHARDSON - Opposite side	060909271443	WILLIAM L JETZER & KELLY M JETZER	2822 RICHARDSON ST FITCHBURG, WI 53711	25	Yes	1	1	25%	\$ 92.19	25%	\$ 92.19
2821 RICHARDSON	060909271229	SHAWN M HOOK	2821 RICHARDSON ST FITCHBURG, WI 53711	25	Yes	1	1	25%	\$ 92.19	25%	\$ 92.19
2821 RICHARDSON - Opposite side	060909271443	WILLIAM L JETZER & KELLY M JETZER	2822 RICHARDSON ST FITCHBURG, WI 53711	25	Yes	1	1	25%	\$ 92.19	25%	\$ 92.19
5700 PEMBROKE	060909310365	KRIS M LARSON	5700 PEMBROKE DR FITCHBURG, WI 53711	30	Yes	1	1	25%	\$ 110.63	25%	\$ 110.63
5700 PEMBROKE - Opposite side	060909316378	DONALD E JULIE & SHOCKEY D JULIE	5678 CHERYL DR FITCHBURG, WI 53711	30	Yes	1	1	25%	\$ 110.63	25%	\$ 110.63
5700 PEMBROKE	060909310365	KRIS M LARSON	5700 PEMBROKE DR FITCHBURG, WI 53711	25	Yes	1	1	25%	\$ 92.19	25%	\$ 92.19
5700 PEMBROKE - Opposite side	060909316378	DONALD E JULIE & SHOCKEY D JULIE	5678 CHERYL DR FITCHBURG, WI 53711	25	Yes	1	1	25%	\$ 92.19	25%	\$ 92.19
TOTALS				7857	Square Feet			\$ 87,809.47		\$ 22,324.28	
								TOTAL COST \$ 110,133.75			

Mayor Arata-Fratta
Introduced by

PUBLIC WORKS
Prepared by

Board of Public Works, Finance Committee
Referred to

September 24, 2024
Date

RESOLUTION R-167-24

PRELIMINARY ASSESSMENT RESOLUTION FOR 2024 SIDEWALK REPLACEMENT

Preliminary Resolution Declaring Intent to Exercise Special Assessment Police Powers under Wis. State. Sec. 66.0703 and Fitchburg Code of Ordinances Section 10-215 for the cost of the sidewalk replacement in the City of Fitchburg.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Common Council of the City of Fitchburg, Dane County, Wisconsin that

1. The Common Council hereby declares its intention to exercise its police power under Sec. 66.0703 Wis. Stats. as incorporated in Section 10-215 of the Fitchburg Ordinances, to levy special assessments upon property in the assessment district hereafter described for benefits conferred upon such property for the construction of sidewalk improvements.
2. The properties to be assessed lies within the following described assessment district:

ASSESSMENT DISTRICT

Select parcels adjacent to:

- JONES FARM DR
- GREENFIELD PARK RD
- LACY RD
- EDENBERRY ST
- 89TH DEGREE ST
- STONEMAN DR
- RICHARDSON ST
- YARMOUTH GREENWAY DR
- DARTMOOR DR
- BALLINA PKWY
- MCKEE RD
- HARDROCK RD
- FITCHRONA RD
- RIMROCK RD
- BRAEGER DR
- NOVATION PKWY
- LATITUDE 43 ST
- OREGON RD
- DEER VALLEY DR
- BELTLINE FRONTAGE RD
- PHEASANT RIDGE TRL
- BADGER RD
- CHERYL DR
- PEMBROKE DR
- COTTONWOOD DR
- COMMERCE PARK DR
- HUMES LN
- BULWER DR
- ARGUS LN
- NO OAKS RDGE
- FAHEY GLN
- DUNGARVAN RD
- DAY LILY PL
- HOLLYHOCK ST
- RED ARROW TRL
- RESTAL ST
- PAWNEE PASS
- JENEWEIN RD

3. The City Council hereby determines that the improvements constitute an exercise of the police power for the health, safety, and welfare of the public.
4. The total amount assessed against the properties in the defined assessment district shall not exceed 100% of the City's direct and indirect costs of the improvements including, but not limited to, actual construction costs and related costs of engineering and legal services, administrative expense and borrowing costs related to the project.
5. The assessment against any parcel may be paid in cash or equal annual installments in accordance with the schedule below, with interest on the unpaid balance at one percent (1%) over the City's borrowing rate. If the installment method is selected the remaining balance is due at time of transfer or sale of ownership of parcel.

Assessment Schedule:

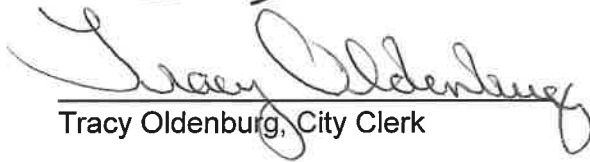
- a) If the assessment is less than \$500.00, the assessment shall be paid in one (1) annual installment.
 - b) If the assessment is at least \$500.00 but less than \$999.00, the assessment shall be paid in three (3) installments.
 - c) If the assessment is at least \$1000.00 but less than \$4,999.00, the assessment shall be paid in five (5) annual installments.
 - d) If the assessment is greater than \$5000.00, the assessment shall be paid in seven (7) or more annual installments. In no event shall the assessment installments be greater than 20 (20) years.
6. The City Engineer, or his designee, shall prepare a Preliminary Assessment Report which shall consist of:
 - a) Plans and specifications for the improvements.
 - b) An estimate of the entire direct and indirect cost of the improvements.
 - c) A schedule of the proposed assessments as to each parcel of property within the defined assessment district.
 - d) A statement that the respective properties against which the assessments are proposed are benefitted.
 7. When the Preliminary Assessment Report is completed, the City Engineer, or his designee, shall file a copy of the Report with the City Clerk for public inspection.
 8. Upon receiving the report of the City Engineer, the Clerk shall cause notice to be given pursuant to Wis. Stat. 66.0703(7) stating the nature of the proposed improvement, the general boundary lines of the proposed assessment district, the time and place at which the report may be inspected, and the time and place of the public hearing on the matter contained in the Preliminary Resolution and the Report. The notice shall be published as a Class 1 notice under Wis. Stat. Ch. 985 and a copy shall be mailed at least ten (10) days before the hearing, to every interested person whose post office address is known or can be ascertained with reasonable diligence.

9. The hearing shall be held before the Board of Public Works at a time set by the City Clerk in accordance with Sec. 66.0703(7) Wis. Stats.

Adopted this 24th day of September, 2024.



Julia Arata-Fratta, Mayor

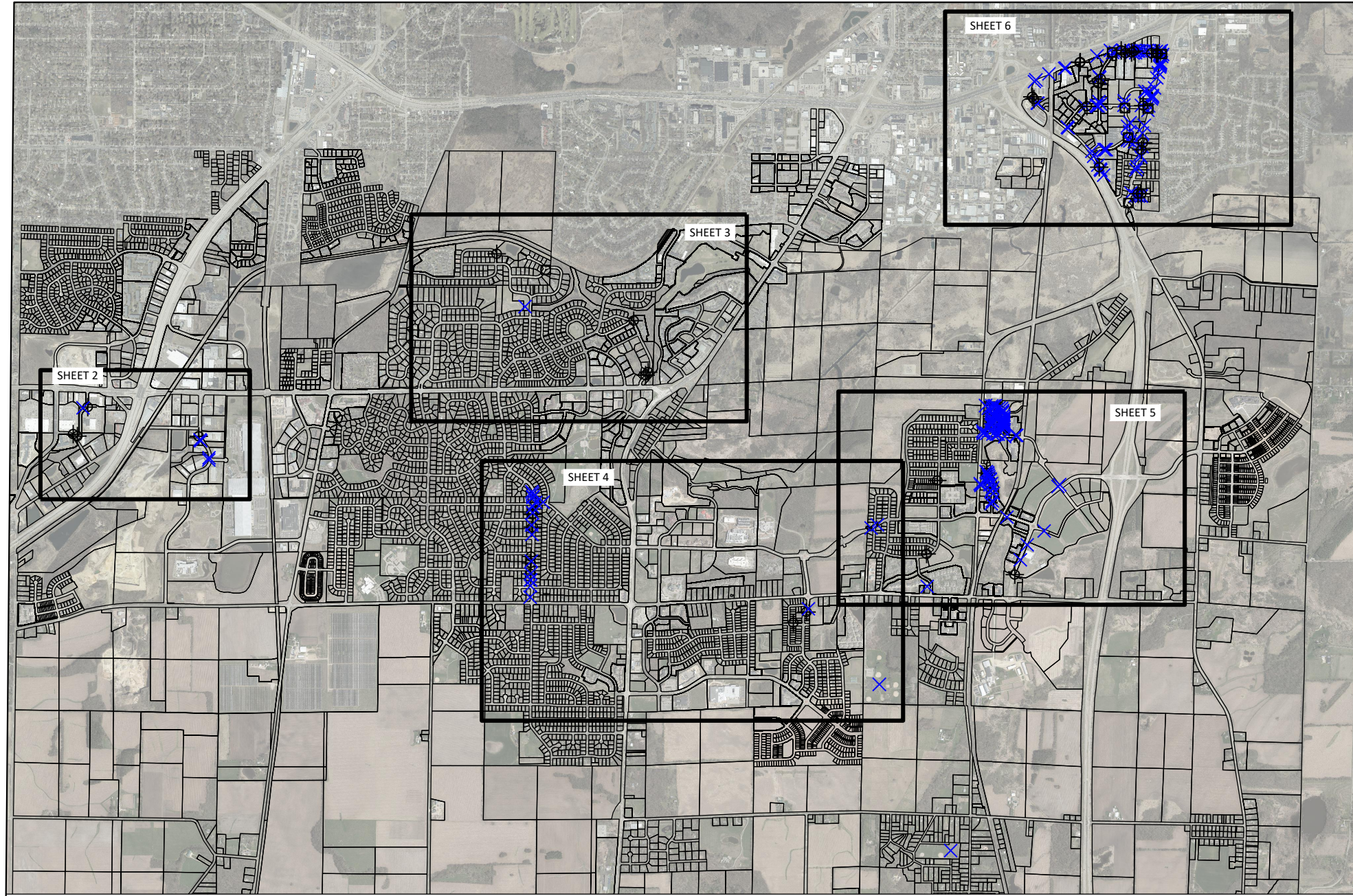


Tracy Oldenburg, City Clerk

2024 SIDEWALK AND RELATED CONCRETE

CITY OF FITCHBURG, WISCONSIN

SHEET NO.	SHEET DESCRIPTION
0	TITLE SHEET
1	GENERAL NOTES
2	WEST END
3	NORTH END
4	CENTRAL SECTION
5	EAST END
6	NORTHEAST CORNER
7	DETAILS
8	DETAILS



2024 SIDEWALK AND RELATED CONCRETE
TITLE SHEET

DRAWN BY: ZJL

DATE: 05/29/2024

SHEET NO.:

0

I:\PUBLIC WORKS\ENGINEERING\TRANS\PROJ\2024 STREET-MAINT\2024 SIDEWALK AND RELATED CONCRETE\CIV\3\GENERAL NOTES 24 SIDEWALK.DWG

PROJECT CONTACTS

CITY OF FITCHBURG PUBLIC WORKS
5520 LACY ROAD
FITCHBURG, WI 53711

ROSS KAHLER
SENIOR TRANSPORTATION ENGINEER
PHONE: 608-270-4266
EMAIL: ROSS.KAHLER@FITCHBURGWI.GOV

ZAC LAUNDRIE
ROW ENGINEER
PHONE: 608-270-4263
EMAIL: ZAC.LAUNDRIE@FITCHBURGWI.GOV

SAM HAGEMAN
ENGINEERING TECHNICIAN
PHONE: 608-206-3109
EMAIL: SAMANTHA.HAGEMAN@FITCHBURGWI.GOV

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIAL PROVISIONS FOR THIS PROJECT, "CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", AND THE LATEST EDITION OF THE STATE OF WISCONSIN "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION".
2. ALL SIDEWALK DIMENSIONS ARE MEASURED FROM JOINT TO JOINT UNLESS OTHERWISE SPECIFIED.
3. EXPANSION JOINT IS REQUIRED BETWEEN ALL NEW CONCRETE AND EXISTING CONCRETE.
4. DETECTABLE WARNING FIELDS ARE ASSUMED TO BE 5'X2'. ANY SMALLER DWF LOCATIONS MUST BE APPROVED BY ENGINEER.
5. INSTALL TWO #4 12" LONG EPOXY COATED REBAR TIE BARS DRILLED HALFWAY INTO EXISTING CONCRETE SIDEWALK AT ALL LOCATIONS WHERE REPLACEMENT SIDEWALK MEETS EXISTING SIDEWALK.
6. RESIDENTS/OWNERS MUST BE NOTIFIED BY DOOR HANGER OF ALL SIDEWALK REMOVALS AT LEAST 48 HOURS PRIOR TO WORK. RESIDENTS THAT WILL NOT BE ABLE TO ACCESS THEIR DRIVEWAY MUST BE ALLOWED TO MOVE THEIR VEHICLES PRIOR TO WORK BEGINNING.
7. A DYNAMIC MAP WITH PICTURES OF EVERY REPLACEMENT AND NEW LOCATION ARE ONLINE AT: <https://tinyurl.com/2j2dvsaw> THE ONLINE MAP SUPERCEDES THE 2024 SIDEWALK AND RELATED CONCRETE DRAWINGS.



2024 SIDEWALK AND RELATED CONCRETE

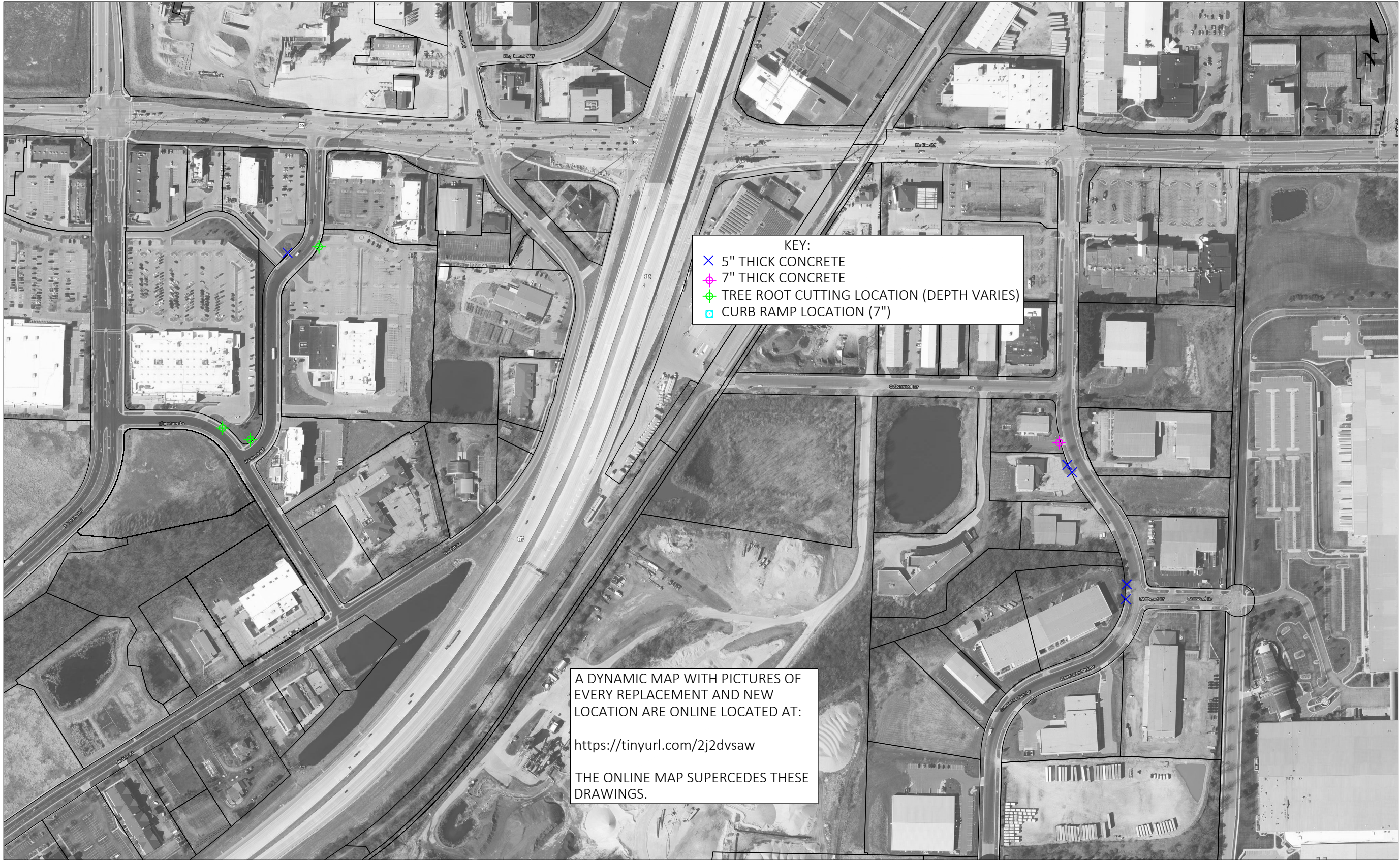
GENERAL NOTES

DRAWN BY: ZJL

DATE: 05/29/2024

SHEET NO.:

1



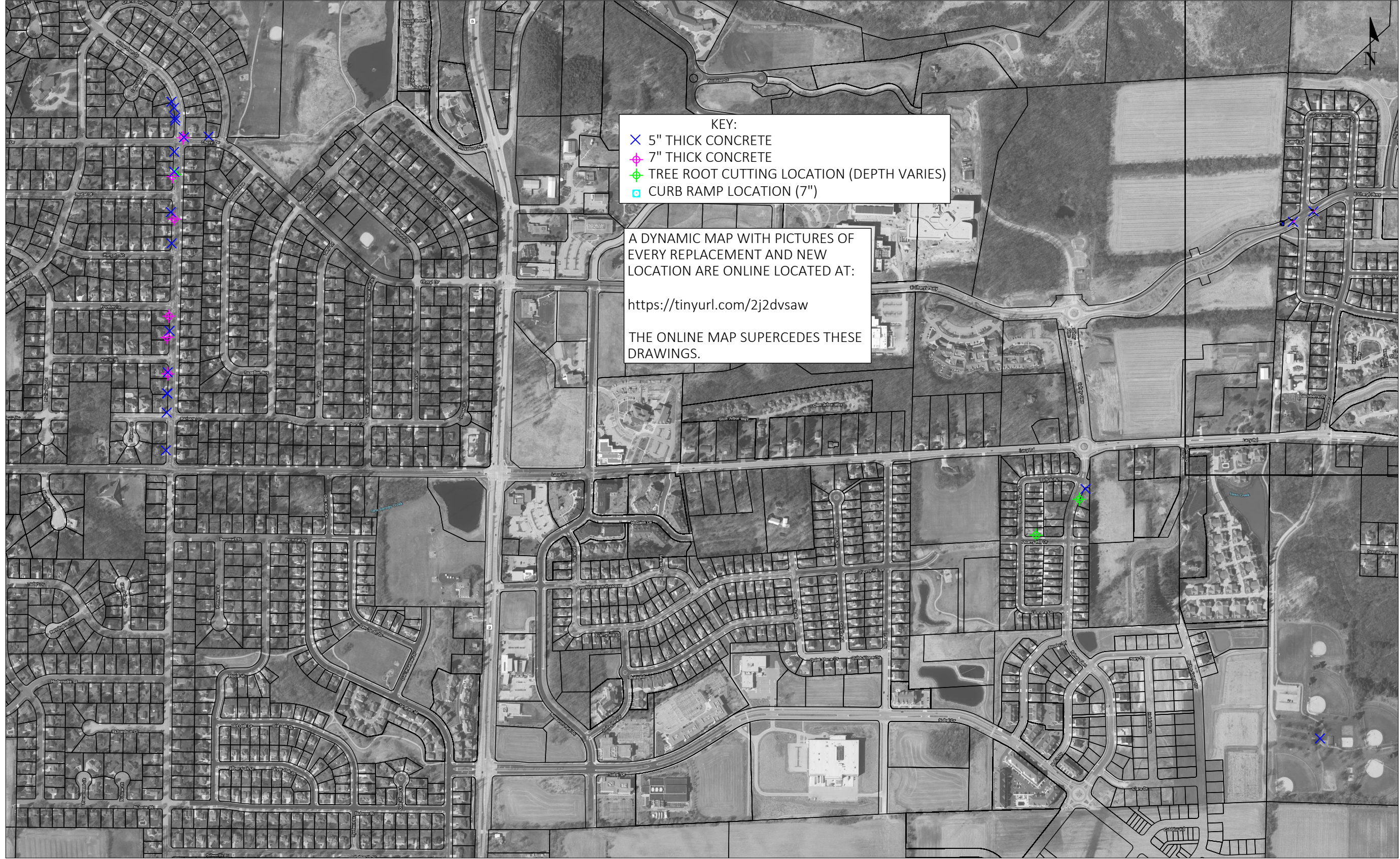
KEY:
 X 5" THICK CONCRETE
 ◆ 7" THICK CONCRETE
 ⊕ TREE ROOT CUTTING LOCATION (DEPTH VARIES)
 □ CURB RAMP LOCATION (7")

A DYNAMIC MAP WITH PICTURES OF EVERY REPLACEMENT AND NEW LOCATION ARE ONLINE LOCATED AT:
<https://tinyurl.com/2j2dvsaw>
 THE ONLINE MAP SUPERCEDES THESE DRAWINGS.



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 □ CURB RAMP LOCATION (7")



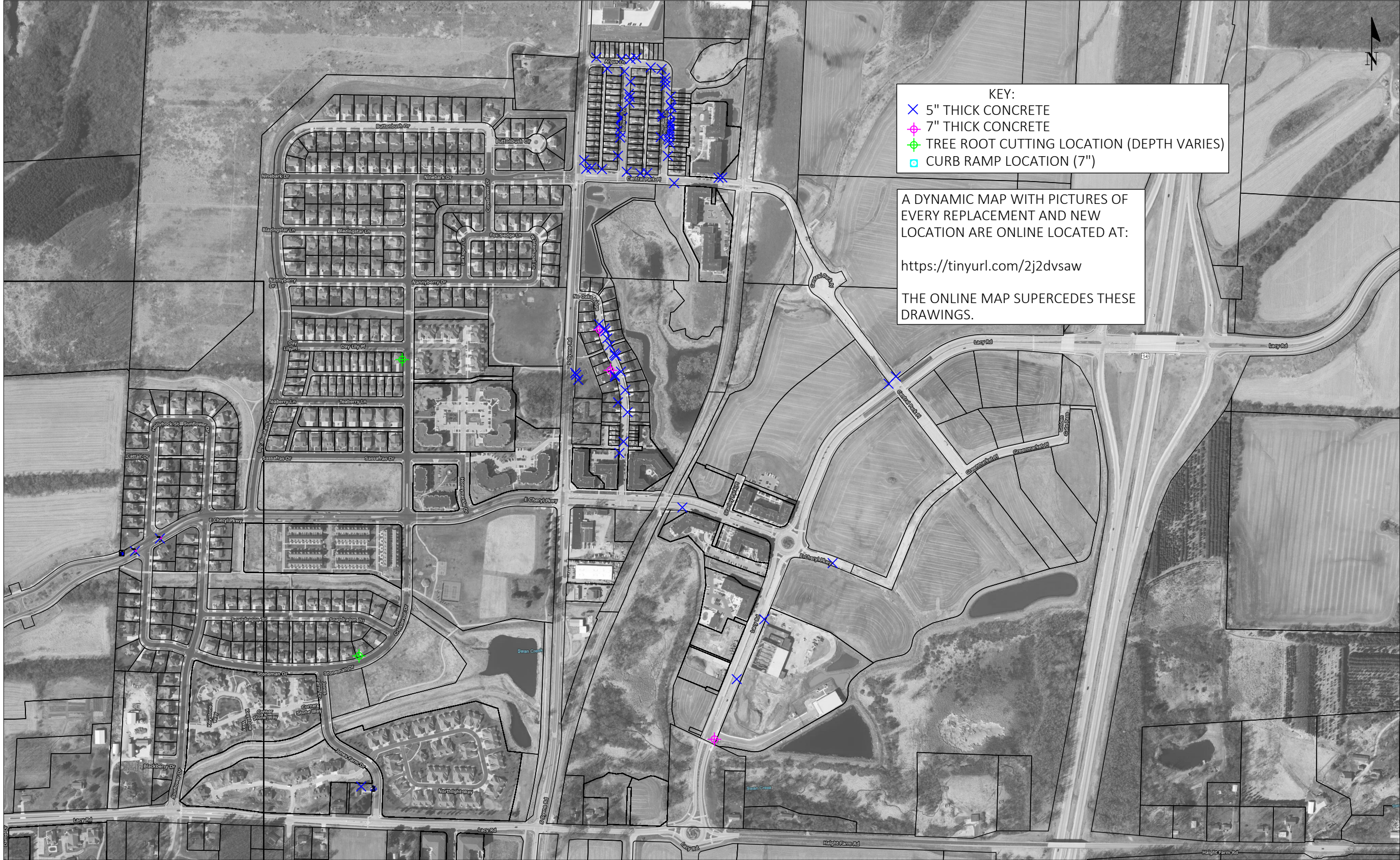
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 □ CURB RAMP LOCATION (7")

A DYNAMIC MAP WITH PICTURES OF EVERY REPLACEMENT AND NEW LOCATION ARE ONLINE LOCATED AT:
<https://tinyurl.com/2j2dvsaw>
 THE ONLINE MAP SUPERCEDES THESE DRAWINGS.

2024 SIDEWALK AND RELATED CONCRETE
 CENTRAL SECTION

DRAWN BY: ZJL
 DATE: 05/29/2024

SHEET NO.:
 4



- KEY:
- ✕ 5" THICK CONCRETE
 - ◆ 7" THICK CONCRETE
 - ◆ TREE ROOT CUTTING LOCATION (DEPTH VARIES)
 - CURB RAMP LOCATION (7")

A DYNAMIC MAP WITH PICTURES OF EVERY REPLACEMENT AND NEW LOCATION ARE ONLINE LOCATED AT:
<https://tinyurl.com/2j2dvsaw>
 THE ONLINE MAP SUPERCEDES THESE DRAWINGS.

2024 SIDEWALK AND RELATED CONCRETE
 EAST END

DRAWN BY: ZJL
 DATE: 05/29/2024

SHEET NO.:
 5



A DYNAMIC MAP WITH PICTURES OF EVERY REPLACEMENT AND NEW LOCATION ARE ONLINE LOCATED AT:

<https://tinyurl.com/2j2dvsaw>

THE ONLINE MAP SUPERCEDES THESE DRAWINGS.

KEY:
X 5" THICK CONCRETE
+ 7" THICK CONCRETE
+ TREE ROOT CUTTING LOCATION (DEPTH VARIES)
C CURB RAMP LOCATION (7")

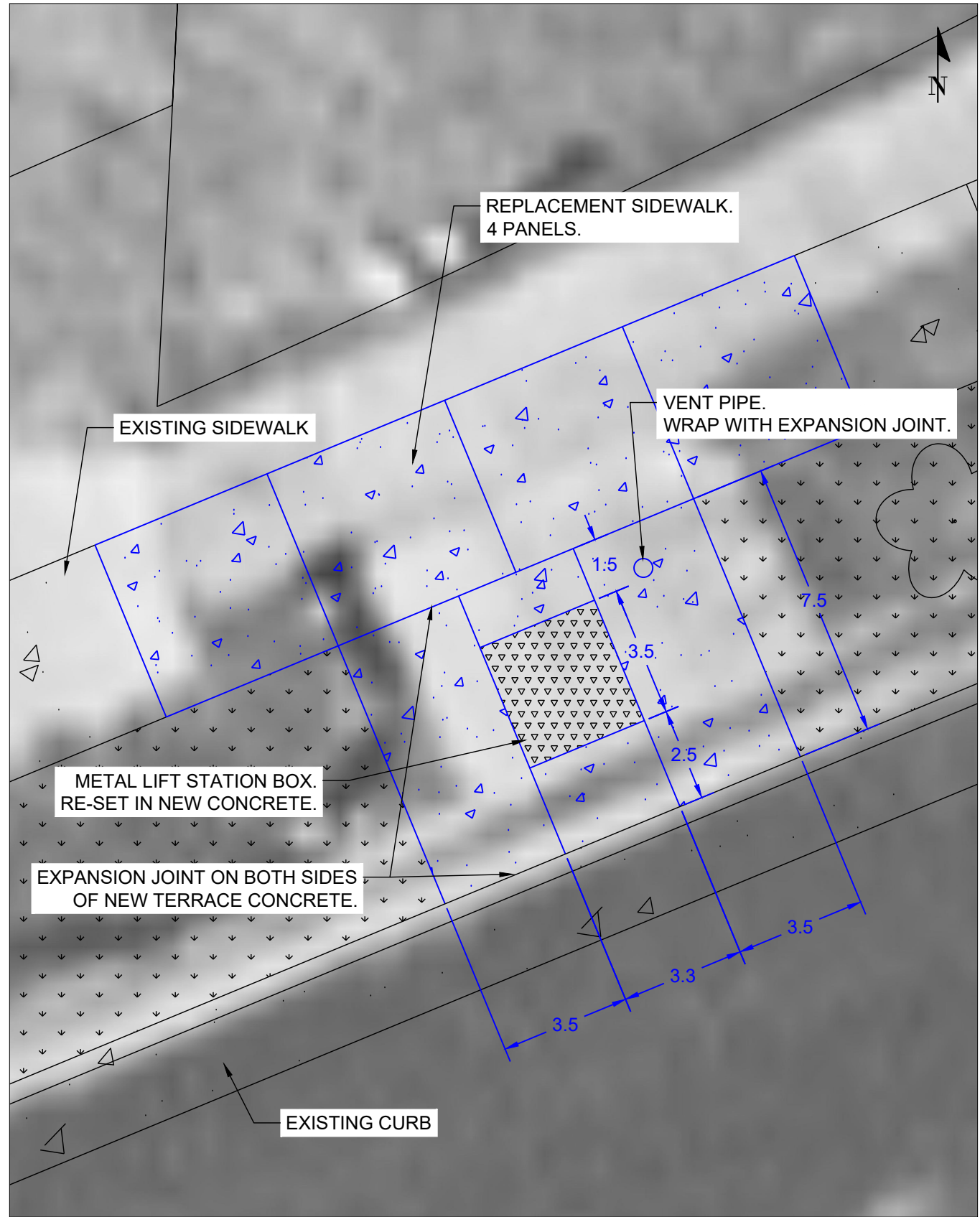
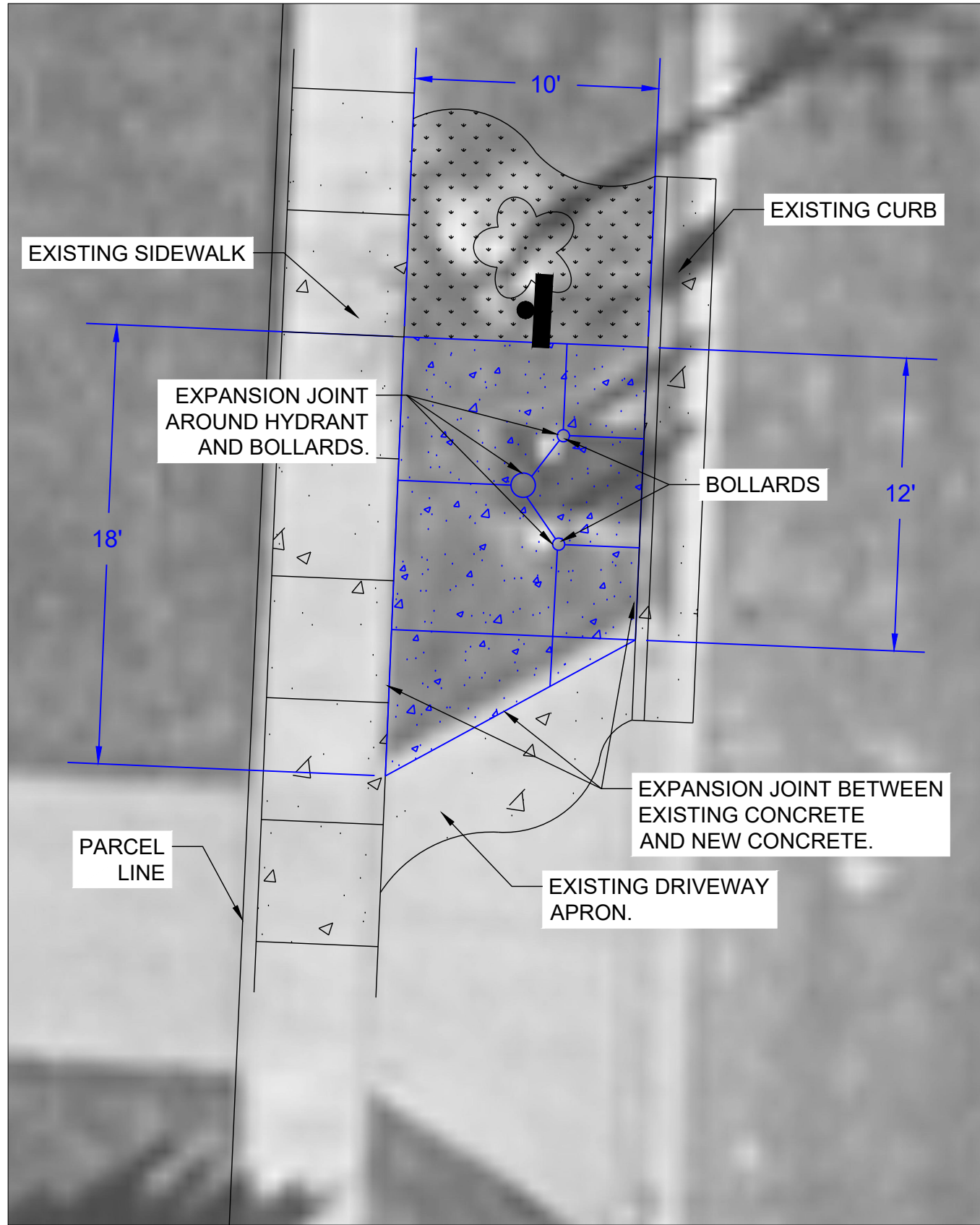


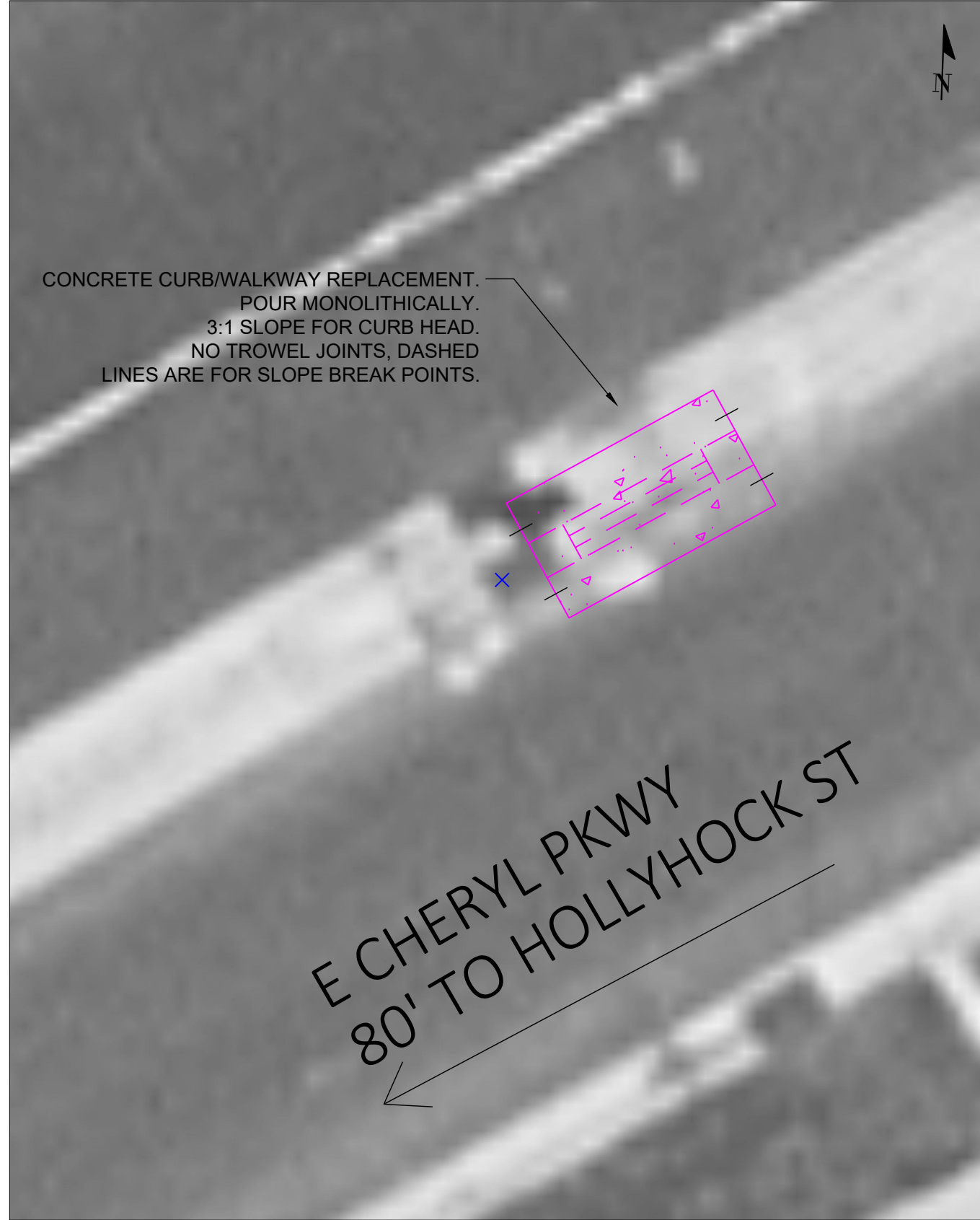
2024 SIDEWALK AND RELATED CONCRETE
NORTHEAST CORNER

DRAWN BY: ZJL
DATE: 05/29/2024

SHEET NO.:
6







**POLICIES AND PROCEDURES
FOR
SPECIAL ASSESSMENTS
CITY OF FITCHBURG, WISCONSIN**

EXHIBIT A TO RESOLUTION NO. R-65-97

ADOPTED JUNE 10, 1997

REVISED MARCH 28, 2000; R-18-00

NOVEMBER 28, 2000; R-94-00

MARCH 17, 2003; R-27-03

JUNE 22, 2004; R-44-04

SEPTEMBER 13, 2005, R-91-05

JANUARY 12, 2010, R-95-09

NOVEMBER 26, 2013 R-86-13

MARCH 28, 2023

Action of the Common Council

Passed and dated March 28, 2023

Approved: _____
Aaron Richards, Mayor

Attest: _____
Tracy Oldenburg, City Clerk

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APPENDIX A

**POLICIES AND PROCEDURES FOR
SPECIAL ASSESSMENTS
CITY OF FITCHBURG, WISCONSIN**

SECTION 1: PRIMARY PURPOSE OF SPECIAL ASSESSMENTS

Special assessments are used as a method to finance certain local public improvement projects and services which are not appropriate for finance by the general tax levy or Fitchburg Utility funds. Special assessments are flexible and can be used to pay for streets, sewer and water facilities, condemnation of lands, street lights, or other public improvements. Special assessments, and/or charges, can also be used for public services such as tree care, snow and ice removal, street maintenance, sewer services, weed cutting, and refuse collection. In the case of such special charges for current services rendered, the provisions of Sec.66.0627, Statutes shall apply. Special assessments are only to be used in instances where the public improvements or services have benefit to certain specific properties -- as opposed to public improvements or services benefiting the City as a whole. In some instances there may be benefit to both the community and the property, and in these cases apportionment of assessments may be made.

I. PURPOSE OF POLICY

The purpose of this policy document is to describe the policies and procedures which provide for the fair and equitable sharing of the costs for public improvements or special services by those properties specially benefiting from the public improvements or services in accordance with statutory provisions and City of Fitchburg ordinances. Although the special assessment law is flexible and permits most any public improvement (whether new or reconstruction), or public service to be specially assessed, the City of Fitchburg has, by past practices, followed written and unwritten policies and procedures in the special assessment process. This document is presented to provide written guidelines to be applied in the policies and procedures of levying of special assessments in the City of Fitchburg. These written policies may or may not be similar to those written and unwritten policies and procedures followed by the City in the past. These assessment policies are designed to serve as a general guide for the Common Council of the City of Fitchburg in allocating benefit to properties for the purpose of defraying the cost of public improvements or services. These policies may be waived by the Common Council if the policies create obvious inequities when the assignment of benefit to particular property is difficult because of an extreme situation, which is unlikely to occur in the future. At no time shall this document prevent the City Council from acting outside of the policies in this document, provided such action is in the best interest of the City and within the limits of the law. Where allowed by law, the City Council may utilize an additional or alternative assessment method.

II. POLICY REVISIONS

It is anticipated that the requirements of this policy will, from time to time, be updated to reflect the conditions appropriate for the time period. Such changes, revisions, or modifications shall not be made retroactive to special assessments and proceedings previously implemented, except in the event of changes, reconstruction, relocation, or other such reasons requiring the consideration of the levying of new or additional special assessments, when determined by the City Council to be in the best interest of the City.

III. AUTHORITY TO SPECIALLY ASSESS

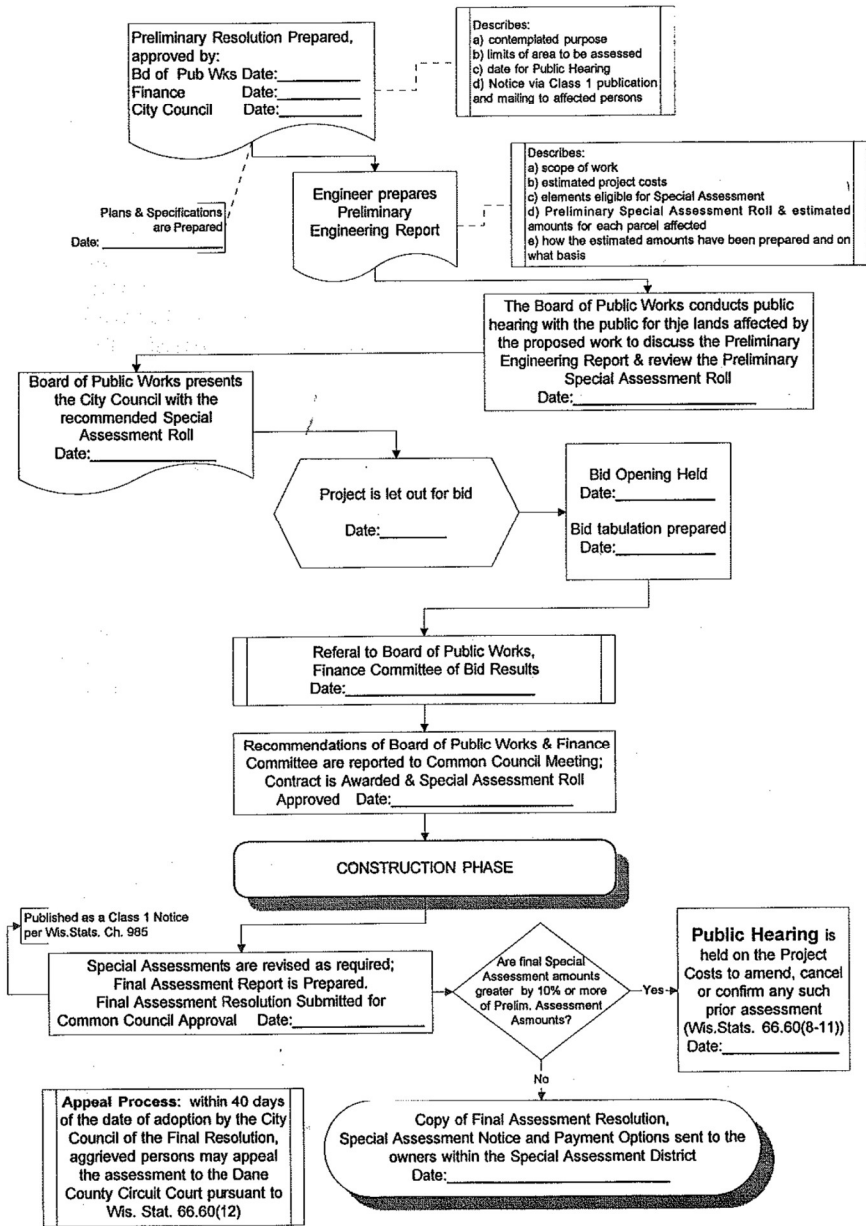
The City of Fitchburg may proceed to specially assess property under either of two optional powers granted them by the special assessment statute Wis. Stat 66.0703: the police power, and the taxing power, and in accordance with the provisions of Wis Stat 66.0702.

In addition to other methods provided by law, the City has adopted a local ordinance under the authority granted in Statute 66.0701, which permits the City to specially assess the installation or construction costs of any public work or improvement by alternative procedures identified in the local ordinance. This ordinance permits the City to levy special assessments subsequent to the completion of the public work or improvement. This document is intended to establish the procedures for the City to undertake special assessments by local ordinance, as authorized in Wis Stat 66.0701, in addition to the procedures established in Wis Stat 66.0703, or pursuant to other authorizing Statutes.

IV. GENERAL STATEMENT OF INTENT

In full accordance with the provisions of law, and when in the best interest of the City, it is the City of Fitchburg's intent to specially assess for the costs of those specific public improvements and public services which are of benefit to certain limited, definable properties. This policy shall not be interpreted as conflicting with the City's ordinances including the special assessment ordinances or the land division ordinance, but is intended to be interpreted as a guideline in the application of special assessment proceedings. In the event of a direct and irreconcilable conflict between this policies and procedures manual and City ordinance, the ordinance shall control.

Special Assessment Process: Project Name _____
 Wisconsin Statute Reference 66.60 & 66.62 - Project # _____



V. RECOMMENDED PROCEDURES FOR POLICE POWER SPECIAL ASSESSMENTS UNDER WIS STAT 66.0701

- A. Procedures: The following is presented as the recommended Official Policy for the City of Fitchburg police power assessment process under local ordinance (by authority granted in Wis Stat 66.0701).
1. The City Council shall determine to assess part or all of the costs of a specific public service or improvement to the benefiting properties under the provisions of Wis Stat 66.0701, by declaring its intent in a PRELIMINARY RESOLUTION. The City may proceed with the special assessment process before, during or after the completion of the work or rendering of the service under Section 2.09 of the ordinances. The Preliminary Resolution shall be approved by the Board of Public Works prior to it being forwarded to the City Council. The Preliminary Resolution shall describe:
 - a. The City's intent to exercise special assessment powers under the police powers and pursuant to Sec.66.0701, Stats.,
 - b. The contemplated purpose,
 - c. The limits of the area to be assessed, and
 - d. The number of installments to be allowed or shall say that the number will be determined at the hearing, in accordance with Section 10 below,
 - e. The date for the Public Hearing,
 - f. Instructions for the City Clerk to publish the Preliminary Resolution as a Class 1 Notice and mail the notice (Preliminary Resolution) to any affected persons at least ten days before the hearing. The hearing must be held not less than ten, not more than forty days after publication of the notice.
 2. The Engineer shall view the premises of the public improvements or service and determine that benefits will accrue to the affected parcels. The Engineer shall prepare and file with the City Clerk and City Treasurer a Preliminary Engineering Report describing:
 - a. The scope of the work,
 - b. The estimated project costs,
 - c. The elements of the work which may be specially assessable,
 - d. A Preliminary Special Assessment roll of the affected properties and the estimated amount of the special assessments for each affected property,
 - e. A statement that the engineer has investigated the benefits to the property and that the property to be assessed is benefited, and
 - f. An explanation of how the estimated special assessment amounts had been prepared on a fair and equitable basis in accordance with statutes, ordinances, and the provisions of this policy.
 3. The Board of Public Works when possible shall conduct a public hearing with the public for the lands affected by the proposed work prior to letting of bids and contracts for the work. This is to allow interested parties to discuss the recommended assessment. The Board of Public Works may, during or after the

completion of the work or rendering of the service, hold the public hearing, but the general intent of this policy is to hold the hearing in advance to allow public input. The Board of Public Works shall review the Preliminary Special Assessment Roll with those affected property owners in attendance at the Public Hearing in accordance with the guidelines of this policy, and shall determine and recommend to the City Council the following:

- a. The work or service costs, or portions thereof, to be specially assessed for,
- b. The rates or percentages of the costs to be borne by the City, and
- c. The rates or percentages of the costs to be borne by the affected property owners, and
- d. The types, interest rate, methods, deferments, and numbers of installments for the special assessments.

The Board of Public Works shall present to the City Council a recommended PRELIMINARY SPECIAL ASSESSMENT ROLL.

4. The proposed work shall be let out for bidding.
5. Construction of the project shall take place after the bids have been reviewed by the Board of Public Works and contracts awarded by the City Council and after the Council has approved the Preliminary Special Assessment Roll. The City may choose to proceed with the special assessments after the project has been constructed or service rendered.
6. After completion of the project, the Board of Public Works shall present to the Council a recommended FINAL ASSESSMENT RESOLUTION and SPECIAL ASSESSMENT ROLL.
7. Upon adoption by the City Council, the City Clerk shall PUBLISH the Final Resolution as a Class 1 Notice and MAIL copies of the Final Assessment Resolution and Assessment Roll to the affected property owners.
8. The property owner may APPEAL the final special assessment to the circuit court in the manner prescribed in Wis Stat 66.0703(12) within 40 days of the date of adoption of the Final Assessment Resolution by the City Council and the assessment resolution shall so state.
9. The final special assessment amounts for all affected property owner are greater than the Preliminary Special Assessment Roll by more than 10 % of the amounts approved, the special assessment process shall be REOPENED at Step 3. If the actual special assessment amounts are less than the amounts approved in the assessment roll, the special assessment shall be levied at the actual amount of the assessment. If the actual special assessment amounts are substantially greater than the amounts approved in the Preliminary Special Assessment Roll, or if otherwise necessary due to errors in the special assessments or the special assessment process, the City may choose to reopen the assessment process. In addition, the City may choose not to reopen the assessment process (in which case

the assessments shall be levied at the amount not exceeding 110 % of the amount approved in the Preliminary Special Assessment Roll).

10. Assessments shall be paid in full or in annual installments. Assessments may also be partially or in whole prepaid after the installment method has been selected. The number of annual installments in which an assessment is to be paid will be determined in the Preliminary Assessment Resolution based on the total amount of the assessment in accordance with the following:
 - a. If the assessment is less than \$500.00, the assessment shall be paid in one (1) annual installment.
 - b. If the assessment is at least \$500.00 but less than \$999.00, the assessment shall be paid in three (3) annual installments.
 - c. If the assessment is at least \$1,000.00, but less than \$4,999.00, the assessment shall be paid in five (5) annual installments as determined in the Preliminary Special Assessment Roll.
 - d. If the assessment is greater than \$5,000 the assessment shall be paid in seven (7) or more annual installments as determined in the preliminary assessment roll. In no event shall the assessment installments be greater than twenty (20) years. Finance shall present to the Common Council the criteria used to determine the length of installments greater than ten (10) years.
11. The rate of interest on the outstanding balance shall be at least 1 % greater than the rate of interest the City paid on the bonds which were issued to finance the project, or in the event no bonds were issued, then at least 1 % greater than the average rate of interest on all definitive bonds issued in the previous calendar year. The term of the assessment repayment should generally match the term of the debt.

B. Provisions for Petitioning to the City for Public Improvements: Any taxpayer and property owner in the City of Fitchburg may petition the City for the installation of public improvements to serve the property owned by said petitioner in the City.

1. Requirements of Petition. The petition for the installation of public improvements shall:
 - a. State that the petitioner(s) request public improvements to serve property owned petitioner(s),
 - b. Describe said property,
 - c. State the type of public improvements requested,
 - d. Contain a Waiver of Special Assessment Notice and Hearing (see below) stating that each petitioner individually shall be responsible and liable for and thereby obligates himself to pay the total direct and indirect costs of the installation of said public improvements,
 - e. State the petitioner's desired payment term of the special assessments, and
 - f. State a request for curb and gutter when sewer and/or water is petitioned.
2. Effect of Petition. In the event a petition for the installation of public improvements is presented to the City Council, the Council shall have the

exclusive discretion to accept, reject, or modify (through negotiation with the petitioner(s)) the petition. The Council may refer said petition to its standing Committees for determination of project costs, project financing, feasibility and timing of construction, and other matters, or may table it, modify it through negotiation with the petitioner(s), or may reject it, but shall act on said petition in some manner within six (6) months of receipt of said petition. If no action is taken by the City Council, the petition is considered no longer valid.

3. **Timing of Petition.** Petitions shall be filed with the City Council on or before July 1st of the year preceding the desired installation of the public improvements so as to be considered in the City budget for the following year and so as to permit the necessary engineering of the requested public improvements. Petitions may be filed with the City Council at other times of the year, and with other desired installation times. The City Council, and/or its standing Committees, shall review these petitions, without commitment or obligation, for consideration of the project costs, project financing, feasibility and timing of construction, and other such matters, and may elect to authorize the installation of the requested public improvements as a special project or as an addition to a previously authorized project.

- C. **Waive of Notice and Public Hearing.** Section 66.0703 (7) (b) Wis Stats provides that if every owner of property affected by the proposed special assessment executes a waiver, the City may levy the assessment without the requisite notice and hearing. When the notice and hearing have been waived in writing, the City Council need only adopt the Final Assessment Resolution and the assessments are levied and become a lien against the property.

VI. DETERMINATION OF ASSESSABLE ITEMS

This determination is not intended to be applied to the requirements for installing public improvements determined necessary by the City Council due to land divisions unless the subdividers are not required to install such improvements or provide these as part of the land division review and approval process.

On major projects that provide benefit to the entire community as a whole, a portion of the project costs shall be borne by the community as a whole.

VII. WHAT MAY BE INCLUDED AS COST

The cost of any work or improvement to be paid in whole or in part by special assessment on property may include the direct and indirect cost thereof, the damages occasioned thereby, the interest on bonds or notes issued in anticipation of the collection of the assessments, a reasonable charge for the services of the administrative staff of the City and the cost of any architectural, engineering and legal services, and any other items of direct or indirect cost which may reasonably be attributed to the proposed work or improvement. The amount to be

assessed against all property for any such proposed work or improvement shall be apportioned among the individual parcels in the manner designated by the Common Council. Special assessments of condemnation benefits may be assessed in accordance with Sec. 66.63. Stats.

SECTION 2: COST ALLOCATION

There are two factors to be taken into consideration when determining the cost allocation of any improvement: the public benefit as opposed to the private benefit, and the allocation of the private benefit costs between or among the benefitted properties.

Public/Private Benefit: With regard to public and private benefit the following policies are in effect in the City of Fitchburg:

I. STREET IMPROVEMENTS

- A. 100 % of the cost of new local street improvements, including street widening, will be allocated against the benefitted property.
- B. Replacement of existing street surface between curb and gutter on either side of the street will not be assessed.

II. ORIGINAL AND REPLACEMENT OF DRIVEWAY APPROACHES - Original and replacement costs of driveway approaches from curb flag to property line, including curb opening, shall be assessed against benefitted property the same as the underlying project. If there is a conflict the decision of whether to assess will be made in the best interest of the property owner.

III. LOCAL SANITARY SEWER COLLECTION MAINS

- A. New sanitary sewers will be 100 % assessed against benefitted property when requested by petition from the property owner.
- B. Replacement or repairs of sanitary sewers will not be assessed.
- C. Where sanitary sewer has not been petitioned by property owner, the frontage cost shall be based on a ten(10) year linear regression of utility plant value for eight (8) inch sanitary sewer (including lateral costs) or the actual construction cost, whichever is less. Assessments calculated under this method shall be based on actual front footage with a maximum of 100 feet (100').
- D. Sanitary sewer installed through areas that provide no current or future benefit to adjacent properties shall not be assessed. All costs, including oversizing costs, shall be funded by the Fitchburg Utility through interceptor fees outlined in Chapter A of this policy.
- E. The cost for sanitary sewer installed through a property that may redevelop in the future shall be 100% assessed against the property. A value equal to an assessment as calculated based on Section C above shall become due upon connection of the existing structures to the main. If and when the existing property redevelops, 100% of the remaining portion of the assessment shall become due.

IV. LOCAL WATER DISTRIBUTION MAINS

- A. New water mains will be 100 % assessed against benefitted property when requested by petition from the property owner and is not included in the Impact Fee Ordinance.
- B. Replacement or repairs of water mains will not be assessed.

- C. Where watermain has not been petitioned by property owners, the frontage assessment shall be based on a ten (10) year linear regression of plant value for eight inch (8") watermain, including costs of hydrants and laterals, or actual costs, whichever is less. Assessments calculated under this method shall be based on actual front footage with a maximum of 100 feet (100').
- D. Watermain installed through areas that provide no current or future benefit to adjacent properties shall not be assessed. All costs, including oversizing costs, shall be funded by the Impact fees outlined in Chapter 2 of City Ordinance.
- E. The cost for water main installed through a property that may redevelop in the future shall be 100% assessed against the property. A value equal to an assessment as calculated based on Section C above shall become due upon connection of the existing structures to the main. If and when the existing property redevelops, 100% of the remaining portion of the assessment shall become due.

V. SANITARY SEWER AND WATER LATERALS AND APPURTENANCES

- A. The expense of laying laterals from sanitary sewer and water mains to the right-of-way line and of connecting such laterals with the mains shall be 100 % charged to and made a lien upon the real estate to be served by such laterals. The laterals shall be constructed and connections made for the actual average cost thereof using the average size and average length of all laterals constructed in the particular project.
- B. Repair and replacement of a sanitary sewer lateral from the connection at main to property line is the property owner's responsibility and will be 100 % assessed if performed by City.
- C. Repair and replacement of a water lateral from the main to and including curb stop is the City responsibility and will not be assessed.
- D. Repair and replacement of a water lateral from the curb stop to property line is the property owner's responsibility and will be 100 % assessed if performed by City.

VI. SANITARY AND STORM SEWER FACILITIES

- A. The entire cost of interceptors and stormwater management facilities shall be 100 % assessed or charged to the estimated total area to be served by the interceptor or stormwater management facilities. The allocation of interceptor or stormwater management facilities charges shall be in accordance with the "Policy Establishment Allocation of Interceptor and Stormwater Management Facilities Connection Charges" (Appendix A).
- B. The City will generally exclude from such assessments or connection charges parks and other public lands not planned for development.
- C. The cost of interceptor and Stormwater Management Facilities shall be assessed or charged at the time either local sewers are installed by adding such cost to the assessments for the local sewer or in the case of land divisions, assessed prior to public improvements installed by developer.

- D. Interceptor and Stormwater Management Facilities connection charges shall be subject to cumulative annual adjustment based upon the Engineering News Record construction price index using the year that the charges for the discrete sewer service area or watershed served was established as the base year. A copy of the construction price index shall be kept on file at the office of the City Engineer and made available to the public for inspection and copying upon request.

VII. CURB AND GUTTER

The total cost of all work involved in the original construction of curbs and gutters shall be charged to the storm water utility. In addition to the cost of the curb and gutter itself, the total cost shall include the gravel subbase, yard restoration and other incidental costs associated with the curb and gutter construction.

VIII. SIDEWALKS

1. New Sidewalks Not Assessed

Subject to section 1(A), new sidewalks that are outlined in the most recently adopted Bicycle and Pedestrian Plan (Plan) shall not be assessed against adjoining residential properties with one or two-family dwelling units. The cost will be paid 100% by the City for these properties.

- A. Nothing in this section shall preclude the City from assessing 100% of the cost of the improvement, repair or replacement of a driveway apron, curb or gutter to the benefiting property owner.
- B. Sidewalks listed in the Plan shall be prioritized by the City Engineer using the criteria of traffic counts, street width and parking on the affected street and destination to major shopping centers, places of employment, parks, bus stops, and schools. Based on available funding, sidewalks will be installed on the streets with the highest priority rating. If residents on a sidewalk section desire to have their section moved ahead, a petition shall be presented to the City Engineer signed by a majority of the affected residents. The City Engineer will factor this petition into the priority ranking. A public hearing is to be held with the affected property owners prior to bidding of the work.

2. New Sidewalks Assessed

The total cost of all work involved in the construction of new sidewalks that are not identified in the most recently adopted Bicycle and Pedestrian Plan shall be assessed against benefited properties as outlined below, in addition to the cost of the sidewalk itself. Total cost shall include the gravel subbase, yard restoration and other incidental costs associated with the sidewalk construction.

- A. New sidewalks in existing areas, where installed on one side of the street, shall be assessed 100% evenly distributed to property owners on both sides of the street if land use for both sides of the street is the same.

- B. New sidewalks in existing areas, where installed on both sides of the street, shall be assessed 100 %, evenly distributed to adjoining properties.
- C. The City shall continue to require the developer to install sidewalks as part of the improvements in all new developments except on streets exempted under the Land Division Ordinance.

3. Replacement Sidewalks

- A. Where sidewalks exist on one side of the street only, the replacement cost shall be split evenly between property owner and City (25 % to each side of the street and 50 % to the City).
- B. Where sidewalks exist on both sides of the street, the replacement cost shall be split evenly between property owner and City (50 % to adjoining property owner and 50 % to the City).
- C. For replacement sidewalks other than residential properties with one or two-family dwelling units, the property owner shall be assessed full cost.

IX. CITY OWNED PROPERTY

City owned property will be assessed against the City at the same rate as per assessment against private property in the same project if the City lands benefit from the improvements.

SECTION 3: SPECIAL ASSESSMENT METHOD

Common practice has been to utilize a formula involving one or more factors which serve as an index for benefits. This policy outlines three basic formulas that are most commonly used and indicates the type of improvements for which each formula is most commonly used. The formulas are as follows:

I. FRONT FOOT METHOD

Formula Net Front Footage = Total of Assessable Frontages
Rate = (Total Project Cost)/(Net Front Footage)= Cost/Front Foot
Assessment = (Cost / Front Foot) * (Assessable Frontage)

One of the most widely used formulas is the front foot method. This method is used where benefit is assumed to be proportional to the front footage of the property. This method is

especially well adjusted to such projects as constructing local streets and construction of sewers and water mains in subdivisions which are laid out on a rectangular pattern.

Great difficulties with the front foot method arise when subdivisions are laid out in a non-rectangular pattern. Often this results in wedge shaped lots with front footage which are very much larger or smaller than the average. It is clear that front footage is a poor indication of benefit in such a case. The front foot method raises several assessment policy questions. These are:

- A. Side Street Improvements and Corner Lots. There are many alternatives to assessing the side footage of a corner lot depending on its depth and the type of improvement. Generally, two basic kinds of treatment are accorded corner lots when determining assessment charges.
1. Sanitary and Storm Sewer and Water:
 - a. Since the property can make use of only one connection on a regular sized lot for each service, it is impractical to surmise that sewer and water lines both on the front and side afford the property a benefit greater than that of an interior lot, therefore, a reasonable policy would be to assess for only the frontage as determined by the width of the lot. The additional costs to be spread among each of the lots within the assessment district.
 - b. A corner lot which can be subdivided and a second building erected on it does in fact benefit and should be assessed for the width plus the minimum length that it would take to comprise a second lot.
 - c. There are instances where the length of the lot should be assessed in full, i.e. where the long side is the only means of serving the property, such as on a dead end street.
 2. Sidewalk or Curb, Gutter and Street Improvements: A corner lot does indeed benefit to some degree on both assessable sides from sidewalks, curbs, gutters and street improvements, consequently it should be assessed. However, it is generally conceded that the side lot assessment should not equal 100 % of the cost. Therefore, it is the policy of the City of Fitchburg to assess 100 % of the width of the short side plus 50 % of the length of the long side up to 140 feet and 100 % of the additional length beyond 140 feet. The entire project cost shall be assessed against the assessable footage.
- B. Double Frontage Lots: Typically double frontage lots have restricted access. If the frontage being improved has no access to the improvements being installed, it shall not be assessed.
- C. Odd Shaped Lots: Because of natural features, railroad right-of-ways, easements or by design some lots may be very irregularly shaped and therefore merit special consideration when assessed
1. It is the policy of the City of Fitchburg to assess sanitary and storm sewer and water on the odd shaped lots on an effective width determined by dividing the square footage of the lot by the average length of a lot in the subdivision, or as determined by the City.
 2. Sidewalks, curb, gutter and street improvements will be assessed against the odd shaped lots on the actual footage except that a minimum assessment will be based 90 % of a standard lot within the proposed project limits.

3. Odd Lot - Assessable Footage
Formula: Assessable Frontage = (Lot SF.) / Average Length

D. Gross/Net Footage: In assessing a project based on the front foot method it is necessary to measure the net assessable footage. In several cases this may not necessarily be the gross footage. There may be areas which will not receive any benefit. Therefore, it is the policy of the City of Fitchburg not to assess areas where it is judged that a benefit does not occur, such as unbuildable parcels, right of ways, low lands and easements. The cost of the improvements in front of these parcels shall be included in the assessment and spread against all properties being assessed.

II. AREA METHOD

Formula: Rate = (Total Project Cost) / (Gross Acres or SF. of Benefit)
Assessment = (Rate) * (Net Area)

The area or square foot method avoids some of the problems of the front foot method such as problems of corner lots and curved streets, but there are other problems. In many cases, benefits from a street or sanitary or storm sewer are not as closely related to area as to front footage. In a residential area, for example, an unusually deep lot still serves as the site for only one house and the benefit which a deep lot with a large total area receives from the improvement not significantly greater than the benefit received by a lot of average depth.

In other cases, however, area is more appropriate than any front footage. In the case of a drainage project, for example, benefits would normally be more closely related to area than the front footage.

There are two possible steps beyond the primary calculation to determining the assessable benefit depending on how the area is developed or laid out at the time of assessment. These are:

- A. If the area is subdivided and the units in the subdivision are relatively equal in size then the following calculation may be made to determine the cost per unit:

Formula: Rate = (Total Project Cost) / (Number of Units in Subdivision) = Cost / Unit
Assessment = (Cost / Unit) * (Unit)

- B. If the area is subdivided but the units are of varying sizes (as in an industrial park) then the following calculation may be used:

Formula: Rate = (Total Project Cost) / (Total Area in Acres or Square Footage)
= Cost / Area
Assessment = (Cost / Area) * (Gross Lot or Parcel Area)

III. LOT OR CONNECTION METHOD

Formula: Rate = (Total Project Costs) / (Number of Assessable Units) = Cost / Connection or Lot
Assessment = (Cost / Connection or Lot) * (Connection or Lot)

A third method of assessment which has become quite popular with the advent of curved street and cluster housing is the lot or connection method. The allocation is based on the assumption that every lot or every connection to sewer and water receives the same benefit from the improvement regardless of the differences in the size or shape of the lot. The lot or connection method is best used where there is some uniformity of lots within the subdivision or uniformity of uses of the property.

IV. BENEFIT ZONE

The benefited zone or proximity method is usually an adaption of either the front foot or the area procedures. The same methods are followed except that certain properties because of either location or use are judged to receive a greater benefit than other properties in the assessment area. Generally, under this procedure property not fronting on the improvement is assessed a lower rate per foot than are abutting properties, with the rate declining as the distance from the improvement increases. Fixed rules cannot be stated when discussing this type of assessment except that several factors should be taken into consideration. These are as follows:

- A. Distance from facility.
- B. Utilization of the property to be assessed both general (residential, commercial or industrial) and specific (customer oriented or service oriented).
- C. Size of the property being assessed.

SECTION 4: PREFERRED METHOD OF ASSESSMENT

It is difficult to summarize assessment policy with regard to methodology because of the many unique cases that can and do arise. However, we have listed below the general types of improvements, the several methods and a rating, 1-3, as to the best method of assessment for the type of improvement.

Improvement	Foot	Front Area	Lot	Special	Benefited Zone
Curb, gutters, & sidewalks	1	3	2		
Pavement, alleys	1	3	2		
Storm Sewer		1	2		
Sanitary Sewer	2	3	1		
Water	2	3	1		
Street lights	1	1			
Storm, Sanitary Interceptors and/or					
Major Water System Facility Additions		1			

(1 to 3 = Most common to least common.)

I. VARIATIONS:

- A. Special Improvements: Occasionally there is a need for or a request for special improvements such as oversized water or sanitary sewer services. These special

improvements shall be assessed against the benefited property in the amount of the actual cost of the special improvement. Water mains greater than 10 inches (10") shall be considered transmission mains. Sanitary sewer mains greater than eight inches (8") shall be considered sub-interceptors. For mains that are larger than ten inches (10") the Fitchburg Utility District will pay the incremental materials and installation cost for the difference between the ten inch (10") water main and the size installed. These costs will be covered by Impact fees. For sanitary sewer mains that are greater than eight inches (8") the Fitchburg Utility District will pay the incremental materials and installation cost for the difference between the eight inch (8") sanitary sewer main and the size installed. These additional costs will be funded through interceptor fees. Where it is necessary to oversize a facility in order to meet the needs of a specific use or uses, the cost of the oversizing will be directly assessed against the specific benefited properties.

- B. Combined Methods: There is nothing to prohibit the City Council from combining two or more of the above methods. The Council could assess street improvements on a front foot method, sewer and water main on a lot basis and storm drainage on an area basis if that appears to be the most equitable means of assessing the various project costs. Major sanitary sewer interceptors, water main storage, supply and transmission facilities and storm drainage facilities may be assessed over a wider area and by a different method than is the lateral benefit derived from the same improvement.

SECTION 5: SPECIAL POLICY SITUATIONS

There are a number of possible situations which require special consideration in the event they may arise in given improvement programs. It is the intent of the section to clarify those situations with specific policy. The areas are as follows:

1. The policies set forth heretofore in this document do not alter the requirements of the subdivision ordinance with regard to the developer's responsibility in providing and paying for required improvements.
2. The policies set forth heretofore in this document are consistent with the State Law, 5 which requires that service stubs and laterals as defined therein, when installed by the municipality, shall be charged and a lien be placed against the lot or parcel served.
3. The City of Fitchburg will assess any improvement to railroad property or right-of-way, as required by Wisconsin State Law.
4. Under the authority granted by the State of Wisconsin, the City of Fitchburg will consider deferments for property with A-X and A-T zoning. The deferment shall extend only while the property remains unplatted and is used by the owner for farming or agricultural purposes. During the deferral period the property owner shall accrue an annual charge equal to the Engineering News Record, Construction Cost Index on the unpaid balance of the cumulative assessment.
5. Other deferments. On lands designated Rural Development (RD) under the Zoning Code of the City, assessments shall be deferred on the unused portion of contiguous tax parcels in common ownership aggregating 10 acres or more which are not essential to or used in

connection with a business operated on the property. Deferral shall be until the property is sold, or transferred or developed. During the deferral period the property owner shall accrue an annual charge equal to the Engineering News Record, Construction Cost Index on the unpaid balance of the cumulative assessment.

6. Assessments against single and double occupancy residential property in an industrial or commercial district will be based on the normal residential assessment for similar improvements. That portion of the cost which is not assessed will either be spread against the other benefiting properties or deferred until such time as the use of the property changes.
7. The City of Fitchburg will not re-assess a parcel if it has previously been assessed for the same type of improvement, except where it can be demonstrated that the new improvement does benefit the property in addition to previous project.
8. For projects involving Federal funding, the City will apply the Federal funding first to the non-assessable projects before assessable costs.
9. Projects involving County funding will be done in accordance with the County policy to maximize County participation and reduce assessment costs.

CITY OF FITCHBURG

SECTION 6: SPECIAL ASSESSMENT CHECKLIST

This checklist is a summary of actions required for levying special assessments for compliance with state statutes, city ordinances and policy. It is not intended nor does it propose to list all actions required. Furthermore, the City may vary from this procedure under local alternate assessment procedures adopted under Section 66.62, Stats.

<u>ACTIONS</u>	<u>DATE</u>
1. Common Council adopt preliminary resolution:	_____
2. Engineer's Report filed with the Clerk:	_____
3. Publish Class 1 Notice 10 days before Public Hearing:	_____
4. Mail Notice to every interested property owner 10 days before Public Hearing:	_____
5. Public Hearing before Board of Public Works not less than 10 days nor more than 40 days after Public Notice:	_____
6. Council approves Preliminary Special Assessment role and awards contract:	_____
7. Adopt Final Assessment Resolution and Assessment Roll to be levied:	_____
8. Publish Final Assessment Resolution:	_____
9. Mail Final Assessment Resolution to all affected property owners:	_____
10. If all affected property owners waive Notice and Hearing, eliminate steps 3, 4, 5, & 6:	_____

APPENDIX A
CITY OF FITCHBURG
UTILITY DISTRICT #1 AND STORMWATER UTILITY
POLICY ON ESTABLISHMENT AND ALLOCATION OF
INTERCEPTOR AND STORMWATER MANAGEMENT FACILITY
CONNECTION CHARGES

I. General Statement of Policy

It is the policy of the Fitchburg Utility District #1 and the Fitchburg Stormwater Utility (collectively “Utilities”) that new users of the Utilities shall pay a pro rata share of new interceptor and stormwater management facilities that serve discrete sewer service areas or watersheds. (Interceptor facilities are defined as the interceptors and related facilities such as manholes, catch basins, inlets, and appurtenances as well as pumping stations and force mains which serve a discrete sewer service area or watershed. Stormwater Management Facilities include stormwater basins designed to store water either temporarily or permanently and natural and man-made drainage ditches, swales, creeks and wet or dry open culverts designed to service a discrete watershed).

In determining what are appropriate terms and conditions for a territory to be served by the interceptor or stormwater management facility, the Utilities shall be guided by the principle that the properties to be served shall bear their proportionate share of the costs. Existing ratepayers will not be expected to participate in costs of extensions to the new service area unless substantial benefits of an economic, environmental or other nature are to be realized by ratepayers.

II. Determination of Connection Charges

A. Connection Charges

The costs of a facility in which users will participate are:

- Costs reasonably and necessarily incurred to construct interceptors and/or stormwater management facilities to serve discrete sewer service areas or watersheds.
- Costs of providing excess capacity in interceptor sewers or stormwater management facilities until such time as the future users in the new areas connect to the system.
- Costs of associated sub-interceptors to service discrete sewer service areas or water sheds.

Interceptors sewers have an anticipated physical life of approximately fifty years and the life of stormwater management facilities is indefinite. This requires that they be constructed of sufficient capacity to serve present users and future users. The capacity required to serve future users is referred to as excess capacity. It is more economical to construct interceptors with excess capacity as opposed to the construction of parallel sewers, particularly because such interceptors are initially

constructed in largely undeveloped lands. The same is true for stormwater management facilities.

It is reasonable that future users, as well as present users, pay the total cost of interceptors or stormwater management facilities that serve them. It would be unfair and unreasonable for a future user to pay only the costs incurred at the time of initial construction and not pay the costs associated with providing the excess capacity. The investment in excess capacity is made for the future users benefit and is not available for other uses by the Utility. Since future users make no payment until they connect to the system, only a part of the total cost of the interceptor or stormwater management facility can be collected when first placed in service. The costs not recovered at the time of initial construction are recovered through interceptor or stormwater management charges against the new users served.

B. Charge Methods

This policy outlines two charge methods. The charge method which will more accurately distribute the cost of the facility shall be utilized. The charge methods are as follows:

1. Area Method

The cost of constructing interceptors or stormwater management facilities varies with location because of varying construction conditions. It varies with the time of construction because of varying labor and material costs and general economic conditions. Because each interceptor and stormwater management facility has its unique service area, the cost to serve any particular property varies according to the property's location relative to the interceptor or stormwater management facilities and the area that can be served by them.

To reflect these factors, the area method connection charge is computed in the following manner:

- a. Determine the potential discrete service area or watershed of a new facility primarily through the use of land use projections and by topography. The potential service area excludes wetlands, land excluded by adopted regional plans and land otherwise undevelopable.
- b. Calculate the Total Capital Costs for constructing the facility. Where a new facility connects to an existing facility, a proportionate share of the current replacement cost of the existing facility, based upon stated use, is included as a capital cost of the new facility.
- c. Calculate the over-sizing costs to service upstream future service areas.
- d. Calculate capital costs for all sub-interceptors to service the discrete sewer service area or watershed.

- e. Calculate Total Chargeable Costs by subtracting upstream over-sizing cost from and adding sub-interceptor costs and downstream over-sizing costs to Total Capital Costs.
- f. The Total Chargeable Costs are divided by the potential discrete service area or watershed to arrive at a cost per 1,000 square feet of area served. This rate is the initial facility connection charge.

An example of an area connection charge calculation is included in *Table A-1: Area Connection Charge Example*.

Total Capital Costs	\$100,000
Total Upstream Over-sizing Costs	\$7,000
Sub-Interceptor Costs	\$8,000
Downstream Over-sizing Costs	\$5,000
Total Chargeable Costs	$\$100,000 - \$7,000 + \$8,000 + \$5,000 = \$106,000$
Total Area (1000 sf)	2000
Connection Charge Rate	$\$106,000 / 2000 = \$53 / 1000 \text{ sf}$

2. Peak Flow Method

Each property in the service area will generally benefit from a facility in proportion to their actual Peak Daily Flow (PDF) contributions. The PDF based rate insures that each user pays for their portion of use of the facility's total capacity.

The PDF contribution rate is computed in the following manner:

- a. Calculate the Total Capital Costs for constructing the facility. Where a new facility connects to an existing facility, a proportionate share of the current replacement cost of the existing facility, based upon stated use, is included as a capital cost of the new facility.
- b. Calculate over-sizing costs necessary to service upstream future service areas.
- c. Calculate capital costs for all sub-interceptors to service the discrete sewer service area or watershed.
- d. Calculate Total Chargeable Costs by subtracting upstream over-sizing cost from and adding sub-interceptor costs and downstream over-sizing costs to Total Capital Costs.
- e. For sanitary sewer facilities, establish PDF contributions for different usage types (single family residential, condos, apartments, retail, office space, etc.) based on average daily flow contributions within the City for similar usages.
- f. Calculate total anticipated PDF contributions. Determine potential PDF contributions based on the most recent land use/neighborhood plans and existing uses.

- g. Calculate the Connection Charge Rate by dividing the Total Chargeable Costs by the total anticipated PDF contribution. This rate is the initial facility connection charge.

An example of a PDF connection charge calculation is included in *Table A-1: PDF Connection Charge Example*.

Total Capital Costs	\$100,000
Total Upstream Over-sizing Costs	\$7,000
Sub-Interceptor Costs	\$8,000
Downstream Over-sizing Costs	\$5,000
Total Chargeable Costs	$\$100,000 - \$7,000 + \$8,000 + \$5,000 = \$106,000$
PDF	200 gpm _{peak}
Connection Charge Rate	$\$106,000 / 200 \text{ gpm}_{\text{peak}} = \mathbf{\$530 / gpm}_{\text{peak}}$

C. Adjustments

1. Annual Adjustments

The initial rate is adjusted annually to recover the costs associated with providing excess capacity and to reflect the benefit received by the new user. The amount of the annual adjustment is such that the new user will pay an amount that would build an equivalent sewer at the time they connect to the system, and the Utility will recover costs equivalent to its initial investment.

The annual adjustment is based upon the Engineering News Record (ENR) Builders' Construction Cost Index, which index most closely reflects construction costs. The factors used in determining the construction costs include labor costs involved in construction, such as common labor, cement finisher, carpenter and medium equipment operator, plus fringe benefits. They also include construction materials such as 3,000 psi ready-mix concrete, 24-inch reinforced concrete pipe, 2 x 10 S4S (lowest grade) lumber and paving asphalt.

The index base is 100 for the period 1957-1959. Each interceptor or stormwater management facility is assigned a base index equal to the ENR Sewer Construction Cost Index at the time of construction of the facility. (The ENR Index assigned for any given year is the previous year's July Index. For example the index for 2001 is the July Index in 2000.) That base index is used in conjunction with the most current index to adjust the initial charge. An example of a connection charge rate adjustment using ENR indexing is provided in *Table A-1: Connection Charge Rate Adjustments using ENR Indexing*.

Table A-3: Connection Charge Rate Adjustments using ENR Indexing	
Yr. of Construction	2001
Connection Rate for Yr. of Construction	\$7.06 / 1000 sf
Current Year	2009
ENR Index for Yr. of Construction	579.53
ENR Index for Current Yr.	772.05
ENR Index Adjustment for Current Yr.	$772.05 / 579.53 = 1.33$
Connection Charge Rate for Current Yr.	$(\$7.06/1000 \text{ sf}) * 1.33 = \mathbf{\$9.41 / 1000 \text{ sf}}$

If the ENR Builders’ Construction Cost Index is not available for use in a given year, a substitute index shall be used or a projection of construction costs shall be determined using available historical data.

2. Land Use Adjustments

Connection charge rates shall be adjusted if the total amount collected verses total amount estimated varies by more than 5% due to actual land uses verses estimated land uses.

3. Sub-interceptor Adjustments

The connection charge rate shall be adjusted at anytime to include additional sub-interceptors or stormwater management facilities for the same discrete sewer service area or watershed.

III. Application of Connection Charges

- A. A connection charge will be collected from all lands when connected to the system.
- B. A connection charge will be imposed upon all lands, including municipally owned lands, except for marsh lands, conservancy lands, lands designated as permanent open space, agricultural protection areas or other undeveloped areas not to be served by a public facility in plans adopted by the City Plan Commission or other area-wide planning agency organized under Section 66.945, Wisconsin Statutes.
- C. The connection charge shall be computed on a net area or estimated total PDF basis for plats and certified surveys. Public roads shall be excluding for sanitary sewer facilities, however shall be included for stormwater facilities.
- D. The cost of sewers constructed to relieve interceptors which have reached capacity will be borne by the Utility as a whole or by new properties not previously charged.
- E. Areas in adjacent watersheds that may temporarily pump to an existing interceptor will pay a connection charge based on the rate for that interceptor. They will be exempt from the charge associated with a new interceptor when built.
- F. In all cases not covered by this policy, the Utility shall determine whether a connection charge shall be imposed and the amount thereof.

- G. Only one connection charge may be collected by the Utility for each parcel. If the connection rate is adjusted after a parcel has paid their charge, the Utility may not go back and collected the adjusted amount from this parcel.

IV. Use of Interceptor and Stormwater Management Facility Connection Fees

The charges collected for the construction of a facility shall be deposited in the associated Utility Construction Account and used to defray the capital costs incurred to construct the facilities to serve each discrete sewer service area or watershed. The charges for new customers relieve existing customers of paying debt service attributable to plant construction, primarily where improvements are made without the addition of new capacity. Where a plant addition does provide additional capacity, these charges help offset local capital costs and reduce the cost of future excess capacity to current users.

A. Payment of Connection Charges

The connection charge shall be made to and paid by the party connecting to the interceptor or conveying water to a the facility. A penalty of one percent per month will be assessed for all such charges not paid at the time the user is connected to the Utility's system.