CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
207 S. Forrest, Stoughton, WI. 53589

(608) 873-6619 www.ci.stoughton.wi.us

RODNEY J. SCHEEL
DIRECTOR

April 21, 2023

GUNDERSON INVESTMENT PROPERTIES LLC
5203 MONONA DR
MADISON, WI 53716

Re: Special Assessment for Property located at 1358 US HIGHWAY 51 / Parcel Number 051106390880

Dear Property Owner:

A street construction project affecting your street is scheduled for this construction season. Under city ordinances, the property owner is assessed 50% of the costs for sidewalks and replacement of curb and gutter. Property owners are assessed 100% of costs for driveways, driveway aprons, retaining walls (portion up to four feet), carriage sidewalks, steps, drainage flumes, stormwater connections and other unique property items. An Engineer's Report has been completed which defines the scope of the work and associated costs including the amount assessed to each property. Project information including the Engineer's Report can be found by visiting the City website at: https://www.stoughtonplanning.com/street-construction with the 2023 Street Construction Project Information.

While this is not an invoice, once actual invoices are sent out following the completion of the project, materials will be provided that will outline payment options. Invoices greater than $200 but less than $1,500 can be paid in equal installments over 5 years with interest and invoices greater than $1,500 can be paid in equal installments over 10 years with interest. In addition, the City's Code of Ordinances has provisions related to financial hardship for special assessments. These can be found in Section 2-646 of the City Ordinances online at:
https://www.municode.com/library/wi/stoughton/codes/code_of_ordinances

The assessment for your property located at: **1358 US HIGHWAY 51** is $742.26. **This is not an invoice.** Please do not send payment for the project until you receive an invoice. The breakdown of costs for your assessment is as follows:

Improvement Type	**Preliminary Assessment – Property Owner's Share**
Curb & Gutter Cost	$742.26
Sidewalk Replacement Cost	$0.00
Carriage Walk Cost	$0.00
Concrete Apron Cost	$0.00
Miscellaneous Items	$0.00
Total Assessment	**$742.26**

Accompanying this letter is a copy of the Preliminary Resolution that was passed.

The Common Council will be holding a Public Hearing on May 23, 2023. The meeting is scheduled to start at 7:00 pm. A copy of the Public Hearing Notice is provided with this letter.

You are welcome to discuss the project in advance with Susan Eddy, Engineering Technician at 608-873-8458 or by email at seddy@cityofstoughton.com or Rodney Scheel, Director of Planning and Development at (608) 873-6619 or by email at: rjscheel@cityofstoughton.com

Sincerely,
CITY OF STOUGHTON

Rodney Scheel

Rodney Scheel
Director of Planning & Development