

## **SPECIAL ASSESSMENT AGREEMENT**

This Agreement is entered into as of \_\_\_\_\_, 2026, by and between the City of Dodgeville a Wisconsin municipal corporation (the “City”), and Harold Grimm Jr. and Lori Grimm (the “Owner”).

### **RECITALS**

WHEREAS, the Owner is the owner of 322 West Washington Street, Dodgeville, Wisconsin, which is more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the “Property”);

WHEREAS, the Property is not connected to the City’s sewer system;

WHEREAS, the City has a sewer main in West Washington Street that would allow the Property to be connected to the City’s sewer system;

WHEREAS, Wis. Stats. § 281.45 permits the City to require buildings used for human habitation and located adjacent to a sewer main, or in a block through which one extends, to be connected to the City’s sewer main and if any person fails to comply for more than 10 days the City may cause the connection to be made and the expense thereof assessed as a special tax against the property;

WHEREAS, Section 13.05 of the Municipal Code of the City of Dodgeville (the “Code”) requires any building used for human habitation located adjacent to a sewer main or in a block containing a sewer main, to be connected with said sewer main, and that the City may cause the necessary connections to be made and the expense thereof assessed as a special tax against the property in question;

WHEREAS, the City desires for the Property to be connected to the City’s sewer main to assure preservation of public health, comfort and safety;

WHEREAS, to connect the Property to the City’s sewer main will require the installation of a sewer lateral (the “Lateral”);

WHEREAS, the Lateral improvements will benefit the Property;

WHEREAS, Section 8.11 of the Code identifies the procedure by which the City may levy special assessments pursuant to the exercise of its police power;

WHEREAS, the parties have agreed that the cost of the Lateral shall be specially assessed against the Property pursuant to Sec. 8.11 of the Code;

WHEREAS, the City has approved a preliminary resolution to specially assess the costs of installing the Lateral, attached hereto as Exhibit B and incorporated herein by reference;

WHEREAS, the Owner has paid \$2,000 in sewer service fees since 2019 (the “Fees”);

WHEREAS, the parties have agreed that the Fees should be refunded to the Owner to help Owner pay for the special assessment for the Lateral.

NOW, THEREFORE, in consideration of the Recitals, and the mutual promises, obligations and benefits provided hereunder, the receipt and adequacy of which is hereby acknowledged, the City and Owner agree as follows:

1. The cost of the Lateral shall be specially assessed against the Property in accordance with Section 8.11 of the Code, and substantially in accordance with the allocations shown on Exhibit B. The assessment shall be payable in 15 equal annual installments, and the first installment payment shall not be sooner than December 31, 2027.
2. The Owner consents to the levying of the special assessment for the cost of the Lateral against the Property under Section 8.11 of the Code.
3. The Owner hereby waives all special assessment notices and hearings required by Section 8.11(d) and further agrees and admits that Exhibit B reasonably allocates the cost of the Lateral among benefited lands.
4. The Owner waives its right to appeal the special assessments under Wis. Stat. § 66.0703(12).
5. Within 30 days after execution of this Agreement, the City shall refund the Fees to Owner.
6. This Agreement shall run with the Property and be binding upon the successors and assigns of the City and the Owner.
7. The City may record a copy of this Agreement with the Iowa County Register of Deeds.
8. This Agreement may be executed in two or more counterparts, each of which shall be deemed to be an original.

*[Signature pages to follow]*

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the year and date first set forth above.

CITY OF DODGEVILLE

OWNER

By: \_\_\_\_\_  
Barry Hottmann, Mayor

By: \_\_\_\_\_  
Harold Grimm Jr.

Attest: \_\_\_\_\_  
Emily Wolfe, Interim Clerk

By: \_\_\_\_\_  
Lori Grimm

**ACKNOWLEDGEMENT**

STATE OF WISCONSIN )  
 ) SS.  
IOWA COUNTY )

Personally came before me on \_\_\_\_\_, 2026, the above-named Barry Hottmann, Mayor and Emily Wolfe, Interim Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission (is permanent) (expires:\_\_\_\_\_)

**ACKNOWLEDGEMENT**

STATE OF WISCONSIN )  
 ) SS.  
\_\_\_\_\_ COUNTY )

Personally came before me on \_\_\_\_\_, 2026, the above-named Harold Grimm Jr. and Lori Grimm, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission (is permanent) (expires:\_\_\_\_\_)

EXHIBIT A  
Legal Description of Property

Lot 27 of Thomas' Addition to the City of Dodgeville, Iowa County, Wisconsin.

## EXHIBIT B

### **PRELIMINARY RESOLUTION DECLARING INTENT TO EXERCISE SPECIAL ASSESSMENT POWERS RELATIVE TO THE INSTALLATION OF SEWER SYSTEM IMPROVEMENTS ALONG WEST WASHINGTON STREET WITHIN THE CITY OF DODGEVILLE, IOWA COUNTY, WISCONSIN.**

WHEREAS, sewer system improvements have been made at West Washington Street, located within the City of Dodgeville;

WHEREAS, the Common Council of the City determined it to be in the best interest of the City to install a sanitary sewer lateral for the benefit of certain property;

WHEREAS, plans and specifications for the installation of said improvements at said street were prepared;

WHEREAS, after reviewing said plans and specifications, it appears to the Common Council that a property owner will be benefited by the installation of said improvements;

WHEREAS, the City is authorized by Section 8.11 of the Municipal Code of the City of Dodgeville to levy special assessments against the property owner benefited by the installation of said sewer system improvements;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF DODGEVILLE, IOWA COUNTY, WISCONSIN AS FOLLOWS:

1. In the judgment of this Council, it is expedient and necessary and in the best interest of the City and property affected thereby that a 4" sanitary sewer lateral be installed at West Washington Street in accordance with the plans and specifications prepared.

2. The Common Council hereby declares its intention to exercise its police power under section 8.11 of the Municipal Code to levy special assessments upon property within the area described on the Schedule of Proposed Assessments attached hereto as Exhibit "A" and incorporated herein by reference as if fully set forth herein for special benefits conferred upon such property by the installation of sewer system improvements.

3. This public improvement shall include the installation of a sewer lateral along West Washington Street in accordance with the plans and specifications prepared by the Director of Public Works and hereby approved by this Council.

4. It is hereby declared by this Council that it is the intention of this Council to levy the full cost of the installation of said improvements against the property identified in Exhibit "A."

5. The assessment against the parcel may be paid in cash on or before \_\_\_\_\_ 2026, or in 15 annual installments at an interest rate to be determined by the final assessment resolution to be adopted subsequent to the public hearing or filing of a waiver.

6. The Director of Public Works is hereby designated to make the report required under sec. 8.11(c) of the Municipal Code and is hereby directed to prepare said report on behalf of the City.

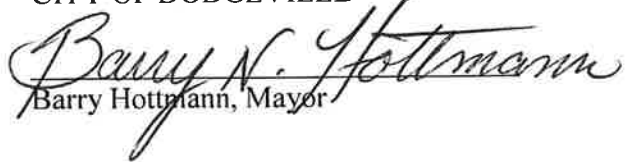
7. Said Director of Public Works may use the services of the City Attorney and any other City personnel in developing and preparing said report and performing his duties in connection therewith.

8. Upon completion of the report, the City Clerk shall file the same in her office and shall cause notice to be given 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 matters contained in the preliminary resolution and the report, unless the public hearing is waived by all the owner or owners of the property affected by this assessment.

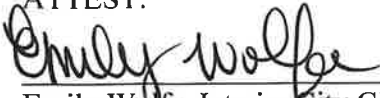
9. The public hearing, if required, shall be held by the Public Works Committee in the Council Chambers at City Hall at a time set by the Clerk in accordance with section 8.11 of the Municipal Code.

Adopted and approved this 19 day of May 2026.

CITY OF DODGEVILLE

  
Barry Hottmann, Mayor

ATTEST:



Emily Wolfe, Interim City Clerk

It was moved by Devoss and seconded by Weber that the foregoing resolution be adopted. Upon roll call vote, the following voted Aye: Sersch, Reynolds, Lair, Devoss, Weber, Johnson-Solberg, Peterson. The following voted No: none. The Mayor declared the resolution adopted.

**SCHEDULE OF PROPOSED ASSESSMENTS  
EXHIBIT "A"**

<b>Property Description *</b>	<b>Property Owner and Address</b>	<b>Property Location</b>	<b>Assessed Cost</b>
PARCEL 0959	Harold Grimm Jr. and Lori Grimm 322 West Washington Street Dodgeville, WI 53533	322 West Washington Street Dodgeville, WI 53533	\$14,800.00
<b>TOTALS-ALL</b>			\$14,800.00