

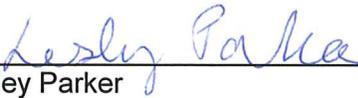
AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

LESLEY PARKER, being first duly sworn on oath, deposes and says that:

1. She is an Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 13th day of December, 2022 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for their property for the project titled **OHMEDA DRIVE ASSESSMENT DISTRICT - 2022** attached hereto.

2. She delivered the envelopes to the custody of the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.



Lesley Parker

Subscribed and sworn to before me
this 13TH day of December, 2022



Heidi Fleegel
Notary Public, State of Wisconsin
My Commission expires: April 28, 2026





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

Deputy City Engineer
 Bryan Cooper, AIA
 Gregory T. Fries, P.E.
 Chris Petykowski, P.E.

Deputy Division Manager
 Kathleen M. Cryan

Principal Engineer 2
 John S. Fahrney, P.E.
 Janet Schmidt, P.E.

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

Financial Manager
 Steven B. Danner-Rivers

«OwnerLine1»
 «OwnerLine2»
 «OwnerLine3»
 «OwnerLine4»

December 13, 2022

Project Name: Ohmeda Drive Assessment District - 2022

Project Limits: Femrite Drive to 1,800 Feet North

Project ID: 13810

Parcel(s) being assessed:

Parcel Number: «Parcel_No»

Parcel Location: «Parcel_Location»

Driveway Items			Subtotal
Replace Concrete Driveway Apron Assessment	Replace Asphalt Driveway Apron	Install New Concrete Driveway Apron	
«Cost1»	«Cost2»	«Cost3»	«SubT1»

Street Reconstruction Items				Subtotal
Install New Concrete Sidewalk	Remove & Replace Curb & Gutter	New Curb & Gutter	10' Pavement Reconstruction	
«Cost4»	«Cost5»	«Cost6»	«Cost7»	«SubT2»

Street Lighting & Sanitary Sewer Items				Subtotal
Street Lighting Installation	Sanitary Sewer Installation	Sanitary Sewer Installation	Sanitary Lateral	
«Cost8»	«Cost9»	«Cost10»	«Cost11»	«SubT3»

Water & Storm Sewer Items				Subtotal
Water Main Installation	Water Service Installation	Storm Sewer Installation	Private Storm Sewer Connection	
«Cost12»	«Cost13»	«Cost14»	«Cost15»	«SubT4»

Driveway Subtotal	Street Subtotal	Lighting & Sanitary Subtotal	Water & Storm Subtotal	Total
«SubT1»	«SubT2»	«SubT3»	«SubT4»	«Total»

The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/ohmeda-drive-reconstruction>; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.



Finance Department

Room 406
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703-3345
PH 608 266 4671
FAX 608 267 8705
finance@cityofmadison.com

Dear Property Owner:

The City of Madison has levied a special assessment on your property as shown on the enclosed Common Council resolution. This is an estimated assessment. When construction has been completed, the actual cost of the improvement will be determined. The amount of the assessment will then be adjusted accordingly, and a formal bill sent to you. The final bill will be equal to or less than the estimate unless you authorize additional work.

When you receive the bill, there are two options for payment: (1) the entire amount may be paid without interest by October 31 of the year you receive the bill (usually the next calendar year after the actual construction); or (2) if not paid in full by October 31, the assessment may be paid in installments with one equal part of the assessment plus interest included on your tax bill at the end of each year. Interest on each installment is calculated at two percent (2.0%) per year. In the first year of the assessment, interest is calculated only from the date of bill.

There may be situations, such as selling or refinancing your property, where you will be required at the closing to pay the estimated assessment before the work is completed. If the final amount is more than the estimate, any payments you have made will be credited and a bill sent out for the difference. If the final bill is less, any overpayment of principal and interest will be refunded. Refunds will be issued to the owner of record at the time of refund unless you provide the Finance Department with other refund instructions separate from the payment itself.

If your gross annual income is less than \$55,950 (for a single person, more for a family) and you live on the property where the work is done, you may qualify for a loan to pay the assessment. For information on the loan criteria, call (608) 266-4008.

We hope this letter will assist you in understanding the special assessment payment procedure. If you have any questions, please contact the City Finance Department, Room 406, 210 Martin Luther King, Jr. Blvd. or call (608) 266-4008.

Sincerely,

David Schmiedicke
Finance Director

Enclosure



Legislation Details (With Text)

File #: 74428 **Version:** 1 **Name:** Approving Plans, Specifications, And Schedule Of Assessments For Ohmeda Drive Assessment District - 2022

Type: Resolution **Status:** Passed

File created: 10/25/2022 **In control:** Engineering Division

On agenda: 11/22/2022 **Final action:** 11/22/2022

Enactment date: 11/28/2022 **Enactment #:** RES-22-00773

Title: Approving Plans, Specifications, And Schedule Of Assessments For Ohmeda Drive Assessment District - 2022. (16th AD)

Sponsors: BOARD OF PUBLIC WORKS

Indexes:

Code sections:

Attachments: 1. OhmedaDr_BPWnotes_11-02-2021.pdf, 2. OhmedaDr_OverviewExhibit_11-02-2022.pdf, 3. 13810_BPW_Mailing.pdf, 4. 13810_OhmedaDr_Assess.pdf, 5. 13810_CC_Mailing.pdf

Date	Ver.	Action By	Action	Result
11/22/2022	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
11/2/2022	1	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
10/25/2022	1	Engineering Division	Refer	

Fiscal Note

The proposed resolution approves plans, specifications, and a schedule of assessments for Ohmeda Drive Assessment District - 2022 at an estimated cost of \$3,323,889.00, including \$1,945,331.64 in assessments and \$1 million of TIF. Funding is available in Engineering-Major Streets Capital Budget project 13810 within the Reconstruction Streets program.

Total Cost: \$3,323,889.00
Assessments: \$1,945,331.64
City Cost: \$1,378,557.36

Title

Approving Plans, Specifications, And Schedule Of Assessments For Ohmeda Drive Assessment District - 2022. (16th AD)

Body

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of Ohmeda Drive Assessment District - 2022 pursuant to a resolution of the Common Council, Resolution No. RES-22-00282, ID No. 70712, adopted 4/19/2022, which resolution was adopted thereto, and the provisions of the Madison General Ordinances and the Wisconsin Statutes in such case made and provided, and the Common Council being fully advised.

BE IT RESOLVED:

1. That the City at large is justly chargeable with and shall pay the sum of \$1,378,557.36 of the entire cost of said improvement.
2. That for those eligible property owners requesting construction of a rain garden in the public right-of-way adjacent to their property shall execute the necessary waiver of special assessments on forms provided by the City Engineer;

3. That the sum assigned to each separate parcel, as indicated on the attached schedule of assessment, is hereby specially assessed upon each such parcel.
4. That the Common Council determines such special assessments to be reasonable.
5. That the work or improvement be carried out in accordance with the reports as finally approved.
6. That such work or improvement represents an exercise of the police power of the City of Madison.
7. That the plans & specifications and schedule of assessments in the Report of the Board of Public Works and the Report of the City Engineer for the above named improvement be and are hereby approved.
8. That the Board of Public Works be and is hereby authorized to advertise for and receive bids for the said improvements.
9. That the due date by which all such special assessments shall be paid in full is October 31st of the year in which it is billed, or,
10. That such special assessments shall be collected in eight (8) equal installments, with interest thereon at 2.0 percent per annum, except those special assessments paid in full on or before October 31st of that year.
11. That the Mayor and City Clerk are hereby authorized to accept dedication of lands and/or easements from the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.

INSTALLMENT ASSESSMENT NOTICE

Notice is hereby given that a contract has been (or is about to be) let for Ohmeda Drive Assessment District - 2022 and that the amount of the special assessment therefore has been determined as to each parcel of real estate affected thereby and a statement of the same is on file with the City Clerk; it is proposed to collect the same in eight (8) installments, as provided for by Section 66.0715 of the Wisconsin Statutes, with interest thereon at 2.0 percent per annum; that all assessments will be collected in installments as above provided except such assessments on property where the owner of the same has paid the assessment to the City Treasurer on or before the next succeeding November 1st.

NOTICE OF APPEAL RIGHTS

"Pursuant to Sec.4.09(14), Madison General Ordinances, as authorized by Sec. 66.0701(2), Wisconsin Statutes, any person against whose land a special assessment has been levied by this resolution has the right to appeal therefrom in the manner prescribed in Sec. 66.0703(12), Wisconsin Statutes, within forty (40) days of the day of the final determination of the Common Council, said date being the date of adoption of this resolution."

Proi. ID: 13810 Project Name: Ohmeda Drive Assessment District - 2022
 Project Limits: Femrite Drive to 1,800 Feet North

Street Lighting Installation Assessment: The rate for street lighting is calculated based on the total construction costs divided by the net linear footage for parcels that have access to Ohmeda Drive.
 Sanitary Sewer Installation Assessment: The rate for sanitary sewer installation is calculated based on the total construction costs (minus lateral costs) divided by the total net square footage receiving service (Total cost is divided in two equal sums, further divided as cost divided by receiving lot area (gross area) and cost divided by area of first 200' from ROW (proximity)).
 Water Main Installation Assessment: The rate for water main installation is calculated based on the total construction costs (minus service costs) divided by the total net linear footage that will receive service from this main (which includes water supply for fire protection purposes).
 Storm Sewer Installation Assessment: The rate for storm sewer installation on Ohmeda Dr is calculated based on the total construction costs divided by the total net square footage. The rate is applied to all lots along west side of Ohmeda Dr. (3202 Ohmeda Dr, 3050 Ohmeda Dr).
 1. In accordance with Madison General Ordinance 4.081, the assessments for parcels zoned or used for agriculture and in the City of Madison shall be deferred for 10 years with interest. Upon completion of the deferral period, payment shall be made with interest in 8 equal yearly installments. In the event of certain occurrences as outlined in section 4.0841(4), the assessments shall be paid in full prior to the end of the deferral period.

Parcel No. / Zoning No.	Owner's Name / Mailing Address	Situation Address / Parcel Location	Note	Frontage LF	Lot Area SF	Replace Concrete Driveway Apron Assessment @		Replace Asphalt Driveway Apron @		Install New Concrete Driveway Apron Assessment @		Street Construction Items		Remove & Replace Curb & Gutter Assessment @		New Curb & Gutter Assessment @		10' Pavement Reconstruction		Street Lighting Installation Assessment @		Sanitary Sewer Construction Items				Water Main Construction Items				Storm Sewer Construction Items				TOTAL ASSMT				
						\$4.07 per SF		\$15.47 per SF		\$8.14 per SF		\$7.36 per SF		\$12.25 per LF		\$24.49 per LF		\$40.95 per LF		\$8.25 per LF		\$247.87 per 1000 SF		\$72.46 per 1000 SF		\$187.18 per LF		\$320.75 per LF		\$19,472.95 Each		\$589.41 per 1000 SF			\$3,000.00 Each			
						SF	Cost	SF	Cost	SF	Cost	SF	Cost	LF	Cost	LF	Cost	LF	Cost	LF	Cost	SF	Cost	SF	Cost	LF	Cost	LF	Cost	Each	Cost	SF	Cost		Each	Cost		
0710-234-0401-6 IL Lot 1	MADISON INTERSTATE EAST LLC 100 SOUTH WACKER DR # 950 CHICAGO IL 60606	6002 Femrite Dr	---	535.42	455,068.00	0.00	\$0.00	0.00	\$0.00	2,000.00	\$8,140.00	3,000.00	\$22,080.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$30,220.00		
0710-234-0402-4 IL Lot 2	MADISON INTERSTATE EAST LLC 100 SOUTH WACKER DR # 950 CHICAGO IL 60606	3202 Ohmeda Dr Femrite	---	788.55 500.06	437,408.00	1,000.00	\$4,070.00	0.00	\$0.00	4,000.00	\$16,280.00	7,000.00	\$51,520.00	433.82	\$5,312.13	354.73	\$8,687.32	354.73	\$14,526.16	788.55	\$6,505.54	109,453.00	\$27,130.54	437,408.00	\$31,695.61	55.00	\$10,295.02	788.55	\$252,923.47	1.00	\$19,472.95	437,408.00	\$257,812.82	0.00	\$0.00	0.00	\$0.00	\$706,231.57
0710-234-0403-2 IL Lot 3	MADISON INTERSTATE EAST LLC 100 SOUTH WACKER DR # 950 CHICAGO IL 60606	3050 Ohmeda Dr	---	478.90	276,953.00	0.00	\$0.00	0.00	\$0.00	2,000.00	\$8,140.00	2,500.00	\$18,400.00	0.00	\$0.00	478.90	\$11,728.26	478.90	\$19,610.96	478.90	\$3,950.93	95,011.00	\$23,550.75	276,953.00	\$20,068.66	56.00	\$10,482.20	478.90	\$153,604.78	0.00	\$0.00	276,953.00	\$163,238.98	0.00	\$0.00	0.00	\$0.00	\$432,775.51
0710-231-0098-7 IL Outlot 1	MADISON INTERSTATE EAST LLC 100 SOUTH WACKER DR # 950 CHICAGO IL 60606	2950 Ohmeda Dr	---	373.61	119,996.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	2,000.00	\$14,720.00	0.00	\$0.00	373.61	\$9,149.71	373.61	\$15,299.33	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	373.61	\$119,833.54	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$159,002.58
0710-231-0099-5 IL W	DATX-OHMEDA INC % EPROPERTY TAX DEPT 201 PO BX 4900 SCOTTSDALE AZ 85261	2930 Ohmeda Dr	---	460.00	2,631,180.00	500.00	\$2,035.00	55.56	\$859.17	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	373.61	\$3,082.28	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,976.45
0710-234-0109-6 IL	MCALLEN PROPERTIES 120 LLC 3950 COMMERCIAL AVE MADISON WI 53714	6402 Femrite Dr Ohmeda Dr	1	150.40 257.05	34,848.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	38,693.00	\$9,590.98	34,848.00	\$2,525.17	61.00	\$11,418.11	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$23,534.27
0710-234-0198-9 IL	MCALLEN PROPERTIES 120 LLC 3950 COMMERCIAL AVE MADISON WI 53714	6410 Femrite Dr Unit SCHL Ohmeda Dr	1	531.42 385.42	380,512.00	0.00	\$0.00	277.78	\$4,295.83	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	385.42	\$3,179.72	89,051.00	\$22,073.42	380,512.00	\$27,572.79	64.00	\$11,979.66	385.42	\$123,621.54	1.00	\$19,472.95	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$212,195.90
0710-234-0105-4 IL	MCALLEN PROPERTIES 120 LLC 3950 COMMERCIAL AVE MADISON WI 53714	6410 Femrite Dr Ohmeda Dr	1	0.00 466.82	328,364.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	94,042.00	\$23,310.56	328,364.00	\$23,794.02	129.00	\$24,146.50	466.82	\$149,730.18	2.00	\$38,945.90	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$259,927.16
0710-231-0104-2 IL	BLATTERMAN 1 LLC % HEATHER CAROW 620 ALPINE PKWY OREGON WI 53575	3020 Meier Rd Ohmeda Dr	1	1.00 822.14	4,151,355.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	360.00	\$115,468.20	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$115,468.20
TOTALS				4,032.49	8,815,684.00	1,500.00	\$6,105.00	333.33	\$5,155.00	8,000.00	\$32,560.00	14,500.00	\$106,720.00	433.82	\$5,312.13	1,207.24	\$29,565.29	1,207.24	\$49,436.45	2,026.48	\$16,718.46	426,250.00	\$105,656.25	1,458,085.00	\$105,656.25	365.00	\$68,321.50	2,853.30	\$915,181.71	4.00	\$77,891.80	714,361.00	\$421,051.80	0.00	\$0.00	0.00	\$0.00	\$1,945,331.64