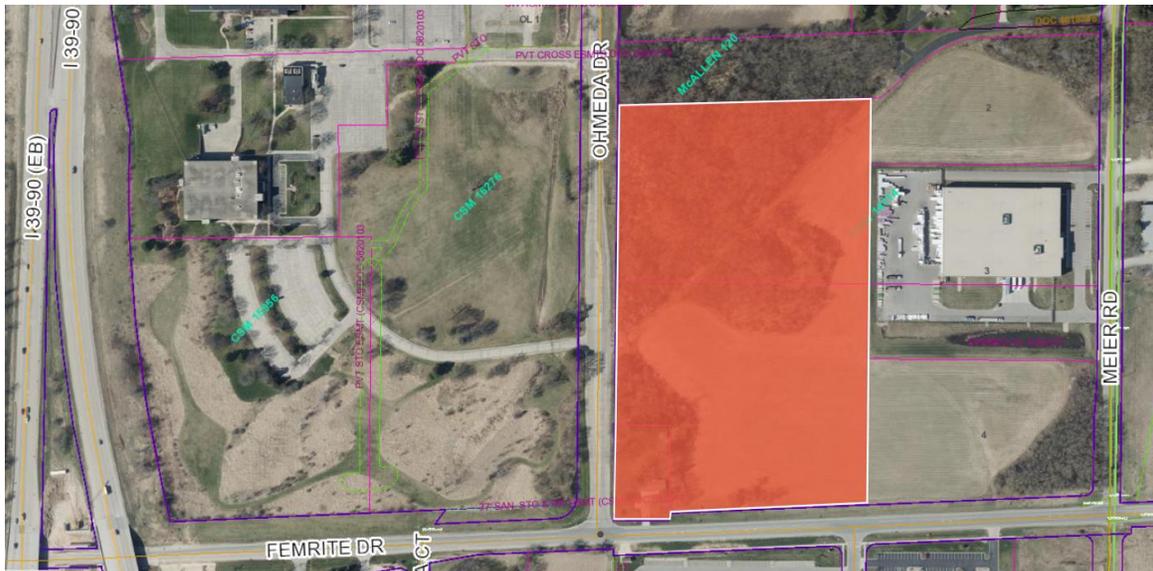


**6402 & 6410 Femrite Drive
Deferred Assessment Request
Lucas Roe – Reinhart Boerner Van Deuren/ McAllen Properties 120, LLC**



Summary:

- Conditionally approved Certified Survey Map (CSM) to combine 6402 Femrite Drive (PN 071023401096), 6410 Femrite Drive (PN 071023401989), and 6410 Femrite Drive (PN 071023401054) into two lots.
- There is an outstanding special assessment against the existing parcel at 6402 Femrite Drive (PN 071023401096) applied in 2021.
- The owner and developer of the existing parcel at 6402 Femrite Drive (PN 071023401096) shall pay the remaining outstanding balance applied in 2021 prior to the recording of the conditionally approved Certified Survey Map.
- There are preliminary special assessments against the three existing parcels for street lighting, sanitary sewer, storm sewer, and driveways that were approved as Revised Schedule of Assessments for Ohmeda Drive Assessment District – 2022 pursuant to a resolution of the Common Council, RES-23-00133, ID No. 75903, adopted 2/28/2023.
- The owner and developer is requesting to be able to combine the preliminary special assessments, apply them to the two new parcels to be created by the conditionally approved Certified Survey Map.
- Per MGO 16.23(5)g.1 – “all unpaid special assessments shall be paid unless determined otherwise by the Board of Public Works” as a condition of CSM final approval.
- Lucas Roe – Reinhart Boerner Van Deuren, representing owner McAllen Properties 120, LLC is requesting that the preliminary special assessments for 6402 Femrite Drive (PN 071023401096), 6410 Femrite Drive (PN 071023401989), and 6410 Femrite Drive (PN 071023401054) be combined and applied to the new parcels being created by the conditionally approved Certified Survey Map.
- City staff recommend that the outstanding special assessment against the existing parcel at 6402 Femrite Drive (PN 071023401096) that was applied in 2021 be paid prior to final CSM approval.
- City staff recommend that the preliminary special assessments for 6402 Femrite Drive (PN 071023401096), 6410 Femrite Drive (PN 071023401989), and 6410 Femrite Drive (PN 071023401054) be combined and applied to the new parcels being created by the conditionally approved two lot Certified Survey Map.
- Following the recording of the CSM, edited assessments reflecting the adjustments will come to the Board of Public Works for approval.

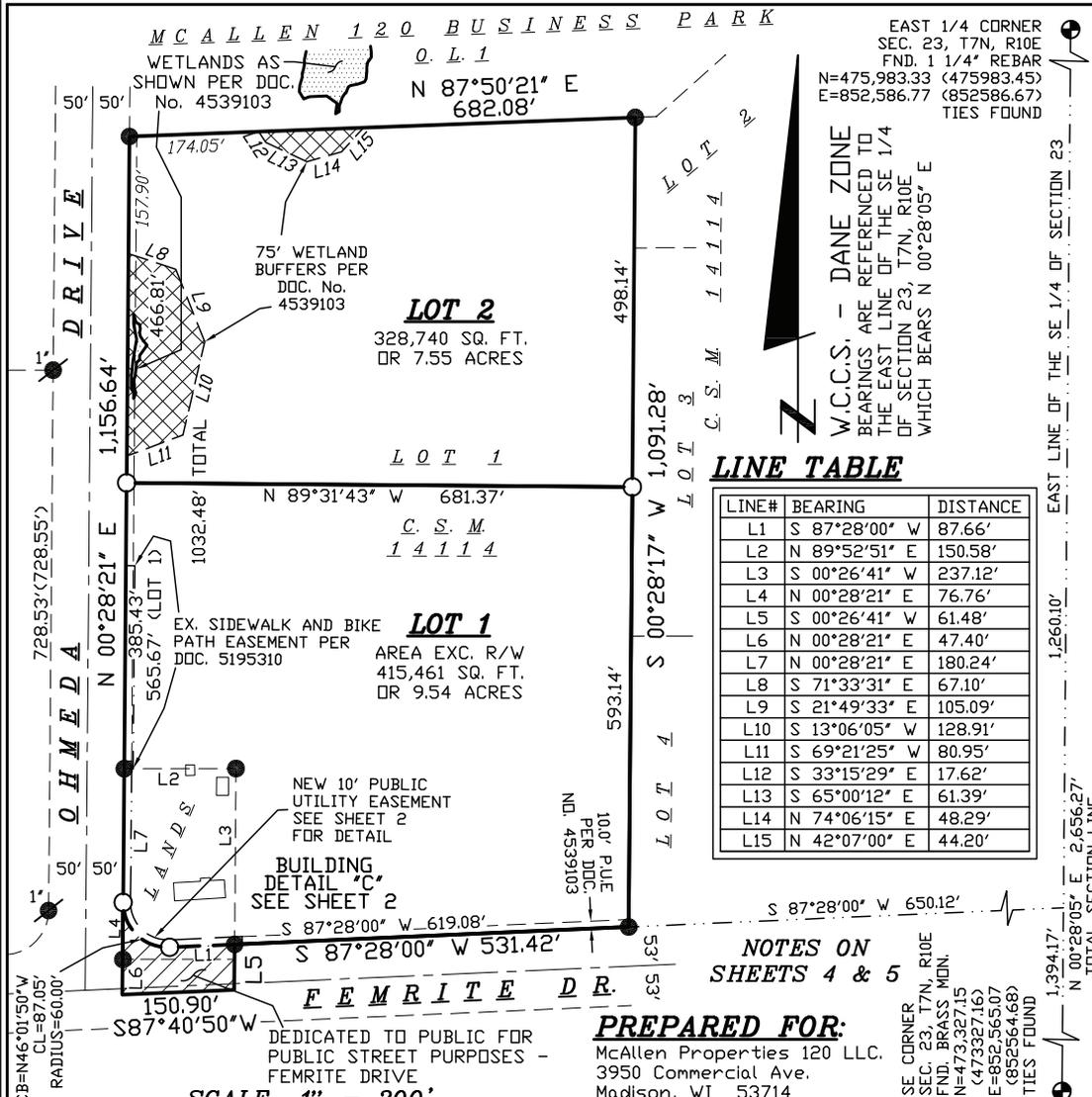


CERTIFIED SURVEY MAP

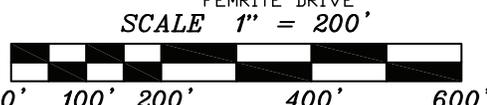
WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NE 1/4 of the SE 1/4 of Section 23, T7N, R10E, City of Madison, Dane County, Wisconsin. Including Lot 1, Certified Survey Map 14114, Vol. 95, Pages 114-118, Doc. No. 5195310.



ARC=97.40' CB=N46°01'50"W
CL=87.05'
DELTA=93°00'21"
RADIUS=60.00'



LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR (UNLESS NOTED)
- ⊙ = FOUND 1 1/4" PIPE (UNLESS NOTED)
- ⊕ = FOUND SECTION CORNER
- (##) = RECORDED AS

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

23W-41

Stanley, Brenda

From: Lucas N. Roe <lroe@reinhartlaw.com>
Sent: Wednesday, July 05, 2023 3:42 PM
To: Board of Public Works
Cc: Vest, Lance; Stanley, Brenda; Enright, Danah M.; Wells, Chris
Subject: McAllen Properties 120 LLC: Subdivision Application (CSM)
Attachments: 6402-6410 Femrite Drive_CSM Letter_2023-06-23.pdf

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello, our office is working with McAllen Properties 120, LLC in connection with a proposed land division. Item 32 of the attached CSM approval letter requires the payment of certain special assessments prior to final sign-off of the CSM. The parcels involved (6402-6410 Femrite, parcel numbers 071023401096, 071023401054 and 071023401989) have been issued preliminary assessments related to sewer, water and street improvement work contemplated as part of the Ohmeda Drive Reconstruction project which has not yet begun

(<https://www.cityofmadison.com/engineering/projects/ohmeda-drive-reconstruction>).

The outstanding 2021 assessment for street improvements on 6402 Femrite (\$4,990.05) would be paid prior to recording the CSM, but we are requesting that the remaining preliminary assessments (with respect to the Ohmeda Dr. project) be deferred.

Please let me know if you need any additional information to evaluate the request. Thanks in advance,

Lucas

Lucas N. Roe

Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700, Madison, WI 53703
O: (608) 229-2251 | **M:** (414) 940-4532
lroe@reinhartlaw.com | reinhartlaw.com | [bio](#) | [vCard](#)

Legal Assistants:

Mary E. Reindl-Frey: (608) 229-2264 | mreindl@reinhartlaw.com
Desirae Slade: (608) 229-2237 | dslade@reinhartlaw.com



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Proj. ID: 13810 Project Name: Ohmeda Drive Assessment District - 2022
Project Limits: Fernite 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 (excavation lateral costs) divided by the total net square footage receiving service. (Total cost is divided on two equal terms, 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 (excavation service costs) divided by the total net linear footage that will receive service from the 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. (2022 Ohmeda Dr. 2020 Ohmeda Dr.)

1. In accordance with Madison General Ordinance 4.061, the assessments for parcels owned or used for agriculture and in the City of Madison shall be deferred for 20 years with interest. Upon completion of the debtment period, payment shall be made with interest in 8 equal yearly installments. In the event of certain occurrences as outlined in section 4.084(2)(c), the assessments shall be paid in full prior to the end of the deferral period.

Parcel No. / zoning No.	Owner's Name / Mailing Address	Site Address / Parcel Location	Notes	Frontage LF	Lot Area SF	Street Construction Items												Lighting Construction Items				Sanitary Sewer Construction Items				Water Main Construction Items				Storm Sewer Construction Items				TOTAL ASSEMT		
						Replace Concrete Driveway Apron Assessment @		Replace Asphalt Driveway Apron @		Install New Concrete Driveway Apron Assessment @		Install New Concrete Sidewalk Assessment @		Remove & Replace Curb & Gutter Assessment @		New Curb & Gutter Assessment @		1P Pavement Reconstruction		Street Lighting Installation Assessment @		Sanitary Sewer Installation Assessment (Proximity Area) @		Sanitary Sewer Installation Assesmt (Gross Area) @		Sanitary Lateral Assessment @		Water Main Installation Assesmt @		Water Service Installation Assesmt @		Storm Sewer Installation Assesmt @			Private Storm Sewer Connection Assessment @	
						\$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	\$329.29	per 1000 SF	\$96.26	per 1000 SF	\$209.11	per LF	\$320.75	per LF	\$19,472.95	Each	\$671.51	per 1000 SF		\$3,000.00	Each
0710-234-0402-6 IL Lot 1	MADISON INTERSTATE EAST LLC 100 SOUTH WACKER DR # 950 CHICAGO IL 60606	2022 Fernite Dr		135.42	453,068.00	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	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$30,220.00		
0710-234-0402-4 Lot 2	MADISON INTERSTATE EAST LLC 100 SOUTH WACKER DR # 950 CHICAGO IL 60606	3202 Ohmeda Dr Fernite		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	\$51,530.00	433.82	\$5,312.13	354.73	\$8,687.32	354.73	\$14,536.16	788.55	\$6,556.54	109,453.00	\$36,044.76	437,408.00	\$42,106.36	61.00	\$12,755.63	788.55	\$251,923.47	1.00	\$19,472.95	437,408.00	\$293,722.50	0.00	\$0.00	\$763,923.70
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	1,000.00	\$4,070.00	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	\$31,286.16	276,953.00	\$26,660.36	60.00	\$12,546.50	478.90	\$153,604.78	0.00	\$0.00	276,953.00	\$185,975.85	0.00	\$0.00	\$487,833.79
0710-231-0008-7 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	373.61	\$119,833.54	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$159,000.58		
0710-231-0009-5 IL, W	GATX OHMEDA INC % PROPERTY TAX DEPT 201 PO BX 490 SCOTTSDALE AZ 85261	2930 Ohmeda Dr		460.00	2,631,180.00	8,000.00	\$12,210.00	122.22	\$1,890.17	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	\$17,182.45		
0710-234-0109-6 IL	MCALLEN PROPERTIES % LLC 3950 COMMERCIAL AVE MADISON WI 53734	3902 Fernite Dr Ohmeda Dr		150.40 257.95	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	\$12,741.21	34,848.00	\$3,354.58	60.00	\$8,809.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$35,904.79
0710-234-0109-8 IL	MCALLEN PROPERTIES % LLC 3950 COMMERCIAL AVE MADISON WI 53734	3910 Fernite Dr Unit 304 Ohmeda Dr		531.42 385.41	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	\$29,323.59	380,512.00	\$36,629.27	59.00	\$12,337.39	385.42	\$123,621.54	1.00	\$19,472.95	0.00	\$0.00	0.00	\$0.00	\$228,880.29
0710-234-0105-6 IL	MCALLEN PROPERTIES % LLC 3950 COMMERCIAL AVE MADISON WI 53734	3910 Fernite Dr Ohmeda Dr		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	\$30,967.08	328,364.00	\$31,609.34	60.00	\$12,546.50	466.82	\$149,730.18	2.00	\$38,945.90	0.00	\$0.00	0.00	\$0.00	\$241,799.00
0710-231-0104-2 IL	BLETTERMAN LLC % HEATHER CAROW 820 ALPINE PKWY OREGON WI 53075	8200 Meier Rd Ohmeda Dr		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	60.00	\$12,546.50	360.00	\$115,468.20	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$128,014.70		
TOTALS				4,032.49	8,815,684.00	4,000.00	\$16,280.00	400.00	\$6,186.00	7,000.00	\$28,490.00	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	\$140,359.80	1,458,085.00	\$140,359.80	360.00	\$71,541.50	2,853.30	\$915,181.71	4.00	\$77,891.80	714,361.00	\$479,698.35	0.00	\$0.00	\$2,083,741.29

Readable portion of Preliminary Revised #1 Schedule of Assessments

0710-234-0109-6 IL	MCALLEN PROPERTIES 120 LLC 3950 COMMERCIAL AVE MADISON WI 53714	6402 Femrite Dr Ohmeda Dr	\$24,904.79
0710-234-0198-9 IL	MCALLEN PROPERTIES 120 LLC 3950 COMMERCIAL AVE MADISON WI 53714	6410 Femrite Dr Unit SCHL Ohmeda Dr	\$228,860.29
0710-234-0105-4 IL	MCALLEN PROPERTIES 120 LLC 3950 COMMERCIAL AVE MADISON WI 53714	6410 Femrite Dr Ohmeda Dr	\$263,799.00