AFFIDAVIT OF MAILING

STATE OF WISCONSIN

COUNTY OF DANE

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

)) ss.

)

1. She is an Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 21st day of October, 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 <u>Ohmeda</u> <u>Drive Assessment District - 2022</u> 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 21ST day of October, 2022

12m

Johanna L. Johnson Notary Public, State of Wisconsin My Commission expires: January 8, 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

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

October 21, 2022

To: Property Owners along Ohmeda Drive

Re: Proposed Street Reconstruction Project & Public Hearing

The City of Madison is planning a 2023 project on Ohmeda Drive in the Yahara Hills Neighborhood. Enclosed with this letter is a fact sheet with some details on the proposed project. Also enclosed is a notification for the Public Hearing before the Board of Public Works. The date, time and location of the public hearing is on the notification.

This project will involve special assessments to the owners of property adjacent to the project. The property owners will be assessed for various items included with this proposed project, and the costs of some of those items are assessed entirely to the owner. Tables detailing the City's standard assessment policy for the items of work is included on the fact sheet.



Deputy City Engineer

Deputy Division Manager

Christina M. Bachmann, P.E. Mark D. Moder, P.E.

Financial Manager

Steven B. Danner-Rivers

Bryan Cooper, AIA

Kathleen M. Crvan

Principal Engineer 2 John S. Fahrney, P.E. Janet Schmidt, P.E. Principal Engineer 1

Gregory T. Fries, P.E. Chris Petykowski, P.E.

Below is a preliminary Schedule of Assessments, which shows the estimated costs for your property adjacent to the project. 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 frontages and lot areas of each property to be assessed are listed on the full schedule. After work is complete, a final assessment cost will be calculated based on bid prices and work actually performed. The final assessment cost, which will be billed after the completion of the project, is payable in one lump sum or over a period of 8 years, with the 2% interest charged on the unpaid balance.

To request accommodations for special needs or disabilities or if you have any other questions regarding this project, please contact Andrew Zwieg, Project Manager, (608) 266-9219, <u>azwieg@cityofmadison.com</u>. This includes requests relating to the Public Hearing and operations of construction.

Sincerely,

For:

James M. Wolfe, P.E. City Engineer

SEE BACK

Project Name: Ohmeda Drive Assessment District - 2022

Project Limits: Femrite Drive to 1,800 Feet North

Project ID: 13810

Owner:

«OwnerLine1» «OwnerLine2»

Parcel(s) being assessed:

Parcel Number: «Parcel_No»

Parcel Location: «Parcel_Location»

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

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

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

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

Driveway Subtotal	Street Subtotal	0 0								
«SubT1»	«SubT2»	«SubT3»	«SubT4»	«Total»						

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

JMW:ajz Cc by email:

Jael Currie, District 16 Alder Greg Fries, City Engineering Mark Moder, City Engineering Phil Gaebler, City Engineering Tom Mohr, Traffic Engineering Yang Tao, Traffic Engineering Tim Sobota, Madison Metro Transit Marla Eddy, City Forestry Carl Strasburg, Police Department Ed Ruckriegel, Fire Department MMSD School District Transportation Christy Bachmann, City Engineering Chris Petykowski, City Engineering Janet Schmidt, City Engineering Kyle Frank, City Engineering Alexandria Heinritz, Traffic Engineering Charles Romines, Streets Division Ed Ruckriegel, Fire Department Aaron Leair, City Forestry Cindy Deering, Police Department Jason Fenske, Badger Bus Lines, jasonf@badgerbus.com Dane County 911



Department of Public Works **Engineering Division**

PROJECT CONTACT

» Project Manager: Andrew Zwieg 608-266-9219, azwieg@cityofmadison.com

Fact and Details Sheet: PROPOSED OHMEDA STREET CONSTRUCTION

Project Location Map

Project Details – Proposed Work

Sanitary Sewer: The City will install new 8" PVC sewer main pipe on Ohmeda Drive as well as laterals requested by each property owner *(main and laterals assessable).*

Water Main: The will install new 12" ductile water main pipe on Ohmeda Drive as well as services requested by each property owner (main and services assessable).

Storm Sewer: The City will install a new concrete storm sewer system that will discharge into a proposed pond outside the right-of-way. The City will also remove and replace existing culverts as needed to maintain existing drainage patterns between the east side of the street and the west side of the street existing ditch (*system assessable*).

Street: The City will replace all of the pavement and gravel base. Curb and gutter as well as sidewalk will be added to the west side of the street (4' of pavement, curb, sidewalk, and driveway aprons assessable). A 1-foot gravel shoulder will be added to the east side of the street along the edge of pavement. The proposed Ohmeda Drive width near Femrite Drive will be 37 ft. to accommodate right and left turning traffic onto Femrite Drive. The proposed typical Ohmeda Drive width will be 24 ft. from face of curb to edge of pavement.

Driveway Aprons: New driveway aprons constructed with the project will be constructed with concrete as requested by each property owner. Existing driveway aprons will be removed and replaced with concrete along the west side of the street and asphalt along the east side of the street. Driveway widths will be replaced per the City of Madison standard detail (*driveway aprons assessable*).

Bus Pads: Bus pads will not be installed along Ohmeda Drive.

Street Lights: The City will install 6 new street lights installed along Ohmeda Drive (*lights assessable*). The lights will be installed, maintained, and owned by Madison Gas and Electric.

Traffic Signals: Traffic signals will not be installed at the intersection of Femrite Drive and Ohmeda Drive.



Item	Property Owner Share	City Share
Driveway Apron Replacement	50%	50%
New Driveway Aprons	100%	0%
New Sidewalk	100%	0%
Curb & Gutter Replacement*	50%	50%
New Curb & Gutter*	100%	0%
10' Pavement Reconstruction*	100%	0%
Intersection Curb & Pavement	0%	100%
Street Lighting*	100%	0%
Sanitary Sewer Main	100%	0%
Sanitary Laterals to Property Line	100%	0%
Water Main	100%	0%
Water Services	100%	0%
Storm Sewer Main Within Street	100%	0%
Culverts For Drainage Ditch	0%	100%
Private Storm Connections (if any)	100%	0%
*Curb & gutter assessed per linear ft. of frontag	e	

Assessments: The project will have special assessments for the street construction. The assessments are a special charge for work being done that has a direct benefit to the property. The preliminary assessments are mailed during the design phase and will give the property owner an estimated cost due after construction is complete. The final assessment bill will be mailed in 2024 to adjacent property owners and be calculated based on bid prices and measured quantities. The property payment options include payment by lump sum or over eight years with 2 percent interest. 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 deferment 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.

Trees: Trees within the right-of-way may be pruned prior to construction to provide required clearance for construction equipment. All the existing trees along the west right-of-way boundary are planned for removal to accommodate construction of a sidewalk. There are 17 (6410 Femrite Road (4-Green Ash), (2-Box Elder, 2-Black Cherry, 6- European Buckthorn, 1-Nothern Red Oak, 1 Bur Oak, 1-White Mulberry) planned tree removals along the east side of the street to accommodate construction of the new drainage ditch. If, during the course of construction, it is determined that any

additional trees must be removed, adjacent property owners will be notified, prior to removal of the tree. The trees within the project limits that remain may have the roots trimmed during construction. There are no proposed tree plantings planned in the terrace with the project. Trees will be planted in the terrace once the lots are developed and driveway entrances established.

Project Website: https://www.cityofmadison.com/engineering/projects/ohmeda-drive-reconstruction

Construction Schedule & Impacts

Tentative Schedule: It is expected the project will take approximately 4 months to complete between spring 2023 and summer 2023.

Traffic Impacts: Femrite Drive and Ohmeda Drive will remain open to traffic during construction. The contractor will maintain access to properties along Ohmeda Drive by constructing driveways one half at a time. No parking is allowed within the construction zone during working hours (7AM to 7PM).

Water Shut-offs: One shut-off is expected for 6402 Femrite Drive within the project limits. A minimum of 48 hours of notice will be provided prior to the shut-off. The shut-off may last up to 8 hours, but typically lasts about 4 hours. The shut-off is required to connect the new Ohmeda Drive water main to the existing Femrite Drive water main. Emergency shut-offs are possible if existing main is damaged during construction. Affected properties are notified as soon as possible.

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF PUBLIC WORKS FOR PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS FOR PUBLIC WORKS IMPROVEMENTS MADISON, WISCONSIN

PART I

The Common Council of the City of Madison, Wisconsin, having heretofore decided that it is expedient and necessary that the improvements as listed in Part II hereof be improved at the expense of the property thereby on which would be conferred some special benefit.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN:

That the City Engineer has prepared plans, specifications, a proposed schedule of assessments, and an estimate of the entire costs of the improvement for each of the districts listed in Part II hereof, and;

That the plans, specifications, a proposed schedule of assessments, and an estimate of the entire cost of the improvements listed hereto are available and open to inspection by all interested persons in the office of the City Engineer, Room 115, City-County Building, 210 Martin Luther King Jr. Blvd. and will so continue to be for ten (10) working days from the first published date of this notice, (please email Board of Public Works, boardofpublicworks@cityofmadison.com) and;

That on <u>WEDNESDAY</u>, <u>NOVEMBER 2</u>, <u>2022 AT 5:30 P.M.</u>, the Board of Public Works will be held remotely and the public can attend using a laptop or call in by phone. If you would like instruction on how to participate, please email boardofpublicworks@cityofmadison.com The Board will consider any objections that may be filed in writing or in person and hear all persons desiring to be heard, and;

That special assessments may be paid over an eight (8) year period, with the owner paying 1/8 of the principal each year plus two (2%) percent interest on the unpaid balance, as determined by the Board of Public Works.

That if the total assessment is paid in full before October 31st in the year that the billing is made, irrespective of project completion, then no interest shall be charged.

If you require an interpreter, materials in alternate formats, or other accommodations to access this public hearing, please contact the Engineering Division at phone (608) 266-4751 or email us at <u>engineering@cityofmadison.com</u>. Please make contact at least 72 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

<u>OHMEDA DRIVE ASSESSMENT DISTRICT – 2022</u> <u>S. OWEN DRIVE ASSESSMENT DISTRICT – 2023</u> <u>LAKE MENDOTA DRIVE ASSESSMENT DISTRICT - 2023</u>

By Order of the Board of Public Works Madison, Wisconsin

PUB: WSJ OCTOBER 21, 2022

Proj. 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 (minus lateral costs) divided by the total net sequare footage receiving service (Total cost is divided in two equal sums, futher 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 lateral costs) divided by the total net sequare footage receiving service (Total cost is divided in two equal sums, futher 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 every costs) divided by the total net linear footage that will receive service from this main (which include: water supply for fire protection purpose). Storm Seven Installation Assessment: The rate for some wave installation on tomeshow is calculated based on the total construction costs (where by the total net sequeres footage receive from this main (which include: water supply for fire protection purpose). Is on Seven Installation Assessment: Be rate for some wave installation Assessment Borget as a list as a divided by the total net sequeres footage. The rate is applied to all lists and by the store as 0, 73500 themes Dr (scal construction costs divided by the total net sequeres footage receives from lange store do of Divide D

											Street Const	truction Items							Lighting Con	struction Items			Sanitary Sewer Co	onstruction Items				Water Main C	nstruction Items	6		Storm Sewer Const	ruction Items		
						crete Driveway sessment @		nalt Driveway on @		ew Concrete ron Assessment @		ncrete Sidewalk ment @		eplace Curb & sessment @		rb & Gutter sment @	10' Pavement	Reconstruction		ng Installation sment @		ver Installation roximity Area) @		Installation Assmnt s Area) @	Sanitary Lat	eral Assessment @	Water Main I	nstallation Assmn @		ice Installation mnt @	Storm Sewer Inst	allation Assmnt @	Private Storm Se Assessm		
l No. /	Owner's Name /	Situs Address /	Frontage		\$4.07	per SF	\$15.47	per SY	\$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	TOTAL ASS
g No.	Mailing Address	Parcel Location	LF	SF	SF	Cost	SY	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	+
234-0401-6	MADISON INTERSTATE EAST	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
	100 SOUTH WACKER DR # 95 CHICAGO IL 60606	0																																l	
34-0402-4	MADISON INTERSTATE EAST	3202 Ohmeda Dr		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	\$706,231
	LLC 100 SOUTH WACKER DR # 95 CHICAGO IL 60606	Femrite 0	500.06																																
234-0403-2	MADISON INTERSTATE EAST	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	\$432,775
	100 SOUTH WACKER DR # 95 CHICAGO IL 60606	0																																I	
231-0098-7	MADISON INTERSTATE EAST	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	\$159,002
1	100 SOUTH WACKER DR # 95 CHICAGO IL 60606	0																																l	
31-0099-5	DATEX-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	\$5,976.
234-0109-6	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	\$23,534
234-0198-9	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	\$212,195
34-0105-4	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	\$259,92
1-0104-2	BLATTERMAN 1 LLC 6626 OLD MEIER RD MADISON WI 53718	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	\$115,4