



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

Assistant 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

Mark D. Moder, P.E.
Andrew J. Zwieg, P.E.

Financial Manager

Steven B. Danner-Rivers

Parcel Number: «Parcel»

Situs Address: «SitusAddress»

«MailingName1»

«MailingName2»

«MailingAddress»

«MailingCityStZip»

January 23, 2024

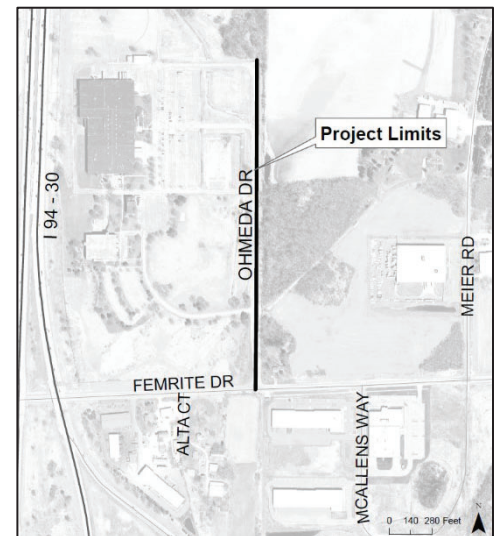
To: Property Owners along Ohmeda Drive
Re: Proposed Street Reconstruction Project & Public Hearing

The City of Madison is planning a 2024 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.

Enclosed is revision #2 of the Schedule of Assessments, which shows the estimated costs for your property adjacent to the project. The design of the sanitary sewer, water main, storm sewer, driveways, and sidewalk have changed since revision #1 of the assessments was created after the assessments were adopted (RES-23-00133) on February 8, 2023 and the original assessments adopted (RES-22-00773) on November 11, 2022 by the City of Madison Common Council. The design changes reapportioned the costs of infrastructure to properties listed on the schedule. The Revised 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 5% 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, azwieg@cityofmadison.com. This includes requests relating to the Public Hearing and operations of construction.



Sincerely,

James M. Wolfe, P.E., City Engineer

JMW:ajz

Cc by email:

Jael Currie, District 16 Alder
Mark Moder, City Engineering
Daniel Olivares, City Engineering
Ryan Newman, Water Utility
Gretchen Aviles-Pineiro, City Traffic Engineering
Yang Tao, Traffic Engineering
Charles Romines, Streets Division
Tim Sobota, Madison Metro Transit
Bill Sullivan, Fire Department
Jennifer Hannah, Police Department
Kenneth Thomas krthomas1@madison.k12.wi.us
Cara Hanson cmhanson@madison.k12.wi.us
Mike MacDonald mmacdonald@madison.k12.wi.us

Andrew Zwieg, City Engineering
Janet Schmidt, City Engineering
Adam Wiederhoeft, Water Utility
Sean Malloy, City Traffic Engineering
Rebecca Qureishi, City Traffic Engineering
Lorissa Banuelos, Common Council
Aaron Leair, City Forestry
Hannah Mohelnitzky, City Engineering
Dane County 911
Cedric Hodo cdhodo@madison.k12.wi.us
Vanessa Cruz vacruz@madison.k12.wi.us
Amanda Nagel ajnagel@madison.k12.wi.us
Svetlin Borisov sbborisov@madison.k12.wi.us

**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 **WEDNESDAY, FEBRUARY 7, 2024 AT 5:30 P.M.**, 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 five (5%) 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 engineering@cityofmadison.com. Please make contact at least 72 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

OHMEDA DRIVE ASSESSMENT DISTRICT - 2022

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **January 26, 2024**



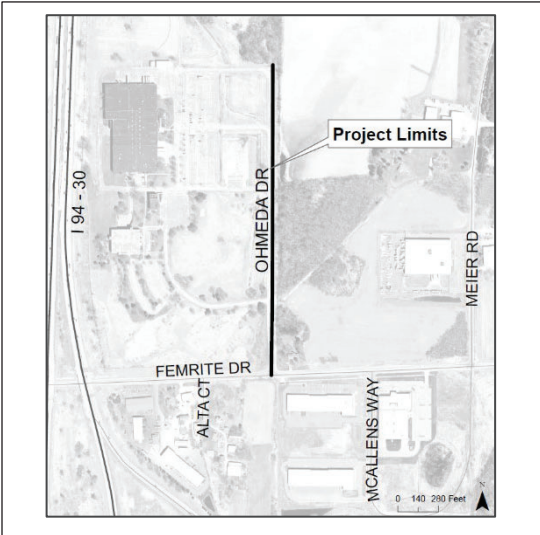
Department of Public Works
Engineering Division

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 10" PVC sewer main pipe on Ohmeda Drive as well as laterals to serve a portion of the east side of the street (*main and laterals assessable*).

Water Main: The City will install new 12" ductile water main pipe on Ohmeda Drive as well as services to serve a portion of the east side of the street (*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 (*storm 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 (*10' 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 30 ft. from face of curb to edge of pavement.

Driveway Aprons: New driveway aprons constructed with the project will be constructed with concrete. 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: A traffic signal will not be installed at the intersection of Femrite Drive and Ohmeda Drive.

Assessments: The project will have revised 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 revised 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 2025 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 5 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

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%
*Items assessed per linear ft. of frontage		

(4-Green Ash), (2-Box Elder, 2-Black Cherry, 6- European Buckthorn, 1-Nothorn 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 5 months to complete between spring and fall 2024.

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: Water shut-offs are not anticipated. Emergency shut-offs are possible if existing main is damaged during construction. Affected properties are notified as soon as possible.

Lot Area SF	Driveaway Apron Assessment @ \$15.51 per SF		Replace Asphalt Driveway Apron @ \$17.31 per SY		Driveway Apron Assessment @ \$6.11 per SF		Install New Concrete Sidewalk Assessment @ \$8.37 per SF		Remove & Replace Curb & Gutter Assessment @ \$12.68 per LF		New Curb & Gutter Assessment @ \$25.36 per LF		Reconstruction 10' Pavement Assessment @ \$44.52 per LF		Street Lighting Installation Assessment @ \$57.00 per LF		Assessment (Proximity Area) @ \$781.82 per 1000 SF		(Gross Area) @ \$177.83 per 1000 SF		Sanitary Lateral Assessment @ \$209.26 per LF (8") \$146.07 per LF (6")		Water Main Installation Assmnt @ \$526.40 per LF		Water Service @ \$17,199.98 per LF	
	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
455,068.00		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	
714,361.00		1,000.00	0.00	\$0.00	2,000.00	\$18,220.00	6,500.00	\$54,405.00	433.82	\$5,500.84	833.63	\$21,140.86	1,267.45	\$56,426.87	1,267.45	\$72,344.65	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	
119,996.00		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	
2,631,180.00		3,000.00	122.22	\$2,115.06	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	373.61	\$21,295.77	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	
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	38,690.00	\$30,248.55	38,690.00	\$6,880.23	49.00	\$7,157.60	257.05	\$135,311.12	0.00	
380,512.00		0.00	277.78	\$4,806.94	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	385.42	\$21,968.94	88,708.00	\$69,353.53	382,614.00	\$68,040.09	49.00	\$7,157.60	385.42	\$202,885.09	2.00	\$0.00
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	42,693.00	\$33,378.17	326,492.00	\$58,059.94	104.00	\$21,762.60	466.82	\$245,734.05	2.00	\$0.00
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	\$0.00	0.00	

8,815,684.00	4,000.00	\$6,020.00	400.00	\$6,922.00	2,000.00	\$18,220.00	6,500.00	\$54,405.00	433.82	\$5,500.84	833.63	\$21,140.86	1,267.45	\$56,426.87	2,026.48	\$115,509.36	170,091.00	\$132,980.25	747,796.00	\$132,980.25	202.00	\$36,077.80	1,109.29	\$583,930.26	4.00	\$6.00
--------------	----------	------------	--------	------------	----------	-------------	----------	-------------	--------	------------	--------	-------------	----------	-------------	----------	--------------	------------	--------------	------------	--------------	--------	-------------	----------	--------------	------	--------