



Parcel Number: «Parcel»
Situs Address: «SitusAddress»

«MailingName1»
«MailingName2»
«MailingAddress»
«MailingCityStZip»

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

Financial Manager
Steven B. Danner-Rivers

February 22, 2024

**NOTICE OF PUBLIC HEARING BEFORE THE COMMON COUNCIL
FOR
PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS
FOR PUBLIC WORKS IMPROVEMENTS**

MADISON, WISCONSIN

PART I

Notice is hereby given that the reports of the Board of Public Works and the City Engineer of the City of Madison, Wisconsin, on the plans, specifications, and special assessment of benefits accruing to the various lots and parcels of land affected by the proposed improvements, as listed in Part II hereof, in the City of Madison, have been filed in the office of the City Clerk, in the City-County Building, Madison, Wisconsin, and that said reports will be presented to the Common Council at a regular meeting to be held **TUESDAY, MARCH 5, 2024, at 6:30 P.M., VIA A HYBRID MEETING** and that the Common Council will then and there consider said reports and will hold a public hearing to hear all persons interested, or their agents or attorneys, concerning matters contained in said reports, and will determine what portion, if any, of the cost of said improvement shall be paid by the City at large, and other action as the Common Council may deem proper.

IF YOU WISH TO SPEAK VIRTUALLY AT THE MEETING, YOU MUST REGISTER. You can register at <https://www.cityofmadison.com/MeetingRegistration>. When you register to speak, you will be sent an email with the information you need to join the virtual meeting.

IF YOU WISH TO SPEAK IN-PERSON AT THE MEETING, YOU MUST REGISTER WITH THE COUNCIL'S SECRETARY PRIOR TO 6:30 P.M.

The Common Council meeting is held in Room 201 of the City-County Building, 210 Martin Luther King Jr., Blvd., Madison, WI.

Notice is hereby given that a contract has been (or is about to be) let for below listed project(s) 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 5.0% 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. The Board of Public Works may recommend increasing the number of proposed installments. Changes recommended by the Board of Public Works will be indicated in the resolution considered by the Common Council.

If you require an interpreter, materials in alternate formats, or other accommodations to access

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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

WEST WASHINGTON AVENUE AND SOUTH HENRY STREET RESURFACING ASSESSMENT DISTRICT – 2024

RUTLEDGE ST RECONSTRUCTION ASSESSMENT DISTRICT – 2024

KNUTSON DRIVE AND GREEN AVENUE ASSESSMENT DISTRICT – 2024

OHMEDA DRIVE ASSESSMENT DISTRICT – 2022

BY: MariBeth Witzel-Behl
MariBeth Witzel-Behl, City Clerk

PUB: WSJ **Feb 23, 2024**

A complete copy of assessments for the **OHMEDA DRIVE ASSESSMENT DISTRICT – 2022** may be found on the City's web site. Please visit: <https://madison.legistar.com/Legislation.aspx>. Enter **81914** in the search box.

Also, receive project updates delivered to your email in-box. Visit the project page to sign up: <https://www.cityofmadison.com/engineering/projects/ohmeda-drive-reconstruction>

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 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.

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. (3204 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 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.

Parcel No. / Zoning No. / Owner's Name / Mailing Address / Site Address / Parcel Location / Not e / Frontage LF / Lot Area SF						Street Construction Items														Lighting Construction Items		Sanitary Sewer Construction Items						Water Main Construction Items				Storm Sewer Construction Items				TOTAL ASSMT		
						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 @		10' Pavement Reconstruction @		Street Lighting Installation Assessment @		Sanitary Sewer Installation Assessment (Proximity Area) @		Sanitary Sewer Installation Assmnt (Gross Area) @		Sanitary Lateral Assessment @		Water Main Installation Assmnt @		Water Service Installation Assmnt @		Storm Sewer Installation Assmnt @		Private Storm Sewer Connection Assessment @				
						\$1.51 SF	per SF Cost	\$17.31 SY	per SY Cost	\$9.11 SF	per SF Cost	\$8.37 SF	per SF Cost	\$12.68 LF	per LF Cost	\$25.36 LF	per LF Cost	\$44.52 LF	per LF Cost	\$57.00 LF	per LF Cost	\$781.82 SF	per 1000 SF Cost	\$177.83 SF	per 1000 SF Cost	\$209.26 LF	per LF (8") Cost	\$146.07 LF	per LF (6") Cost	\$526.40 LF	per LF Cost	\$17,199.98 Each	Each Cost	\$671.35 SF	per 1000 SF Cost		\$3,000.00 Each	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	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				
0710-234-0404-0 IL Lot 1	MADISON INTERSTATE EAST LLC 100 SOUTH WACKER DR # 950 CHICAGO IL 60606	3204 Ohmeda Dr Femrite	---	1,267.45 500.06	714,361.00	1,000.00	\$1,505.00	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	\$72,244.65	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	714,361.00	\$479,584.50	0.00	\$0.00	\$709,027.72				
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	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				
0710-231-0099-5 IL, W	DATEX-OHMEDA INC % EPROPERTY TAX DEPT 201 PO BX 4900 SCOTTSDALE AZ 85261	2930 Ohmeda Dr	---	460.00	2,631,180.00	3,000.00	\$4,515.00	122.22	\$2,115.06	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	\$0.00	0.00	\$0.00	0.00	\$0.00	\$27,925.83				
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	38,690.00	\$30,248.55	38,690.00	\$6,880.23	49.00	\$7,157.60	257.05	\$135,311.12	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$179,597.50				
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	\$4,806.94	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	\$34,399.96	0.00	\$0.00	0.00	\$0.00	\$408,612.15				
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	42,693.00	\$33,378.17	326,492.00	\$58,059.94	104.00	\$21,762.60	466.82	\$245,734.05	2.00	\$34,399.96	0.00	\$0.00	0.00	\$0.00	\$393,334.71				
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	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00				
TOTALS						4,032.49	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	\$68,799.92	714,361.00	\$479,584.50	0.00	\$0.00	\$1,718,497.90

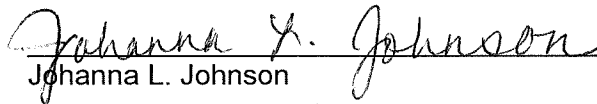
AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

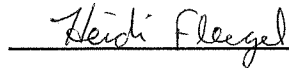
JOHANNA JOHNSON, being first duly sworn on oath, deposes and says that:

1. She is a Program Assistant 3 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the day of **FEBRUARY 22, 2024** 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 the project titled **OHMEDA DRIVE ASSESSMENT DISTRICT - 2022**

2. She did and delivered the envelopes to 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.


Johanna L. Johnson

Subscribed and sworn to before me
This 22 day of FEBRUARY, 2024



HEIDI FLEEGEL

Notary Public, State of Wisconsin
My Commission expires: APRIL 28, 2026

