



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

Parcel Number: «Parcel»

Situs Address: «SitusAddress»

«MailingName1»

«MailingName2»

«MailingAddress»

«MailingCityStZip»

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

March 21, 2024



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 five percent (5.0%) 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 \$66,399 (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, please visit www.cityofmadison.com/homeloans or call (608) 266-4223.

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 #:	81914	Version:	1	Name:	Approving Revised Schedule Of Assessments for Ohmeda Drive Assessment District - 2022
Type:	Resolution	Status:	Passed		
File created:	2/2/2024	In control:	BOARD OF PUBLIC WORKS		
On agenda:	3/5/2024	Final action:	3/5/2024		
Enactment date:	3/13/2024	Enactment #:	RES-24-00118		
Title:	Approving Revised Schedule Of Assessments for Ohmeda Drive Assessment District - 2022 (District 16).				
Sponsors:	BOARD OF PUBLIC WORKS				
Indexes:					
Code sections:					
Attachments:	1. OhmedaDr_BPWnotes_02-07-2024.pdf, 2. OhmedaDr_OverviewExhibit_02-07-2024.pdf, 3. BPW Mailing_13810 Ohmeda Dr Assessment District 2022 REV 2.pdf, 4. CC Mailing_13810 Ohmeda Dr.pdf				

Date	Ver.	Action By	Action	Result
3/5/2024	1	COMMON COUNCIL	Adopt Unanimously	Pass
2/7/2024	1	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
2/2/2024	1	Engineering Division	Refer	

Fiscal Note

The proposed resolution approves a revised schedule of assessments for the Ohmeda Drive construction project (Munis #13810) at an estimated cost of \$2,790,000, including \$1,718,497.90 in assessments and \$1,071,502.10 in Tax Increment Financing (TIF). Funding is available in Engineering - Major Streets Capital Budget.

Funds are available in Acct. No.

13810-402-170 Ohmeda Drive - STREET \$1,400,000.00

13810-402-174 Ohmeda Drive - STREET STORM \$425,000.00

13810-84-174 Ohmeda Drive - STORM (East Side of Road) \$200,000.00

13810-83-173 Ohmeda Drive - SANITARY \$300,000.00

13810-86-179 Ohmeda Drive - WATER \$450,000.00

13810-402-177 Ohmeda Drive - FIBER \$15,000.00

Total Cost: \$2,790,000.00 (Includes 15% Engineering)

Assessments: \$1,718,497.90

City Cost: \$1,071,502.10

Title

Approving Revised Schedule Of Assessments for Ohmeda Drive Assessment District - 2022 (District 16).

Body

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of 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, 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.

The design of the sanitary sewer, water, and work along Femrite Drive have changed since the original assessments were created after the original and revised assessments were adopted by the City of Madison Common Council.

BE IT RESOLVED:

1. That the revised assessments approved under RES-23-00133, ID No. 75903 be deleted and replaced with the attached revised assessments dated February 7, 2024.
2. That the sum assigned to each separate parcel, as indicated on the attached schedule of assessment, is hereby specially assessed upon each such parcel.
3. That the Common Council determines such special assessments to be reasonable.
4. That such work or improvement represents an exercise of the police power of the City of Madison.
5. That the schedule of assessments for the above named improvement be and are hereby approved.
6. 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,
7. That such special assessments shall be collected in eight (8) equal installments, with interest thereon at 5.0 percent per annum, except those special assessments paid in full on or before October 31st of that year.
8. That the Mayor and City Clerk are hereby authorized to enter into agreements and revised agreements with utilities companies for cost sharing of the project.
9. That the RES-23-00551, ID 79424 be referenced regarding finding of exemption from payment in-full of preliminary special assessments levied against parcels being combined as part of a conditionally approved Certified Survey Map at 6402-6410 Femrite Drive and authorizing the outstanding assessments to be divided according to frontage and levied against the newly created parcels.

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 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.

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."


AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

ISAAC GABRIEL, being first duly sworn on oath, deposes and says that:

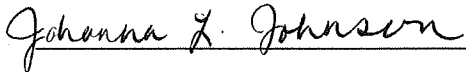
1. He is an Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 21th day of March, 2024 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for their property for the project titled **OHMEDA DRIVE ASSESSMENT DISTRICT - 2022** attached hereto.

2. He 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.

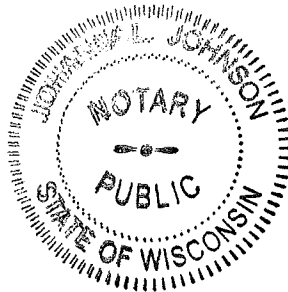


Isaac Gabriel

Subscribed and sworn to before me
this 21TH day of March, 2024



Johanna L. Johnson
Notary Public, State of Wisconsin
My Commission expires: January 8, 2026



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 frontage 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, futher divided as cost divided by receving 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 / Situs 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	per SF	\$17.31	per SY	\$9.11	per SF	\$8.37	per SF	\$12.68	per LF	\$25.36	per LF	\$44.52	per LF	\$57.00	per LF	\$781.82	per 1000 SF	\$177.83	per 1000 SF	\$209.26	per LF (8")	\$146.07	per LF (6")	\$526.40	per LF	\$17,199.98	Each	\$671.35	per 1000 SF		\$3,000.00	Each
						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			
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						
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	\$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	\$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						
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		