

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» «MailingAddress» «MailingAddress» «MailingCityStZip»

March 21, 2024

Assistant City Engineer Bryan Cooper, AIA

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



Finance Department

Room 406 210 Martin Luther King, Jr. Boulevard Madison, Wisconsin 53703-3345 PH 608 266 4671 FAX 608 267 8705 <u>finance@cityofmadison.com</u>

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 <u>www.cityofmadison.com/homeloans</u> 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,

Dand P. Johneduke

David Schmiedicke Finance Director

Enclosure



City of Madison

Legislation Details (With Text)

File #:	81914	Version: 1		Name:	Approving Revised Schedule Of Assessments for Ohmeda Drive Assessment District - 2022
Туре:	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 Rev 16).	vised Scheo	dule C	of Assessments fo	or Ohmeda Drive Assessment District - 2022 (District
Sponsors:	BOARD OF P	UBLIC WOI	RKS		
Indexes:					
Code sections:					
Attachments:					nmedaDr_OverviewExhibit_02-07-2024.pdf, 3. BPW 2022 REV 2.pdf, 4. CC Mailing_13810 Ohmeda
Date	Ver Action By			Acti	on Besult

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

COUNTY OF DANE

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

)) ss.

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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 <u>OHMEDA</u> <u>DRIVE ASSESSMENT DISTRICT - 2022</u> 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

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

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

February 7, 2024 City of Madison Engineering Division - Preliminary Revised #2 Schedule of Assessments

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. Santary Sever Installation Assessment: The rate for santary sever 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 Sever Installation Assessment: The rate for storm sever installation on Social divided by the total net total construction costs divided by the total net access to divided by the total net sequel of too store were resistallation on Store divided by the total net access of the total entry of the total net receive service from this main. Storm Sever Installation Assessment: The rate for store access to divided by the total net sequel of too by the total net access to divided by the total net access to divided by the total net sequel of the total construction costs divided by the total net access to divide by and to discover the total construction costs divided by the total net access to divide by the total

												truction Items							Lighting Con	struction Items			Sanitary Sewer C	Construction Iter	ms		Water Main Construction Items				Storm Sewer Construction Items				
		Ţ		Concrete	Replace Asp	eplace Asphalt Driveway		w Concrete	te Install New Con		crete Remove & Replace Curb &		& New Curb & Gutter 10' Pavement		vement	Street Light	ng Installation			Sanitary Sew	er Installation	Sanitary Later	al Assessment @	Water Ma	ain Installation	on Water Service Installation		Storm Sewer Installation		Private St	orm Sewer				
				Drivewa	iy Apron		ron @	Drivewa	ay Apron	1	ssessment @		Gutter Assessment @		sment @		ruction @	Assessment @		Assessment (Proximity Area)		,		,		Assmnt @		Assmnt @		Assmnt @		Connection Assessment @			
					nent @		ion @		ment @		ssessment @		sessment @		inen e		action @	-	ament @		@		Area) @		per LF (8")	_	-		-		-			TOTAL ASSMT	
Parcel No. /	Owner's Name /		Not Frontage	Lot Area	\$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	\$146.07	per LF (6")	\$526.40	per LF	\$17,199.98	Each	\$671.35	per 1000 SF	\$3,000.00	Each	_
Zoning No.	Mailing Address	Parcel Location	e 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	_
0710-234-0401- IL Lot 1	5 MADISON INTERSTATE EAST LLC 100 SOUTH WACKER DR # 950 CHICAGO IL 60606		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	\$0.00	\$0.00
0710-234-0404- IL Lot 1	MADISON INTERSTATE EAST LLC 100 SOUTH WACKER DR # 950 CHICAGO IL 60606	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	0.00	\$0.00	714,361.00	\$479,584.50	0.00	\$0.00	\$709,027.72
0710-231-0098- IL Outlot 1	7 MADISON INTERSTATE EAST LLC 100 SOUTH WACKER DR # 950 CHICAGO IL 60606		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	\$0.00	\$0.00
0710-231-0099- IL. W	5 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	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- IL	5 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	38,690.00	\$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- IL	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	\$4,806.94	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	\$34,399.96	0.00	\$0.00	0.00	\$0.00	\$408,612.15
0710-234-0105 IL	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	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-: IL	2 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	\$0.00	\$0.00
	1	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	\$132 080 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