



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](mailto:engineering@cityofmadison.com)  
[www.cityofmadison.com/engineering](http://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.

**Financial Manager**  
Steven B. Danner-Rivers

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

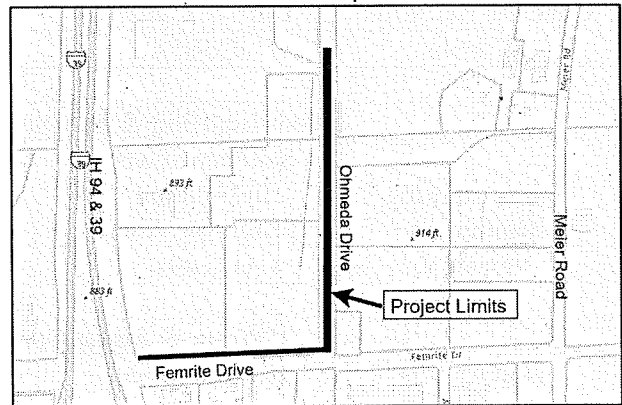
January 27, 2023

**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.

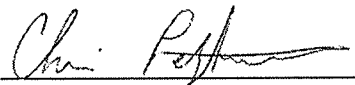
This project will involve special assessments to the owners of property adjacent to the project. The property owners will be assessed for various items included with this proposed project, and the costs of some of those items are assessed entirely to the owner. Tables detailing the City's standard assessment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



Below is a revised Schedule of Assessments, which shows the estimated costs for your property adjacent to the project. The design of the sanitary sewer, storm sewer, and driveways have changed since the original assessments were created after the assessments were adopted (RES-22-00773) on November 11, 2022 by the City of Madison Common Council. The design changes increased the original assessments and the additional costs needed to be assessed. 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 4% 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 Zweg, Project Manager, (608) 266-9219, [azweg@cityofmadison.com](mailto:azweg@cityofmadison.com). This includes requests relating to the Public Hearing and operations of construction.

Sincerely,

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

**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»

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

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

Street Lighting & Sanitary Sewer Items				Subtotal
Street Lighting Installation	Sanitary Sewer Installation (Proximity Area)	Sanitary Sewer Installation (Gross Area)	Sanitary Lateral	
«Cost8»	«Cost9»	«Cost10»	«Cost11»	«SubT3»

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

Driveway Subtotal	Street Subtotal	Lighting & Sanitary Subtotal	Water & Storm Subtotal	Total
«SubT1»	«SubT2»	«SubT3»	«SubT4»	«Total»

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 full Schedule includes greater details for the cost determination.

JMW:ajz  
Cc by email:

- District 16 Alder
- City Engineering Staff
- Traffic Engineering Staff
- Streets Division Staff
- City Forestry Staff
- Madison Metro Transit Staff
- Police Department
- Fire Department
- Dane County 911
- Badger Bus Lines
- MMSD School District Transportation

**NOTICE OF PUBLIC HEARING  
BEFORE THE BOARD OF PUBLIC WORKS  
FOR  
PLANS, SPECIFICATIONS AND SPECIAL ASSESSMENTS  
OHMEDA DRIVE ASSESSMENT DISTRICT – 2022 (REVISED)  
MADISON, WISCONSIN**

**PART I**

The Common Council of the City of Madison, Wisconsin, approved the Schedule of Assessments for the Ohmeda Drive Assessment District - 2022 (File No. 74428, RES-22-00773) on November 28, 2022. As part of that approval, the Council, pursuant to MGO Sec. 4.08(1) and Wis. Stat. Sec. 66.0715, authorized the repayment of the special assessments in eight (8) annual installments, with interest thereon at 2.0 percent per annum.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN:

A Public Hearing will be held to reopen the Ohmeda Drive Assessment District - 2022

That on WEDNESDAY, FEBRUARY 8, 2023 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](mailto: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 four (4%) 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](mailto: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 (REVISED)**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ JANUARY 27, 2023

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 (which includes water supply for fire protection purposes).  
 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. (3202 Ohmeda Dr., 3050 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 deferral period, payment shall be made with interest in 8 equal yearly installments. In the event of certain occurrences as outlined in section 4.084(1)(i), 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	Note	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 Assmt (Gross Area) @		Sanitary Lateral Assessment @			Water Main Installation Assmt @		Water Service Installation Assmt @		Storm Sewer Installation Assmt @		Private Storm Sewer Connection Assessment @			
						\$4.07 per SF	per SF Cost	\$15.47 per SY	per SY Cost	\$8.14 per SF	per SF Cost	\$7.36 per SF	per SF Cost	\$12.25 per LF	per LF Cost	\$24.49 per LF	per LF Cost	\$40.95 per LF	per LF Cost	\$44.42 per LF	per LF Cost	\$329.29 per 1000 SF	per 1000 SF Cost	\$96.26 per 1000 SF	per 1000 SF Cost	\$209.11 per LF	per LF Cost		\$320.75 per LF	per LF Cost	\$19,472.95 Each	Each Cost	\$673.51 per 1000 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	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	\$30,220.00		
0710-234-0402-4 IL Lot 2	MADISON INTERSTATE EAST LLC 100 SOUTH WACKER DR # 950 CHICAGO IL 60606	3202 Ohmeda Dr Femrite		788.55 500.06	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	\$35,027.39	109,453.00	\$36,041.76	437,408.00	\$42,106.26	61.00	\$12,755.61	788.55	\$252,923.47	1.00	\$19,472.95	437,408.00	\$293,722.50	0.00	\$0.00	0.00	\$0.00	\$792,445.55
0710-234-0403-2 IL Lot 3	MADISON INTERSTATE EAST LLC 100 SOUTH WACKER DR # 950 CHICAGO IL 60606	3050 Ohmeda Dr		478.90	276,953.00	0.00	\$0.00	0.00	\$0.00	1,000.00	\$4,070.00	2,500.00	\$18,400.00	0.00	\$0.00	478.90	\$11,728.26	478.90	\$19,610.96	478.90	\$21,272.74	95,011.00	\$31,286.16	276,953.00	\$26,660.36	60.00	\$12,546.50	478.90	\$153,604.78	0.00	\$0.00	276,953.00	\$185,975.85	0.00	\$0.00	0.00	\$0.00	\$485,155.60
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	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	373.61	\$119,833.54	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$159,002.58		
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	\$12,210.00	122.22	\$1,890.17	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	373.61	\$16,595.76	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	\$30,695.92		
0710-234-0109-6 IL	MCCALLEN 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	38,693.00	\$12,741.21	34,848.00	\$3,354.58	60.00	\$8,809.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$24,904.79		
0710-234-0198-9 IL	MCCALLEN 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	\$4,795.83	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	385.42	\$17,120.36	89,051.00	\$29,323.59	380,512.00	\$36,629.27	59.00	\$12,337.39	385.42	\$123,621.54	1.00	\$19,472.95	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$242,800.93
0710-234-0105-4 IL	MCCALLEN 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	94,042.00	\$30,967.08	328,364.00	\$31,609.34	60.00	\$12,546.50	466.82	\$149,730.18	2.00	\$38,945.90	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$263,799.00		
0710-231-0104-2 IL	BLATTERMAN I 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	60.00	\$12,546.50	360.00	\$115,468.20	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$128,014.70		
TOTALS				4,032.49	8,815,684.00	4,000.00	\$16,280.00	400.00	\$6,186.00	7,000.00	\$28,490.00	14,500.00	\$106,720.00	433.82	\$5,312.13	1,207.24	\$29,565.29	1,207.24	\$49,436.45	2,026.48	\$90,016.24	426,250.00	\$140,359.80	1,458,085.00	\$140,359.80	360.00	\$71,541.50	2,853.30	\$915,181.71	4.00	\$77,891.80	714,361.00	\$479,698.35	0.00	\$0.00	0.00	\$0.00	\$2,157,039.08

**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 **JANUARY 27, 2023** 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 (REVISED)**

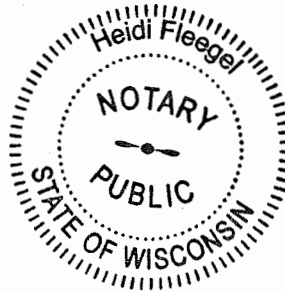
2. She did and delivered the envelopes to the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.

*Johanna L. Johnson*  
\_\_\_\_\_  
Johanna L. Johnson

Subscribed and sworn to before me  
this 27 day of JANUARY, 2027

*Heidi Fleege*  
\_\_\_\_\_

HEIDI FLEEGEL



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