



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  
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[engineering@cityofmadison.com](mailto:engineering@cityofmadison.com)  
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**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. Zwiag, P.E.

**Financial Manager**

Steven B. Danner-Rivers

Parcel Number: «Parcel»

Situs Address: «SitusAddress»

«MailingName1»

«MailingName2»

«MailingAddress»

«MailingCityStZip»

March 21, 2024



## Finance Department

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Room 406  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703-3345  
PH 608 266 4671  
FAX 608 267 8705  
[finance@cityofmadison.com](mailto: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](http://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,

A handwritten signature in cursive script that reads "David P. Schmiedicke".

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 31<sup>st</sup> 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 31<sup>st</sup> 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**

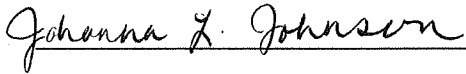
STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

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.

  
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Isaac Gabriel

Subscribed and sworn to before me  
this 21<sup>TH</sup> day of March, 2024

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

