



Department of Public Works
City Engineering Division

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REPORT TO COMMON COUNCIL regarding "Approving Plans, Specifications, and Schedule of Assessments for Rolfsmeyer Drive Sanitary Sewer Assessment District"

This sanitary sewer extension was proposed as a joint project by the City of Fitchburg in order to serve un-sewered properties on Rolfsmeyer Drive south of USH-14 and east of Syene Road. Three parcels in the City of Madison are affected by this proposed sewer, 510 Rolfsmeyer Drive, 530 Rolfsmeyer Drive, and 2995 Syene Road. It is our understanding that the property owner of 2995 Syene Road is supportive of the project. The property owner of 510 Rolfsmeyer Drive and 530 Rolfsmeyer Drive, Security Self Storage LP, is not in favor of the sewer extension.

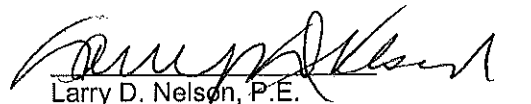
Security Self Storage, LP argues that their property is not benefited by the installation of the sanitary sewer as the property is used for self-storage facilities and has only a sink and toilet, which is served by a septic tank and drain field. There has been a concern expressed by the staff of the City of Fitchburg that the drain field maybe located within railroad right-of-way adjacent to Security Self Storage and is at risk of being destroyed with the installation of the sanitary sewer.

Security Self Storage, LP also states that they have an issue with the City of Fitchburg regarding the purchase of the vacant parcel of land at the corner of Syene Road and Rolfsmeyer Drive in the City of Fitchburg.

City Engineering Division staff have, consistent with past practice, established a portion of 510 Rolfsmeyer Drive consisting of 13,850-square feet out of the total of 187,511-square feet to account for the sanitary conveniences presently existing at 510 Rolfsmeyer Drive. Security Self Storage, LP would be required to connect to the public sewer when it becomes available. The remaining assessments against 510 Rolfsmeyer Drive and 530 Rolfsmeyer Drive will be deferred until such time as re-development requires connection to the sewer, sale of the property, or further subdivision of the property. Such a course of action is consistent with the City's policy of connecting un-sewered properties to the public sewerage system, and facilitating cooperative ventures with adjoining municipalities.

Given the concerns by Security Self Storage, LP City staff also investigated the possibility of having the Madison Metropolitan Sewer District install the sanitary sewer and defer its charges until the future. However, that alternative proved to be more expensive to Security Self Storage, LP.

It is recommended that the Common Council adopt the schedule of assessments presented at its meeting of May 16, 2006.



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LDN:mah

cc: Richard J. Styza, Property Manager, Security Self Storage, LP, 510 Rolfsmeyer Drive, Madison
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Paul Woodard, Director of Public Works, City of Fitchburg, 5520 Lacy Road, Fitchburg

Project Name: Rolfsmeyer Sanitary Sewer Assessment District - 2006

Project ID: 53W0347

Frontages listed are for: FRONTAGE IS FOR SITUS STREET

Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Frontages LF	Lot Size SF	Sanitary Sewer Charge per Lot	MMSD Fee		Sub-Interceptor Charge		SANITARY ASSESSMENT TOTAL
						SF	Cost \$74.88 per 1000 SF	SF	Cost \$60.793 per 1000 SF	
0709-354-0097-2 C3L	SECURITY SELF STORAGE LIMITED PARTNERSHIP 9050 W WATERFORD SQ SOUTH GREENFIELD WI	510 Rolfsmeyer Dr (Assessed Portion)	413.03	13,850.00	\$531.61	13,850.00	\$1,037.09	13,850.00	\$841.98	\$2,410.68
0709-354-0097-2 C3L	SECURITY SELF STORAGE LIMITED PARTNERSHIP 9050 W WATERFORD SQ SOUTH GREENFIELD WI	510 Rolfsmeyer Dr (Deferred Portion)	413.03	173,661.00	\$6,665.67	173,661.00	\$13,003.74	173,661.00	\$10,557.37	\$17,223.04
0709-354-0094-8 C3L	SECURITY SELF STORAGE LIMITED PARTNERSHIP 9050 W WATERFORD SQ SOUTH GREENFIELD WI	530 Rolfsmeyer Dr (Deferred)	372.00	47,916.00	\$7,197.28	47,916.00	\$3,587.95	47,916.00	\$2,912.96	\$10,110.24
0709-354-0095-6 C3L	RASMUSSEN FAMILY LLC % RICHARD W RASMUSSEN 1700 BLACK CHERRY CT VERONA WI	2995 Syene Rd (Assessed)	170.59	43,806.89	\$7,197.28	43,806.89	\$3,280.26	43,806.89	\$2,663.15	\$13,140.69
TOTALS					\$21,591.84	279,233.89	\$20,909.03	279,233.89	\$16,975.47	\$42,894.65

Note: 530 Rolfsmeyer and a portion of 510 Rolfsmeyer shall have their assessments deferred until the first of any of the following occur:
redevelopment requiring connection to the sewer, sale of the property, further subdividing of the property.

Madison Metropolitan Sewerage District (MMSD) charges are shown for informational purposes and shall be included for assessment to parcels receiving immediate sewer service, otherwise those charges are also deferred.