

City of Madison Engineering Division - Final Schedule of Assessments

8/17/2022

Proj. ID: 12694 Project Name: Rockstream Drive Assessment District - 2020
Project Limits: Extension to Maple Grove Drive

Property Information					Street Construction Items		Lighting Construction Items	Sanitary Sewer Reconstruction Items				Storm Sewer Construction Items		Water Main Construction Items		TOTAL ASSMT		
					Street Installation Assessment @		Partial Street Subgrade Installation Assessment @	Street Lights Assessment @		Sanitary Sewer Installation Assessment @		Sanitary Lateral Installation Assessment @		Storm Sewer Installation Assessment @			Box Culvert Installation Assessment @	Water Services Installation Assessment @
Parcel No.	Owner's Name/Mailing Address	Situs Address/Parcel Location	Lot Area SF	Frontage LF	\$201.99 per LF			\$4.73 per LF		\$1,464.32 per 1000 SF		\$179.54 per LF		\$29.74 per LF			LS Cost	LS Cost
					LF	Cost		LS Cost	LF	Cost	SF	Cost	LF	Cost	LF		Cost	
0608-123-3602-7 O.L. 5	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	6850 Rockstream Dr	314,777.00	868.52	868.52	\$175,432.35	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$175,432.35	
0608-123-3601-9 O.L. 6	CITY OF MADISON PARKS COUNTRY GROVE PARK 210 MLK JR BLVD RM 104 MADISON WI	6750 Rockstream Dr	222,726.00	690.23	690.23	\$139,419.56	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$139,419.56	
0608-122-1014-8 SR-C1	MADISON METRO SCHOOL DIST CHAVEZ ELEMENTARY 545 W DAYTON ST MADISON WI	3501 Maple Grove Dr Rockstream Dr	0.00	679.14	679.14	\$137,179.49	\$0.00	679.14	\$3,213.50	0.00	\$0.00	0.00	\$0.00	679.14	\$20,200.95	\$0.00	\$160,593.94	
0608-123-1912-2 O.L. 4	FRED-MAPLE GROVE HC LLC 789 N WATER ST # 200 MILWAUKEE WI	6921 Rockstream Dr Ambleside Drive	15,920.00	130.93 118.92	249.85	\$50,467.20	\$5,240.32	249.85	\$3,325.34	15,920.00	\$23,311.98	90.00	\$16,158.16	249.85	\$20,904.05	\$7,760.86	\$131,693.91	
0608-123-1109-5 O.L. 3	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	6755 Fairhaven Rd Rockstream Dr Ambleside Dr	97,221.00	328.16 107.46	435.62	\$87,990.88	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$87,990.88	
0608-123-1110-2 O.L. 2	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	6801 Fairhaven Rd	108,194.00	340.71	340.71	\$68,820.01	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$68,820.01	
0608-123-1111-0 Lot 3	FRED-MAPLE GROVE HC LLC 789 N WATER ST # 200 MILWAUKEE WI	4071 Manchester Rd Rockstream Dr	71,094.00	306.55	306.55	\$61,920.03	\$23,401.71	306.55	\$4,079.99	0.00	\$0.00	0.00	\$0.00	306.55	\$25,647.93	\$34,657.70	\$149,707.36	
0608-123-3701-7 Lot 1	FRED-MAPLE GROVE HC LLC 789 N WATER ST # 200 MILWAUKEE WI	4002 Manchester Rd Rockstream Dr	198,475.00	813.35	813.35	\$164,288.57	\$65,331.17	813.35	\$10,825.17	0.00	\$0.00	0.00	\$0.00	813.35	\$68,050.06	\$96,754.82	\$405,249.79	
0608-123-3702-5 O.L. 1	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	3730 Maple Grove Rd Rockstream Dr	26,307.00	148.00	148.00	\$29,894.52	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$29,894.52	
TOTALS					4,531.97	\$915,412.62	\$93,973.20	2,048.89	\$21,444.00	15,920.00	\$23,311.98	90.00	\$16,158.16	2,048.89	\$134,802.99	\$139,173.38	\$4,526.00	\$1,348,802.33

Street Installation Assessment: The rate for the street installation is calculated based on the total construction costs divided by the length of the new street divided by 2 (each parcel pays for half the street along their frontage). The rate is then applied to all parcels.

Partial Street Subgrade Installation Assessment: The lump sum is calculated based on the amount of select fill and fill borrow needed to construct the street subgrade within the wetland boundary (STA 102+75 to STA 105+50) within the slope intercept limits. The lump sum total is assessed to Lot 1, Lot 3, and O.L. 4 evenly based on % square footage.

Street Lighting Assessment: The rate for street lighting is calculated based on the total construction costs divided by the net linear frontage. The rate is applied to Lot 1, Lot 3, O.L. 4, & Madison Metro School District. Developer is responsible for street lighting along the Stormwater Utility and Park frontage, which is distributed evenly to Lot 1, Lot 3, and O.L. 4 based on % frontage.

Sanitary Sewer 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. The rate is applied to O.L. 4 as it's the only lot served by this sanitary sewer main.

Storm Sewer Assessment: The rate for storm sewer installation is calculated based on the total construction costs divided by the net linear frontage. The rate is applied to Lot 1, Lot 3, O.L. 4, & Madison Metro School District.

Box Culvert Installation Assessment: The lump sum total is assessed to Lot 1, Lot 3, and O.L. 4 evenly based on the square footage; the prorated portion of culvert cost is determined by dividing the end area of 2-8'x4' box culverts by 5-12'x5' box culverts.

Box Culvert Note: City of Madison Stormwater Utility is responsible for the balance of the 5-12'x5' box culvert cost, estimated at \$550,000.

Water Services Assessment: The lump sum total is assessment for the installation of water services for future development of the lot.