



Department of Public Works
Engineering Division
 Robert F. Phillips, 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

Deputy City Engineer
 Gregory T. Fries, P.E.
Deputy Division Manager
 Kathleen M. Cryan
Principal Engineer 2
 John S. Fahrney, P.E.
 Christopher J. Petykowski, P.E.
 Janet Schmidt, P.E.
Principal Engineer 1
 Christina M. Bachmann, P.E.
 Mark D. Moder, P.E.
 James M. Wolfe, P.E.
Facilities & Sustainability
 Bryan Cooper, Principal Architect
Mapping Section Manager
 Eric T. Pederson, P.S.
Financial Manager
 Steven B. Danner-Rivers

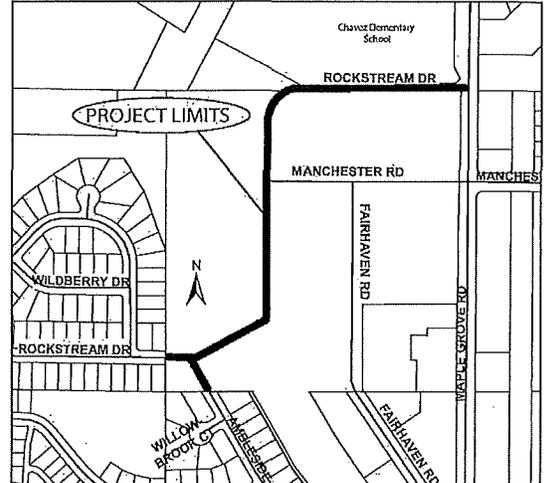
Parcel Number: 0608-122-1014-8
 Situs Address: 3501 Maple Grove Dr
 MADISON METRO SCHOOL DIST
 CHAVEZ ELEMENTARY
 545 W DAYTON ST
 MADISON WI 53703

September 23, 2020

To: Property Owners along Rockstream Drive and Ambleside Drive
Re: Proposed New Street Construction Project & Public Hearing

The City of Madison is planning the extension of Rockstream Drive and Ambleside Drive in 2021. 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.

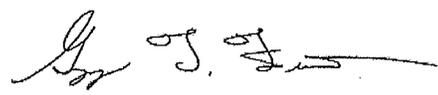
This project will involve special assessments to the owners of property adjacent to the project. The property owners will be assessed for all items included with the construction of Rockstream Drive and Ambleside Drive which includes earthwork, sanitary sewer/laterals, storm sewer, culverts, gravel base, curb & gutter, sidewalk, asphalt pavement, street lighting, pavement marking, and signing. The culverts will be placed under Rockstream Drive east of Ambleside Drive to convey Badger Mill Creek. The full cost of the work is assessed to the adjacent property owners.



Also enclosed is an estimated Schedule of Assessments, which shows the estimated costs for each property adjacent to the project and provides an explanation of how the costs were determined. The frontages and lot areas of each property to be assessed are listed on the schedule. After the work is complete, the final assessment costs will be calculated based on bid prices and work actually performed. The final assessment, which will be billed after the completion of the project, is payable in one lump sum or over a period of 8 years, with 3% 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 Zwiig, Project Manager, (608) 266-9219, azwiig@cityofmadison.com. This includes requests relating to the Public Hearing and also requests relating to the actual operations of construction.

Sincerely,

 for:

Robert F. Phillips, P.E.
 City Engineer

**NOTICE OF PUBLIC HEARING
BEFORE THE BOARD OF PUBLIC WORKS
FOR
PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS
FOR
PUBLIC WORKS IMPROVEMENTS
MADISON, WISCONSIN**

PART I

The Common Council of the City of Madison, Wisconsin, having heretofore decided that it is expedient and necessary that the improvements as listed in Part II hereof be improved at the expense of the property thereby on which would be conferred some special benefit.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN:

That the City Engineer has prepared plans, specifications, a proposed schedule of assessments, and an estimate of the entire costs of the improvement for each of the districts listed in Part II hereof, and;

That the plans, specifications, a proposed schedule of assessments, and an estimate of the entire cost of the improvements listed hereto are available and open to inspection by all interested persons in the office of the City Engineer, Room 115, City-County Building, 210 Martin Luther King Jr. Blvd. and will so continue to be for ten (10) working days from the first published date of this notice, (please email Board of Public Works, boardofpublicworks@cityofmadison.com) and;

That on **WEDNESDAY, OCTOBER 7, 2020 AT 4:45 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 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 three (3%) 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. Please make contact at least 72 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

ROCKSTREAM DRIVE ASSESSMENT DISTRICT – 2020
DUNNING STREET, JACKSON STREET, AND LAFOLLETTE AVENUE RECONSTRUCTION
ASSESSMENT DISTRICT – 2020
CEDAR STREET ASSESSMENT DISTRICT 2021

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ SEPTEMBER 25, 2020

City of Madison Engineering Division - Preliminary Schedule of Assessments

10/7/2020

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

Parcel No.	Owner's Name/Mailing Address	Site Address/Parcel Location	Lot Area SF	Frontage LF	Street Construction Items			Lighting Construction Items			Sanitary Sewer Reconstruction Items				Storm Sewer 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 @		Private Storm Sewer Connection @			Box Culvert Installation Assessment @
					\$300.00 LF	per LF Cost		\$10.00 LF	per LF Cost	\$1,316.42 SF	per 1000 SF Cost	\$40.00 LF	per LF Cost	\$34.29 LF	per LF Cost	\$2,300.00 Each	Ench 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	\$260,556.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$260,556.00
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	\$207,069.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$207,069.00
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	\$203,742.00	\$0.00	679.14	\$6,791.40	0.00	\$0.00	0.00	\$0.00	679.14	\$23,284.98	0.00	\$0.00	\$0.00	\$233,818.38
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	\$74,955.00	\$2,565.14	249.85	\$6,757.82	15,920.00	\$20,957.34	105.00	\$4,200.00	249.85	\$23,169.84	0.00	\$0.00	\$8,364.60	\$140,969.73
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	\$130,686.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$130,686.00
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	\$102,213.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$102,213.00
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	\$91,965.00	\$11,455.17	306.55	\$8,291.41	0.00	\$0.00	0.00	\$0.00	306.55	\$28,427.91	0.00	\$0.00	\$37,353.80	\$177,493.29
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	\$244,005.00	\$31,979.69	813.35	\$21,999.08	0.00	\$0.00	0.00	\$0.00	813.35	\$75,426.00	0.00	\$0.00	\$104,281.60	\$477,691.37
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	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
TOTALS					4,383.97	\$1,315,191.00	\$46,000.00	2,048.89	\$43,839.70	15,920.00	\$20,957.34	105.00	\$4,200.00	2,048.89	\$150,308.73	0.00	\$0.00	\$150,000.00	\$1,730,496.77

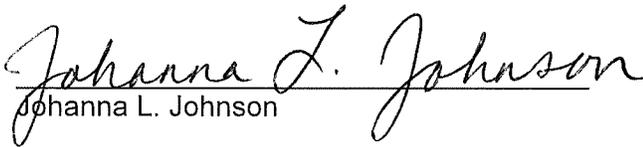
Street Installation Assessment: The rate for the street installation is calculated based on the total estimated costs divided by the length of the new street divided by 2 (each parcel pays for half the street along their frontage). The rate is then applied to all parcels.
 Partial Street Subgrade Installation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

AFFIDAVIT OF MAILING

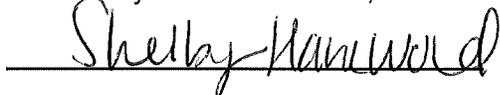
STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

 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 **SEPTEMBER 23, 2020** placed in envelopes addressed to each interested owner of respective addresses as indicated by attached list, a true and correct copy of the notice **ROCKSTREAM DRIVE ASSESSMENT DISTRICT - 2020** attached hereto.
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

Subscribed and sworn to before me
this 23 day of SEPTEMBER, 2020



Notary Public, State of Wisconsin
My Commission expires: 8/7/23

SHELBY HANEWOLD
Notary Public
State of Wisconsin