



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

Parcel Number: 0608-123-1912-2
Situs Address: 6921 Rockstream Dr
FRED-MAPLE GROVE HC LLC
789 N WATER ST # 200
MILWAUKEE WI 53202

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

October 9, 2020

**NOTICE OF PUBLIC HEARING BEFORE THE COMMON COUNCIL
FOR
PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS
FOR PUBLIC WORKS IMPROVEMENTS**

MADISON, WISCONSIN

PART I

Notice is hereby given that the reports of the Board of Public Works and the City Engineer of the City of Madison, Wisconsin, on the plans, specifications, and special assessment of benefits accruing to the various lots and parcels of land affected by the proposed improvements, as listed in Part II hereof, in the City of Madison, have been filed in the office of the City Clerk, in the City-County Building, Madison, Wisconsin, and that said reports will be presented to the Common Council at a regular meeting-to be held **TUESDAY, OCTOBER 20, 2020, at 6:30 P.M., VIA VIRTUAL MEETING** and that the Common Council will then and there consider said reports and will hold a public hearing to hear all persons interested, or their agents or attorneys, concerning matters contained in said reports, and will determine what portion, if any, of the cost of said improvement shall be paid by the City at large, and other action as the Common Council may deem proper.

IF YOU WISH TO SPEAK AT THE VIRTUAL MEETING, YOU MUST REGISTER. You can register at <https://www.cityofmadison.com/MeetingRegistration>. When you register to speak, you will be sent an email with the information you need to join the virtual meeting.

Notice is hereby given that a contract has been (or is about to be) let for below listed project(s) 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 3.0% 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.

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

**DUNNING STREET, JACKSON STREET, AND LAFOLLETTE AVENUE RECONSTRUCTION
ASSESSMENT DISTRICT – 2020**

CEDAR STREET ASSESSMENT DISTRICT 2021

ROCKSTREAM DRIVE ASSESSMENT DISTRICT - 2020

BY: 

MariBeth Witzel-Behl, City Clerk

PUB: WSJ **OCTOBER 9, 2020**

To view list of assessments for **ROCKSTREAM DRIVE ASSESSMENT DISTRICT - 2020**
please visit the City's website: <https://madison.legistar.com/Legislation.aspx>. In the Search criteria, enter Legistar File ID No.
62423.

City of Madison Engineering Division - Preliminary Schedule of Assessments

10/7/2020

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

Parcel No.	Owner's Name/Mailing Address	Property Information			Street Construction Items		Lighting Construction Items		Sanitary Sewer Reconstruction Items				Storm Sewer Construction Items				TOTAL ASSMT		
		Site Address/Parcel Location	Lot Area SF	Frontage LF	Street 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 @	
					\$200.00 per LF	per LF	per LF	per LF	\$1,316.42 per 1000 SF	per 1000 SF	\$40.00 per LF	per LF	\$34.29 per LF	per LF	\$2,300.00 Each	Each		LS 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	\$8,764.60	\$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
0608-123-1111-4 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	\$45,839.70	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 2-8x4' box culverts by 5-12x5' box culverts.
 Box Culvert Note: City of Madison Stormwater Utility is responsible for the balance of the 5-12x5' box culvert cost, estimated at \$550,000.

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

LESLEY PARKER, being first duly sworn on oath, deposes and says that:

1. She is a Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the day of OCTOBER 9, 2020 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached a notice of **ROCKSTREAM DRIVE ASSESSMENT DISTRICT - 2020**
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.

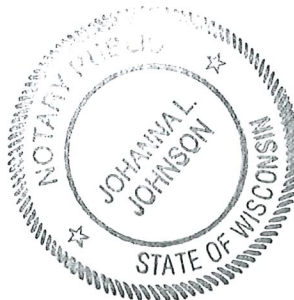


LESLEY PARKER

Subscribed and sworn to before me
this 9 day of OCTOBER, 2020



JOHANNA L. JOHNSON



Notary Public, State of Wisconsin
My Commission expires:

1/8/2022