



Department of Public Works  
**Engineering Division**  
 Kathy Cryan, Interim Engineering Manager  
 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](mailto:engineering@cityofmadison.com)  
[www.cityofmadison.com/engineering](http://www.cityofmadison.com/engineering)

**Deputy City Engineer**  
 Gregory T. Fries, P.E.

**Principal Engineer 2**  
 John S. Fahrney, P.E.  
 Chris 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 .

**Financial Manager**  
 Steven B. Danner-Rivers

Parcel Number: 0709-233-0110-4  
 Situs Address: 21 S Park St  
 MERITER HOSPITAL INC  
 202 S PARK ST  
 MADISON, WI 53715-0000

April 29, 2022

**To: Property Owners along Braxton Place & La Mariposa Lane**

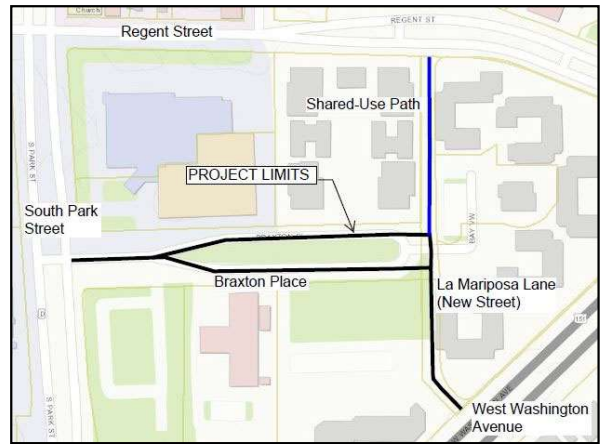
**Re: Proposed Street Resurfacing and New Street Construction Project & Public Hearing**

The City of Madison is planning a 2022 through 2024 phased resurfacing project on Braxton Place, construction of a new La Mariposa Lane (Braxton Place to West Washington Avenue), construction of a shared-use path (Braxton Place to Regent) in the Bayview neighborhood. Enclosed with this letter is a fact sheet with some details on the proposed project. Also 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 various items included with this proposed project, the costs of some of those items are assessed entirely to the owner. Tables detailing the City's standard assessment policy for the items of work is included on the fact sheet.

Also enclosed is an estimated Schedule of Assessments, which shows the estimated costs for each property adjacent to the project. 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 2% 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 Zwieg, Project Manager, (608) 266-9219, [azwieg@cityofmadison.com](mailto:azwieg@cityofmadison.com). This includes requests relating to the Public Hearing and operations of construction.



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 sheet  
  
 Works.  
  
 and

Sincerely,  


\_\_\_\_\_ for  
 Kathy Cryan, Interim Engineering Manager

RFP:ajz

Cc by email:

Tag Evers, District 13 Alder  
Mark Moder, City Engineering  
Kyle Frank, City Engineering  
Gretchen Aviles-Pineiro, City Traffic Engineering  
Charles Romines, Streets Division  
Aaron Leair, City Forestry  
Hannah Mohelnitzky, City Engineering  
Cindy Mierow, Police Department  
Amanda J Nagel [ainagel@madison.k12.wi.us](mailto:ainagel@madison.k12.wi.us)  
Dana S Scheel [dsscheel@madison.k12.wi.us](mailto:dsscheel@madison.k12.wi.us)  
John Meier [johnm@badgerbus.com](mailto:johnm@badgerbus.com)  
Robert L Byington Jr [rbyington@madison.k12.wi.us](mailto:rbyington@madison.k12.wi.us)

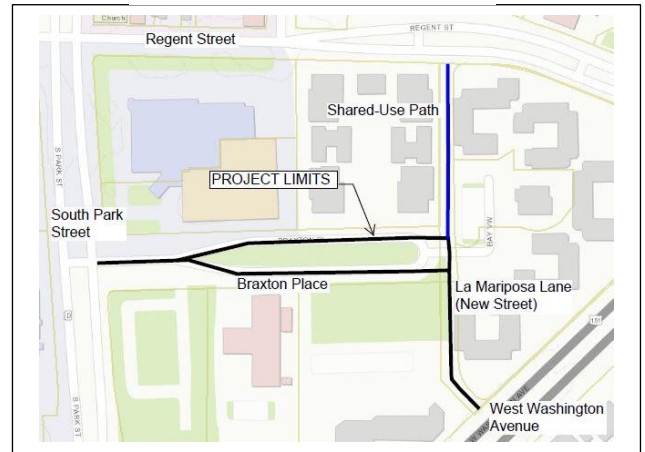
Christy Bachmann, City Engineering  
Janet Schmidt, City Engineering  
Sean Malloy, City Traffic Engineering  
Yang Tao, Traffic Engineering  
Marla Eddy, City Forestry  
Tim Sobota, Madison Metro Transit  
Ed Ruckriegel, Fire Department  
Dane County 911  
Cedric D Hodo [cdhodo@madison.k12.wi.us](mailto:cdhodo@madison.k12.wi.us)  
Jenni Lawler [jennil@badgerbus.com](mailto:jennil@badgerbus.com)  
Kenneth R Thomas [krthomas1@madison.k12.wi.us](mailto:krthomas1@madison.k12.wi.us)  
Jason Fenske [jasonf.badgerbus@gmail.com](mailto:jasonf.badgerbus@gmail.com)



**PROJECT CONTACT**  
 » **Project Manager:** Andrew Zwiig  
 608-266-9219, [azwiig@cityofmadison.com](mailto:azwiig@cityofmadison.com)

## Fact and Details Sheet: BRAXTON PL AND LA MARIPOSA LN STREET CONSTRUCTION

### Project Location Map



### Project Details – Proposed Work

**Sanitary Sewer:**

*Braxton Place* – The City will install a new sanitary sewer main connecting to the existing sewer system along the street to serve the Bayview redevelopment (*sanitary sewer & laterals assessable*).

*La Mariposa Lane* – The City will not install new sanitary sewer along the street.

**Water Main:**

*Braxton Place* – The City will not replace water main along the street.

*La Mariposa Lane* – The City will not install new water main along the street.

**Storm Sewer:**

*Braxton Place* – The City will adjust and repair storm sewer inlets along the street.

*La Mariposa Lane* – The City will install a new storm sewer system along the street and at intersections (*storm sewer & private storm connections assessable*).

**Street:**

*Braxton Place* – The City will replace all of the pavement, spot replace the gravel base, curb and gutter, sidewalk, and driveway aprons (*curb, sidewalk, and driveway aprons are assessable*). The existing street width will remain.

*La Mariposa Lane* – The City will install new asphalt pavement, gravel base, curb and gutter, curb and gutter bumpouts, and 8 ft. sidewalks (*all infrastructure assessable*). Sidewalk will be installed all both sides of the street. The proposed street width varies between 26 ft. – 34 ft. from face of curb to face of curb. The City will also install a raised intersection at the Braxton Place and La Mariposa Lane intersection.

*Shared-Use Path* – The City will install new asphalt pavement and gravel base. The path will not be assessed. The City will install a new pedestrian crosswalk across Regent Street at the path connection.

**Driveway Aprons:**

*Braxton Place* – Driveway aprons reconstructed with the project will be replaced with concrete. Driveway widths will be replaced to match the existing width (*driveway aprons assessable*).

*La Mariposa Lane* – Driveway aprons constructed with the project will be concrete. Driveway widths will be replaced per the City of Madison standard detail (*driveway aprons assessable*).

**Bus Pads:**

*Braxton Place* – There are no changes to bus pads along the street.

*La Mariposa Lane* – Bus pads will not be installed along the street.

*Regent Street* – The existing bus stop pads on Regent Street west of W. Washington Avenue will shift farther west to the planned pedestrian crossing at the shared-use path connection along Regent Street. The bus pad will not be assessed.

**Street Lights:**

*Braxton Place* – There are no changes to the street lights along the street.

*La Mariposa Lane* – There will be new steel street lights, approximately 30 ft. tall, and pedestrian lights, approximately 15.5 ft. tall installed along the street, owned by the City (*all lights assessable*).

*Shared-Use Path* – There will be new black steel lights, approximately 20 ft. tall installed along the path, owned by the City.

### Braxton Place Assessments

Item	Property Owner Share	City Share
Driveway Aprons	50%	50%
Sidewalk Replacement	50%	50%
Curb & Gutter Replacement*	50%	50%
Intersection Curb & Pavement	0%	100%
*Curb & gutter assessed per linear ft. of frontage		

### La Mariposa Lane Assessments

Item	Property Owner Share	City Share
Entire Street Infrastructure	100%	0%

**Assessments:** The project will have special assessments for the street construction. The assessments are a special charge for work being done that has a direct benefit to the property. The preliminary assessments are mailed during the design phase and will give the property owner an estimated cost due after construction is complete. The final assessment bill will be mailed in 2025 to adjacent property owners and be calculated based on bid prices and measured quantities. The property payment options include payment by lump sum or over eight years with 2 percent interest. Tables detailing a breakdown of items for the Braxton Place and La Mariposa Lane assessments are listed above. Items related to the construction of the shared-use path will not be assessed.

**Trees:**

Tree pruning in advance of the project is required to reduce the risk of damage to the trees during construction. The City of Madison Forestry Section will perform the necessary work. For certain species, especially oak and elm trees, the pruning must be completed by April 1<sup>st</sup> to reduce the chance of disease. If additional trees need to be removed, City Engineering will notify the adjacent property owner prior to removal.

There are 43 (755 Braxton Pl (2-Maple); 702 Braxton Pl (1-Hackberry, 2-Maple); 21 S. Park St (2-Maple); 702 Braxton Pl (1-Crabapple, 3-Ash, 1-Maple, 1-Boxelder); 708 Braxton Pl (1-Maple); 798 W. Washington Ave (1-Pine); 755 Braxton Pl (8-Spruce, 4-Ash, 3-Maple, 1-Poplar, 2-Boxelder, 3-Mulberry, 1-Locust, 2-Heckberry, 1-Buckthorn, 2-Tree of Heaven, 1-Set of Shrubs)) planned tree removals along Braxton Place, La Mariposa Lane, and the shared-use path because of conflicts with the new street/path alignment and poor health.

The trees within the project limits that remain may have the roots trimmed during construction.

**Project Website:** <https://www.cityofmadison.com/engineering/projects/la-mariposa-lane-construction>

**Construction Schedule & Impacts**

**Tentative Schedule:** The project construction will occur over 3 years. The City will construct La Mariposa Lane from Braxton Place to West Washington Avenue in 2022, phase 1 and 2023, phase 2. The City is also planning to remove and replace the pavement on Braxton Place in 2023, phase 2. The City will construct the shared-use path connecting Regent Street to La Mariposa Lane in 2023, phase 2 and 2024, phase 3.

**Phasing Schedule:** Phase 1 will consist of tree removal, the installation of all sanitary sewer and storm sewer along Braxton Place and La Mariposa Lane as well as excavation, installation of stormwater facilities, and the placement gravel base course on La Mariposa Lane. Phase 2 will consist of concrete and asphalt pavement work on La Mariposa and Braxton Place. La Mariposa Lane will open to traffic at the end of Phase 2. Phase 2 will also consist of placing the gravel base course along the shared-use path. Phase 3 will consist of asphalt work on the shared-use path and opening to pedestrians and bicycles.

The street construction phasing coincides with the work associated in the Bayview residence redevelopment.

**Traffic Impacts:**

*Braxton Place* – The contractor will maintain access to residential and commercial properties during phase 1 and phase 2. Existing Braxton Place parking will be removed during working hours (7am-7pm) for phase 1 and phase 2.

*La Mariposa Lane* – Closed to pedestrian, bicycles, and vehicles until construction is complete.

*Shared-Use Path* – Closed to pedestrian and bicycles until construction is complete. The existing sidewalk will be closed during phase 1 and opened after the completion of phase 1 until phase 2 construction begins. Once phase 2 construction begins, the existing sidewalk will be removed and closed until after the path is complete.

*West Washington Avenue* – No traffic impacts anticipated.

*Regent Street* – Single lane traffic closures anticipated at shared-use path connection.

**Water Shut-offs:** There are no planned water shut-offs. Emergency shut-offs are possible if existing main is damaged during construction. Affected properties are notified as soon as possible.

**Refuse Collection:** It will be the contractor’s responsibility to allow for refuse collection to continue during construction along Braxton Place.

**Landscaping:**

*Braxton Place* – The terrace (area between curb and sidewalk) and areas where sidewalk will be replaced along the street will be disturbed during construction and restored with topsoil, seed, and erosion mat.

*La Mariposa Lane & Shared-Use Path* – All existing landscaping within the right-of-way will be permanently removed during construction. The terrace along the street and areas around the path will be restored with topsoil, seed, and erosion mat.

**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, MAY 11, 2022 AT 5:30 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 two (2%) 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](mailto: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**

**OHMEDA DRIVE ASSESSMENT DISTRICT – 2022**

**LAKE MENDOTA DRIVE AND CAPITAL AVENUE ASSESSMENT DISTRICT – 2022**

**BRAXTON PLACE AND LA MARIPOSA LANE ASSESSMENT DISTRICT - 2022**

By Order of the Board of Public Works  
Madison, Wisconsin

PUB: WSJ **APRIL 29, 2022**

Proj. ID: 13169 Project Name: Braxton Place and La Mariposa Lane Assessment District - 2022

Project Limits: Braxton Place from South Park Street to La Mariposa Lane and La Mariposa Lane from West Washington Avenue to Braxton Place

Parcel No. / Zoning No.	Owner's Name / Mailing Address	Situs Address / Parcel Location	Frontage % Interest LF	Lot Area SF	Street Construction Items								Lighting Construction Items				Sanitary Sewer Construction Items				Storm Sewer Construction Items		TOTAL ASSMT		
					Remove Concrete Driveway Apron Assessment @ \$4.00 per SF		Replace Concrete Driveway Apron Assessment @ \$6.00 per SF		Remove & Replace Concrete Sidewalk Assessment @ \$7.00 per SF		Remove & Replace Curb & Gutter Assessment @ \$25.00 per LF		Street Installation Assessment @ \$500.00 per LF		Pedestrian Lights Assessment @ \$33.15 per LF		Sanitary Sewer Installation Assessment @ \$0.19 per SF		Sanitary Lateral Installation Assessment @ \$0.89 per SF		Storm Sewer Installation Assessment @ \$85.00 per LF			Storm Sewer Installation Assessment @ \$1.00 per SF	
					SF	Cost	SF	Cost	SF	Cost	LF	Cost	LF	Cost	LF	Cost	SF	Cost	SF	Cost	Each	Cost		LF	Cost
0709-233-0110-8 TE	PHYSICIANS PLUS LTD PARTNERSHIP I PO BOX 2980 MADISON WI	21 S Park St Regent St Braxton Place CONDOS - SEE FOLLOWING	489.12 438.43 417.01	63,935.00	250.00	\$0.00	250.00	\$0.00	100.00	\$0.00	200.00	\$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
0709-233-0111-6	U OF W MEDICAL FNDTN INC PO BOX 620993 MIDDLETON, WI 53562-0993	21 S Park St	70.5%	---	176.25	\$705.00	176.25	\$1,057.50	70.50	\$493.50	141.00	\$3,525.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,781.00
0709-233-0112-4	MERITER HOSPITAL INC 202 S PARK ST MADISON, WI 53715-0000	21 S Park St	29.5%	---	73.75	\$295.00	73.75	\$442.50	29.50	\$206.50	59.00	\$1,475.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,419.00
0709-233-0102-5 TR-U1	CITY OF MADISON CDA 702 BRAXTON PL MADISON WI	702 Braxton Pl Regent St Shared-Use Path	308.13 307.79 352.77	110,936.00	250.00	\$1,000.00	250.00	\$1,500.00	1500.00	\$10,500.00	308.13	\$7,703.25	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$20,703.25
0709-233-2101-5	BAYVIEW HOUSING PARTNERS LLC 601 BAY VW MADISON WI	720 W Washington Ave Regent St La Mariposa Ln Shared-Use Path	721.05 996.69 385.51 207.11	212,308.00	0.00	0.00	0.00	0.00	750.00	\$5,250.00	83.47	\$2,086.75	302.04	\$151,020.00	385.51	12,779.66	49,400.00	9,386.00	212,308.00	\$188,954.12	43.00	\$3,655.00	212,308.00	\$212,308.00	\$585,439.53
0709-233-2102-3	COUNTY OF DANE CITY COUNTY BUILDING 210 MLK JR BLVD # 421 MADISON WI	23 La Mariposa Ln Shared-Use Path	38.36 143.55	36,676.00	500.00	\$2,000.00	500.00	\$3,000.00	300.00	\$2,100.00	38.36	\$959.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$8,059.00
0709-233-0109-1 PD	MERITER HOSPITAL INC TREASURY SERVICES DEPT 202 S PARK ST MADISON WI	829 Braxton Pl S Park St	210.84 341.80	68,183.00	0.00	\$0.00	0.00	\$0.00	50.00	\$350.00	50.00	\$1,250.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,600.00
0709-233-0104-1 TE	SELECT MEDICAL PROPERTY VENTURES LLC ATTN ALTUS PO BOX 92129 SOUTHLAKE TX	801 Braxton Pl	198.06	68,618.00	350.00	\$1,400.00	350.00	\$2,100.00	100.00	\$700.00	198.06	\$4,951.50	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$9,151.50
0709-233-0106-7 PD	CITY OF MADISON CDA 702 BRAXTON PL MADISON WI	755 Braxton Pl W Washington Ave La Mariposa Ln	308.26 520.65 370.15	156,624.00	300.00	\$1,200.00	300.00	\$1,800.00	300.00	\$2,100.00	308.26	\$7,706.50	370.15	\$185,075.00	370.15	12,270.47	87,200.00	16,568.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$226,719.97
TOTALS			6,756.28	717,280.00	1,900.00	\$6,600.00	1,900.00	\$9,900.00	3,200.00	\$21,700.00	1,386.28	\$29,657.00	672.19	\$336,095.00	755.66	\$25,050.13	136,600.00	\$25,954.00	212,308.00	\$188,954.12	43.00	\$3,655.00	212,308.00	\$212,308.00	\$859,873.25

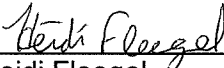
**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN    )  
  ) ss.  
COUNTY OF DANE        )

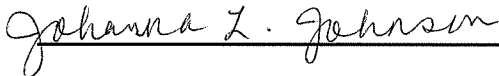
HEIDI FLEEGEL, being first duly sworn on oath, deposes and says that:

1. She is an Program Assistant with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 29<sup>th</sup> day of April, 2022 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 the project titled **BRAXTON PLACE AND LA MARIPOSA LANE ASSESSMENT DISTRICT - 2022** 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.

  
\_\_\_\_\_  
Heidi Fleegel

Subscribed and sworn to before me  
this 29<sup>th</sup> day of April, 2022

  
\_\_\_\_\_  
Johanna L. Johnson

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

