


**AFFIDAVIT OF MAILING**

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF DANE         )

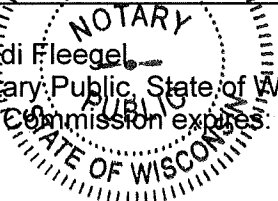
LESLEY PARKER, being first duly sworn on oath, deposes and says that:

1. She is an Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 7th day of June, 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 their property for the project titled **Braxton Place and La Mariposa Lane Assessment District - 2022** attached hereto.
  
2. She delivered the envelopes to the custody of 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 7<sup>TH</sup> day of June, 2022  
\_\_\_\_\_  
*Heidi Fleege*

Heidi Fleege  
Notary Public, State of Wisconsin  
My Commission expires: April 28, 2026





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](mailto:engineering@cityofmadison.com)  
[www.cityofmadison.com/engineering](http://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  
**Financial Manager**  
 Steven B. Danner-Rivers

«OwnerLine1»  
 «OwnerLine2»  
 «OwnerLine3»  
 «OwnerLine4»

June 7, 2022

**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**

**Project ID: 13169**

Owner:

«OwnerLine1»  
 «OwnerLine2»

Parcel(s) being assessed:

Parcel Number: «Parcel\_No»                      Parcel Location: «Parcel\_Location»

Driveway and Sidewalk Items			
Remove Concrete Driveway Apron	Replace Concrete Driveway Apron	Remove & Replace Concrete Sidewalk	<b>Subtotal</b>
«Cost1»	«Cost2»	«Cost4»	«SubT1»

Street Construction Items			
Remove & Replace Curb & Gutter	Street Installation Assessment	Pedestrian Lights	<b>Subtotal</b>
«Cost5»	«Cost6»	«Cost7_8»	«SubT2»

Sanitary and Storm Sewer Items			
Sanitary Sewer Installation	Sanitary Lateral Installation	Storm Sewer Installation	<b>Subtotal</b>
«Cost9»	«Cost10»	«Cost11»	«SubT3»

Driveway and Sidewalk Subtotal	Street Construction Subtotal	Sanitary and Storm Sewer Subtotal	Total
«SubT1»	«SubT2»	«SubT3»	«Total»

The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/la-mariposa-lane-construction>; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.



## Finance Department

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Room 406  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703-3345  
PH 608 266 4671  
FAX 608 267 8705  
[finance@cityofmadison.com](mailto:finance@cityofmadison.com)

Dear Property Owner:

The City of Madison has levied a special assessment on your property as shown on the enclosed Common Council resolution. This is an estimated assessment. When construction has been completed, the actual cost of the improvement will be determined. The amount of the assessment will then be adjusted accordingly, and a formal bill sent to you. The final bill will be equal to or less than the estimate unless you authorize additional work.

When you receive the bill, there are two options for payment: (1) the entire amount may be paid without interest by October 31 of the year you receive the bill (usually the next calendar year after the actual construction); or (2) if not paid in full by October 31, the assessment may be paid in installments with one equal part of the assessment plus interest included on your tax bill at the end of each year. Interest on each installment is calculated at two percent (2.0%) per year. In the first year of the assessment, interest is calculated only from the date of bill.

There may be situations, such as selling or refinancing your property, where you will be required at the closing to pay the estimated assessment before the work is completed. If the final amount is more than the estimate, any payments you have made will be credited and a bill sent out for the difference. If the final bill is less, any overpayment of principal and interest will be refunded. Refunds will be issued to the owner of record at the time of refund unless you provide the Finance Department with other refund instructions separate from the payment itself.

If your gross annual income is less than \$55,950 (for a single person, more for a family) and you live on the property where the work is done, you may qualify for a loan to pay the assessment. For information on the loan criteria, call (608) 266-4008.

We hope this letter will assist you in understanding the special assessment payment procedure. If you have any questions, please contact the City Finance Department, Room 406, 210 Martin Luther King, Jr. Blvd. or call (608) 266-4008.

Sincerely,

David Schmiedicke  
Finance Director

Enclosure



Legislation Details (With Text)

**File #:** 71281      **Version:** 1      **Name:** Approving Plans, Specifications, And Schedule Of Assessments For Braxton Place and La Mariposa Lane Assessment District - 2022.

**Type:** Resolution      **Status:** Passed

**File created:** 5/4/2022      **In control:** Engineering Division

**On agenda:** 5/24/2022      **Final action:** 5/24/2022

**Enactment date:** 5/31/2022      **Enactment #:** RES-22-00369

**Title:** Approving Plans, Specifications, And Schedule Of Assessments For Braxton Place and La Mariposa Lane Assessment District - 2022. (13th AD)

**Sponsors:** BOARD OF PUBLIC WORKS

**Indexes:**

**Code sections:**

**Attachments:** 1. BraxtonPI\_LaMariposaLn\_BPWnotes\_05-11-2022.pdf, 2. BraxtonPI\_LaMariposaLn\_OverallExhibit\_05-11-2022.pdf, 3. 13169\_BPW Mailing.pdf, 4. CC Hearing.pdf

Date	Ver.	Action By	Action	Result
5/24/2022	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
5/11/2022	1	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
5/4/2022	1	Engineering Division	Refer	

**Fiscal Note**

The proposed resolution approves plans, specifications, and a schedule of assessments for Braxton Place and La Mariposa Lane Assessment District - 2022 at an estimated cost of \$1,635,000, including \$859,873.25 in assessments. Funding is available in the following MUNIS accounts:

13169-402-170 La Mariposa Ln - STREET \$300,000  
 13169-402-174 La Mariposa Ln - STREET STORM \$30,000  
 13169-84-174 La Mariposa Ln - STORM \$200,000  
 13169-83-173 La Mariposa Ln - SANITARY \$200,000  
 13169-402-177 La Mariposa Ln - LIGHTING \$90,000  
 13169-402-178 La Mariposa Ln - FIBER NETWORK \$15,000  
 Total Cost: \$835,000.00 (Includes 15% Engineering)  
 Assessments: \$792,016.25  
 City Cost: \$42,983.75

14110-402-170 Braxton PI Resurfacing - STREET \$700,000  
 14110-402-174 Braxton PI Resurfacing - STREET STORM \$30,000  
 14110-84-174 Braxton PI Resurfacing - STORM \$5,000  
 14110-83-173 La Mariposa Ln - SANITARY \$5,000  
 Total Cost: \$740,000 (Includes 15% Engineering)  
 Assessments: \$67,857  
 City Cost: \$672,143

14111-403-172 La Mariposa Bike Path - BIKE PATH \$30,000

14111-403-177 La Mariposa Bike Path - PATH LIGHTING \$30,000

Total Cost: \$60,000 (Includes 15% Engineering)

Assessments: \$0

City Cost: \$60,000

No additional appropriation is required.

### Title

Approving Plans, Specifications, And Schedule Of Assessments For Braxton Place and La Mariposa Lane Assessment District - 2022. (13th AD)

### Body

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of Braxton Place and La Mariposa Lane Assessment District - 2022 pursuant to a resolution of the Common Council, RES-20-00117 ID No 69480, adopted 2/22/2022 which resolution was adopted thereto, and the provisions of the Madison General Ordinances and the Wisconsin Statutes in such case made and provided, and the Common Council being fully advised.

### BE IT RESOLVED:

1. That the City at large is justly chargeable with and shall pay the sum of \$775,126.75 of the entire cost of said improvement.
2. That for those eligible property owners requesting construction of a rain garden in the public right-of-way adjacent to their property shall execute the necessary waiver of special assessments on forms provided by the City Engineer;
3. That the sum assigned to each separate parcel, as indicated on the attached schedule of assessment, is hereby specially assessed upon each such parcel.
4. That the Common Council determines such special assessments to be reasonable.
5. That the work or improvement be carried out in accordance with the reports as finally approved.
6. That such work or improvement represents an exercise of the police power of the City of Madison.
7. That the plans & specifications and schedule of assessments in the Report of the Board of Public Works and the Report of the City Engineer for the above named improvement be and are hereby approved.
8. That the Board of Public Works be and is hereby authorized to advertise for and receive bids for the said improvements.
9. That the due date by which all such special assessments shall be paid in full is October 31<sup>st</sup> of the year in which it is billed, or,
10. That such special assessments shall be collected in eight (8) equal installments, with interest thereon at 2.0 percent per annum, except those special assessments paid in full on or before October 31<sup>st</sup> of that year.
11. That the Mayor and City Clerk are hereby authorized to accept dedication of lands and/or easements from the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.
12. That the Mayor and City Clerk are hereby authorized to enter into agreements and revised agreements with utilities companies for cost sharing of the project.

### INSTALLMENT ASSESSMENT NOTICE

Notice is hereby given that a contract has been (or is about to be) let for Braxton Place and La Mariposa Lane Assessment District - 2022 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 2.0 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.

**NOTICE OF APPEAL RIGHTS**

"Pursuant to Sec.4.09(14), Madison General Ordinances, as authorized by Sec. 66.0701(2), Wisconsin Statutes, any person against whose land a special assessment has been levied by this resolution has the right to appeal therefrom in the manner prescribed in Sec. 66.0703(12), Wisconsin Statutes, within forty (40) days of the day of the final determination of the Common Council, said date being the date of adoption of this resolution."

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	Situation Address / Parcel Location	Frontage 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		Replace Asphalt 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 @				Sanitary Sewer Installation Assessment @		Sanitary Lateral Installation Assessment @			Storm Sewer Installation Assessment @			
					\$4.00	per SF	\$6.00	per SF	\$6.00	per SF	\$7.00	per SF	\$25.00	per LF	\$500.00	per LF	\$33.15	per LF	\$0.19	per SF	\$0.89	per SF	\$85.00	per LF		\$1.00	per SF		
0709-233-0110-TE	UNIVERSITY OF WI MEDICAL FOUNDATION ATTN: CORPORATE REAL ESTATE 7974 UW HEALTH COURT MIDDLETON, WI 53562-1545	21 S Park St Reeent St Braxton Place CONDOS - SEE FOLLOWING	484.17 438.43 417.01	63,635.00	250.00	\$0.00	250.00	\$0.00	0.00	\$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	\$0.00	\$0.00
0709-233-0111-TE	UNIVERSITY OF WI MEDICAL FOUNDATION 702 S PARK ST MIDDLETON, WI 53562-0993	21 S Park St	70.5%	---	176.25	\$705.00	176.25	\$1,057.50	0.00	\$0.00	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	0.00	\$0.00	\$5,781.00
0709-233-0112-TE	MFRITER HOSPITAL INC 702 S PARK ST MADISON, WI 53715-0000	21 S Park St	79.5%	---	73.75	\$295.00	73.75	\$442.50	0.00	\$0.00	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	0.00	\$0.00	\$2,419.00
0709-233-0102-TR-L1	CITY OF MADISON CDA 702 BRAXTON PL MADISON, WI	702 Braxton Pl Reeent St Shared-Use Path	308.13 307.79 352.77	110,936.00	250.00	\$1,000.00	250.00	\$1,500.00	0.00	\$0.00	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	0.00	\$0.00	\$20,703.25
0709-233-2101-TE	BAVVIEW HOUSING PARTNERS LLC 601 BAY VW MADISON, WI	720 W Washinton Ave Reeent St La Mariposa Ln Shared-Use Path	721.05 996.69 385.51 707.11	212,308.00	0.00	0.00	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-TE	COUNTY OF DANE CITY COUNTY BUILDING 210 MLK JR BLVD # 421 MADISON, WI	21 La Mariposa Ln Shared-Use Path	38.36 143.55	36,676.00	500.00	\$2,000.00	500.00	\$3,000.00	0.00	\$0.00	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	0.00	\$0.00	\$8,059.00
0709-233-0109-PD	MFRITER HOSPITAL INC TREASURY SERVICES DEPT 202 S PARK ST MADISON, WI	21 S Park St	710.84 341.80	68,183.00	0.00	\$0.00	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	0.00	\$0.00	\$1,600.00
0709-233-0104-TE	SOCIETY OF MEDICAL PROPERTY VENTURES LLC ATTN: AITLIK PO BOX 92129 SOUTH LAKE TX	21 S Park St	198.06	68,618.00	350.00	\$1,400.00	350.00	\$2,100.00	0.00	\$0.00	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	0.00	\$0.00	\$9,151.50
0709-233-0106-PD	CITY OF MADISON CDA 702 BRAXTON PL MADISON, WI	755 Braxton Pl W Washinton Ave La Mariposa Ln	308.26 520.65 370.15	156,624.00	300.00	\$1,200.00	300.00	\$1,800.00	0.00	\$0.00	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	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	0.00	\$0.00	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		