



ENGINEERING DEPARTMENT

Michael G. Lewis
Director of Public Works / City Engineer

414/302-8360
414/302-8366 (Fax)

City Hall
7525 West Greenfield Avenue
West Allis, Wisconsin 53214

www.westalliswi.gov
mlewis@westalliswi.gov

May 1, 2012

Honorable Mayor and Common Council
West Allis, Wisconsin

Dear Mayor and Council Members:

I herewith respectfully submit my report on the assessment of benefits for major asphalt resurfacing, miscellaneous sidewalk repair, miscellaneous driveway repair and utility adjustments in:

W. Schlinger Ave. from S. 84 St. to S. 92 St. and portions of intersecting streets

as directed in Preliminary Resolution No. R-2011-0203, adopted on September 20, 2011.

This report consists of the following schedules attached hereto:

- Schedule A. - Preliminary Plans and Specifications;
- Schedule B. - Estimate of Entire Cost of Proposed Improvements;
- Schedule C. - Schedule of Proposed Assessments Against Each Parcel Affected.

The properties against which the assessments are proposed are benefited.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael G. Lewis".

Michael G. Lewis, P.E.
Director of Public Works/City Engineer

MGL:ns

Encs.

PROPOSED IMPROVEMENT OF

W. Schlinger Ave. from S. 84 St. to S. 92 St. and portions of intersecting streets

by major asphalt resurfacing, miscellaneous sidewalk repair, miscellaneous driveway repair and utility adjustments

SCHEDULE "A"

Preliminary Plans & Specifications Attached

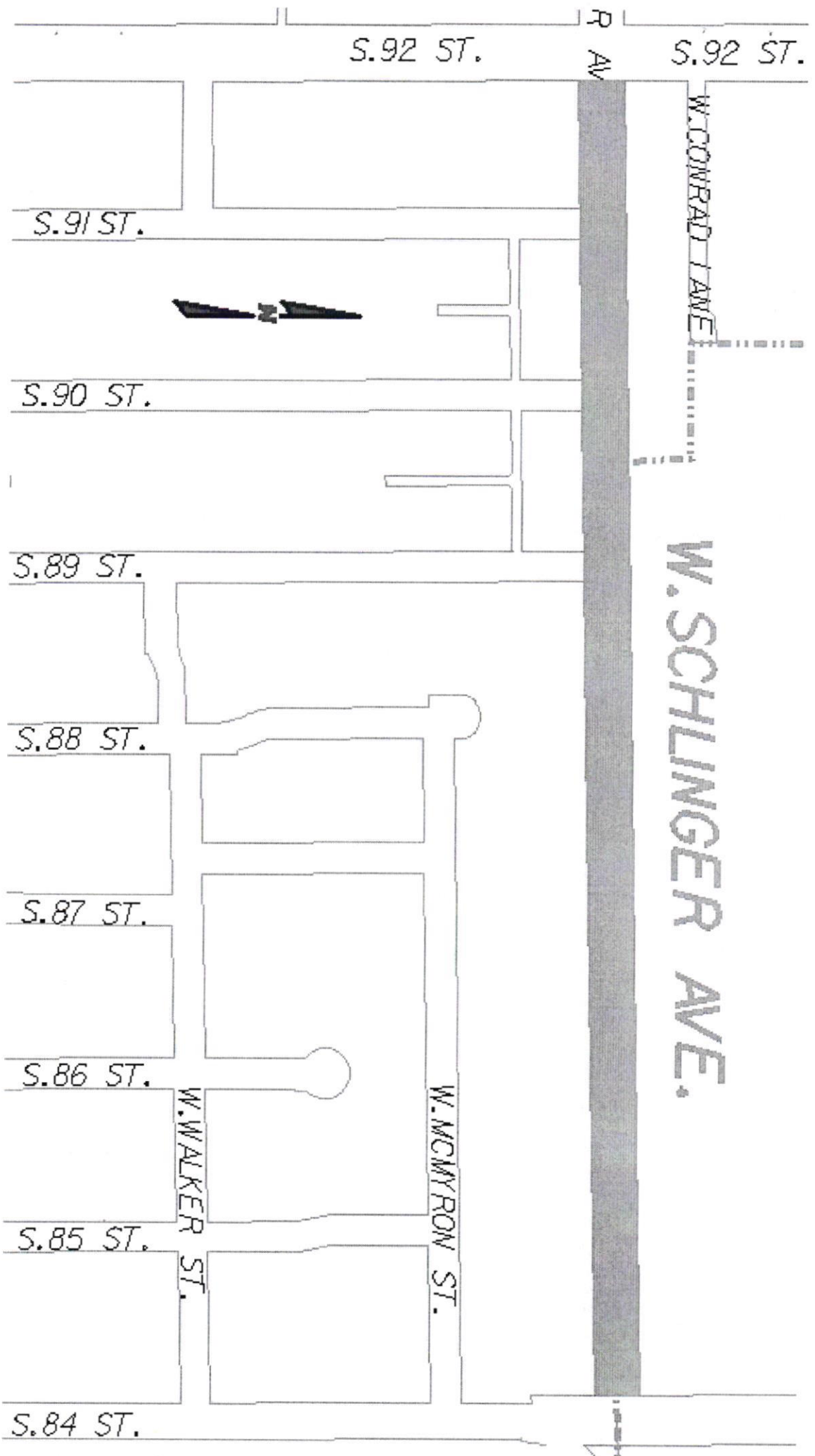
SCHEDULE "B"

Estimate of the Entire Cost

\$270,000

SCHEDULE "C"

Schedule of Proposed Assessments
Against Each Parcel Affected



S. 92 ST.

R AV

S. 92 ST.

S. 91 ST.

S. 90 ST.

S. 89 ST.

S. 88 ST.

S. 87 ST.

S. 86 ST.

S. 85 ST.

S. 84 ST.

W. WALKER ST.

W. MCMYRON ST.

W. SCHLINGER AVE.

W. CONRAD LANE





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May 1, 2012

Board of Public Works
West Allis City Hall
West Allis, Wisconsin

Dear Board Members:

I am herewith submitting preliminary plans and an estimate of costs for the major asphalt resurfacing, miscellaneous sidewalk repair, miscellaneous driveway repair and utility adjustments in:

W. Schlinger Ave. from S. 84 St. to S. 92 St. and portions of intersecting streets

Estimated Construction Cost:	\$245,000
Contingency:	25,000
TOTAL:	\$270,000

Sincerely,

A handwritten signature in black ink, appearing to read "Michael G. Lewis".

Michael G. Lewis, P.E.
Director of Public Works/City Engineer

MGL:ns

ASSESSMENT REPORT FOR COUNCIL

HEARING DATE: May 1, 2012

LOCATION

DESCRIPTION: W. Schlinger Ave. from S. 84 St. to S. 92 St. and portions of intersecting streets

ACCOUNT NO.: P1226S

INTEREST RATE: 4%

<u>2012 ASSESSMENT RATES</u>	<u>Resid.</u>	<u>Comm.</u>	<u>Mfg.</u>
<u>Streets</u>			
Major Asphalt Resurface, lin. ft.	\$39.83	\$49.78	\$59.74
<u>Driveways</u>			
Concrete driveway approach, sq. ft.	\$5.96	\$5.96	\$5.96

The properties against which the assessments are proposed are benefited.



City of West Allis Engineering Department
Project Details P1226S

W. Schlinger Ave. from S. 84 St. to S. 92 St. and portions of intersecting streets.

Property Assessments

417-0004-001	8924-8934 W SCHLINGER AVE	John Stanelle				Commercial	10
	Street Major Asphalt Resurface	49.78 x	111.65 Lin Ft	= \$	5,557.94	100.00	\$ 5,557.94
					Total:		\$ 5,557.94
417-0004-002	8942-9002 W SCHLINGER AVE	Janet L Bruss				Commercial	20
	Street Major Asphalt Resurface	49.78 x	119.50 Lin Ft	= \$	5,948.71	100.00	\$ 5,948.71
	Driveway Approach 7" Concrete Remove & Replace	5.96 x	374.00 Sq Ft	= \$	2,229.04	100.00	\$ 2,229.04
					Total:		\$ 8,177.75
417-0003-004	9010-9030 W SCHLINGER AVE	Snarski William D & Sandra K Revoc Tr				Commercial	30
	Street Major Asphalt Resurface	49.78 x	195.00 Lin Ft	= \$	9,707.10	100.00	\$ 9,707.10
	Driveway Approach 7" Concrete Remove & Replace	5.96 x	286.00 Sq Ft	= \$	1,704.56	100.00	\$ 1,704.56
	Driveway Approach 7" Concrete Remove & Replace	5.96 x	174.00 Sq Ft	= \$	1,037.04	100.00	\$ 1,037.04
					Total:		\$12,448.70
417-0002-006	9036 W SCHLINGER AVE	Michael Conmy & Judith Conmy				Commercial	40
	Street Major Asphalt Resurface	49.78 x	183.00 Lin Ft	= \$	9,109.74	100.00	\$ 9,109.74
	Driveway Approach 7" Concrete Remove & Replace	5.96 x	204.00 Sq Ft	= \$	1,215.84	100.00	\$ 1,215.84
	Driveway Approach 7" Concrete Remove & Replace	5.96 x	434.00 Sq Ft	= \$	2,586.64	100.00	\$ 2,586.64
					Total:		\$12,912.22
417-0001-004	9130 W SCHLINGER AVE	Tarheel LLC				Commercial	50
	Street Major Asphalt Resurface	49.78 x	139.99 Lin Ft	= \$	6,968.70	40.00	\$ 2,787.48
	Reduction Code Longside						
	Driveway Approach 7" Concrete Remove & Replace	5.96 x	174.00 Sq Ft	= \$	1,037.04	100.00	\$ 1,037.04
	Driveway Approach 7" Concrete Remove & Replace	5.96 x	378.00 Sq Ft	= \$	2,252.88	100.00	\$ 2,252.88
					Total:		\$ 6,077.40



City of West Allis Engineering Department
 Project Details P1226S

W. Schlinger Ave. from S. 84 St. to S. 92 St. and portions of intersecting streets.

442-0327-000	705 S 84 ST	Michelle A Felten	39.83 x 129.07 Lin Ft	= \$ 5,140.86	Residential	60
	Street Major Asphalt Resurface					
	Reduction Code Longside					
						Total: \$ 2,056.34
442-0326-000	8400 Block W SCHLINGER AVE	Giljohann Diana Caring Trust	39.83 x 40.00 Lin Ft	= \$ 1,593.20	Residential	70
	Street Major Asphalt Resurface					
						Total: \$ 1,593.20
442-0325-000	8427 W SCHLINGER AVE	Giljohann Diana Caring Trust	39.83 x 40.00 Lin Ft	= \$ 1,593.20	Residential	80
	Street Major Asphalt Resurface					
						Total: \$ 1,593.20
442-0324-000	8431 W SCHLINGER AVE	Giljohann Diana Caring Trust	39.83 x 43.00 Lin Ft	= \$ 1,712.69	Residential	90
	Street Major Asphalt Resurface					
						Total: \$ 1,712.69
442-0322-001	8515 W SCHLINGER AVE	Meyer Material Co	49.78 x 346.25 Lin Ft	= \$ 17,236.33	Commercial	100
	Street Major Asphalt Resurface					
	Driveway Approach 7" Concrete Remove & Replace		5.96 x 320.00 Sq Ft	= \$ 1,907.20		
						Total: \$ 19,143.53
442-0314-001	8607 W SCHLINGER AVE	Swartz Doris A Trust	39.83 x 43.00 Lin Ft	= \$ 1,712.69	Residential	110
	Street Major Asphalt Resurface					
						Total: \$ 1,712.69
442-0312-002	8613 W SCHLINGER AVE	Todd W Evans & Jacqueline J Evans	39.83 x 43.00 Lin Ft	= \$ 1,712.69	Residential	120
	Street Major Asphalt Resurface					
	Driveway Approach 7" Concrete Remove & Replace		5.96 x 150.00 Sq Ft	= \$ 894.00		
						Total: \$ 2,606.69



City of West Allis Engineering Department
Project Details P1226S

W. Schlinger Ave. from S. 84 St. to S. 92 St. and portions of intersecting streets.

442-0312-001	8619 W SCHLINGER AVE	David Konitzer & Michelle Konitzer	Residential	130
	Street Major Asphalt Resurface	39.83 x 43.92 Lin Ft	= \$ 1,749.33	100.00 \$ 1,749.33
			Total: \$ 1,749.33	
442-0515-000	8625 W SCHLINGER AVE	Daniel R Hull & Tracey Nycz	Residential	140
	Street Major Asphalt Resurface	39.83 x 43.41 Lin Ft	= \$ 1,729.02	100.00 \$ 1,729.02
			Total: \$ 1,729.02	
442-0516-000	8631 W SCHLINGER AVE	Fred T Hessen, Jr & Patricia A Hessen	Residential	150
	Street Major Asphalt Resurface	39.83 x 43.30 Lin Ft	= \$ 1,724.64	100.00 \$ 1,724.64
			Total: \$ 1,724.64	
442-0517-000	8635 W SCHLINGER AVE	Pravinkumar R Patel & Sudha P Patel	Residential	160
	Street Major Asphalt Resurface	39.83 x 43.30 Lin Ft	= \$ 1,724.64	100.00 \$ 1,724.64
			Total: \$ 1,724.64	
442-0503-000	8600 Block W SCHLINGER AVE	William Tuczynski	Residential	170
	Street Major Asphalt Resurface	39.83 x 43.75 Lin Ft	= \$ 1,742.56	100.00 \$ 1,742.56
			Total: \$ 1,742.56	
442-0504-000	8711 W SCHLINGER AVE	Anna Rohmann Revocable Trust	Residential	180
	Street Major Asphalt Resurface	39.83 x 43.30 Lin Ft	= \$ 1,724.64	100.00 \$ 1,724.64
			Total: \$ 1,724.64	
442-0505-000	8719 W SCHLINGER AVE	Kelly R Lopez	Residential	190
	Street Major Asphalt Resurface	39.83 x 43.30 Lin Ft	= \$ 1,724.64	100.00 \$ 1,724.64
			Total: \$ 1,724.64	
442-0506-000	8723 W SCHLINGER AVE	Efrain C Dominguez & Gloria Dominguez-Regak	Residential	200
	Street Major Asphalt Resurface	39.83 x 43.30 Lin Ft	= \$ 1,724.64	100.00 \$ 1,724.64
			Total: \$ 1,724.64	



City of West Allis Engineering Department
 Project Details P1226S

W. Schlinger Ave. from S. 84 St. to S. 92 St. and portions of intersecting streets.

442-0507-000	8729 W SCHLINGER AVE	Dawn L Marshall			210
	Street Major Asphalt Resurface	39.83 x	43.30 Lin Ft	= \$	1,724.64
					100.00
					\$ 1,724.64
				Total:	\$ 1,724.64
442-0508-000	8735 W SCHLINGER AVE	Michael Giles & Crystal Reidy			220
	Street Major Asphalt Resurface	39.83 x	43.30 Lin Ft	= \$	1,724.64
					100.00
					\$ 1,724.64
				Total:	\$ 1,724.64
442-0310-000	8805 W SCHLINGER AVE	Kelly M O'Leary			230
	Street Major Asphalt Resurface	39.83 x	41.00 Lin Ft	= \$	1,633.03
					100.00
					\$ 1,633.03
				Total:	\$ 1,633.03
442-0309-001	8811 W SCHLINGER AVE	Brian J Roffers			240
	Street Major Asphalt Resurface	39.83 x	41.00 Lin Ft	= \$	1,633.03
					100.00
					\$ 1,633.03
				Total:	\$ 1,633.03
442-0308-000	8815 W SCHLINGER AVE	William Janos & Rhonda Janos			250
	Street Major Asphalt Resurface	39.83 x	45.25 Lin Ft	= \$	1,802.31
					100.00
					\$ 1,802.31
				Total:	\$ 1,802.31
442-0307-000	8821 W SCHLINGER AVE	Randall L Hanus			260
	Street Major Asphalt Resurface	39.83 x	45.25 Lin Ft	= \$	1,802.31
					100.00
					\$ 1,802.31
				Total:	\$ 1,802.31
442-0301-000	8829 W SCHLINGER AVE	Linda L Rodefer			270
	Street Major Asphalt Resurface	39.83 x	55.25 Lin Ft	= \$	2,200.61
					100.00
					\$ 2,200.61
				Total:	\$ 2,200.61
442-0302-000	8835 W SCHLINGER AVE	Sandra D Blum			280
	Street Major Asphalt Resurface	39.83 x	55.00 Lin Ft	= \$	2,190.65
					100.00
					\$ 2,190.65
				Total:	\$ 2,190.65



City of West Allis Engineering Department
 Project Details P1226S

W. Schlinger Ave. from S. 84 St. to S. 92 St. and portions of intersecting streets.

442-0303-000	8841 W SCHLINGER AVE	Bryon R Konkol	39.83 x	49.00 Lin Ft	= \$	1,951.67	100.00	\$	1,951.67	290
	Street Major Asphalt Resurface								<u>Total: \$ 1,951.67</u>	
442-0304-000	8847 W SCHLINGER AVE	Gregory J Brzeski & Lori Brzeski	39.83 x	49.00 Lin Ft	= \$	1,951.67	100.00	\$	1,951.67	300
	Street Major Asphalt Resurface								<u>Total: \$ 1,951.67</u>	
442-0305-000	8857 W SCHLINGER AVE	PLC Properties LLC	39.83 x	48.99 Lin Ft	= \$	1,951.27	100.00	\$	1,951.27	310
	Street Major Asphalt Resurface								<u>Total: \$ 1,951.27</u>	
442-0306-000	8861 W SCHLINGER AVE	Thomas W Pinkalla	39.83 x	48.00 Lin Ft	= \$	1,911.84	100.00	\$	1,911.84	320
	Street Major Asphalt Resurface		39.83 x	14.00 Lin Ft	= \$	557.62	40.00	\$	223.05	
	Reduction Code Longside								<u>Total: \$ 2,134.89</u>	
442-0468-000	8903 W SCHLINGER AVE	Mennas J Laumann	39.83 x	37.75 Lin Ft	= \$	1,503.58	100.00	\$	1,503.58	330
	Street Major Asphalt Resurface		39.83 x	2.00 Lin Ft	= \$	79.66	40.00	\$	31.86	
	Reduction Code Longside								<u>Total: \$ 1,535.44</u>	
442-0469-000	8907 W SCHLINGER AVE	William S Harford, Jr	39.83 x	40.00 Lin Ft	= \$	1,593.20	100.00	\$	1,593.20	340
	Street Major Asphalt Resurface								<u>Total: \$ 1,593.20</u>	
442-0470-000	8913 W SCHLINGER AVE	Sauon Sayavong	39.83 x	40.00 Lin Ft	= \$	1,593.20	100.00	\$	1,593.20	350
	Street Major Asphalt Resurface								<u>Total: \$ 1,593.20</u>	



City of West Allis Engineering Department
Project Details P1226S

W. Schlinger Ave. from S. 84 St. to S. 92 St. and portions of intersecting streets.

442-0471-000	8919 W SCHLINGER AVE	Shawn C Paul & Carrie A Paul	39.83 x	40.00 Lin Ft	= \$	1,593.20	100.00	Residential	360
	Street Major Asphalt Resurface								
									Total: \$ 1,593.20
442-0472-000	8925 W SCHLINGER AVE	Nikki A Lorenz	39.83 x	40.00 Lin Ft	= \$	1,593.20	100.00	Residential	370
	Street Major Asphalt Resurface								
									Total: \$ 1,593.20
442-0473-000	8931 W SCHLINGER AVE	John S Debaere & Sharon Debaere	39.83 x	40.00 Lin Ft	= \$	1,593.20	100.00	Residential	380
	Street Major Asphalt Resurface								
									Total: \$ 1,593.20
442-0474-000	706 S 90 ST & 8935 W SCHLINGER AVE	Ryan Stanelle	39.83 x	37.50 Lin Ft	= \$	1,493.63	86.88	Residential	390
	Street Major Asphalt Resurface								
	Reduction Code Depth Factor								
	Street Major Asphalt Resurface								
	Reduction Code Longside								
									Total: \$ 1,584.45
442-0486-000	9003 W SCHLINGER AVE	David A Stephens & Katie M Schallhorn	39.83 x	37.75 Lin Ft	= \$	1,503.58	100.00	Residential	400
	Street Major Asphalt Resurface								
	Street Major Asphalt Resurface								
	Reduction Code Longside								
									Total: \$ 1,790.36
442-0487-000	9007 W SCHLINGER AVE	Lori L Baneck	39.83 x	40.00 Lin Ft	= \$	1,593.20	100.00	Residential	410
	Street Major Asphalt Resurface								
									Total: \$ 1,593.20
442-0488-000	9013 W SCHLINGER AVE	Donald W Busse	39.83 x	40.00 Lin Ft	= \$	1,593.20	100.00	Residential	420
	Street Major Asphalt Resurface								
									Total: \$ 1,593.20



City of West Allis Engineering Department
 Project Details P1226S

W. Schlinger Ave. from S. 84 St. to S. 92 St. and portions of intersecting streets.

442-0489-000	9019 W SCHLINGER AVE	Scott J Johnson & Lori L Johnson	39.83 x	40.00 Lin Ft	= \$	1,593.20	100.00	Residential	430
	Street Major Asphalt Resurface								Total: \$ 1,593.20
442-0490-000	9025 W SCHLINGER AVE	Randall L Berg	39.83 x	40.00 Lin Ft	= \$	1,593.20	100.00	Residential	440
	Street Major Asphalt Resurface								Total: \$ 1,593.20
442-0491-000	9029 W SCHLINGER AVE	Katie L Klopotek	39.83 x	40.00 Lin Ft	= \$	1,593.20	100.00	Residential	450
	Street Major Asphalt Resurface								Total: \$ 1,593.20
442-0492-000	9033 W SCHLINGER AVE	Wendy L Reineck & David R Reineck	39.83 x	37.50 Lin Ft	= \$	1,493.63	100.00	Residential	460
	Street Major Asphalt Resurface		39.83 x	10.00 Lin Ft	= \$	398.30	40.00		\$ 159.32
	Reduction Code Longside								Total: \$ 1,652.95
442-0081-004	720 S 92 ST	Lafollette Park LLC	49.78 x	247.10 Lin Ft	= \$	12,300.64	100.00	Commercial	470
	Street Major Asphalt Resurface		49.78 x	10.00 Lin Ft	= \$	497.80	40.00		\$ 199.12
	Street Major Asphalt Resurface								Total: \$ 12,499.76
	Reduction Code Longside								

Property Type Summary

7	Commercial
40	Residential



City of West Allis Engineering Department
 Project Details P1226S

W. Schlinger Ave. from S. 84 St. to S. 92 St. and portions of intersecting streets.

Item Summary

		Total Quantity	Gross Total	Net Total
Driveway Approach				
7" Concrete Remove & Replace				
Commercial	2,344.00	Sq Ft	\$13,970.24	\$13,970.24
Residential	150.00	Sq Ft	\$894.00	\$894.00
			<u>\$14,864.24</u>	<u>\$14,864.24</u>
Street				
Major Asphalt Resurface				
Commercial	1,352.49	Lin Ft	\$67,326.96	\$62,847.06
Residential	1,862.49	Lin Ft	\$74,182.99	\$69,420.84
			<u>\$141,509.95</u>	<u>\$132,267.90</u>
Grand Totals			\$156,374.19	\$147,132.14

Paul Ziehler

From: webmaster@ci.west-allis.wi.us
Sent: Monday, April 30, 2012 6:35 PM
To: Paul Ziehler
Subject: City of West Allis Website Inquiry: schlinger ave

This email message is being relayed to you by the City of West Allis webmaster.

Message from: Heather Roffers
Message Subject: schlinger ave

Please reply to this sender at: halbin1025@yahoo.com Message Content: Hello, I live on the 88th block of schlinger ave. There is a public hearing tomorrow, May1st at west allis city hall to discuss road work on schlinger ave., which is said to be the homeowners' financial responsibility. We received an estimate road work bill in the amount of \$1600. Unfortunately, I am unable to make the hearing tomorrow, and I felt the need to voice my opinion. I dont feel as though it should be the homeowners' responsibility to pay for road work. The city of milwaukee is right across the street, sharing the same street, yet they have not received any notifications or estimates. Every business on schlinger ave is on the city of milwaukee side of the street. Those businesss, especially Meyer concrete company, are bringing traffic and large trucks on our street, which is the main reason our street is in distress. Why dont they have an estimate bill? What do my taxes pay for? What makes the city think i can afford \$1600? If i was able to fork out \$1600, what makes the city think I would give it up to fix a road? If this does pass, why is there a 4% interest charge to those of us who cannot afford to pay the full amount up front? It seems as though we are being punished for not making enough money. The government has been focused on decreasing foreclosures, raising our tax bills to cover this extra \$1600 will put a greater risk of foreclosure on all of us! This just doesnt make sense to me. If the city wants schlinger ave "fixed", then they can pay for it. I hope you understand my frustration, and I hope you can help me and the rest of my block with this stressful situation. Please help! Thank you for your time.

-Heather Roffers-

TO REPLY TO THE SENDER OF THIS MESSAGE YOU MUST CREATE A NEW EMAIL MESSAGE AND ENTER THE SENDERS ADDRESS. IF YOU USE THE REPLY BUTTON, YOUR MESSAGE WILL BE SENT TO THE CITY OF WEST ALLIS WEBMASTER, NOT THE MESSAGE SENDER