

# REVISED

## NOTICE OF PUBLIC HEARING December 15, 2020

*The City of West Allis will be holding this Common Council meeting virtually to help protect our community from the Coronavirus (COVID-19) pandemic. (This means no one will be permitted inside the City Hall to view the meeting)*

*If you wish to view the meeting, you can watch the meeting as it is livestreamed on the City of West Allis YouTube Channel <https://www.youtube.com/user/westalliscitychannel>. You can also watch live and recorded broadcasts through your cable network, via Spectrum (channel 25, West Allis residents only) and AT&T U-Verse (Channel 99). If you require an alternate format of viewing the meeting, please call 414-302-8294 and leave a message prior to 11:00 a.m. CST on Monday, December 14, 2020.*

*Members of the public may submit comments or questions to the Common Council regarding this public hearing by emailing your comments or questions to [city@westalliswi.gov](mailto:city@westalliswi.gov) or drop a paper copy addressed to City Clerk in the City Hall drop box by 8:00 a.m. on December 15, 2020. (City Hall – 7525 W. Greenfield Avenue)*

PLEASE TAKE NOTICE That the Common Council of the City of West Allis, Wisconsin, has proposed that it is in the best interest of the City and the property affected thereby that

### **W. Lincoln Ave. from S. 71 St. to S. 84 St. and portions of intersecting streets**

**be improved by minor asphalt resurfacing with miscellaneous walk repair, miscellaneous driveway repair, storm sewer relay, sanitary sewer relay and utility adjustments.**

Properties abutting the above street for the extents given are proposed as being benefited and are proposed to be assessed.

Reports showing preliminary plans and specifications, an estimate of the entire cost of the proposed improvements, and a schedule of the proposed assessments are located at:

<https://www.westalliswi.gov/DocumentCenter/Home/Index/3>

under the file name: Engineering/2021 Engineering Projects/W. Lincoln Ave.

NOTICE IS FURTHER GIVEN That such reports are open for inspection and will be so continued for at least ten days after initial publication date of this notice, and that, not more than forty days from the initial publication date of this notice, on Tuesday, the 15th day of December, 2020, the Common Council will be in session to hear all persons interested, their agents or attorneys, concerning the matters contained in the Preliminary Resolution and reports, including the schedules of the proposed assessments.

Dated at West Allis, Wisconsin this 3rd day of December, 2020.

City Clerk



**Peter C. Daniels, P.E.**  
City Engineer  
Engineering Department  
pdaniels@westalliswi.gov  
414.302.8360

December 15, 2020

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 minor asphalt resurfacing with miscellaneous walk repair, miscellaneous driveway repair, storm sewer relay, sanitary sewer relay and utility adjustments in:

**W. Lincoln Ave. from S. 71 St. to S. 84 St. and portions of intersecting streets**

as directed in Preliminary Resolution No. R-2020-0547, adopted on October 6, 2020.

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,

Peter C. Daniels, P.E.  
City Engineer

/ns

Encs.

**PROPOSED IMPROVEMENT OF**

**W. Lincoln Ave. from S. 71 St. to S. 84 St. and portions of intersecting streets**

by minor asphalt resurfacing with miscellaneous walk repair, miscellaneous driveway repair, storm sewer relay, sanitary sewer relay and utility adjustments

**SCHEDULE "A"**

Preliminary Plans & Specifications Attached

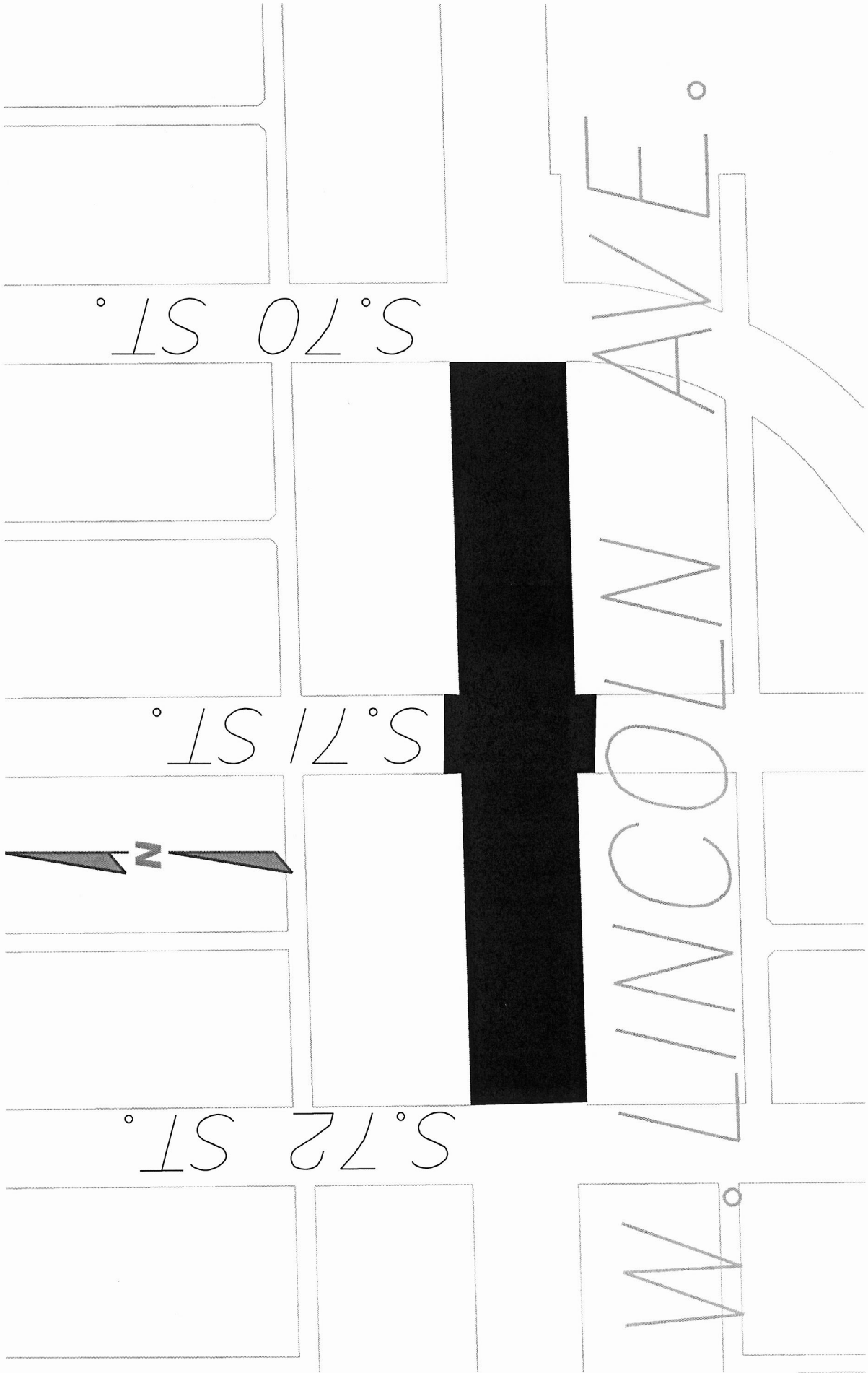
**SCHEDULE "B"**

Estimate of the Entire Cost

\$1,611,000

**SCHEDULE "C"**

Schedule of Proposed Assessments  
Against Each Parcel Affected



S. 70 ST.

S. 71 ST.

S. 72 ST.

LINCOLN AVE.



AVE

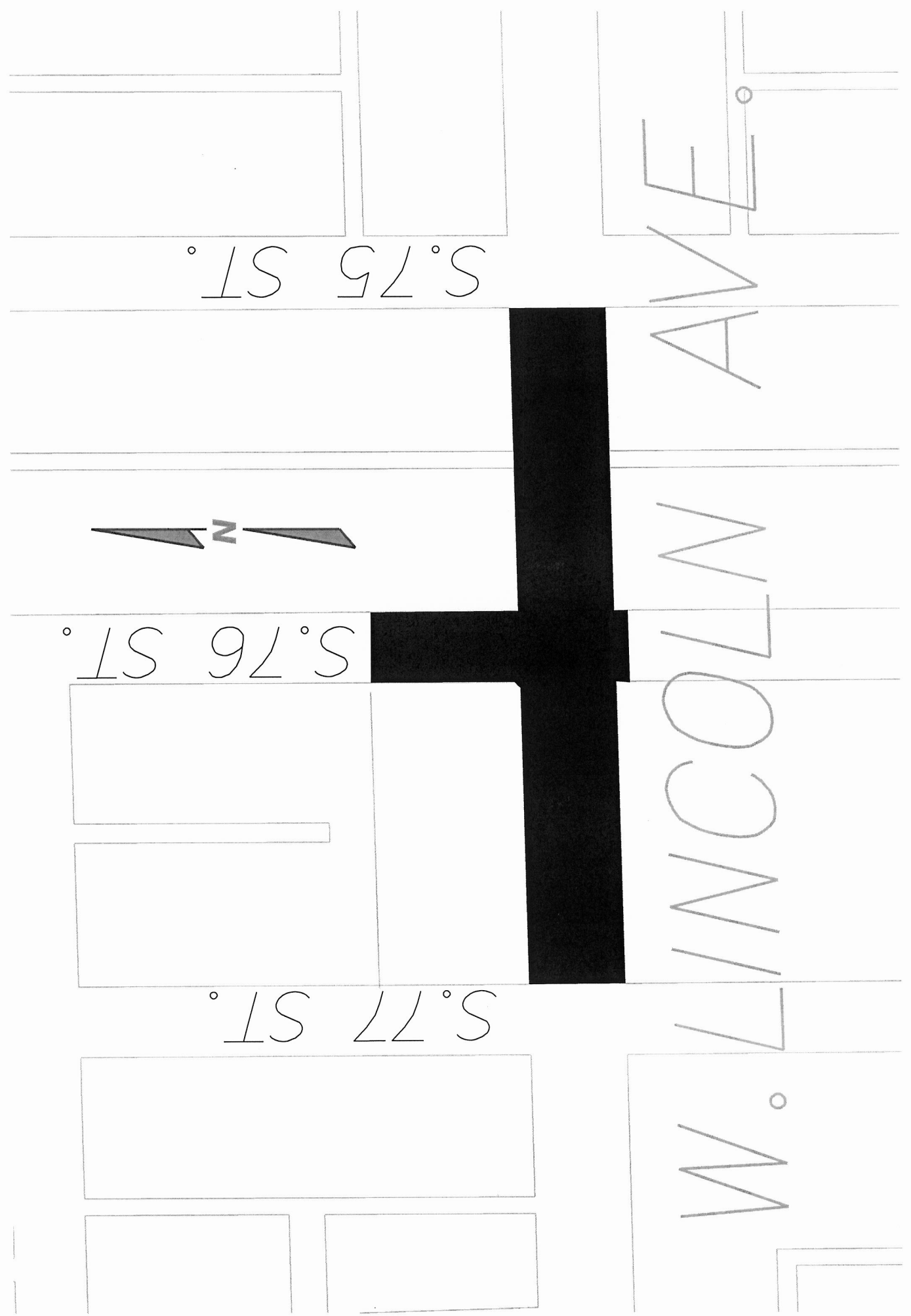
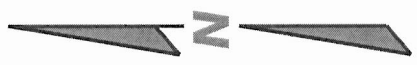
W. LINCOLN

W.

S. 75 ST.

S. 76 ST.

S. 77 ST.



W. LINDCOLN AVE.



S. 85 ST.

S. 84 ST.



**Peter C. Daniels, P.E.**  
City Engineer  
Engineering Department  
pdaniels@westalliswi.gov  
414.302.8360

December 15, 2020

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 minor asphalt resurfacing with miscellaneous walk repair, miscellaneous driveway repair, storm sewer relay, sanitary sewer relay and utility adjustments in:

**W. Lincoln Ave. from S. 71 St. to S. 84 St. and portions of intersecting streets**

Estimated Construction Cost:	\$1,465,000
Contingency:	146,000
<b>TOTAL:</b>	<b>\$1,611,000</b>

Sincerely,

Peter C. Daniels, P.E.  
City Engineer

/ns

**ASSESSMENT REPORT FOR COUNCIL**

**HEARING DATE: December 15, 2020**

**LOCATION DESCRIPTION:** W. Lincoln Ave. from S. 71 St. to S. 84 St. and portions of intersecting streets

**ACCOUNT NO.:** P2030T

**INTEREST RATE:** 4.0%

<u>2021 ASSESSMENT RATES</u>	<u>Resid.</u>	<u>Comm.</u>	<u>Mfg.</u>
<u>Streets</u>			
Minor Asphalt Resurface, lin. ft.	\$41.48	\$51.85	\$62.21

*The properties against which the assessments are proposed are benefited*







City of West Allis Engineering Department  
 Project Details P2030T

W. Lincoln Ave. from S. 71 St. to S. 84 St. and portions of intersecting streets

476-0531-000	7100 W LINCOLN AVE	J & D Freedom LLC			Commercial	50
	Street Minor Asphalt Resurface	51.85	98.00 x Lin Ft	= \$	5,081.30	0.00 \$
	Reduction Code 0-15 Years (Free)					
	Assessed in 2007 for Lincoln Ave. P0729S					
	Street Minor Asphalt Resurface	51.85	5.00 x Lin Ft	= \$	259.25	0.00 \$
	Reduction Code Under 25 Yrs (Free)					
	Assessed in 2007 for 5' wrap onto S. 71 St. with Lincoln Ave. P0729S					
		Total:			\$	0.00
476-0532-000	7100 Block W LINCOLN AVE	J & D Freedom LLC			Commercial	60
	Street Minor Asphalt Resurface	51.85	45.00 x Lin Ft	= \$	2,333.25	0.00 \$
	Reduction Code 0-15 Years (Free)					
	Assessed in 2007 for Lincoln Ave. P0729S					
		Total:			\$	0.00
476-0533-000	7120 W LINCOLN AVE	J&D Freedom LLC			Residential	70
	Street Minor Asphalt Resurface	41.48	45.00 x Lin Ft	= \$	1,866.60	0.00 \$
	Reduction Code 0-15 Years (Free)					
	Assessed in 2007 for Lincoln Ave. P0729S					
		Total:			\$	0.00
476-0534-000	7126 W LINCOLN AVE	Virginia D Paszek & c/o Gwen V Barczak			Residential	80
	Street Minor Asphalt Resurface	41.48	30.00 x Lin Ft	= \$	1,244.40	0.00 \$
	Reduction Code 0-15 Years (Free)					
	Assessed in 2007 for Lincoln Ave. P0729S					
		Total:			\$	0.00



City of West Allis Engineering Department  
Project Details P2030T

W. Lincoln Ave. from S. 71 St. to S. 84 St. and portions of intersecting streets

476-0535-000	2264-2270 S 72 ST	Donald A Walberts	Commercial	90
Street Minor Asphalt Resurface	51.85	35.35 x Lin Ft	= \$ 1,832.90	0.00 \$ 0.00
Reduction Code 0-15 Years (Free)				
Assessed in 2007 for Lincoln Ave. P0729S				
Total: \$ 0.00				
476-0657-000	7500 W LINCOLN AVE	7500 West Lincoln LLC	Commercial	100
Street Minor Asphalt Resurface	51.85	77.17 x Lin Ft	= \$ 4,001.26	0.00 \$ 0.00
Reduction Code 0-15 Years (Free)				
Assessed in 2007 for Lincoln Ave. P0729S				
Total: \$ 0.00				
476-0658-000	7510-7516 W LINCOLN AVE	7510 Lincoln LLC	Commercial	110
Street Minor Asphalt Resurface	51.85	40.00 x Lin Ft	= \$ 2,074.00	0.00 \$ 0.00
Reduction Code 0-15 Years (Free)				
Assessed in 2007 for Lincoln Ave. P0729S				
Total: \$ 0.00				
476-0659-000	7530 W LINCOLN AVE	Hoss Bros LLC	Commercial	120
Street Minor Asphalt Resurface	51.85	120.00 x Lin Ft	= \$ 6,222.00	0.00 \$ 0.00
Reduction Code 0-15 Years (Free)				
Assessed in 2007 for Lincoln Ave. P0729S				
Total: \$ 0.00				
476-0660-000	2256 S 76 ST	Ronald Scheule & Patrick Schuele	Residential	130
Street Minor Asphalt Resurface	41.48	5.50 x Lin Ft	= \$ 228.14	100.00 \$ 228.14
Assessed in 1983 for S. 76 St. 752951 - 24.5' concrete/5.5' asphalt				
Total: \$ 2,488.80				



# City of West Allis Engineering Department

## Project Details P2030T

W. Lincoln Ave. from S. 71 St. to S. 84 St. and portions of intersecting streets

477-0822-001	7606 W LINCOLN AVE	Semandel Investments LLC	Commercial	140
Street Minor Asphalt Resurface		51.85 254.00 x Lin Ft = \$	13,169.90 0.00 \$	0.00
Reduction Code 0-15 Years (Free)				
Reduction Code Longside				
Assessed in 2006 for Lincoln Ave. P0622S				
Street Minor Asphalt Resurface		51.85 75.00 x Lin Ft = \$	3,888.75 40.00 \$	1,555.50
Reduction Code Longside				
Assessed 75' longside in 1983 for asphalt pavement for S. 76 St. 752951. This parcel is now combined with parcel on Lincoln Ave. and abuts 3 streets, now giving it 2 longides. S. 76 St. is longside with Lincoln. S. 77 St. is shortside				
Total:			\$	1,555.50
477-0821-000	2261-2263 S 76 ST	S & B Semandel LLC	Commercial	150
Street Minor Asphalt Resurface		51.85 50.90 x Lin Ft = \$	2,639.16 100.00 \$	2,639.16
Total:			\$	2,639.16
477-0658-001	8302-8306 W LINCOLN AVE	Kubenik Development Corp	Commercial	160
Street Minor Asphalt Resurface		51.85 112.92 x Lin Ft = \$	5,854.90 0.00 \$	0.00
Reduction Code 0-15 Years (Free)				
Reduction Code Longside				
Assessed for Lincoln Ave. in 2006 P0622S 120' @ 40%				
Total:			\$	0.00
477-0660-000	8322 W LINCOLN AVE	Toribio Perez Martinez	Commercial	170
Street Minor Asphalt Resurface		51.85 121.70 x Lin Ft = \$	6,310.15 0.00 \$	0.00
Reduction Code 0-15 Years (Free)				
Reduction Code Longside				
Assessed for Lincoln Ave. in 2006 P0622S 121.7' @ 40%				
Street Minor Asphalt Resurface		51.85 5.66 x Lin Ft = \$	293.47 0.00 \$	0.00
Reduction Code Free				
Assessed for S. 84 St. in 1993 for concrete reconstruct 752224				
Total:			\$	0.00



# City of West Allis Engineering Department Project Details P2030T

W. Lincoln Ave. from S. 71 St. to S. 84 St. and portions of intersecting streets

478-0491-000	2247 S 84 ST & 8408 W LINCOLN AVE	Ryan D Swan			Residential	180
	Street Minor Asphalt Resurface	41.48	120.00 x Lin Ft	= \$	4,977.60	0.00 \$
	Reduction Code 0-15 Years (Free)					0.00
	Reduction Code Longside					
	Assessed for Lincoln Ave. in 2006 P0622S 120' @ 40%					
	Street Minor Asphalt Resurface	41.48	4.79 x Lin Ft	= \$	198.69	0.00 \$
	Reduction Code Free					
	Assessed for S. 84 St. in 1993 for concrete reconstruct 752224					
					Total: \$	0.00
478-0490-000	8416-8418 W LINCOLN AVE	Juan Gabriel Rivera & Ninoshka Marie Rivera			Residential	190
	Street Minor Asphalt Resurface	41.48	45.00 x Lin Ft	= \$	1,866.60	0.00 \$
	Reduction Code 0-15 Years (Free)					0.00
	Assessed for Lincoln Ave. in 2006 P0622S					
					Total: \$	0.00
478-0493-001	8516 W LINCOLN AVE	Sch Dist of Wa Wm Et Al			Exempt Local	200
	Street Minor Asphalt Resurface	41.48	123.32 x Lin Ft	= \$	5,115.31	0.00 \$
	Reduction Code 0-15 Years (Free)					0.00
	Exempt Property Charged as Residential					
	Assessed for Lincoln Ave. in 2006 P0622S					
					Total: \$	0.00
489-0105-000	7005 W LINCOLN AVE	Gwendolyn R Obando			Residential	210
	Street Minor Asphalt Resurface	41.48	53.73 x Lin Ft	= \$	2,228.72	0.00 \$
	Reduction Code 0-15 Years (Free)					0.00
	Assessed for Lincoln Ave. in 2007 P0729S					
					Total: \$	0.00



# City of West Allis Engineering Department

## Project Details P2030T

W. Lincoln Ave. from S. 71 St. to S. 84 St. and portions of intersecting streets

489-0106-000	7011 W LINCOLN AVE	Araceli Chavez Arellano	Residential	220
Street Minor Asphalt Resurface		41.48 40.00 x Lin Ft	= \$ 1,659.20 0.00 \$	0.00
Reduction Code 0-15 Years (Free)				
Assessed for Lincoln Ave. in 2007 P0729S				
		Total:	\$	0.00
489-0107-000	7015 W LINCOLN AVE	David B Petersburgs	Residential	230
Street Minor Asphalt Resurface		41.48 40.00 x Lin Ft	= \$ 1,659.20 0.00 \$	0.00
Reduction Code 0-15 Years (Free)				
Assessed for Lincoln Ave. in 2007 P0729S				
		Total:	\$	0.00
489-0108-000	7021 W LINCOLN AVE	Angela Ausbon	Residential	240
Street Minor Asphalt Resurface		41.48 40.00 x Lin Ft	= \$ 1,659.20 0.00 \$	0.00
Reduction Code 0-15 Years (Free)				
Assessed for Lincoln Ave. in 2007 P0729S				
		Total:	\$	0.00
489-0109-000	7027 W LINCOLN AVE	Timothy Mercado & Alexis Brunner	Residential	250
Street Minor Asphalt Resurface		41.48 40.00 x Lin Ft	= \$ 1,659.20 0.00 \$	0.00
Reduction Code 0-15 Years (Free)				
Assessed for Lincoln Ave. in 2007 P0729S				
		Total:	\$	0.00
489-0110-000	7031 W LINCOLN AVE	Mark B Fedran	Residential	260
Street Minor Asphalt Resurface		41.48 40.00 x Lin Ft	= \$ 1,659.20 0.00 \$	0.00
Reduction Code 0-15 Years (Free)				
Assessed for Lincoln Ave. in 2007 P0729S				
		Total:	\$	0.00



# City of West Allis Engineering Department Project Details P2030T

W. Lincoln Ave. from S. 71 St. to S. 84 St. and portions of intersecting streets

489-0114-000 7103 W LINCOLN AVE Miko Inthiraj Residential 270  
Street Minor Asphalt Resurface 41.48 47.00 x Lin Ft = \$ 1,949.56 0.00 \$ 0.00

Reduction Code 0-15 Years (Free)  
Assessed for Lincoln Ave. in 2007 P0729S

Total: \$ 0.00

489-0115-000 7109 W LINCOLN AVE Michael Weier Residential 280  
Street Minor Asphalt Resurface 41.48 40.00 x Lin Ft = \$ 1,659.20 0.00 \$ 0.00

Reduction Code 0-15 Years (Free)  
Assessed for Lincoln Ave. in 2007 P0729S

Total: \$ 0.00

489-0116-000 7115 W LINCOLN AVE Brenda Mae Leader Residential 290  
Street Minor Asphalt Resurface 41.48 40.00 x Lin Ft = \$ 1,659.20 0.00 \$ 0.00

Reduction Code 0-15 Years (Free)  
Assessed for Lincoln Ave. in 2007 P0729S

Total: \$ 0.00

489-0117-000 7121 W LINCOLN AVE David J Gallegos & Martha L Juarez-Valdivia Residential 300  
Street Minor Asphalt Resurface 41.48 40.00 x Lin Ft = \$ 1,659.20 0.00 \$ 0.00

Reduction Code 0-15 Years (Free)  
Assessed for Lincoln Ave. in 2007 P0729S

Total: \$ 0.00

489-0118-000 7125 W LINCOLN AVE Jeffrey W Hass Residential 310  
Street Minor Asphalt Resurface 41.48 40.00 x Lin Ft = \$ 1,659.20 0.00 \$ 0.00

Reduction Code 0-15 Years (Free)  
Assessed for Lincoln Ave. in 2007 P0729S

Total: \$ 0.00



# City of West Allis Engineering Department

## Project Details P2030T

W. Lincoln Ave. from S. 71 St. to S. 84 St. and portions of intersecting streets

489-0119-000	7131 W LINCOLN AVE	James C Freeman, Jr	Residential	320
	Street Minor Asphalt Resurface	41.48    43.96 x Lin Ft	0.00    \$	0.00
	Reduction Code 0-15 Years (Free)	=    \$	1,823.46	
	Assessed for Lincoln Ave. in 2007 P0729S			
			Total:    \$	0.00
489-0332-000	2305 S 75 ST	Ronald Bonczkiewicz	Residential	330
	Street Minor Asphalt Resurface	41.48    120.00 x Lin Ft	0.00    \$	0.00
	Reduction Code 0-15 Years (Free)		4,977.60	
	Reduction Code Longside			
	Assessed for Lincoln Ave. in 2007 P0729S			
			Total:    \$	0.00
489-0362-001	2310 S 76 ST	SFC Services LLC	Commercial	340
	Street Minor Asphalt Resurface	51.85    120.00 x Lin Ft	0.00    \$	0.00
	Reduction Code 0-15 Years (Free)		6,222.00	
	Reduction Code Longside			
	Assessed in 2007 for Lincoln Ave. P0729S			
	Street Minor Asphalt Resurface	51.85    106.00 x Lin Ft	100.00    \$	5,496.10
	Not assessed for S. 76 St. in 1996, was assessed in 1988 for wrap onto S. 76 St. when W. Lincoln Ave. improved w/state job.			
			Total:    \$	5,496.10
489-0361-001	2316 S 76 ST	Ian S Anderson	Residential	350
	Street Minor Asphalt Resurface	41.48    41.60 x Lin Ft	0.00    \$	0.00
	Reduction Code Under 25 Yrs (Free)		1,725.57	
	Assessed in 1996 for S. 76 St. Major Bit Resurface			
			Total:    \$	0.00





City of West Allis Engineering Department  
 Project Details P2030T

W. Lincoln Ave. from S. 71 St. to S. 84 St. and portions of intersecting streets

488-0002-000	2315 S 76 ST	Mac Services Inc	Commercial	360
Street Minor Asphalt Resurface		51.85 127.00 x Lin Ft	= \$ 6,584.95 0.00 \$	0.00
Reduction Code 0-15 Years (Free)				
Assessed in 2006 for Lincoln Ave. P0622S				
Street Minor Asphalt Resurface		51.85 106.00 x Lin Ft	= \$ 5,496.10 40.00 \$	2,198.44
Reduction Code Longside				
Assessed in 1988 for S. 76 St. for wrap when W. Lincoln Ave. improved w/state job. Extent was 115' onto S. 76 St. but only assessed for 106' @ 40% longside.				
Street Minor Asphalt Resurface		51.85 40.50 x Lin Ft	= \$ 2,099.93 0.00 \$	0.00
Reduction Code Under 25 Yrs (Free)				
Assessed in 1996 for 60' (30' + 30' vacant lot, parcels are now combined) of S. 76 St. when improved.				
			Total:	\$ 2,198.44
488-0027-000	2302 S 77 ST	Kenneth Gammon	Residential	370
Street Minor Asphalt Resurface		41.48 127.00 x Lin Ft	= \$ 5,267.96 0.00 \$	0.00
Reduction Code 0-15 Years (Free)				
Reduction Code Longside				
Assessed in 2006 for Lincoln Ave. P0622S				
			Total:	\$ 0.00
488-0350-000	2305 S 83 ST	Timothy E Koch, Jr	Residential	380
Street Minor Asphalt Resurface		41.48 115.03 x Lin Ft	= \$ 4,771.44 0.00 \$	0.00
Reduction Code 0-15 Years (Free)				
Reduction Code Longside				
Assessed for Lincoln Ave. in 2006 P0622S				
			Total:	\$ 0.00



# City of West Allis Engineering Department Project Details P2030T

W. Lincoln Ave. from S. 71 St. to S. 84 St. and portions of intersecting streets

488-0376-000	8323 W LINCOLN AVE	FP Rental Properties, LLC	Commercial	390
Street Minor Asphalt Resurface	Reduction Code 0-15 Years (Free)	51.85	6,310.15	0.00
	Reduction Code Longside			
	Assessed for Lincoln Ave. in 2006 P0622S			
Street Minor Asphalt Resurface	Reduction Code Under 25 Yrs (Free)	51.85	455.24	0.00
	Assessed in 2000 for S. 84 St. 1000252			
		Total:	\$	0.00
487-0007-000	8411 W LINCOLN AVE	FP Rental Properties LLC	Commercial	400
Street Minor Asphalt Resurface	Reduction Code 0-15 Years (Free)	51.85	14,217.27	0.00
	Reduction Code Longside			
	Assessed for Lincoln Ave. in 2006 P0622S			
Street Minor Asphalt Resurface	Reduction Code Under 25 Yrs (Free)	51.85	399.25	0.00
	Assessed in 2000 for S. 84 St. 1000252			
		Total:	\$	0.00

## Property Type Summary

16	Commercial
24	Residential



# City of West Allis Engineering Department Project Details P2030T

W. Lincoln Ave. from S. 71 St. to S. 84 St. and portions of intersecting streets

## Item Summary

Street	Total Quantity	Gross Total	Net Total
Minor Asphalt Resurface			
Commercial	2,238.94 Lin Ft	\$116,089.05	\$14,378.00
Residential	1,371.93 Lin Ft	\$56,907.65	\$228.14
		<u>\$172,996.70</u>	<u>\$14,606.14</u>
Grand Totals		\$172,996.70	\$14,606.14