



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

December 3, 2019

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 concrete reconstruction, sidewalk repair, driveway repair, widening/narrowing of pavement, storm sewer relay, sanitary sewer relay, water main relay, building services, utility adjustments and storm underdrain in:

W. National Ave. from S. 76 St. to S. 82 St. and portions of intersecting streets

as directed in Preliminary Resolution No. R-2019-0684, adopted on October 1, 2019.

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. National Ave. from S. 76 St. to S. 82 St. and portions of intersecting streets

by concrete reconstruction, sidewalk repair, driveway repair, widening/narrowing of pavement, storm sewer relay, sanitary sewer relay, water main relay, building services, utility adjustments and storm underdrain

SCHEDULE "A"

Preliminary Plans & Specifications Attached

SCHEDULE "B"

Estimate of the Entire Cost

\$3,499,800

SCHEDULE "C"

Schedule of Proposed Assessments
Against Each Parcel Affected

S. 76 ST.

S. 77 ST.

S. 78 ST.

LINCOLN SCHOOL

S. 79 ST.



S. 80 ST.

S. 81 ST.

S. 82 ST.

W. NATIONAL AVE.

UNION PACIFIC RR.



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December 3, 2019

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 concrete reconstruction, sidewalk repair, driveway repair, widening/narrowing of pavement, storm sewer relay, sanitary sewer relay, water main relay, building services, utility adjustments and storm underdrain in:

W. National Ave. from S. 76 St. to S. 82 St. and portions of intersecting streets

Estimated Construction Cost:	\$3,181,800
Contingency:	318,000
TOTAL:	\$3,499,800

Sincerely,

Peter C. Daniels, P.E.
City Engineer

/ns

ASSESSMENT REPORT FOR COUNCIL

HEARING DATE: December 3, 2019

LOCATION

DESCRIPTION: W. National Avenue from S. 76 St. to S. 82 St.

ACCOUNT NO.: P2035S

INTEREST RATE: 4.0%

<u>2020 ASSESSMENT RATES</u>	<u>Resid.</u>	<u>Comm.</u>	<u>Mfg.</u>
<u>Streets</u>			
Concrete Reconstruction, lin. ft.	\$62.21	\$77.77	\$93.32
<u>Driveways</u>			
7" Concrete Approach, sq. ft.	\$ 7.77	\$ 7.77	\$ 7.77
<u>Underground</u>			
Storm Sewer Lateral, each	\$695.00	\$1605.00	

The properties against which the assessments are proposed are benefited.



City of West Allis Engineering Department
 Project Details P2035S

W. National Ave. from S. 76 St. to S. 82 St. and portions of intersecting streets.

Property Assessments

452-0118-002	1642 S 77 ST - 7608 W NATIONAL AVE	Church Jordan Ev Luth	62.21 x	214.62 Lin Ft	= \$	13,351.51	40.00	\$	5,340.60	10
	Street Concrete Reconstruction									
	Reduction Code Longside									
	Exempt Property Charged as Residential		7.77 x	108.00 Sq Ft	= \$	839.16	100.00	\$	839.16	
	Driveway 7" Concrete Approach									
	Exempt Property Charged as Residential									
	Street Concrete Reconstruction		62.21 x	22.91 Lin Ft	= \$	1,425.23	0.00	\$	0.00	
	Reduction Code 0-15 Years (Free)									
	Exempt Property Charged as Residential									
										Total: \$ 6,179.76
452-0135-000	1653-57-61 S 77 ST	N77 Properties LLC	77.77 x	31.04 Lin Ft	= \$	2,413.98	100.00	\$	2,413.98	20
	Street Concrete Reconstruction									
	Street Concrete Reconstruction		77.77 x	24.81 Lin Ft	= \$	1,929.47	0.00	\$	0.00	
	Reduction Code 0-15 Years (Free)									
										Total: \$ 2,413.98
452-0136-000	7708 W NATIONAL AVE	McCarthy Investments LLC	77.77 x	62.08 Lin Ft	= \$	4,827.96	100.00	\$	4,827.96	30
	Street Concrete Reconstruction									
										Total: \$ 4,827.96
452-0137-000	7712 W NATIONAL AVE	Il Chief Investments LLC	77.77 x	31.04 Lin Ft	= \$	2,413.98	100.00	\$	2,413.98	40
	Street Concrete Reconstruction									
										Total: \$ 2,413.98
452-0138-000	7718-18A W NATIONAL AVE	Il Chief Investments LLC	77.77 x	31.04 Lin Ft	= \$	2,413.98	100.00	\$	2,413.98	50
	Street Concrete Reconstruction									
										Total: \$ 2,413.98



City of West Allis Engineering Department
 Project Details P2035S

W. National Ave. from S. 76 St. to S. 82 St. and portions of intersecting streets.

452-0139-000	7722 W NATIONAL AVE	Heath S Hekkers & Nicholas Plante	77.77 x	31.04 Lin Ft	= \$	2,413.98	100.00	\$ 2,413.98	60
	Street Concrete Reconstruction							Total: \$ 2,413.98	
452-0140-000	7724-28 W NATIONAL AVE	Muhammad Asif Iqbal	77.77 x	31.04 Lin Ft	= \$	2,413.98	100.00	\$ 2,413.98	70
	Street Concrete Reconstruction							Total: \$ 2,413.98	
452-0141-000	7730-32 W NATIONAL AVE	Michael R Hottinger & Carolyn Hottinger	77.77 x	45.53 Lin Ft	= \$	3,540.87	100.00	\$ 3,540.87	80
	Street Concrete Reconstruction		77.77 x	7.71 Lin Ft	= \$	599.61	0.00	\$ 0.00	
	Reduction Code 0-15 Years (Free)							Total: \$ 3,540.87	
452-0595-000	7815 & 7827 W LAPHAM ST	Sch Dist of Wa Wm Et Al	62.21 x	256.99 Lin Ft	= \$	15,987.35	40.00	\$ 6,394.94	90
	Street Concrete Reconstruction							Exempt Local	
	Reduction Code Longside								
	Exempt Property Charged as Residential		62.21 x	23.47 Lin Ft	= \$	1,460.07	0.00	\$ 0.00	
	Street Concrete Reconstruction								
	Reduction Code 0-15 Years (Free)								
	Exempt Property Charged as Residential								
	Street Concrete Reconstruction		62.21 x	11.06 Lin Ft	= \$	688.04	0.00	\$ 0.00	
	Reduction Code 0-15 Years (Free)								
	Exempt Property Charged as Residential							Total: \$ 6,394.94	
452-0536-000	7902 W NATIONAL AVE	WestGlen Properties LLC	77.77 x	56.88 Lin Ft	= \$	4,423.56	100.00	\$ 4,423.56	100
	Street Concrete Reconstruction		77.77 x	26.50 Lin Ft	= \$	2,060.90	0.00	\$ 0.00	
	Street Concrete Reconstruction							Total: \$ 4,423.56	
	Reduction Code 0-15 Years (Free)								



City of West Allis Engineering Department Project Details P2035S

W. National Ave. from S. 76 St. to S. 82 St. and portions of intersecting streets.

452-0708-000	7920 W NATIONAL AVE	Welcome White Pine LLC			Commercial	110
	Street Concrete Reconstruction	77.77 x	139.61 Lin Ft	= \$	10,857.47	100.00 \$ 10,857.47
	Driveway 7" Concrete Approach	7.77 x	115.40 Sq Ft	= \$	896.66	100.00 \$ 896.66
	Driveway 7" Concrete Approach	7.77 x	91.10 Sq Ft	= \$	707.85	100.00 \$ 707.85
					Total:	\$ 12,461.98

452-0538-000	7928-30 W NATIONAL AVE	Amy Strozinsky			Commercial	120
	Street Concrete Reconstruction	77.77 x	51.71 Lin Ft	= \$	4,021.49	100.00 \$ 4,021.49
	Street Concrete Reconstruction	77.77 x	12.93 Lin Ft	= \$	1,005.57	0.00 \$ 0.00
	Reduction Code 0-15 Years (Free)				Total:	\$ 4,021.49

452-0562-000	8000-02 W NATIONAL AVE -1731-31A S 80 ST	Janice L North			Commercial	130
	Street Concrete Reconstruction	77.77 x	31.02 Lin Ft	= \$	2,412.43	100.00 \$ 2,412.43
	Street Concrete Reconstruction	77.77 x	28.90 Lin Ft	= \$	2,247.55	0.00 \$ 0.00
	Reduction Code 0-15 Years (Free)				Total:	\$ 2,412.43

452-0563-000	8004-06-08-10 W NATIONAL AVE	MCH Properties LLC			Commercial	140
	Street Concrete Reconstruction	77.77 x	62.04 Lin Ft	= \$	4,824.85	100.00 \$ 4,824.85
					Total:	\$ 4,824.85

452-0564-000	8012-14 W NATIONAL AVE	Randy Eldien & Lorraine Eldien			Commercial	150
	Street Concrete Reconstruction	77.77 x	31.02 Lin Ft	= \$	2,412.43	100.00 \$ 2,412.43
					Total:	\$ 2,412.43

452-0604-001	8028 W NATIONAL AVE	LTL PNK HSZ LLC			Commercial	160
	Street Concrete Reconstruction	77.77 x	124.05 Lin Ft	= \$	9,647.37	100.00 \$ 9,647.37
	Street Concrete Reconstruction	77.77 x	14.06 Lin Ft	= \$	1,093.45	40.00 \$ 437.38
	Reduction Code Longside				Total:	\$ 10,084.75



City of West Allis Engineering Department
 Project Details P2035S

W. National Ave. from S. 76 St. to S. 82 St. and portions of intersecting streets.

452-0341-001	8100-02 W NATIONAL AVE - 1733-41 S 81 ST	West Allis Property Owner		Commercial	170
Street Concrete Reconstruction		77.77 x	31.04 Lin Ft	= \$ 2,413.98	100.00 \$ 2,413.98
Street Concrete Reconstruction		77.77 x	29.82 Lin Ft	= \$ 2,319.10	40.00 \$ 927.64
Reduction Code Longside					Total: \$ 3,341.62

452-0342-001	8104 W NATIONAL AVE	West Allis Property Owner		Manufacturing	180
Street Concrete Reconstruction		93.32 x	31.04 Lin Ft	= \$ 2,896.65	100.00 \$ 2,896.65
Reduction Code Longside					Total: \$ 2,896.65

452-0609-001	8108 W NATIONAL AVE	West Allis Property Owner		Commercial	190
Street Concrete Reconstruction		77.77 x	31.04 Lin Ft	= \$ 2,413.98	100.00 \$ 2,413.98
Driveway 7" Concrete Approach		7.77 x	59.70 Sq Ft	= \$ 463.87	100.00 \$ 463.87
Reduction Code Longside					Total: \$ 2,877.85

452-0343-001	8112-14 W NATIONAL AVE	West Allis Property Owner		Commercial	200
Street Concrete Reconstruction		77.77 x	36.19 Lin Ft	= \$ 2,814.50	100.00 \$ 2,814.50
Reduction Code Longside					Total: \$ 2,814.50

452-0702-001	8118-20-22 W NATIONAL AVE	Leiner Trust Agreement		Commercial	210
Street Concrete Reconstruction		77.77 x	23.32 Lin Ft	= \$ 1,813.60	100.00 \$ 1,813.60
Street Concrete Reconstruction		77.77 x	33.58 Lin Ft	= \$ 2,611.52	0.00 \$ 0.00
Reduction Code 0-15 Years (Free)					Total: \$ 1,813.60



City of West Allis Engineering Department
 Project Details P2035S

W. National Ave. from S. 76 St. to S. 82 St. and portions of intersecting streets.

Property ID	Address	Property Owner	Area	Commercial	220
452-0701-001	1736 S 82 ST	West Allis Property Owner			
	Street Concrete Reconstruction	77.77 x	73.35 Lin Ft	\$ 5,704.43	\$ 0.00
	Reduction Code 0-15 Years (Free)				
	Street Concrete Reconstruction	77.77 x	15.00 Lin Ft	\$ 1,166.55	\$ 0.00
	Reduction Code 0-15 Years (Free)				
	Street Concrete Reconstruction	77.77 x	15.97 Lin Ft	\$ 1,241.99	\$ 496.80
	Reduction Code Longside				
	Street Concrete Reconstruction				
	Reduction Code Longside				
					Total: \$ 496.80
452-0611-000	8200 W NATIONAL AVE	N & S Towing Inc			
	Street Concrete Reconstruction	77.77 x	27.52 Lin Ft	\$ 2,140.23	\$ 0.00
	Reduction Code 0-15 Years (Free)				
	Street Concrete Reconstruction	77.77 x	21.00 Lin Ft	\$ 1,633.17	\$ 0.00
	Reduction Code 0-15 Years (Free)				
	Street Concrete Reconstruction	77.77 x	17.40 Lin Ft	\$ 1,353.20	\$ 541.28
	Reduction Code Longside				
					Total: \$ 541.28
453-0433-002	1715-17-23 S 76 ST	KAH II LLC			
	Street Concrete Reconstruction	77.77 x	236.17 Lin Ft	\$ 18,366.94	\$ 7,346.78
	Reduction Code Longside				
	Street Concrete Reconstruction	77.77 x	18.29 Lin Ft	\$ 1,422.41	\$ 1,422.41
	Driveway 7" Concrete Approach	7.77 x	141.60 Sq Ft	\$ 1,100.23	\$ 1,100.23
					Total: \$ 9,869.42



City of West Allis Engineering Department
 Project Details P2035S

W. National Ave. from S. 76 St. to S. 82 St. and portions of intersecting streets.

453-0452-001	7703 W NATIONAL AVE	West Allis Property Owner		Residential	250
	Street Concrete Reconstruction	62.21 x	38.27 Lin Ft	= \$ 2,380.78	100.00 \$ 2,380.78
	Street Concrete Reconstruction	62.21 x	18.57 Lin Ft	= \$ 1,155.24	40.00 \$ 462.10
	Reduction Code Longside				
				Total:	\$ 2,842.88

453-0453-000	7707 W NATIONAL AVE	John E Kalashian		Commercial	260
	Street Concrete Reconstruction	77.77 x	31.03 Lin Ft	= \$ 2,413.20	100.00 \$ 2,413.20
	Driveway 7" Concrete Approach	7.77 x	46.20 Sq Ft	= \$ 358.97	100.00 \$ 358.97
				Total:	\$ 2,772.17

453-0454-001	7711-13 W NATIONAL AVE	Jamie Topaz & Linda Holt		Residential	270
	Street Concrete Reconstruction	62.21 x	31.03 Lin Ft	= \$ 1,930.38	100.00 \$ 1,930.38
				Total:	\$ 1,930.38

453-0454-002	7715-17 W NATIONAL AVE	Yin Li & Hui Zhao		Residential	280
	Street Concrete Reconstruction	62.21 x	31.03 Lin Ft	= \$ 1,930.38	100.00 \$ 1,930.38
				Total:	\$ 1,930.38

452-0600-000	7719-21 W NATIONAL AVE	Jeffrey J Raab		Residential	290
	Street Concrete Reconstruction	62.21 x	33.10 Lin Ft	= \$ 2,059.15	100.00 \$ 2,059.15
				Total:	\$ 2,059.15

452-0706-000	7801 W NATIONAL AVE	Heritage 7 LLC & c/o MSP Real Estate		Commercial	300
	Street Concrete Reconstruction	77.77 x	280.60 Lin Ft	= \$ 21,822.26	100.00 \$21,822.26
	Driveway 7" Concrete Approach	7.77 x	121.10 Sq Ft	= \$ 940.95	100.00 \$ 940.95
				Total:	\$22,763.21

452-0705-000	7901 W NATIONAL AVE	Heritage 6 LLC & c/o MSP Real Estate		Commercial	310
	Street Concrete Reconstruction	77.77 x	220.08 Lin Ft	= \$ 17,115.62	100.00 \$17,115.62
	Driveway 7" Concrete Approach	7.77 x	87.20 Sq Ft	= \$ 677.54	100.00 \$ 677.54
				Total:	\$17,793.16



City of West Allis Engineering Department
 Project Details P2035S

W. National Ave. from S. 76 St. to S. 82 St. and portions of intersecting streets.

452-0704-000	7951 W NATIONAL AVE	West Allis Senior Apts LLC & c/o MSP Real Este	Commercial	320
Street Concrete Reconstruction		77.77 x 120.00 Lin Ft	= \$ 9,332.40	40.00 \$ 3,732.96
Reduction Code Longside				
Street Concrete Reconstruction		77.77 x 200.17 Lin Ft	= \$ 15,567.22	100.00 \$15,567.22
Street Concrete Reconstruction		77.77 x 34.81 Lin Ft	= \$ 2,707.17	100.00 \$ 2,707.17
			Total:	\$22,007.35

452-0703-001	8001 W NATIONAL AVE	West Allis Property Owner	Commercial	330
Street Concrete Reconstruction		77.77 x 137.57 Lin Ft	= \$ 10,698.82	100.00 \$10,698.82
Street Concrete Reconstruction		77.77 x 23.96 Lin Ft	= \$ 1,863.37	40.00 \$ 745.35
Reduction Code Longside				
Driveway 7" Concrete Approach		7.77 x 68.40 Sq Ft	= \$ 531.47	100.00 \$ 531.47
			Total:	\$11,975.64

452-0603-000	80** W NATIONAL AVE	Warren & Joyce Jones Revoc Liv Trust	Commercial	340
Street Concrete Reconstruction		77.77 x 120.79 Lin Ft	= \$ 9,393.84	100.00 \$ 9,393.84
			Total:	\$ 9,393.84

452-0602-000	8113 W NATIONAL AVE	Mel Adams	Commercial	350
Street Concrete Reconstruction		77.77 x 105.94 Lin Ft	= \$ 8,238.95	100.00 \$ 8,238.95
Driveway 7" Concrete Approach		7.77 x 87.20 Sq Ft	= \$ 677.54	100.00 \$ 677.54
Driveway 7" Concrete Approach		7.77 x 87.20 Sq Ft	= \$ 677.54	100.00 \$ 677.54
Street Concrete Reconstruction		77.77 x 17.00 Lin Ft	= \$ 1,322.09	0.00 \$ 0.00
Reduction Code 0-15 Years (Free)			Total:	\$ 9,594.03

452-0601-000	8121-23-25 W NATIONAL AVE	Benjamin P Prescher	Commercial	360
Street Concrete Reconstruction		77.77 x 46.45 Lin Ft	= \$ 3,612.42	0.00 \$ 0.00
Reduction Code 0-15 Years (Free)			Total:	\$ 0.00



City of West Allis Engineering Department
 Project Details P2035S

W. National Ave. from S. 76 St. to S. 82 St. and portions of intersecting streets.

452-9999-004	81** W NATIONAL AVE	City Of West Allis	62.21 x	151.92 Lin Ft	= \$	9,450.94	0.00 \$	0.00	370
	Street Concrete Reconstruction								
	Reduction Code 0-15 Years (Free)								
	Exempt Property Charged as Residential								
	Driveway 7" Concrete Approach		7.77 x	73.50 Sq Ft	= \$	571.09	0.00 \$	0.00	
	Exempt Property Charged as Residential								
								Total: \$	0.00

Property Type Summary

29	Commercial
1	Manufacturing
7	Residential



City of West Allis Engineering Department
 Project Details P2035S

W. National Ave. from S. 76 St. to S. 82 St. and portions of intersecting streets.

Item Summary

	Total Quantity		Gross Total	Net Total
Driveway				
7" Concrete Approach	905.10	Sq Ft	\$7,032.62	\$7,032.62
Commercial				
Residential	181.50	Sq Ft	\$1,410.25	\$839.16
			<u>\$8,442.87</u>	<u>\$7,871.78</u>
Street				
Concrete Reconstruction	2,822.14	Lin Ft	\$219,477.84	\$172,102.07
Commercial	31.04	Lin Ft	\$2,896.65	\$2,896.65
Manufacturing				
Residential	832.97	Lin Ft	\$51,819.07	\$20,498.33
			<u>\$274,193.56</u>	<u>\$195,497.05</u>
Grand Totals			\$282,636.43	\$203,368.83