



NOTICE OF PUBLIC HEARING  
**December 14, 2021**  
7:00 PM

*This meeting will be held in-person in the Common Council Chambers. You can also 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 for viewing the meeting, please call 414-302-8294 and leave a message prior to 11:00 a.m. CST on Monday, December 13, 2021.*

*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 14, 2021. (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

**S. 65 St. from W. Greenfield Ave. to W. National Ave., and  
S. 66 St. from 100 feet south of W. National Ave. to W. Mitchell St.**

**be improved by concrete reconstruction with miscellaneous sidewalk repair, miscellaneous driveway repair, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services and utility adjustments.**

Properties abutting the above streets 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/2022 Engineering Projects/S. 65 St./S. 66 St.

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, 2021, 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 15th day of November 2021.

City Clerk

Publish November 24, 2021



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

December 14, 2021

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 with miscellaneous sidewalk repair, miscellaneous driveway repair, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services and utility adjustments in:

**S. 65 St. from W. Greenfield Ave. to W. National Ave., and  
S. 66 St. from 100 feet south of W. National Ave. to W. Mitchell St.**

as directed in Preliminary Resolution No. R-2021-0558, adopted on October 5, 2021.

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**

**S. 65 St. from W. Greenfield Ave. to W. National Ave., and  
S. 66 St. from 100 feet south of W. National Ave. to W. Mitchell St.**

by concrete reconstruction with miscellaneous sidewalk repair, miscellaneous driveway repair, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services and utility adjustments

**SCHEDULE "A"**

Preliminary Plans & Specifications Attached

**SCHEDULE "B"**

Estimate of the Entire Cost

\$905,700

**SCHEDULE "C"**

Schedule of Proposed Assessments  
Against Each Parcel Affected



S. 66 ST.

S. 65 TH

S. 1 ST.

W. GREENFIELD AVE.

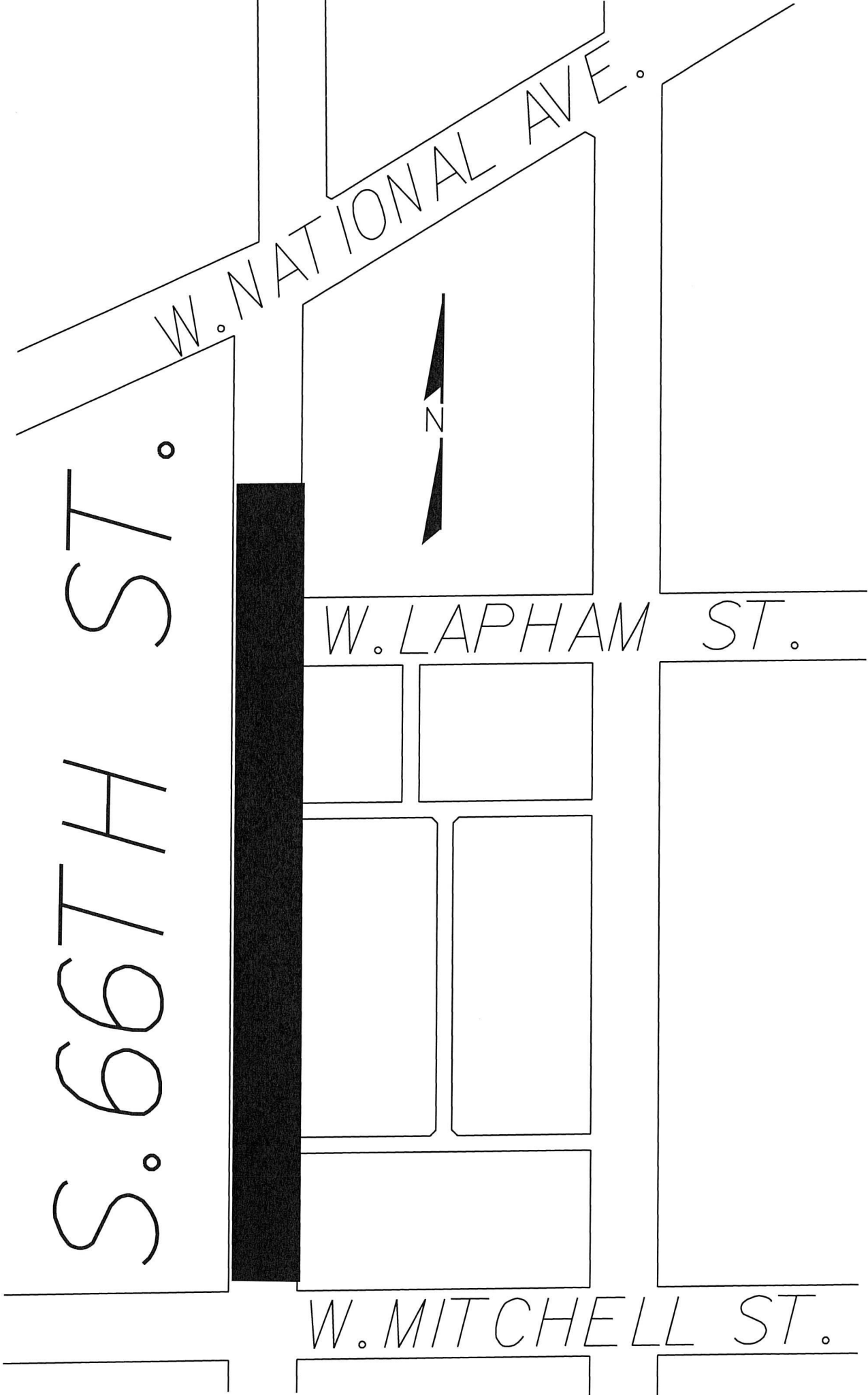
W. NATIONAL AVE.

S. 66TH ST.

W. NATIONAL AVE.

W. LAPHAM ST.

W. MITCHELL ST.





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

December 14, 2021

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 with miscellaneous sidewalk repair, miscellaneous driveway repair, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services and utility adjustments in:

**S. 65 St. from W. Greenfield Ave. to W. National Ave., and  
S. 66 St. from 100 feet south of W. National Ave. to W. Mitchell St.**

Estimated Construction Cost:	\$ 823,000
Contingency:	82,700
<b>TOTAL:</b>	<b>\$ 905,700</b>

Sincerely,

Peter C. Daniels, P.E.  
City Engineer

/ns

**ASSESSMENT REPORT FOR COUNCIL**

**HEARING DATE: December 14, 2021**

**LOCATION**

**DESCRIPTION:** S. 65 St. from W. Greenfield Ave. to W. National Ave.  
S. 66 St. from 100 feet south of W. National Ave. to W. Mitchell St.

**ACCOUNT NO.:** P2227S, P2223S

**INTEREST RATE:** 4.0%

<b><u>2022 ASSESSMENT RATES</u></b>	<b><u>Resid.</u></b>	<b><u>Comm.</u></b>	<b><u>Mfg.</u></b>
<b><u>Streets</u></b>			
Concrete Reconstruction, lin. ft.	\$64.39	\$80.49	\$96.59
<b><u>Driveways</u></b>			
7" Concrete Approach, sq. ft.	\$ 8.04	\$ 8.04	\$ 8.04
<b><u>Underground</u></b>			
Storm Sewer Lateral, each	\$719.00	\$1661.00	Full Cost

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

<b>EXAMPLE: Residential Special Assessment for Street Concrete Reconstruction</b>
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**STREET = S. 65 St. from W. Greenfield Ave. to W. National Ave.  
S. 66 St. from 100 feet south of W. National Ave. to W. Mitchell St.**

**Lot Width =** 45 Ft.  
**Assessment Rate =** \$64.39 Lin. Ft.  
 40 Ft. @ \$64.39 = \$2,897.55 \*

\*Special Assessment for Street Improvement Only - Does not include driveway approach, storm sewer, sanitary sewer, and/or water lateral lateral installation, if applicable.

A special assessment of this amount would be eligible for payment by a ten (10) year, five (5) year, or one (1) year installment plan with interest at 4.0% per year. Payment of the entire assessment without interest may be made prior to the due date noted on the billing -- thirty (30) days.

**Example of a ten (10) year plan:** *(Based on a full year of interest)*

\$2,897.55 Total Special Assessment:

<u>Year No.</u>	<u>Principal Amt.</u>	<u>Interest Amt.</u>	<u>Total Payment</u>
1st year	\$289.76	\$115.90 **	\$405.66
2nd year	\$289.76	\$104.31	\$394.07
3rd year	\$289.76	\$92.72	\$382.48
4th year	\$289.76	\$81.13	\$370.89
5th year	\$289.76	\$69.54	\$359.30
6th year	\$289.76	\$57.95	\$347.71
7th year	\$289.76	\$46.36	\$336.12
8th year	\$289.76	\$34.77	\$324.53
9th year	\$289.76	\$23.18	\$312.94
10th year	\$289.76	\$11.59	\$301.35

**Example of a five (5) year plan:** *(Based on a full year of interest)*

\$2,897.55 Total Special Assessment:

<u>Year No.</u>	<u>Principal Amt.</u>	<u>Interest Amt.</u>	<u>Total Payment</u>
1st year	\$579.51	\$115.90 **	\$695.41
2nd year	\$579.51	\$92.72	\$672.23
3rd year	\$579.51	\$69.54	\$649.05
4th year	\$579.51	\$46.36	\$625.87
5th year	\$579.51	\$23.18	\$602.69

\*\* Interest is based on the descending principal balance.





# City of West Allis Engineering Department

## Project Details P2227S

S. 65 St. from W. Greenfield Ave. to W. National Ave.

### Property Assessments

454-0635-001	1414 S 65 ST & 6401-6425 W GREENFIELD AVE	80 West Allis LLC & c/o General Capital Mgmt Ir	80.49	180.00 x Lin Ft	= \$	14,488.20	100.00	\$	Commercial	10	14,488.20
	Street Concrete Reconstruction										
		<b>Total:</b>				\$	14,488.20				14,488.20
454-0636-000	1400 Block S 65 ST	80 West Allis LLC & c/o General Capital Mgmt Ir	80.49	74.00 x Lin Ft	= \$	5,956.26	100.00	\$	Commercial	20	5,956.26
	Street Concrete Reconstruction										
		<b>Total:</b>				\$	5,956.26				5,956.26
454-0202-000	1440 S 65 ST & 6428-6430 W NATIONAL AVE	National Avenue North LLC	80.49	113.10 x Lin Ft	= \$	9,103.42	40.00	\$	Commercial	30	3,641.37
	Street Concrete Reconstruction										
	Reduction Code Longside										
	Extent is approx. 6.9' short of lot line @ W. National Ave.										
	Longside credit of 120' - 6.9' = 113.10 assessable @ 40%										
	Street Concrete Reconstruction		80.49	41.94 x Lin Ft	= \$	3,375.75	100.00	\$			3,375.75
	Driveway 7" Concrete Approach		8.04	73.00 x Sq Ft	= \$	586.92	100.00	\$			586.92
		<b>Total:</b>				\$	7,604.04				7,604.04
454-0639-001	6501-6525 W GREENFIELD AVE	Six Points Apartments, LLC	80.49	120.00 x Lin Ft	= \$	9,658.80	40.00	\$	Commercial	40	3,863.52
	Street Concrete Reconstruction										
	Reduction Code Longside										
	Property abuts 3 streets, so has 2 longsides, W. Greenfield Ave. and S. 65 St.										
	S. 65 St. given longside credit - 120' @ 40%, 60' @ 100%										
	Driveway 7" Concrete Approach		8.04	167.00 x Sq Ft	= \$	1,342.68	100.00	\$			1,342.68
	Street Concrete Reconstruction		80.49	60.00 x Lin Ft	= \$	4,829.40	100.00	\$			4,829.40
		<b>Total:</b>				\$	10,035.60				10,035.60



City of West Allis Engineering Department  
 Project Details P2227S

S. 65 St. from W. Greenfield Ave. to W. National Ave.

454-0637-001	1441 S 65 ST & 1460 S SIX POINTS CROS	Six Points Apartments, LLC	50
Street Concrete Reconstruction	80.49	90.00 x Lin Ft	2,897.64
Reduction Code Longside	= \$	7,244.10	40.00 \$
Extent is approx. 30' short of lot line @ W. National Ave. Longside credit of 120' - 30' = 90 assessable @ 40%			
Street Concrete Reconstruction	80.49	167.60 x Lin Ft	13,490.12
Property abuts 3 streets - S. 65 St. (287.6'), S. 66 St. (278.84') and W. National Ave. (286.29). Short side would be S. 66 St.			
		Total:	\$ 16,387.76

**Property Type Summary**

5 Commercial

**Item Summary**

	Total Quantity	Gross Total	Net Total
Driveway			
7" Concrete Approach	240.00	\$1,929.60	\$1,929.60
Commercial		\$1,929.60	\$1,929.60
Street			
Concrete Reconstruction	846.64	\$68,146.05	\$52,542.26
Commercial		\$68,146.05	\$52,542.26
<b>Grand Totals</b>		<b>\$70,075.65</b>	<b>\$54,471.86</b>



# City of West Allis Engineering Department Project Details P2223S

S. 66 St. from 100' south of W. National Ave. to W. Mitchell St.

## Property Assessments

Property ID	Property Description	City Of West Allis	Area (Lin Ft)	Area (Sq Ft)	Exempt Local	Residential	Total
454-0256-000	6501 W NATIONAL AVE	64.39	149.17 x Lin Ft		9,605.06	0.00	9,605.06
	Street Concrete Reconstruction						
	Exempt Property Charged as Residential				0.00	0.00	0.00
	Street Concrete Reconstruction	64.39	16.20 x Lin Ft		1,043.12	0.00	1,043.12
	Exempt Property Charged as Residential						
	Wrap onto W. Lapham St.						
454-0269-000	6500 Block W LAPHAM ST	64.39	120.00 x Lin Ft		7,726.80	0.00	7,726.80
	Street Concrete Reconstruction						
	Exempt Property Charged as Residential				0.00	0.00	0.00
	Street Concrete Reconstruction	64.39	17.10 x Lin Ft		1,101.07	0.00	1,101.07
	Exempt Property Charged as Residential						
	Wrap onto W. Lapham St.						
454-0274-000	1618 S 66 ST	64.39	38.46 x Lin Ft		2,476.44	100.00	2,476.44
	Street Concrete Reconstruction						
454-0275-000	1624-1626 S 66 ST	64.39	45.00 x Lin Ft		2,897.55	100.00	2,897.55
	Street Concrete Reconstruction						
	Driveway 7" Concrete Approach	8.04	78.00 x Sq Ft		627.12	100.00	627.12
454-0276-000	1630-1632 S 66 ST	64.39	45.00 x Lin Ft		2,897.55	100.00	2,897.55
	Street Concrete Reconstruction						
	Driveway 7" Concrete Approach	8.04	64.00 x Sq Ft		514.56	100.00	514.56





City of West Allis Engineering Department  
 Project Details P2223S

S. 66 St. from 100' south of W. National Ave. to W. Mitchell St.

Property ID	Description	Community Development Authority	Exempt Local	110
454-0649-000	1600 Block S 66 ST			
	Street Concrete Reconstruction	80.49 120.00 x Lin Ft = \$	9,658.80 100.00 \$	9,658.80
	Exempt Property Charged as Commercial			
	Driveway 7" Concrete Approach	8.04 137.00 x Sq Ft = \$	1,101.48 100.00 \$	1,101.48
	Exempt Property Charged as Commercial			
	Sanitary Sewer Lateral Install	4,000.00 1.00 x Special Cos = \$	4,000.00 100.00 \$	4,000.00
	Exempt Property Charged as Commercial			
	Water Lateral Install	7,000.00 1.00 x Special Cos = \$	7,000.00 100.00 \$	7,000.00
	Exempt Property Charged as Commercial			
		Total:	\$	21,760.28
454-0254-002	6604-6620 W MITCHELL ST			
	Street Concrete Reconstruction	80.49 120.00 x Lin Ft = \$	9,658.80 40.00 \$	3,863.52
	Reduction Code Longside			
	S. 66 St. is longside. Credit given for 120' @ 40%. Balance of 179.46 @ 100%			
	Street Concrete Reconstruction	80.49 179.46 x Lin Ft = \$	14,444.74 100.00 \$	14,444.74
	Driveway 7" Concrete Approach	8.04 80.00 x Sq Ft = \$	643.20 100.00 \$	643.20
		Total:	\$	18,951.46

**Property Type Summary**

4	Commercial
8	Residential



**City of West Allis Engineering Department**  
**Project Details P2223S**

S. 66 St. from 100' south of W. National Ave. to W. Mitchell St.

**Item Summary**

	Total Quantity		Gross Total	Net Total
<b>Driveway</b>				
7" Concrete Approach				
Commercial	655.00	Sq Ft	\$5,266.20	\$5,266.20
Residential	142.00	Sq Ft	\$1,141.68	\$1,141.68
			<u>\$6,407.88</u>	<u>\$6,407.88</u>
<b>Sanitary Sewer Lateral</b>				
Install				
Commercial	2.00	Special Costs	\$8,000.00	\$8,000.00
			<u>\$8,000.00</u>	<u>\$8,000.00</u>
<b>Storm Sewer Lateral w/extension</b>				
Install				
Commercial	1.00	Special Costs	\$2,500.00	\$2,500.00
			<u>\$2,500.00</u>	<u>\$2,500.00</u>
<b>Street</b>				
Concrete Reconstruction				
Commercial	836.07	Lin Ft	\$67,295.28	\$55,704.72
Residential	580.93	Lin Ft	\$37,406.09	\$17,930.04
			<u>\$104,701.37</u>	<u>\$73,634.76</u>
<b>Water Lateral</b>				
Install				
Commercial	2.00	Special Costs	\$14,000.00	\$14,000.00



City of West Allis Engineering Department  
Project Details P2223S

S. 66 St. from 100' south of W. National Ave. to W. Mitchell St.

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	<u>\$14,000.00</u>	<u>\$14,000.00</u>
Grand Totals	\$135,609.25	\$104,542.64