



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

December 15, 2015

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 removal and reconstruction of the concrete alley pavement, storm sewer relay, building services, utility adjustments and storm underdrain in:

North/South and East/West alley between S. 58 St. - S. 60 St.: W. Walker St. to W. Mineral St.;
North/South and East/West alley between S. 58 St. - S. 60 St.: W. Madison St. to W. National Ave.;
North/South and East/West alley between S. 58 St. - S. 60 St.: W. Scott St. to W. Madison St.

as directed in Preliminary Resolution No. R-2015-0183, adopted on September 1, 2015.

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

North/South and East/West alley between S. 58 St. - S. 60 St.: W. Walker St. to W. Mineral St.;
North/South and East/West alley between S. 58 St. - S. 60 St.: W. Madison St. to W. National Ave.;
North/South and East/West alley between S. 58 St. - S. 60 St.: W. Scott St. to W. Madison St.

by removal and reconstruction of the concrete alley pavement, storm sewer relay, building services,
utility adjustments and storm underdrain

SCHEDULE "A"

Preliminary Plans & Specifications Attached

SCHEDULE "B"

Estimate of the Entire Cost

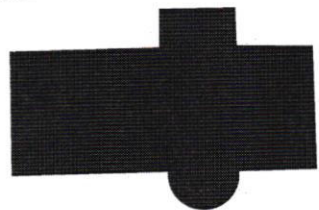
\$153,000

SCHEDULE "C"

Schedule of Proposed Assessments
Against Each Parcel Affected

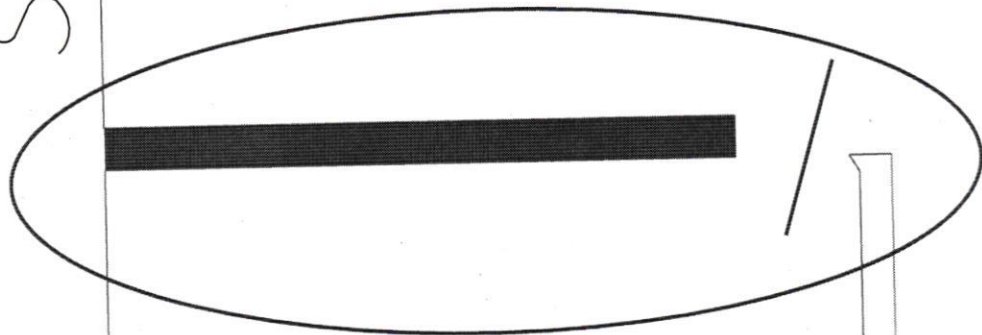
W. WALKER ST.

S. 60 ST.



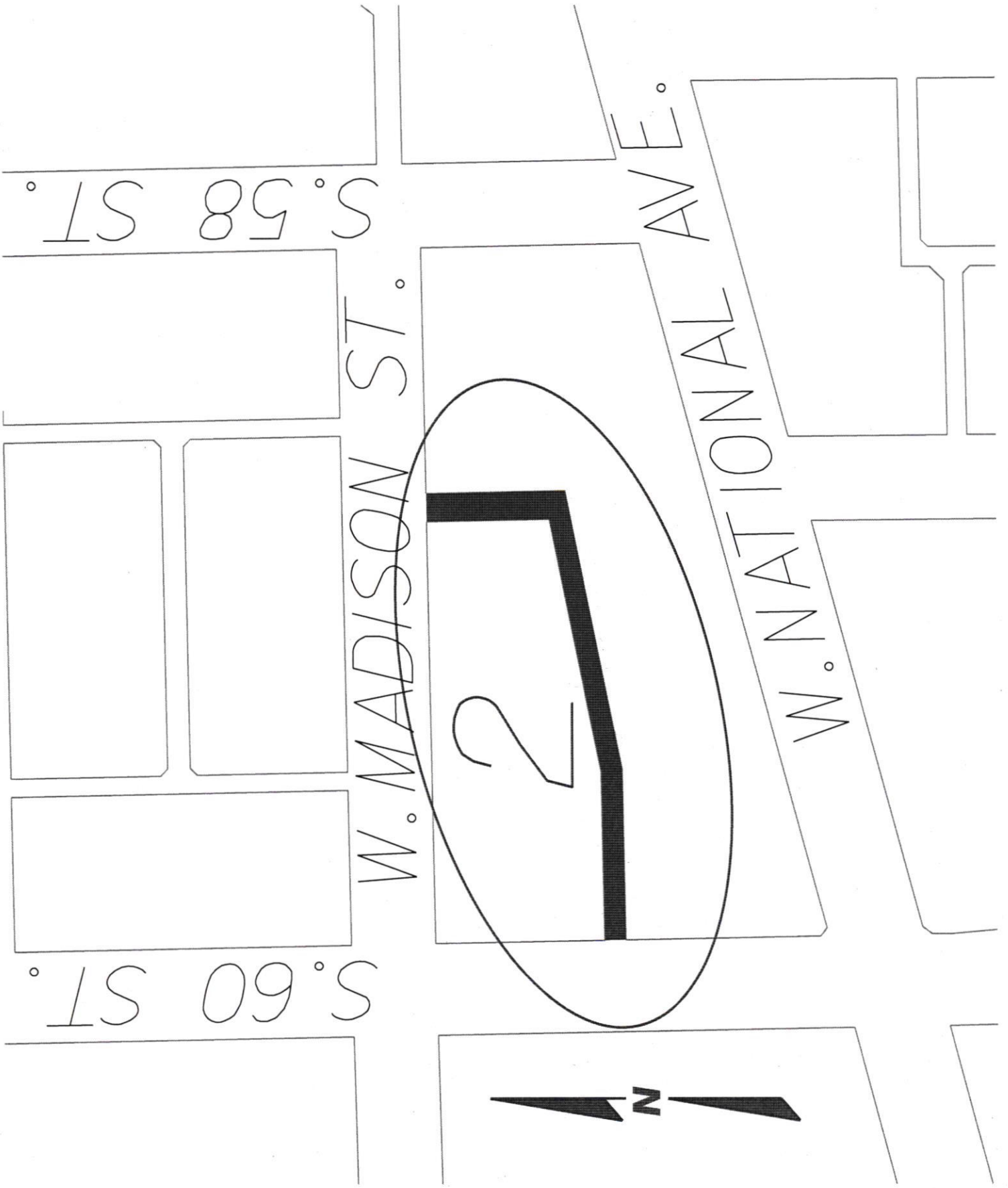
ROOSEVELT
SCHOOL

S. 58 ST.



W. MINERAL ST.

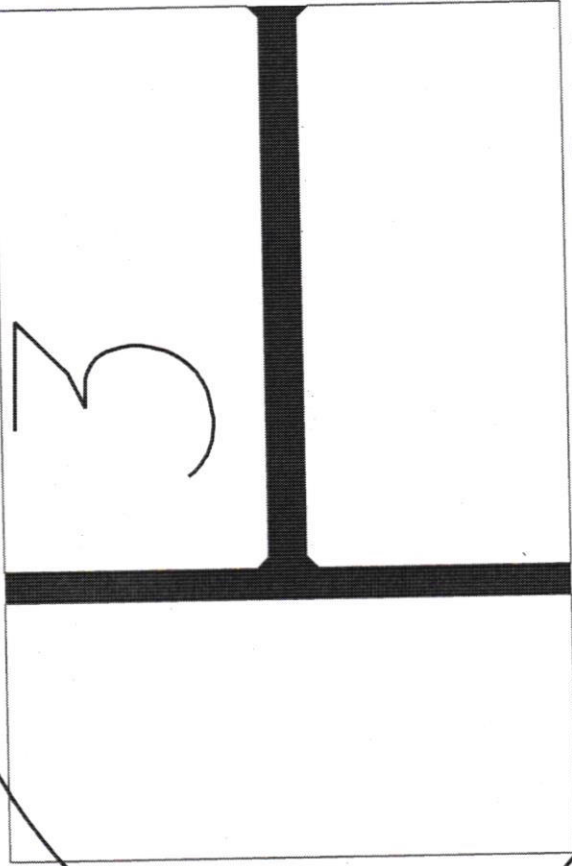






S. 60 ST.

W. SCOTT ST.



W. MADISON ST.

S. 58 ST.



ENGINEERING DEPARTMENT

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West Allis, Wisconsin 53214

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December 15, 2015

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 removal and reconstruction of the concrete alley pavement, storm sewer relay, building services, utility adjustments and storm underdrain in:

North/South and East/West alley between S. 58 St. - S. 60 St.: W. Walker St. to W. Mineral St.;
North/South and East/West alley between S. 58 St. - S. 60 St.: W. Madison St. to W. National Ave.;
North/South and East/West alley between S. 58 St. - S. 60 St.: W. Scott St. to W. Madison St.

Estimated Construction Cost:	\$ 139,000
Contingency:	14,000
TOTAL:	\$ 153,000

Sincerely,

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

MGL:ns

ASSESSMENT REPORT FOR COUNCIL

HEARING DATE: December 15, 2015

**LOCATION
DESCRIPTION:**

N/S and E/W alley between S. 58 St. - S. 60 St.: W. Walker St. to W. Mineral St.;
N/S and E/W alley between S. 58 St. - S. 60 St.: W. Madison St. to W. National Ave.;
N/S and E/W alley between S. 58 St. - S. 60 St.: W. Scott St. to W. Madison St.

ACCOUNT NO.: P1601A - P1603A

INTEREST RATE: 4.0%

<u>2016 ASSESSMENT RATES</u>	<u>Resid.</u>	<u>Comm.</u>	<u>Mfg.</u>
<u>Alley</u>			
Alley 13' – Concrete Reconstruct, lin. ft.	\$27.31	\$34.14	\$40.97
Alley 14' – Concrete Reconstruct, lin. ft.	\$28.30	\$35.37	\$42.45
Alley 15' – Concrete Reconstruct, lin. ft.	\$29.25	\$36.57	\$43.88
<u>Wall</u>			
Modular Block, sq. ft.	\$23.14	\$23.14	\$23.14

The properties against which the assessments are proposed are benefited.



City of West Allis Engineering Department
Project Details P1601A

E/W alley between S. 58 St. - S. 60 St.; W. Walker St. and W. Mineral St.

Property Assessments

438-0196-001	932 S 60 ST	Sch Dist of Wa Wm Et Al			10
	Alley 14' Concrete Reconstruction	28.30 x	300.53 Lin Ft	= \$	8,505.00
	Exempt Property Charged as Residential				100.00
					\$ 8,505.00
				Total: \$	<u>8,505.00</u>
438-0208-000	5826 W MINERAL ST	Kimberly J Mertes			20
	Alley 14' Concrete Reconstruction	28.30 x	22.53 Lin Ft	= \$	637.60
					100.00
					\$ 637.60
				Total: \$	<u>637.60</u>
438-0207-000	5830 W MINERAL ST	Keith A Engwall & Monica A Engwall			30
	Alley 14' Concrete Reconstruction	28.30 x	31.00 Lin Ft	= \$	877.30
					100.00
					\$ 877.30
				Total: \$	<u>877.30</u>
438-0206-000	5834 W MINERAL ST	Jessica Robers			40
	Alley 14' Concrete Reconstruction	28.30 x	31.00 Lin Ft	= \$	877.30
					100.00
					\$ 877.30
				Total: \$	<u>877.30</u>
438-0205-000	5838 W MINERAL ST	Mateen Sabir			50
	Alley 14' Concrete Reconstruction	28.30 x	31.00 Lin Ft	= \$	877.30
					100.00
					\$ 877.30
				Total: \$	<u>877.30</u>
438-0204-000	5842 W MINERAL ST	Mark Sherman & Catherine Sherman			60
	Alley 14' Concrete Reconstruction	28.30 x	31.00 Lin Ft	= \$	877.30
					100.00
					\$ 877.30
				Total: \$	<u>877.30</u>
438-0203-000	5848 W MINERAL ST	Brian Lamantia			70
	Alley 14' Concrete Reconstruction	28.30 x	34.00 Lin Ft	= \$	962.20
					100.00
					\$ 962.20
				Total: \$	<u>962.20</u>



City of West Allis Engineering Department

Project Details P1601A

E/W alley between S. 58 St. - S. 60 St.; W. Walker St. and W. Mineral St.

438-0199-000 966 S 60 ST John F & Catherine M Ash Revoc Trust Commercial 80
 Alley 14' Concrete Reconstruction 35.37 x 120.00 Lin Ft = \$ 4,244.40 40.00 \$ 1,697.76
 Total: \$ 1,697.76

Property Type Summary

- 1 Commercial
- 7 Residential

Item Summary

	Total Quantity	Gross Total	Net Total
Alley 14'			
Concrete Reconstruction			
Commercial	120.00 Lin Ft	\$4,244.40	\$1,697.76
Residential	481.06 Lin Ft	\$13,614.00	\$13,614.00
		<u>\$17,858.40</u>	<u>\$15,311.76</u>
Grand Totals		\$17,858.40	\$15,311.76



City of West Allis Engineering Department
 Project Details P1603A

N/S and E/W Alley between S. 58 St. - S. 60 St.: W. Scott St. and W. Madison St.

Property Assessments

438-0276-000	5819 W SCOTT ST							Residential	10
	Alley 14' Concrete Reconstruction	28.30	x	29.86 Lin Ft	=	\$	845.04	100.00	\$ 845.04
							Total: \$		845.04
438-0275-000	5823 W SCOTT ST							Residential	20
	Alley 14' Concrete Reconstruction	28.30	x	38.00 Lin Ft	=	\$	1,075.40	100.00	\$ 1,075.40
							Total: \$		1,075.40
438-0274-000	5829-31 W SCOTT ST							Residential	30
	Alley 14' Concrete Reconstruction	28.30	x	38.00 Lin Ft	=	\$	1,075.40	100.00	\$ 1,075.40
							Total: \$		1,075.40
438-0273-000	5835 W SCOTT ST							Residential	40
	Alley 14' Concrete Reconstruction	28.30	x	38.00 Lin Ft	=	\$	1,075.40	100.00	\$ 1,075.40
							Total: \$		1,075.40
438-0272-000	5839 W SCOTT ST							Residential	50
	Alley 14' Concrete Reconstruction	28.30	x	30.00 Lin Ft	=	\$	849.00	100.00	\$ 849.00
							Total: \$		849.00
438-0271-002	5843 W SCOTT ST							Residential	60
	Alley 14' Concrete Reconstruction	28.30	x	30.00 Lin Ft	=	\$	849.00	100.00	\$ 849.00
							Total: \$		849.00
438-0271-001	5847-49 W SCOTT ST							Residential	70
	Alley 14' Concrete Reconstruction	28.30	x	30.00 Lin Ft	=	\$	849.00	100.00	\$ 849.00
	Alley 13' Concrete Reconstruction	27.31	x	112.00 Lin Ft	=	\$	3,058.72	20.00	\$ 611.74
	Wall Modular Block or Timber	23.14	x	12.50 Sq Ft	=	\$	289.25	100.00	\$ 289.25
	Reduction Code Longside						Total: \$		1,749.99



City of West Allis Engineering Department
Project Details P1603A

N/S and E/W Alley between S. 58 St. - S. 60 St.: W. Scott St. and W. Madison St.

438-0288-000	5820 W MADISON ST	Tomas Aguilar Castillo & Elizabeth Ascencio	Residential	80
	Alley 14' Concrete Reconstruction	28.30 x 38.88 Lin Ft	= \$ 1,100.30	100.00 \$ 1,100.30
			Total: \$ 1,100.30	
438-0287-000	5826 W MADISON ST	Craig O Mc Carthy	Residential	90
	Alley 14' Concrete Reconstruction	28.30 x 60.00 Lin Ft	= \$ 1,698.00	100.00 \$ 1,698.00
			Total: \$ 1,698.00	
438-0286-000	5834-34A W MADISON ST	Urban Renewal Group LLC	Residential	100
	Alley 14' Concrete Reconstruction	28.30 x 45.00 Lin Ft	= \$ 1,273.50	100.00 \$ 1,273.50
			Total: \$ 1,273.50	
438-0285-000	5840 W MADISON ST	Amy M Reyes	Residential	110
	Alley 14' Concrete Reconstruction	28.30 x 45.00 Lin Ft	= \$ 1,273.50	100.00 \$ 1,273.50
			Total: \$ 1,273.50	
438-0284-000	5846 W MADISON ST	Kristin A Scholl	Residential	120
	Alley 14' Concrete Reconstruction	28.30 x 45.00 Lin Ft	= \$ 1,273.50	100.00 \$ 1,273.50
	Alley 13' Concrete Reconstruction	27.31 x 112.00 Lin Ft	= \$ 3,058.72	20.00 \$ 611.74
	Reduction Code Longside			
			Total: \$ 1,885.24	
438-0268-000	1200-02 S 60 ST	Timothy Egland	Residential	130
	Alley 13' Concrete Reconstruction	27.31 x 30.00 Lin Ft	= \$ 819.30	100.00 \$ 819.30
			Total: \$ 819.30	
438-0269-001	12** S 60 ST	Matthew Rupena	Residential	140
	Alley 13' Concrete Reconstruction	27.31 x 30.00 Lin Ft	= \$ 819.30	100.00 \$ 819.30
			Total: \$ 819.30	
438-0269-002	1208-10 S 60 ST	Weier Property Management LLC	Residential	150
	Alley 13' Concrete Reconstruction	27.31 x 30.00 Lin Ft	= \$ 819.30	100.00 \$ 819.30
			Total: \$ 819.30	



City of West Allis Engineering Department
 Project Details P1603A

N/S and E/W Alley between S. 58 St. - S. 60 St.: W. Scott St. and W. Madison St.

438-0270-000	1212-14 S 60 ST	Jorge Avila	27.31 x	30.00 Lin Ft	= \$	819.30	100.00	\$	819.30	Residential	160
	Alley 13' Concrete Reconstruction								Total: \$		819.30
438-0281-000	1216-18 S 60 ST	Dale V Voigt & Marian Voigt	27.31 x	30.00 Lin Ft	= \$	819.30	100.00	\$	819.30	Residential	170
	Alley 13' Concrete Reconstruction								Total: \$		819.30
438-0283-001	1230 S 60 ST	Patrick B Blair	34.14 x	90.00 Lin Ft	= \$	3,072.60	100.00	\$	3,072.60	Commercial	180
	Alley 13' Concrete Reconstruction								Total: \$		3,072.60

Property Type Summary

1	Commercial
17	Residential



City of West Allis Engineering Department
 Project Details P1603A

N/S and E/W Alley between S. 58 St. - S. 60 St.: W. Scott St. and W. Madison St.

Item Summary

	Total Quantity	Gross Total	Net Total
Alley 13'			
Concrete Reconstruction			
Commercial	90.00 Lin Ft	\$3,072.60	\$3,072.60
Residential	374.00 Lin Ft	\$10,213.94	\$5,319.98
		<u>\$13,286.54</u>	<u>\$8,392.58</u>
Alley 14'			
Concrete Reconstruction			
Residential	467.74 Lin Ft	\$13,237.04	\$13,237.04
		<u>\$13,237.04</u>	<u>\$13,237.04</u>
Wall			
Modular Block or Timber			
Residential	12.50 Sq Ft	\$289.25	\$289.25
		<u>\$289.25</u>	<u>\$289.25</u>
Grand Totals		\$26,812.83	\$21,918.87



City of West Allis Engineering Department
Project Details P1602A

N/S and E/W Alley between S. 58 St. - S. 60 St.: W. Madison St. and W. National Ave.

Property Assessments

438-0295-000	5821 W MADISON ST	Mark J Laumann & Cynthia Laumann	29.25 x 60.00 Lin Ft	= \$	1,755.00	75.00	\$ 1,316.25	10
	Alley 15' Concrete Reconstruction							
	Reduction Code Depth Factor							
							<u>Total: \$ 1,316.25</u>	
438-0299-000	58** W NATIONAL AVE	Church Mt Calvary Pentecostal	29.25 x 47.00 Lin Ft	= \$	1,374.75	100.00	\$ 1,374.75	20
	Alley 15' Concrete Reconstruction							
	Exempt Property Charged as Residential							
							<u>Total: \$ 1,374.75</u>	
438-0316-000	5827 W MADISON ST	Carmen Aldana	29.25 x 87.00 Lin Ft	= \$	2,544.75	20.00	\$ 508.95	30
	Alley 15' Concrete Reconstruction							
	Reduction Code Longside							
	Alley 15' Concrete Reconstruction							
							<u>Total: \$ 1,401.08</u>	
438-0315-000	5831-33 W MADISON ST	Benjamin C Gohlike	29.25 x 30.50 Lin Ft	= \$	892.13	100.00	\$ 892.13	40
	Alley 15' Concrete Reconstruction							
							<u>Total: \$ 892.13</u>	
438-0314-000	5839 W MADISON ST	Mark Wilhelm	29.25 x 61.00 Lin Ft	= \$	1,784.25	100.00	\$ 1,784.25	50
	Alley 15' Concrete Reconstruction							
							<u>Total: \$ 1,784.25</u>	
438-0313-001	5843 W MADISON ST	Leah A Canales	29.25 x 30.50 Lin Ft	= \$	892.13	100.00	\$ 892.13	60
	Alley 15' Concrete Reconstruction							
							<u>Total: \$ 892.13</u>	
438-0313-000	5847-49 W MADISON ST	John M Brusky & Ronald Brusky	29.25 x 30.50 Lin Ft	= \$	892.13	100.00	\$ 892.13	70
	Alley 15' Concrete Reconstruction							
							<u>Total: \$ 892.13</u>	



City of West Allis Engineering Department
Project Details P1602A

N/S and E/W Alley between S. 58 St. - S. 60 St.: W. Madison St. and W. National Ave.

438-0312-000	5851-53 W MADISON ST	Antonette Zirnheit	29.25 x 30.00 Lin Ft	= \$	877.50	Residential	80
	Alley 15' Concrete Reconstruction				Total: \$	877.50	
438-0309-000	1312-14 S 60 ST	James Rudd	29.25 x 40.00 Lin Ft	= \$	1,170.00	Residential	90
	Alley 15' Concrete Reconstruction				Total: \$	1,170.00	
438-0300-000	5900-02 W NATIONAL AVE	Church Mt Calvary Pentecostal	29.25 x 40.67 Lin Ft	= \$	1,189.60	Exempt Other	100
	Alley 15' Concrete Reconstruction				Total: \$	1,189.60	
		Exempt Property Charged as Residential					
438-0303-001	5920 W NATIONAL AVE	The Fountains of West Allis LLC	36.57 x 212.50 Lin Ft	= \$	7,771.13	Commercial	110
	Alley 15' Concrete Reconstruction				Total: \$	7,771.13	
438-0308-000	1318 S 60 ST	Mary A Bohlmeier	29.25 x 30.00 Lin Ft	= \$	877.50	Residential	120
	Alley 15' Concrete Reconstruction				Total: \$	877.50	

Property Type Summary

1	Commercial
11	Residential



City of West Allis Engineering Department
 Project Details P1602A

N/S and E/W Alley between S. 58 St. - S. 60 St.: W. Madison St. and W. National Ave.

Item Summary

	Total Quantity	Gross Total	Net Total
Alley 15'			
Concrete Reconstruction			
Commercial	212.50 Lin Ft	\$7,771.13	\$7,771.13
Residential	517.67 Lin Ft	\$15,141.87	\$12,667.32
		<u>\$22,913.00</u>	<u>\$20,438.45</u>
Grand Totals		\$22,913.00	\$20,438.45