

18



City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
2003-0734	Communication	In Committee
Communication from City Engineer regarding the land purchase and intersection project at West National Avenue/West Oklahoma Avenue/Root River Parkway.		
Introduced: 12/2/2003		Controlling Body: Public Works Committee

COMMITTEE RECOMMENDATION APPROVE

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>12-2-03</u>			Barczak				
			Czaplewski				
			Kopplin				
			Lajsic				
			Narlock	✓			
			Reinke				
	✓		Sengstock	✓			
			Trudell	✓			
		✓	Vitale	✓			
			Weigel	✓			
			TOTAL	<u>5</u>	<u>0</u>		

SIGNATURE OF COMMITTEE MEMBER (RECORDER)

Paul Trudell
 Chair Vice-Chair Member

COMMON COUNCIL ACTION approval

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>12-2-03</u>		✓	Barczak	✓			
			Czaplewski	✓			
			Kopplin	✓			
			Lajsic	✓			
	✓		Narlock	✓			
			Reinke	✓			
			Sengstock	✓			
			Trudell	✓			
			Vitale	✓			
			Weigel	✓			
			TOTAL	<u>10</u>	<u>1</u>		



CITY OF WEST ALLIS

WISCONSIN



Engineering Department

MICHAEL G. LEWIS
City Engineer

Memorandum

TO: Common Council
Mayor Jeannette Bell

FROM: Michael Lewis, City Engineer

DATE: December 1, 2003

RE: **Reconstruction of National/Oklahoma/Root River Parkway Intersection – City Attorney’s Memo to Common Council**

This is in response to the concerns raised by Scott Post in his memo to the Mayor and Common Council. Apparently, the appraised value of this property is in the range of \$190,000. The assessed value is about \$100,000, which is the figure we used in past project estimates to the Board.

As we have explained at a number of past meetings, there are two separate parts to this important project. First, the City has approved an agreement with MMSD to expand the flood conveyance for the Root River by reconstruction the National/Oklahoma Bridge (MMSD has not yet approved it on their end, but it’s coming). The second part is the reconstruction of the intersection. The City has a completed, signed agreement with the Wisconsin Department of Transportation (WisDOT) for this work. MMSD and WisDOT are both committed to this project.

What makes this project challenging is the number of agencies involved. MMSD and WisDOT is a direct sponsor of their portion of the project (MMSD for the bridge and WisDOT for the intersection). A potential problem comes from Milwaukee County’s Park Department and Wisconsin Department of Natural Resources. Both agencies need to issue their respective permits for work in the Root River and along the adjacent parkway. We also need the cooperation of the County’s Transportation Department for the intersection work. MMSD has had preliminary meetings with the County and DNR on the bridge issue and we have met with the County on the intersection issue. But until the plans and specifications are available, we will not know the final outcome of the permit issues with these two agencies. But, we have not been told anything that would lead us to believe that we would not be permitted.

The attached spreadsheet shows the cost estimates. The total estimated cost of the work (bridge and intersection) is \$2,650,000. MMSD is funding \$1,300,000, the City’s share

is shown at \$675,000 (plus an additional \$90,000 for right-of-way) and our WisDOT grant through the Federal Hazard Elimination Study (HES) is \$675,000.

I think some of the confusion that led to Scott's memo was a brief conversation I have with Sharon Lesak, who is working on obtaining the right-of-way. I mentioned to Sharon that this project is complicated and that we should have all the documentation needed to purchase the property quickly, but not actually buy it until all the municipal agreements and permits are obtained, just in case something unforeseen happens. Obviously, we don't want to be stuck with this property.

In conclusion, we need this property for our WisDOT grant and to reconstruct the intersection. The bridge can be reconstructed without the property, but we believe it would be a huge mistake to not include this hazardous intersection with the bridge project. It will be very difficult and much more expensive (we don't know if we would even get another WisDOT grant) to reconstruct this intersection in the future. At Tuesday nights Board meeting, we will be asking for approval to continue with the overall planning and the soliciting for an engineering consultant.

Cc: Paul Ziehler, CAO
Scott Post, City Attorney

A handwritten signature in black ink, appearing to be the name of the sender, located to the right of the distribution list.

Estimate for Three 24 Foot Con-Span Structures

	Total	MMSD	West Allis	Federal HES
Structure Costs:		(67%)	(33%)	
Pre-cast arch pieces (3x24'x176')	\$450,000	\$301,000	\$149,000	\$0
Footings (4x4'x3'x176')	\$300,000	\$201,000	\$99,000	\$0
Structure Erection	\$100,000	\$67,000	\$33,000	\$0
Structure Demolition	\$125,000	\$125,000	\$0	\$0
Excavation	\$150,000	\$150,000	\$0	\$0
Landscaping	\$45,000	\$45,000	\$0	\$0
Pedestrian Path	\$40,000	\$40,000	\$0	\$0
Subtotal	\$1,210,000	\$929,000	\$281,000	\$0
Engineering (10%)	\$121,000	\$93,000	\$28,000	\$0
Subtotal	\$1,331,000	\$1,022,000	\$309,000	\$0
Contingencies (15%)	\$200,000	\$200,000	\$0	\$0
Structure Total	\$1,531,000	\$1,222,000	\$309,000	\$0
Road Costs:				
Design & Review	\$156,000	\$12,000	\$144,000	\$0
ROW	\$100,000	\$0	\$100,000	\$0
Construction	\$863,000	\$66,000	\$122,000	\$675,000
Road Total	\$1,119,000	\$78,000	\$366,000	\$675,000
Grand Total	\$2,650,000	\$1,300,000	\$675,000	\$675,000

MMSD responsible for 910 sy
of pavement over bypasses



CITY OF WEST ALLIS

WISCONSIN



OFFICE OF THE CITY ATTORNEY

Scott E. Post
City Attorney

November 18, 2003 **RECEIVED**

NOV 18 2003

CITY OF WEST ALLIS
ENGINEERING DEPT.

Mayor Jeannette Bell
And Common Council
City of West Allis

RE: Corner of South 115th Street Between West National
And West Oklahoma Avenues to Root Rive Parkway

Dear Mayor and Council Members:

By Resolution No. R-2003-0118 adopted April 2, 2003, the Common Council authorized the City to acquire the above-referenced parcel for the improvement of the intersection of National Avenue, Oklahoma, and 115th Street. However, several issues have arisen that I believe mandate that this matter be look at again by the Common Council.

The first issue is the appraised value of the parcel. Both the City's appraiser and the owner's appraiser arrived at a value in excess of \$190,000.00. Because this amount is so much higher than the original estimates, it is my belief that the Common Council should again, give its approval to this acquisition if that is still what is desired.

In addition, the City Engineer informs me that two of the key players in this process, mainly the State Department of Transportation and Milwaukee County, may not participate in this project after all. That would leave only the City and the Milwaukee Metropolitan Sewerage District to bear the costs of this project. As that is a substantial change from what was originally proposed, I also believe that further Common Council review and approval is necessary before we proceed with this project.

Yours very truly,

Scott E. Post
City Attorney

SEP:da

H/Scott/Corr/ltr-Mayor&CC-S115St

cc: Michael Lewis, City Engineer ✓