



**Peter C. Daniels, P.E.**  
City Engineer  
Engineering Department  
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414.302.8360

February 4, 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 concrete reconstruction, driveway repair, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services, utility adjustments and storm underdrain in:

**W. Euclid Ave. from S. Villa Cr. to S. 119 St. and  
W. Lakefield Ave. from S. 122 St. to east of S. 119 St.**

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. Euclid Ave. from S. Villa Cr. to S. 119 St. and  
W. Lakefield Ave. from S. 122 St. to east of S. 119 St.**

by concrete reconstruction, driveway repair, storm sewer, 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

\$471,000

**SCHEDULE "C"**

Schedule of Proposed Assessments  
Against Each Parcel Affected

W. NATIONAL AVE.



S. 122 ST.

W. LAKEFIELD DR.

S. 119 ST.

E. EUCLID AVE.

AVE.

W. EUCLID AVE.

S. 121 ST.

S. VILLA C

CT.

W. RUST

|

W. NATIONAL AVE.

DR.

W. LAKEFIELD

S. 122 ST.

S. 119 ST.

W. EUCLID AVE.





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February 4, 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 concrete reconstruction, driveway repair, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services, utility adjustments and storm underdrain in:

**W. Euclid Ave. from S. Villa Cr. to S. 119 St. and  
W. Lakefield Ave. from S. 122 St. to east of S. 119 St.**

Estimated Construction Cost:	\$ 428,000
Contingency:	43,000
<b>TOTAL:</b>	<b>\$ 471,000</b>

Sincerely,

Peter C. Daniels, P.E.  
City Engineer

/ns

**ASSESSMENT REPORT FOR COUNCIL**

**HEARING DATE: February 4, 2020**

**LOCATION**

**DESCRIPTION:** W. Euclid Ave. from S. Villa Cr. to S. 119 St.  
W. Lakefield Ave. from S. 122 St. to east of S. 119 St.

**ACCOUNT NO.:** P2021S and P2022S

**INTEREST RATE:** 4.0%

<u>2020 ASSESSMENT RATES</u>	<u>Resid.</u>	<u>Comm.</u>	<u>Mfg.</u>
<b><u>Streets</u></b>			
Concrete Reconstruction, lin. ft.	\$62.21	\$77.77	\$93.32
<b><u>Driveways</u></b>			
7" Concrete Approach, sq. ft.	\$ 7.77	\$ 7.77	\$ 7.77
<b><u>Underground</u></b>			
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 P2021S  
 W. Euclid Ave. from S. Villa Cr. to S. 119 St.

**Property Assessments**

522-0266-000	11908 W EUCLID AVE	Ruth Ann Nagel Living Trust		Residential	10
Street Concrete Reconstruction		62.21 x 101.80 Lin Ft	= \$ 6,332.98	40.00	\$ 2,533.19
Reduction Code Longside					
Driveway 7" Concrete Approach		7.77 x 126.00 Sq Ft	= \$ 979.02	100.00	\$ 979.02
				<b>Total:</b>	<b>\$ 3,512.21</b>
522-0265-000	11926 W EUCLID AVE	Stephen M Skudlarczyk & Lisa K Skudlarczyk		Residential	20
Street Concrete Reconstruction		62.21 x 44.00 Lin Ft	= \$ 2,737.24	100.00	\$ 2,737.24
				<b>Total:</b>	<b>\$ 2,737.24</b>
522-0249-001	3209 S 119 ST	Jill M Tomczak		Residential	30
Street Concrete Reconstruction		62.21 x 101.14 Lin Ft	= \$ 6,291.92	40.00	\$ 2,516.77
Reduction Code Longside					
Driveway 7" Concrete Approach		7.77 x 120.00 Sq Ft	= \$ 932.40	100.00	\$ 932.40
				<b>Total:</b>	<b>\$ 3,449.17</b>
522-0250-000	3208 S VILLA CR	Wesley L Keith & Susan R Keith		Residential	40
Street Concrete Reconstruction		62.21 x 57.76 Lin Ft	= \$ 3,593.25	100.00	\$ 3,593.25
Driveway 7" Concrete Approach		7.77 x 158.30 Sq Ft	= \$ 1,229.99	100.00	\$ 1,229.99
				<b>Total:</b>	<b>\$ 4,823.24</b>

**Property Type Summary**

4 Residential



City of West Allis Engineering Department  
 Project Details P2021S  
 W. Euclid Ave. from S. Villa Cr. to S. 119 St.

**Item Summary**

	Total Quantity	Gross Total	Net Total
<b>Driveway</b>			
7" Concrete Approach Residential	404.30 Sq Ft	\$3,141.41	\$3,141.41
		<u>\$3,141.41</u>	<u>\$3,141.41</u>
<b>Street</b>			
Concrete Reconstruction Residential	304.70 Lin Ft	\$18,955.39	\$11,380.45
		<u>\$18,955.39</u>	<u>\$11,380.45</u>
<b>Grand Totals</b>		<b>\$22,096.80</b>	<b>\$14,521.86</b>





City of West Allis Engineering Department  
 Project Details P2022S

W. Lakefield Ave. from S. 122 St. to east of S. 119 St.

**Property Assessments**

522-0289-000	11832 W LAKEFIELD DR	Richard Zuelke & Dawn Matzke		Residential	10
	Street Concrete Reconstruction	62.21 x	47.07 Lin Ft	= \$ 2,928.22	100.00 \$ 2,928.22
	Driveway 7" Concrete Approach	7.77 x	136.00 Sq Ft	= \$ 1,056.72	100.00 \$ 1,056.72
				Total: \$	<u>3,984.94</u>
522-0288-000	11838 W LAKEFIELD DR	Susan C Donahue & Daniel Donahue		Residential	20
	Street Concrete Reconstruction	62.21 x	49.63 Lin Ft	= \$ 3,087.48	100.00 \$ 3,087.48
	Driveway 7" Concrete Approach	7.77 x	122.00 Sq Ft	= \$ 947.94	100.00 \$ 947.94
				Total: \$	<u>4,035.42</u>
522-0287-000	11846 W LAKEFIELD DR	Patrick J Fujinaka		Residential	30
	Street Concrete Reconstruction	62.21 x	75.00 Lin Ft	= \$ 4,665.75	100.00 \$ 4,665.75
	Driveway 7" Concrete Approach	7.77 x	154.30 Sq Ft	= \$ 1,198.91	100.00 \$ 1,198.91
				Total: \$	<u>5,864.66</u>
522-0286-000	11858 W LAKEFIELD DR	Robert F Lemanczyk & Kristine A Lemanczyk		Residential	40
	Street Concrete Reconstruction	62.21 x	75.00 Lin Ft	= \$ 4,665.75	100.00 \$ 4,665.75
	Driveway 7" Concrete Approach	7.77 x	156.50 Sq Ft	= \$ 1,216.00	100.00 \$ 1,216.00
				Total: \$	<u>5,881.75</u>
522-0285-000	3108 S 119 ST	Henry Alfred Sumrall, II & Adrienne L Sumrall		Residential	50
	Street Concrete Reconstruction	62.21 x	54.00 Lin Ft	= \$ 3,359.34	100.00 \$ 3,359.34
				Total: \$	<u>3,359.34</u>
522-0284-000	3113 S 119 ST	Eugene R Kosidowski & Mary D Kosidowski		Residential	60
	Street Concrete Reconstruction	62.21 x	50.13 Lin Ft	= \$ 3,118.59	100.00 \$ 3,118.59
	Driveway 7" Concrete Approach	7.77 x	204.00 Sq Ft	= \$ 1,585.08	100.00 \$ 1,585.08
				Total: \$	<u>4,703.67</u>



City of West Allis Engineering Department  
 Project Details P2022S

W. Lakefield Ave. from S. 122 St. to east of S. 119 St.

522-0283-000	11916 W LAKEFIELD DR	Ronald Versnik & Carrie Versnik	Residential	70
	Street Concrete Reconstruction	62.21 x 75.00 Lin Ft	= \$ 4,665.75	100.00 \$ 4,665.75
	Driveway 7" Concrete Approach	7.77 x 184.00 Sq Ft	= \$ 1,429.68	100.00 \$ 1,429.68
			Total:	\$ 6,095.43
522-0282-000	11926 W LAKEFIELD DR	Richard J Ingelli & Ellen Ingelli	Residential	80
	Street Concrete Reconstruction	62.21 x 75.00 Lin Ft	= \$ 4,665.75	100.00 \$ 4,665.75
	Driveway 7" Concrete Approach	7.77 x 121.40 Sq Ft	= \$ 943.28	100.00 \$ 943.28
			Total:	\$ 5,609.03
522-0281-000	12002 W LAKEFIELD DR	Titschler Suzanne Trust	Residential	90
	Street Concrete Reconstruction	62.21 x 75.00 Lin Ft	= \$ 4,665.75	100.00 \$ 4,665.75
	Driveway 7" Concrete Approach	7.77 x 159.60 Sq Ft	= \$ 1,240.09	100.00 \$ 1,240.09
			Total:	\$ 5,905.84
522-0280-000	12012 W LAKEFIELD DR	Marisa A Mcrae & William A Mcrae	Residential	100
	Street Concrete Reconstruction	62.21 x 75.00 Lin Ft	= \$ 4,665.75	100.00 \$ 4,665.75
	Driveway 7" Concrete Approach	7.77 x 158.50 Sq Ft	= \$ 1,231.54	100.00 \$ 1,231.54
			Total:	\$ 5,897.29
522-0279-000	120** W LAKEFIELD DR	Martin A Cooper & Roxane Cooper	Residential	110
	Street Concrete Reconstruction	62.21 x 75.00 Lin Ft	= \$ 4,665.75	100.00 \$ 4,665.75
			Total:	\$ 4,665.75
522-0278-000	12101 W OKLAHOMA AVE	Roxane L Cooper	Residential	120
	Street Concrete Reconstruction	62.21 x 75.00 Lin Ft	= \$ 4,665.75	100.00 \$ 4,665.75
	Driveway 7" Concrete Approach	7.77 x 130.00 Sq Ft	= \$ 1,010.10	100.00 \$ 1,010.10
			Total:	\$ 5,675.85





City of West Allis Engineering Department  
 Project Details P2022S

W. Lakefield Ave. from S. 122 St. to east of S. 119 St.

522-0277-000	12110 W LAKEFIELD DR	Brian C Williams & Nicole M Gross	Residential	130
	Street Concrete Reconstruction	62.21 x 75.00 Lin Ft	= \$ 4,665.75	100.00 \$ 4,665.75
	Driveway 7" Concrete Approach	7.77 x 231.20 Sq Ft	= \$ 1,796.42	100.00 \$ 1,796.42
			Total:	\$ 6,462.17
522-0276-000	12118 W LAKEFIELD DR	J S & D L Fetzer Joint Rev Liv Trust	Residential	140
	Street Concrete Reconstruction	62.21 x 75.00 Lin Ft	= \$ 4,665.75	100.00 \$ 4,665.75
	Driveway 7" Concrete Approach	7.77 x 155.30 Sq Ft	= \$ 1,206.68	100.00 \$ 1,206.68
			Total:	\$ 5,872.43
522-0275-000	3110 S 122 ST	Allyson Klasinski	Residential	150
	Street Concrete Reconstruction	62.21 x 58.01 Lin Ft	= \$ 3,608.80	100.00 \$ 3,608.80
	Driveway 7" Concrete Approach	7.77 x 187.00 Sq Ft	= \$ 1,452.99	100.00 \$ 1,452.99
			Total:	\$ 5,061.79
522-0290-000	11833 W LAKEFIELD DR	Sam Gruichich & Linda M Gruichich	Residential	160
	Street Concrete Reconstruction	62.21 x 47.38 Lin Ft	= \$ 2,947.51	100.00 \$ 2,947.51
	Driveway 7" Concrete Approach	7.77 x 146.70 Sq Ft	= \$ 1,139.86	100.00 \$ 1,139.86
			Total:	\$ 4,087.37
522-0291-000	11839 W LAKEFIELD DR	Jack E Clark, Jr & Laura M Pappalardo	Residential	170
	Street Concrete Reconstruction	62.21 x 47.44 Lin Ft	= \$ 2,951.24	100.00 \$ 2,951.24
	Driveway 7" Concrete Approach	7.77 x 135.20 Sq Ft	= \$ 1,050.50	100.00 \$ 1,050.50
			Total:	\$ 4,001.74
522-0292-000	11845 W LAKEFIELD DR	Irene A Welz	Residential	180
	Street Concrete Reconstruction	62.21 x 93.79 Lin Ft	= \$ 5,834.68	92.00 \$ 5,367.91
	Reduction Code Rectangularized			
	Driveway 7" Concrete Approach	7.77 x 122.50 Sq Ft	= \$ 951.82	100.00 \$ 951.82
			Total:	\$ 6,319.73



City of West Allis Engineering Department  
 Project Details P2022S

W. Lakefield Ave. from S. 122 St. to east of S. 119 St.

522-0293-000	11855 W LAKEFIELD DR	Bowen Revocable Living Trust	Residential	190
	Street Concrete Reconstruction	62.21 x 86.93 Lin Ft	= \$ 5,407.92	100.00 \$ 5,407.92
	Driveway 7" Concrete Approach	7.77 x 130.50 Sq Ft	= \$ 1,013.98	100.00 \$ 1,013.98
			Total:	\$ 6,421.90
522-0294-000	3134 S 119 ST	John L Widby	Residential	200
	Street Concrete Reconstruction	62.21 x 61.00 Lin Ft	= \$ 3,794.81	100.00 \$ 3,794.81
			Total:	\$ 3,794.81
522-0268-000	11909 W LAKEFIELD DR	Joel D Kitchin & Jaclyn R Kitchin	Residential	210
	Street Concrete Reconstruction	62.21 x 100.20 Lin Ft	= \$ 6,233.44	40.00 \$ 2,493.38
	Reduction Code Longside			
	Driveway 7" Concrete Approach	7.77 x 164.30 Sq Ft	= \$ 1,276.61	100.00 \$ 1,276.61
			Total:	\$ 3,769.99
522-0269-000	11923 W LAKEFIELD DR	Helen T Albanese	Residential	220
	Street Concrete Reconstruction	62.21 x 80.00 Lin Ft	= \$ 4,976.80	100.00 \$ 4,976.80
	Driveway 7" Concrete Approach	7.77 x 148.00 Sq Ft	= \$ 1,149.96	100.00 \$ 1,149.96
			Total:	\$ 6,126.76
522-0270-000	11933 W LAKEFIELD DR	Jeffrey Mattson & Kristin Mattson	Residential	230
	Street Concrete Reconstruction	62.21 x 80.00 Lin Ft	= \$ 4,976.80	100.00 \$ 4,976.80
	Driveway 7" Concrete Approach	7.77 x 170.30 Sq Ft	= \$ 1,323.23	100.00 \$ 1,323.23
			Total:	\$ 6,300.03
522-0271-000	12011 W LAKEFIELD DR	Jeffrey J Sinkovec	Residential	240
	Street Concrete Reconstruction	62.21 x 80.00 Lin Ft	= \$ 4,976.80	100.00 \$ 4,976.80
	Driveway 7" Concrete Approach	7.77 x 119.00 Sq Ft	= \$ 924.63	100.00 \$ 924.63
			Total:	\$ 5,901.43





City of West Allis Engineering Department  
 Project Details P2022S

W. Lakefield Ave. from S. 122 St. to east of S. 119 St.

522-0272-000	12021 W LAKEFIELD DR	Sharon Malinowski	Residential	250
	Street Concrete Reconstruction	62.21 x 80.00 Lin Ft	= \$ 4,976.80	100.00 \$ 4,976.80
	Driveway 7" Concrete Approach	7.77 x 135.50 Sq Ft	= \$ 1,052.84	100.00 \$ 1,052.84
			Total:	\$ 6,029.64
522-0273-000	12033 W LAKEFIELD DR	David L'Empereur & Christine M L'Empereur	Residential	260
	Street Concrete Reconstruction	62.21 x 81.00 Lin Ft	= \$ 5,039.01	100.00 \$ 5,039.01
	Driveway 7" Concrete Approach	7.77 x 155.00 Sq Ft	= \$ 1,204.35	100.00 \$ 1,204.35
			Total:	\$ 6,243.36
522-0274-000	12107 W LAKEFIELD DR	Carol Lukas	Residential	270
	Street Concrete Reconstruction	62.21 x 81.00 Lin Ft	= \$ 5,039.01	100.00 \$ 5,039.01
	Driveway 7" Concrete Approach	7.77 x 150.00 Sq Ft	= \$ 1,165.50	100.00 \$ 1,165.50
			Total:	\$ 6,204.51
522-0257-000	12121 W LAKEFIELD DR	Elizabeth Damjanovich	Residential	280
	Street Concrete Reconstruction	62.21 x 126.90 Lin Ft	= \$ 7,894.45	40.00 \$ 3,157.78
	Reduction Code Longside			
			Total:	\$ 3,157.78

**Property Type Summary**

28 Residential



City of West Allis Engineering Department

Project Details P2022S

W. Lakefield Ave. from S. 122 St. to east of S. 119 St.

Item Summary

	Total Quantity	Gross Total	Net Total
Driveway			
7" Concrete Approach	3,676.80	\$28,568.71	\$28,568.71
Residential		\$28,568.71	\$28,568.71
Street			
Concrete Reconstruction	2,054.48	\$127,809.20	\$118,865.70
Residential		\$127,809.20	\$118,865.70
Grand Totals		\$156,377.91	\$147,434.41