



NOTICE OF PUBLIC HEARING
April 15, 2025
7:00 PM

NOTICE IS HEREBY GIVEN that on April 15, 2025, at 7:00 p.m., the West Allis Common Council will conduct a public hearing at West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin, where all interested persons may appear before the council and be heard concerning the matters related to the proposed work below.

Concrete reconstruction of the following streets:

W. Stuth Ave. from S. Orleans Ave. to S. Osage Ave.
S. 90th St. from W. Durham Ave. to W. Dakota St.

NOTICE IS FURTHER GIVEN that a report on the proposal may be inspected online at <https://westalliswi.legistar.com/Calendar.aspx> (scroll to Common Council meeting for April 15, 2025 and click on Agenda Packet on the right side of the row). This report is also available at West Allis City Hall during business hours (M-F, 11:30 a.m. to 4:30 p.m.)

Dated at West Allis, Wisconsin this 30th day of March 2025.

City Clerk

Publish April 4, 2025

Questions Most Asked Regarding A Public Hearing

Q. What is the purpose of the public hearing?

A. To give the people affected by the proposed improvement an opportunity to express their feelings on the project to the Mayor and Common Council.

Q. Is every project "cut and dried"?

A. No. Many projects have been modified or dropped entirely after having been the topic of a public hearing.

Q. When will the decision be made as to approval or rejection of the project?

A. After the Public Hearing, the matter is referred to the Board of Public Works for their recommendation. After the Board makes a recommendation, the report is voted on by the entire Common Council.

Q. How will I know if the project is approved?

A. A copy of the Final Resolution authorizing the Board of Public Works to go ahead with the improvement and advertise for the installation of the improvements will be mailed to all property owners.

Q. How does a project get on the annual Capital Improvement Program for consideration at a Hearing?

A. There are several ways a project could be considered for the annual program:

1. By petition of the people affected.
2. By the request of the Aldermen of the District.
3. Upon recommendation of the Engineering Department.
4. Public interest or necessity.
5. Eligibility for State and Federal aid.

Q. How do I get further information if I do not understand the information sent to me or who should I notify of a change in the mailing address for the information?

A. You should call the City of West Allis Engineering Department at 302-8368 so that you can get any questions you may have answered or to notify us of any mailing address changes.

Q. How and when can I pay for the proposed improvements?

A. Once the project has reached substantial completion, a Special Assessment Billing will be mailed to you outlining the payment options available to you. Please refer to the methods of payment information enclosed herewith for a brief explanation of possible options.



Melinda Dejewski, P.E.
City Engineer
Engineering Department
mdejewski@westalliswi.gov
414.302.8374

April 3, 2025

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 of the pavement in:

**W. Stuth Ave. from S. Orleans Ave. to S. Osage Ave.
S. 90th St. from W. Durham Ave. to W. Dakota St.**

as directed in Preliminary Resolution No. R-2024-0652 adopted on December 10, 2024

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,

Melinda Dejewski, P.E.
City Engineer

Encs.

PROPOSED IMPROVEMENT OF

**W. Stuth Ave. from S. Orleans Ave. to S. Osage Ave.
S. 90th St. from W. Durham Ave. to W. Dakota St.**

by concrete reconstruction of the pavement

SCHEDULE "A"

Preliminary Plans & Specifications Attached

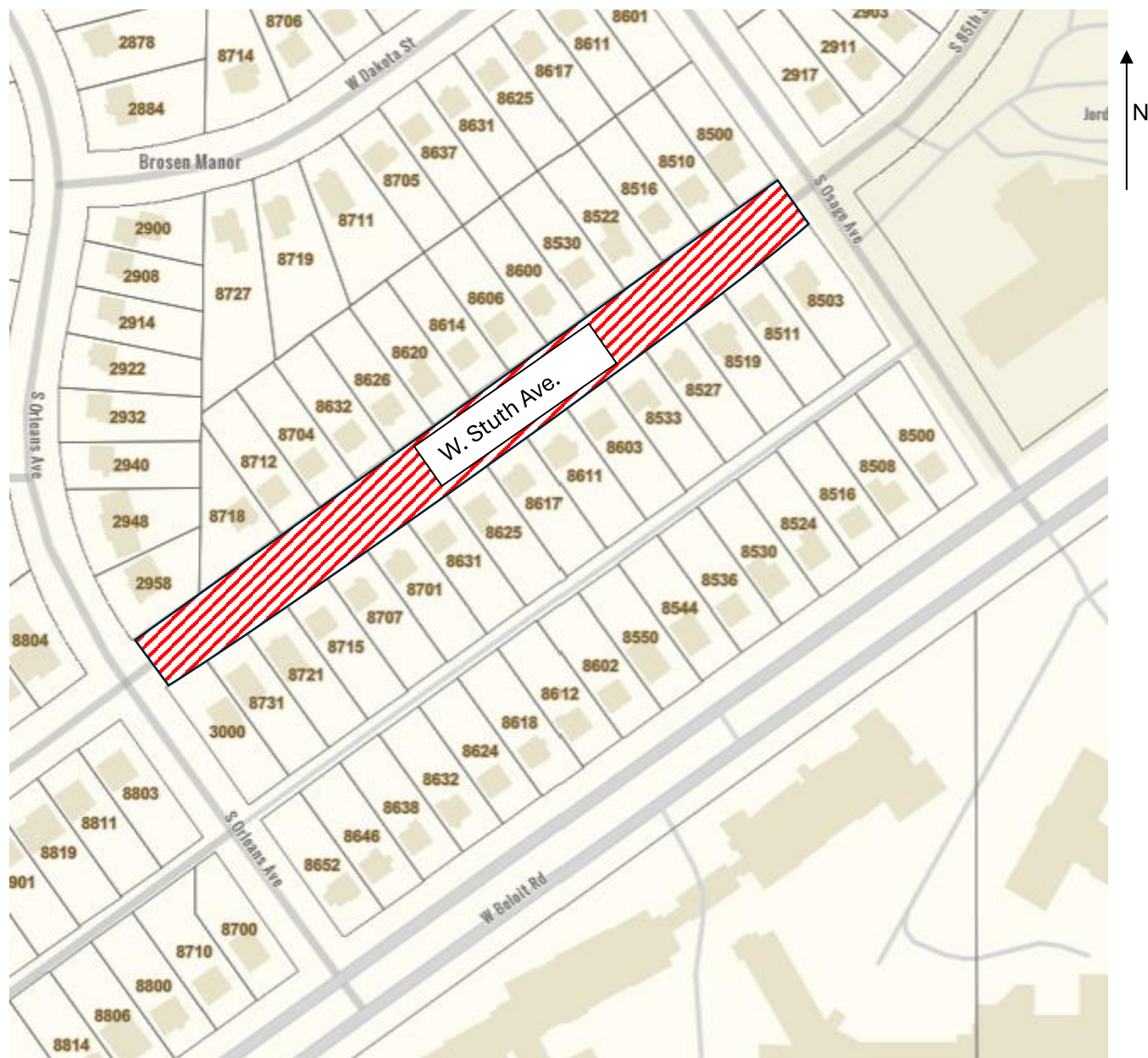
SCHEDULE "B"

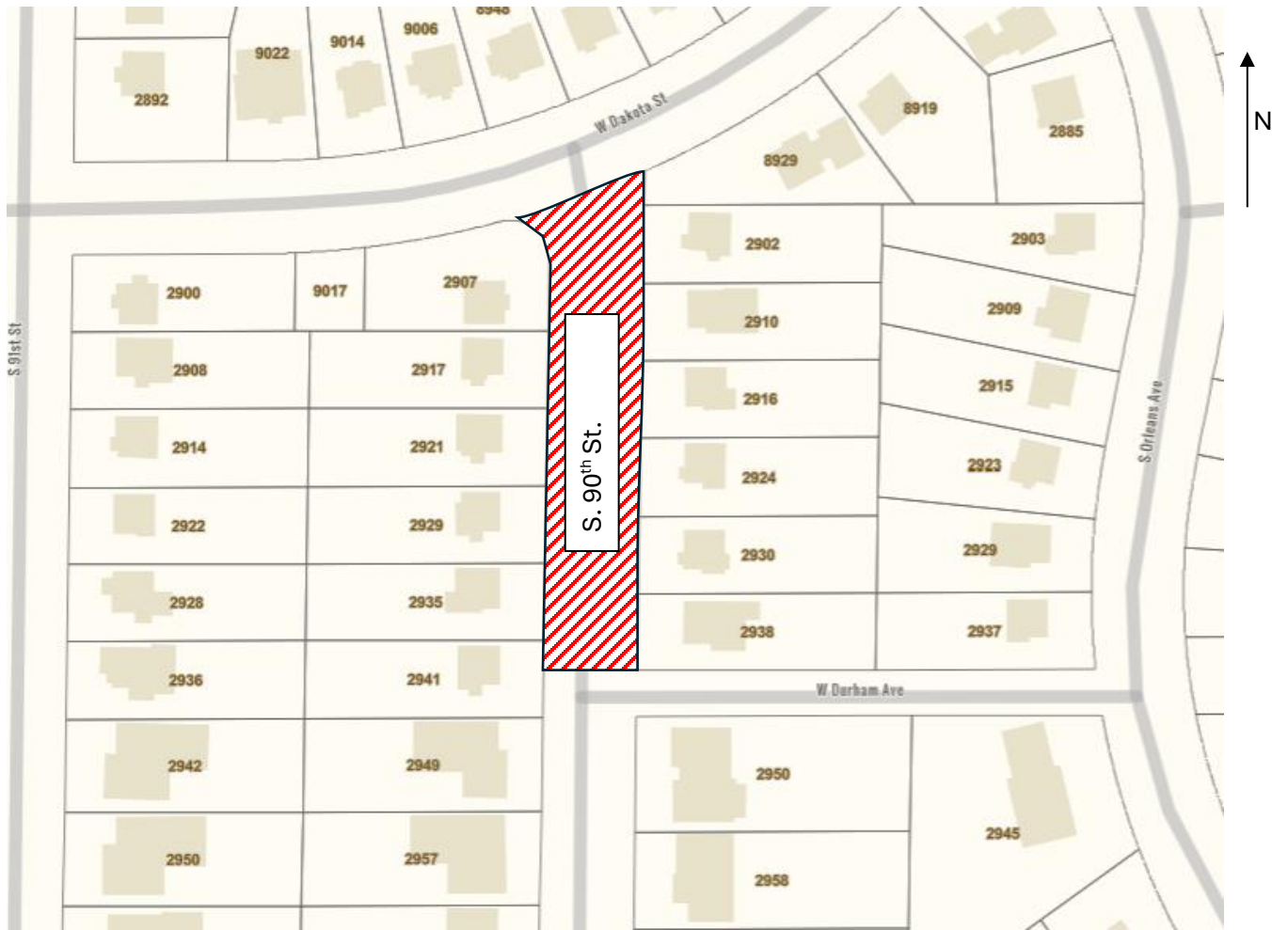
Estimate of the Entire Cost

\$1,631,700.00

SCHEDULE "C"

Schedule of Proposed Assessments
Against Each Parcel Affected







Melinda Dejewski, P.E.
City Engineer
Engineering Department
mdejewski@westalliswi.gov
414.302.8374

April 3 2025

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 of the pavement in:

**W. Stuth Ave. from S. Orleans Ave. to S. Osage Ave.
S. 90th St. from W. Durham Ave. to W. Dakota St.**

Estimated Construction Cost:	\$1,467,000.00
Contingency:	146,700.00
TOTAL:	\$1,613,700.00

Sincerely,

Melinda Dejewski, P.E.
City Engineer

EXAMPLE: Residential Special Assessment for Concrete Reconstruction

Area: W. Stuth Ave. from S. Oleans Ave. to S. Osage Ave.
S. 90th St. from W. Druham Ave. to W. Dakota St.

Lot Width = 50 ft.
Assessment Rate = \$116.12 per lin. ft.
***Street Improvement = \$5,806.00 = 50 ft. @ \$116.12**

***Special Assessment for Street Improvement Only** - Does not include driveway approach, storm sewer, sanitary sewer, and/or water 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)*

\$5,806.00 Total Special Assessment:

<u>Year No.</u>	<u>Principal Amt.</u>	<u>Interest Amt.</u>	<u>Total Payment</u>
1st year	\$580.60	\$232.24 **	\$812.84
2nd year	\$580.60	\$209.02	\$789.62
3rd year	\$580.60	\$185.79	\$766.39
4th year	\$580.60	\$162.57	\$743.17
5th year	\$580.60	\$139.34	\$719.94
6th year	\$580.60	\$116.12	\$696.72
7th year	\$580.60	\$92.90	\$673.50
8th year	\$580.60	\$69.67	\$650.27
9th year	\$580.60	\$46.45	\$627.05
10th year	\$580.60	\$23.22	\$603.82

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

\$5,806.00 Total Special Assessment:

<u>Year No.</u>	<u>Principal Amt.</u>	<u>Interest Amt.</u>	<u>Total Payment</u>
1st year	\$1,161.20	\$232.24 **	\$1,393.44
2nd year	\$1,161.20	\$185.79	\$1,346.99
3rd year	\$1,161.20	\$139.34	\$1,300.54
4th year	\$1,161.20	\$92.90	\$1,254.10
5th year	\$1,161.20	\$46.45	\$1,207.65

** Interest is based on the descending principal balance.

ASSESSMENT REPORT FOR COUNCIL

HEARING DATE: April 15, 2025

LOCATION

DESCRIPTION: W. Stuth Ave. from S. Orleans Ave. to S. Osage Ave.
S. 90th St. from W. Durham Ave. to W. Dakota St.

ACCOUNT NO.: P2523S, P2524S

INTEREST RATE: 4.0%

2025 ASSESSMENT RATES

<u>Streets</u>		<u>Residential</u>	<u>Commercial</u>	<u>Manufacturing</u>
Concrete Reconstruction	lin. ft	\$116.12	\$145.15	\$174.18
<u>Driveways</u>				
7" Concrete Approach	sq. ft.	\$8.70	\$8.70	\$8.70
9" Concrete Approach	sq. ft.	\$10.84	\$10.84	\$10.84

The properties against which the assessments are proposed are benefited.



City of West Allis Engineering Department

Project Details P2524S

W. Stuth Ave.: S. Orleans Ave. to S. Osage Ave.

517-0413-000	2958 S ORLEANS AVE	Joy M Cadiz Trust Dated August 24, 2021	Residential	20
	Street New Concrete Construction	\$116.12 x 104.15 Lin Ft = \$ 12,093.90	40.00	\$4,837.56
	Reduction Code Longside rectangularized frontage x 40% longside corner			
	Driveway Approach 7" Concrete Approach	\$8.70 x 160.50 Sq Ft = \$ 1,396.35	100.00	\$1,396.35
517-0083-001	3000 S ORLEANS AVE	Thomas C Grunewald	Residential	30
	Street New Concrete Construction	\$116.12 x 47.30 Lin Ft = \$ 5,492.48	100.00	\$5,492.48
517-0066-000	8500 W STUTH AVE	Britt T Jewell & Laura Jewell	Residential	40
	Street New Concrete Construction	\$116.12 x 45.80 Lin Ft = \$ 5,318.30	100.00	\$5,318.30
517-0065-000	8510 W STUTH AVE	Robert Liu	Residential	50
	Street New Concrete Construction	\$116.12 x 50.00 Lin Ft = \$ 5,806.00	100.00	\$5,806.00
	Driveway Approach 7" Concrete Approach	\$8.70 x 145.00 Sq Ft = \$ 1,261.50	100.00	\$1,261.50
517-0064-000	8516 W STUTH AVE	Matthew Cibulka	Residential	60
	Street New Concrete Construction	\$116.12 x 50.00 Lin Ft = \$ 5,806.00	100.00	\$5,806.00
	Driveway Approach 7" Concrete Approach	\$8.70 x 136.50 Sq Ft = \$ 1,187.55	100.00	\$1,187.55
517-0063-000	8522 W STUTH AVE	Erick J Rummel	Residential	70
	Street New Concrete Construction	\$116.12 x 50.00 Lin Ft = \$ 5,806.00	100.00	\$5,806.00
	Driveway Approach 7" Concrete Approach	\$8.70 x 137.00 Sq Ft = \$ 1,191.90	100.00	\$1,191.90
517-0062-000	8530 W STUTH AVE	Angellica C Lopez	Residential	80
	Street New Concrete Construction	\$116.12 x 50.00 Lin Ft = \$ 5,806.00	100.00	\$5,806.00
	Driveway Approach 7" Concrete Approach	\$8.70 x 147.50 Sq Ft = \$ 1,283.25	100.00	\$1,283.25



City of West Allis Engineering Department

Project Details P2524S

W. Stuth Ave.: S. Orleans Ave. to S. Osage Ave.

517-0061-000	8600 W STUTH AVE	Gary L Patterson & Diana M Patterson				Residential	90
	Street New Concrete Construction	\$116.12	x	50.00 Lin Ft	= \$ 5,806.00	100.00	\$5,806.00
	Driveway Approach 7" Concrete Approach	\$8.70	x	143.50 Sq Ft	= \$ 1,248.45	100.00	\$1,248.45
517-0060-000	8606 W STUTH AVE	Todd Southern				Residential	100
	Street New Concrete Construction	\$116.12	x	50.00 Lin Ft	= \$ 5,806.00	100.00	\$5,806.00
	Driveway Approach 7" Concrete Approach	\$8.70	x	137.00 Sq Ft	= \$ 1,191.90	100.00	\$1,191.90
517-0059-000	8614 W STUTH AVE	Donald G Johnson, Jr & Brenda A Macholl				Residential	110
	Street New Concrete Construction	\$116.12	x	50.00 Lin Ft	= \$ 5,806.00	100.00	\$5,806.00
	Driveway Approach 7" Concrete Approach	\$8.70	x	142.50 Sq Ft	= \$ 1,239.75	100.00	\$1,239.75
517-0058-000	8620 W STUTH AVE	Glenn Hall & Antoinette Hall				Residential	120
	Street New Concrete Construction	\$116.12	x	50.00 Lin Ft	= \$ 5,806.00	100.00	\$5,806.00
	Driveway Approach 7" Concrete Approach	\$8.70	x	148.50 Sq Ft	= \$ 1,291.95	100.00	\$1,291.95
517-0057-000	8626 W STUTH AVE	Luke A Wieting & Hannah K Wieting				Residential	130
	Street New Concrete Construction	\$116.12	x	50.00 Lin Ft	= \$ 5,806.00	100.00	\$5,806.00
	Driveway Approach 7" Concrete Approach	\$8.70	x	125.00 Sq Ft	= \$ 1,087.50	100.00	\$1,087.50
517-0056-000	8632 W STUTH AVE	David J Hofer & Sanita Hofer				Residential	140
	Street New Concrete Construction	\$116.12	x	50.00 Lin Ft	= \$ 5,806.00	100.00	\$5,806.00
	Driveway Approach 7" Concrete Approach	\$8.70	x	145.00 Sq Ft	= \$ 1,261.50	100.00	\$1,261.50
517-0055-000	8704 W STUTH AVE	Benjamin J Kempen & Madal Kempen				Residential	150
	Street New Concrete Construction	\$116.12	x	50.00 Lin Ft	= \$ 5,806.00	100.00	\$5,806.00
	Driveway Approach 7" Concrete Approach	\$8.70	x	141.00 Sq Ft	= \$ 1,226.70	100.00	\$1,226.70



City of West Allis Engineering Department

Project Details P2524S

W. Stuth Ave.: S. Orleans Ave. to S. Osage Ave.

517-0054-000	8712 W STUTH AVE	Abraham O Ramirez & Alma Martinez De Ramirez	Residential	160
	Street New Concrete Construction	\$116.12 x 50.00 Lin Ft = \$ 5,806.00	100.00	\$5,806.00
	Driveway Approach 7" Concrete Approach	\$8.70 x 150.00 Sq Ft = \$ 1,305.00	100.00	\$1,305.00
517-0053-000	8718 W STUTH AVE	Courtney A Stack	Residential	170
	Street New Concrete Construction	\$116.12 x 54.20 Lin Ft = \$ 6,293.70	100.00	\$6,293.70
	rectangularized frontage (property is a triangle)			
	Driveway Approach 7" Concrete Approach	\$8.70 x 152.00 Sq Ft = \$ 1,322.40	100.00	\$1,322.40
517-0068-000	8503 W STUTH AVE	Lisa Neick	Residential	180
	Street New Concrete Construction	\$116.12 x 56.10 Lin Ft = \$ 6,514.33	100.00	\$6,514.33
517-0069-000	8511 W STUTH AVE	James Svehlek & Cathleen Svehlek	Residential	190
	Street New Concrete Construction	\$116.12 x 52.20 Lin Ft = \$ 6,061.46	100.00	\$6,061.46
517-0070-000	8519 W STUTH AVE	CV Investment Properties, LLC	Residential	200
	Street New Concrete Construction	\$116.12 x 52.20 Lin Ft = \$ 6,061.46	100.00	\$6,061.46
517-0071-000	8527 W STUTH AVE	Sandra L Wadman & Mark D Wadman	Residential	210
	Street New Concrete Construction	\$116.12 x 52.20 Lin Ft = \$ 6,061.46	100.00	\$6,061.46
517-0072-000	8533 W STUTH AVE	Jeffery Jarozewski	Residential	220
	Street New Concrete Construction	\$116.12 x 52.20 Lin Ft = \$ 6,061.46	100.00	\$6,061.46
517-0073-000	8603 W STUTH AVE	Paul J Eigenberger	Residential	230
	Street New Concrete Construction	\$116.12 x 52.20 Lin Ft = \$ 6,061.46	100.00	\$6,061.46
517-0074-000	8611 W STUTH AVE	Ademola Adeboyejo & Janice Yong	Residential	240
	Street New Concrete Construction	\$116.12 x 52.20 Lin Ft = \$ 6,061.46	100.00	\$6,061.46



City of West Allis Engineering Department

Project Details P2524S

W. Stuth Ave.: S. Orleans Ave. to S. Osage Ave.

517-0075-000	8617 W STUTH AVE	Jeffrey A Scholler & Cheryl M Scholler	Residential	250
	Street New Concrete Construction	\$116.12 x 52.20 Lin Ft = \$ 6,061.46	100.00	\$6,061.46
	Driveway Approach 7" Concrete Approach	\$8.70 x 149.00 Sq Ft = \$ 1,296.30	100.00	\$1,296.30
517-0076-000	8625 W STUTH AVE	Jean E Metz	Residential	260
	Street New Concrete Construction	\$116.12 x 52.20 Lin Ft = \$ 6,061.46	100.00	\$6,061.46
517-0077-000	8631 W STUTH AVE	Kirt A Nelson & Sharon Nelson	Residential	270
	Street New Concrete Construction	\$116.12 x 52.20 Lin Ft = \$ 6,061.46	100.00	\$6,061.46
517-0078-000	8701 W STUTH AVE	Tyffanny T Rios	Residential	280
	Street New Concrete Construction	\$116.12 x 52.20 Lin Ft = \$ 6,061.46	100.00	\$6,061.46
517-0079-000	8707 W STUTH AVE	Hannah Saunders & Alex Saunders	Residential	290
	Street New Concrete Construction	\$116.12 x 52.20 Lin Ft = \$ 6,061.46	100.00	\$6,061.46
517-0080-000	8715 W STUTH AVE	Debra Reimer & Robert Reimer	Residential	300
	Street New Concrete Construction	\$116.12 x 52.20 Lin Ft = \$ 6,061.46	100.00	\$6,061.46
517-0081-000	8721 W STUTH AVE	THE KIM R HERRICK REVOCABLE TRUST, Dated 2/1	Residential	310
	Street New Concrete Construction	\$116.12 x 52.20 Lin Ft = \$ 6,061.46	100.00	\$6,061.46
517-0082-000	8731 W STUTH AVE	Anthony S Masset & Stacy C Masset	Residential	320
	Street New Concrete Construction	\$116.12 x 52.20 Lin Ft = \$ 6,061.46	100.00	\$6,061.46

11:01:00AM 2/12/2025



City of West Allis Engineering Department

Project Details P2523S

S. 90 St.: W. Durham Ave. to W. Dakota St.

517-0026-000	2902 S 90 ST	Kevin L Bruski & Kristine J Evans				Residential	20
	Street New Concrete Construction	\$116.12	x	20.30 Lin Ft	= \$ 2,357.24	100.00	\$2,357.24
	Driveway Approach 7" Concrete Approach	\$8.70	x	142.50 Sq Ft	= \$ 1,239.75	100.00	\$1,239.75
517-0027-000	2910 S 90 ST	James Stock & Joanne Stock				Residential	30
	Street New Concrete Construction	\$116.12	x	50.00 Lin Ft	= \$ 5,806.00	100.00	\$5,806.00
	Driveway Approach 7" Concrete Approach	\$8.70	x	131.00 Sq Ft	= \$ 1,139.70	100.00	\$1,139.70
517-0028-000	2916 S 90 ST	Andrew J Popowski				Residential	40
	Street New Concrete Construction	\$116.12	x	50.00 Lin Ft	= \$ 5,806.00	100.00	\$5,806.00
	Driveway Approach 7" Concrete Approach	\$8.70	x	141.00 Sq Ft	= \$ 1,226.70	100.00	\$1,226.70
517-0029-000	2924 S 90 ST	Ervin W Dorow				Residential	50
	Street New Concrete Construction	\$116.12	x	50.00 Lin Ft	= \$ 5,806.00	100.00	\$5,806.00
	Driveway Approach 7" Concrete Approach	\$8.70	x	128.00 Sq Ft	= \$ 1,113.60	100.00	\$1,113.60
517-0030-001	2930 S 90 ST	Irene Czarnecki				Residential	60
	Street New Concrete Construction	\$116.12	x	50.00 Lin Ft	= \$ 5,806.00	100.00	\$5,806.00
	Driveway Approach 7" Concrete Approach	\$8.70	x	141.00 Sq Ft	= \$ 1,226.70	100.00	\$1,226.70
517-0030-002	2938 S 90 ST	Shawn T Reilly & Amy D Reilly				Residential	70
	Street New Concrete Construction	\$116.12	x	50.00 Lin Ft	= \$ 5,806.00	100.00	\$5,806.00
517-0025-000	2907 S 90 ST	Mario A Martin				Residential	80
	Street New Concrete Construction	\$116.12	x	52.30 Lin Ft	= \$ 6,073.08	100.00	\$6,073.08
517-0024-000	2917 S 90 ST	Brandan J Oltarzewski				Residential	90
	Street New Concrete Construction	\$116.12	x	50.00 Lin Ft	= \$ 5,806.00	100.00	\$5,806.00
	Driveway Approach 7" Concrete Approach	\$8.70	x	137.00 Sq Ft	= \$ 1,191.90	100.00	\$1,191.90



City of West Allis Engineering Department

Project Details P2523S

S. 90 St.: W. Durham Ave. to W. Dakota St.

517-0023-000	2921 S 90 ST	Daniel R Marz & Kaitlyn T Howe				Residential	100
	Street New Concrete Construction	\$116.12	x	50.00 Lin Ft	= \$ 5,806.00	100.00	\$5,806.00
	Driveway Approach 7" Concrete Approach	\$8.70	x	140.00 Sq Ft	= \$ 1,218.00	100.00	\$1,218.00
517-0022-000	2929 S 90 ST	Mckenzie Freund				Residential	110
	Street New Concrete Construction	\$116.12	x	50.00 Lin Ft	= \$ 5,806.00	100.00	\$5,806.00
	Driveway Approach 7" Concrete Approach	\$8.70	x	134.00 Sq Ft	= \$ 1,165.80	100.00	\$1,165.80
517-0021-000	2935 S 90 ST	Brian C K Hanson & Natalie P Hanson				Residential	120
	Street New Concrete Construction	\$116.12	x	50.00 Lin Ft	= \$ 5,806.00	100.00	\$5,806.00
	Driveway Approach 7" Concrete Approach	\$8.70	x	175.00 Sq Ft	= \$ 1,522.50	100.00	\$1,522.50
517-0020-000	2941 S 90 ST	Pamela A Robertson				Residential	130
	Street New Concrete Construction	\$116.12	x	50.00 Lin Ft	= \$ 5,806.00	100.00	\$5,806.00
	Driveway Approach 7" Concrete Approach	\$8.70	x	122.00 Sq Ft	= \$ 1,061.40	100.00	\$1,061.40

10:52:03AM 2/12/2025