



NOTICE OF PUBLIC HEARING  
**April 16, 2024**  
7:00 PM

NOTICE IS HEREBY GIVEN that on April 16, 2024, 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:

**S. 77<sup>th</sup> Street from W. Pierce St to W. Walker St.**  
**W. Pierce St. from S. 77<sup>th</sup> St. to S. 76<sup>th</sup> St.**  
**Alley: Between S. 84<sup>th</sup> St. and S. 85<sup>th</sup> St., between W. Lincoln Ave. and W. Grant St.**

NOTICE IS FURTHER GIVEN that a report on the proposal may be inspected online at <https://www.westalliswi.gov/DocumentCenter/Home/Index/3> under the file name: Engineering/2024 Engineering Projects, or 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 2<sup>nd</sup> day of April 2024.

City Clerk

Publish April 5, 2024

## 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 16, 2024

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:

**S. 77<sup>th</sup> Street from W. Pierce Street to W. Walker Street  
W. Pierce Street from S. 77<sup>th</sup> Street to S. 76<sup>th</sup> Street  
Alley between S. 84<sup>th</sup> St. - S. 85<sup>th</sup> St., W. Lincoln Ave. - W. Grant St.**

as directed in Preliminary Resolution No. R-2023-0660, R-2023-0664 adopted on October 3, 2023, and R-2024-0082 adopted on March 5, 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**

**S. 77<sup>th</sup> Street from W. Pierce Street to W. Walker Street  
W Pierce Street from S. 77<sup>th</sup> Street to S. 76<sup>th</sup> Street  
Alley Between S. 84<sup>th</sup> Street and S. 85<sup>th</sup> Street, and Between W. Lincoln Avenue and W. Grant  
Street**

by concrete reconstruction of the pavement

**SCHEDULE "A"**

Preliminary Plans & Specifications Attached

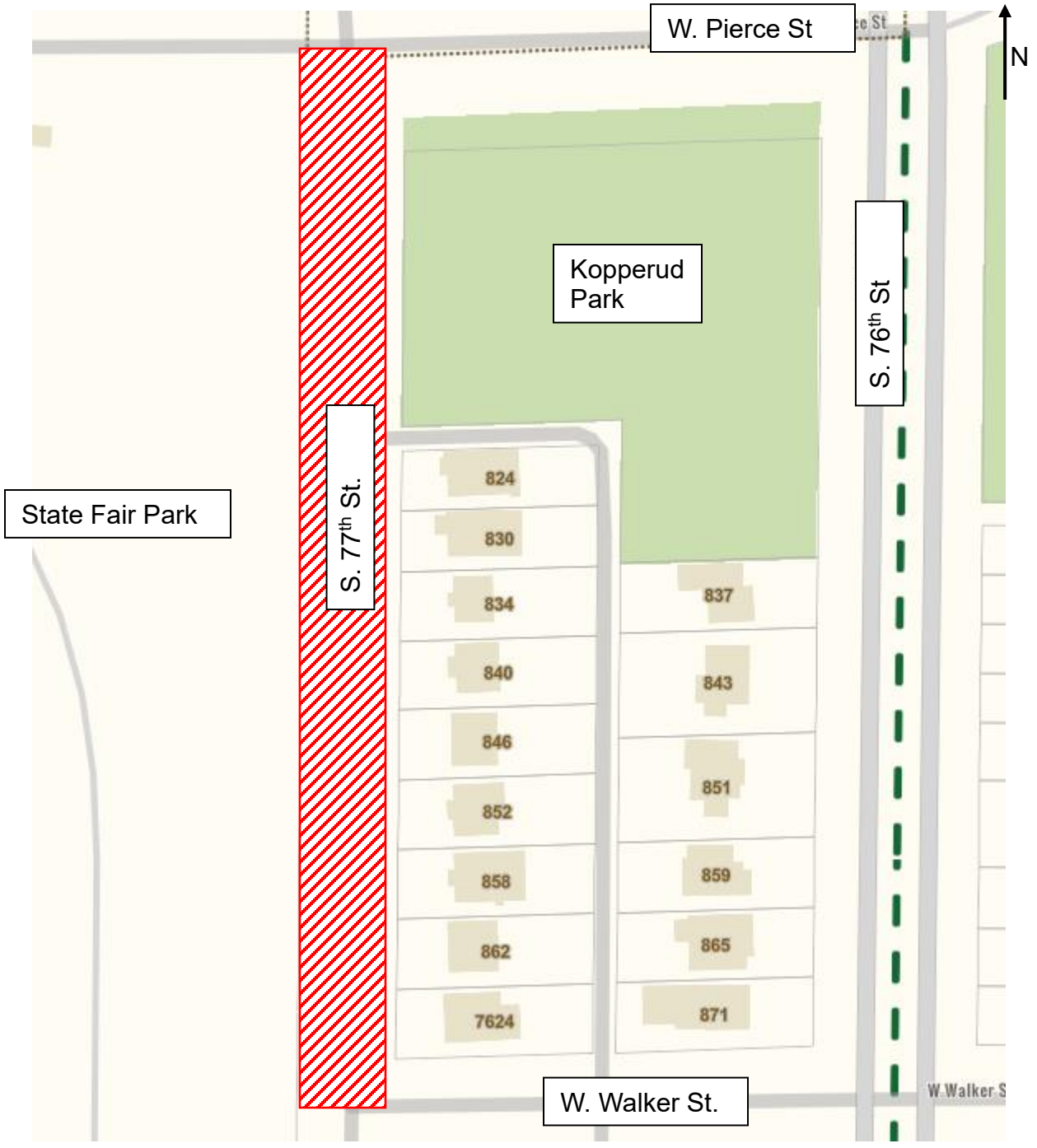
**SCHEDULE "B"**

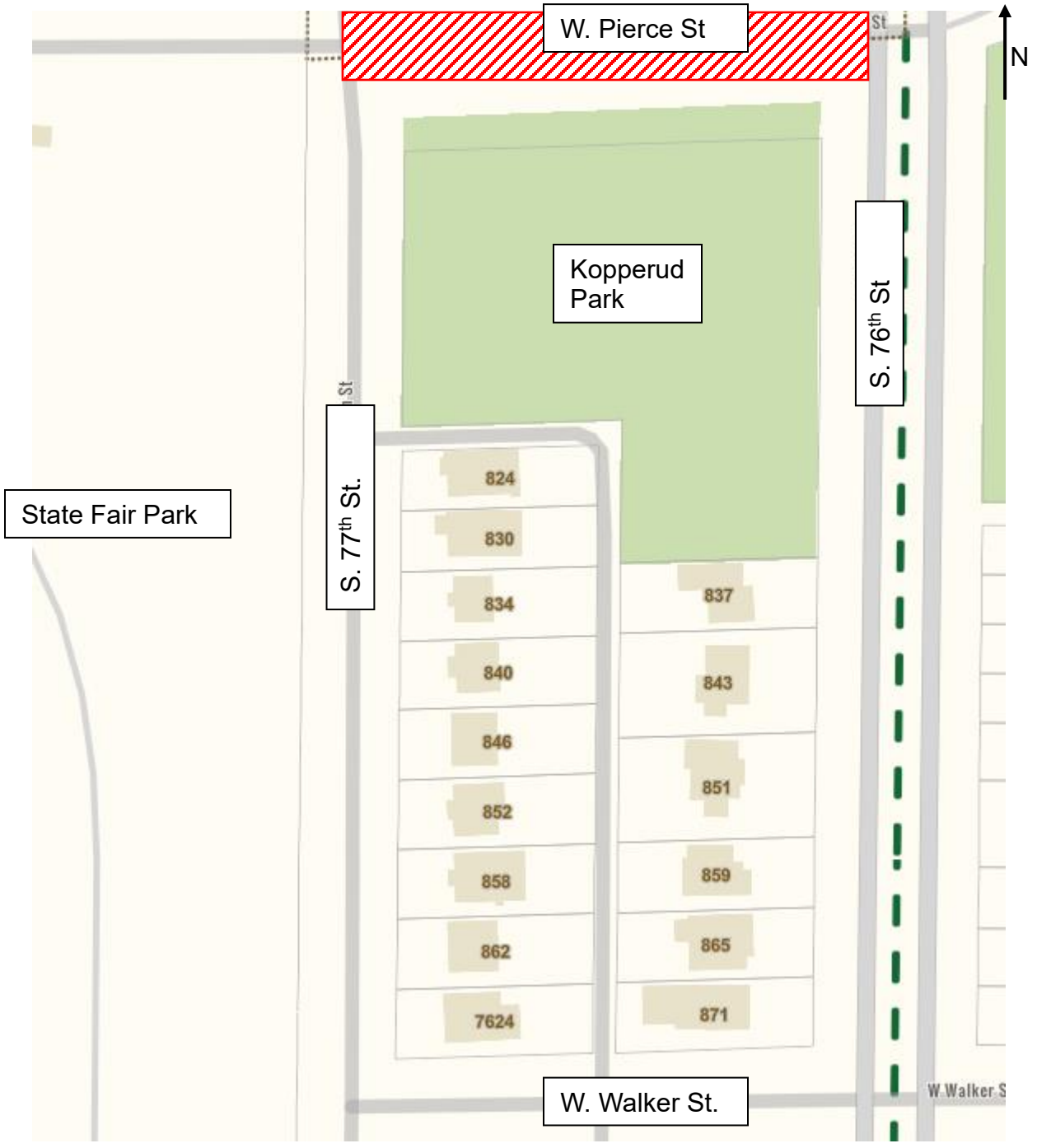
Estimate of the Entire Cost

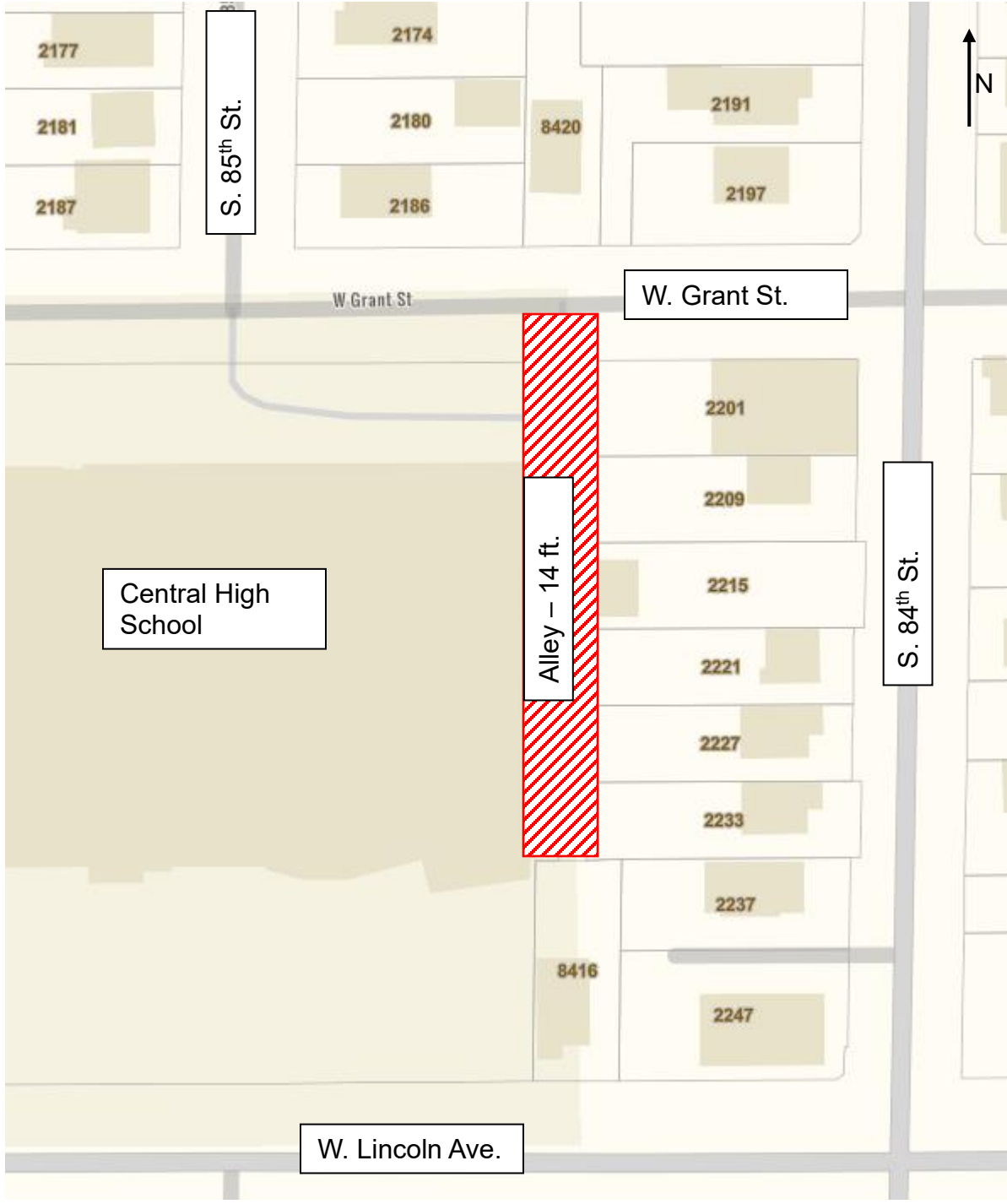
\$1,274,400

**SCHEDULE "C"**

Schedule of Proposed Assessments  
Against Each Parcel Affected







2177

2181

2187

S. 85<sup>th</sup> St.

2174

2180

2186

8420

2191

2197

W. Grant St.

W. Grant St.



Central High School

Alley - 14 ft.

2201

2209

2215

2221

2227

2233

2237

8416

2247

S. 84<sup>th</sup> St.

W. Lincoln Ave.



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

April 16, 2024

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:

**S. 77<sup>th</sup> Street from W. Pierce Street to W. Walker Street**  
**W. Pierce Street from S. 77<sup>th</sup> Street to S. 76<sup>th</sup> Street**  
**Alley between S. 84<sup>th</sup> St. - S. 85<sup>th</sup> St., W. Lincoln Ave. - W. Grant St.**

Estimated Construction Cost:	\$1,062,000.00
Contingency:	\$ 212,400.00
<b>TOTAL:</b>	<b>\$1,274,400.00</b>

Sincerely,

Melinda Dejewski, P.E.  
City Engineer



**ASSESSMENT REPORT FOR COUNCIL**

**HEARING DATE: April 16, 2024**

**LOCATION**

**DESCRIPTION:** S. 77<sup>th</sup> Street from W. Pierce Street to W. Walker Street  
W. Pierce Street from S. 77<sup>th</sup> Street to S. 76<sup>th</sup> Street  
Alley between S. 84<sup>th</sup> St. - S. 85<sup>th</sup> St., W. Lincoln Ave. - W. Grant St.

**ACCOUNT NO.:** P2423S, P2425S, P2401A

**INTEREST RATE:** 4.0%

**2024 ASSESSMENT RATES**

<b><u>Streets</u></b>		<b><u>Residential</u></b>	<b><u>Commercial</u></b>	<b><u>Manufacturing</u></b>
Concrete Reconstruction	lin. ft.	\$68.31	\$85.38	\$102.46
Major Asphalt Resurface	lin. ft.	\$56.92	\$71.15	\$85.38
<b><u>Driveways</u></b>				
7" Concrete Approach	sq. ft.	\$8.53	\$8.53	\$8.53
9" Concrete Approach	sq. ft.	\$10.63	\$10.63	\$10.63
<b><u>Alleys</u></b>				
Reconstruct 14' Wide	lin. ft.	\$34.94	\$43.68	\$52.41

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

<b>EXAMPLE: Residential Special Assessment for Concrete Reconstruction</b>
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**Area: W. Pierce Street from S. 77th St. to S. 76th St.  
S. 77th Street from W. Pierce St. to W. Walker St.**

Lot Width = 40 ft.  
 Assessment Rate = \$68.32 per lin. ft.  
**\*Street Improvement = \$2,732.40 = 40 ft. @ \$68.31**

**\*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)*

\$2,732.40 Total Special Assessment:

<u>Year No.</u>	<u>Principal Amt.</u>	<u>Interest Amt.</u>	<u>Total Payment</u>
1st year	\$273.24	\$109.30 **	\$382.54
2nd year	\$273.24	\$98.37	\$371.61
3rd year	\$273.24	\$87.44	\$360.68
4th year	\$273.24	\$76.51	\$349.75
5th year	\$273.24	\$65.58	\$338.82
6th year	\$273.24	\$54.65	\$327.89
7th year	\$273.24	\$43.72	\$316.96
8th year	\$273.24	\$32.79	\$306.03
9th year	\$273.24	\$21.86	\$295.10
10th year	\$273.24	\$10.93	\$284.17

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

\$2,732.40 Total Special Assessment:

<u>Year No.</u>	<u>Principal Amt.</u>	<u>Interest Amt.</u>	<u>Total Payment</u>
1st year	\$546.48	\$109.30 **	\$655.78
2nd year	\$546.48	\$87.44	\$633.92
3rd year	\$546.48	\$65.58	\$612.06
4th year	\$546.48	\$43.72	\$590.20
5th year	\$546.48	\$21.86	\$568.34

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





# City of West Allis Engineering Department

## Project Details P2423S

S. 77 St.: W. Pierce St. to W. Walker St.

### Property Assessments

441-0105-001	8100 W Greenfield Ave	Wis St Of Ag Society				Exempt State	10
	Street Reconstruction	85.38	612.00 x Lin Ft	= \$	52,252.56	100.00 \$	52,252.56
	Exempt Property Charged as Commercial						
						Total:	\$ 52,252.56
441-0001-001	800 Block S 77 ST & 7600 W PIERCE ST	City Of West Allis				Exempt Local	11
	Street Reconstruction	68.31	167.00 x Lin Ft	= \$	11,407.77	0.00 \$	0.00
	Reduction Code Exempt Exempt Property Charged as Residential						
						Total:	\$ 0.00
441-0016-000	824-826 S 77 ST	Yolanda Bonilla				Residential	12
	Street Reconstruction	68.31	37.00 x Lin Ft	= \$	2,527.47	100.00 \$	2,527.47
						Total:	\$ 2,527.47
441-0015-000	830-832 S 77 ST	Daniel A Hayes & Deborah L Hayes				Residential	13
	Street Reconstruction	68.31	37.00 x Lin Ft	= \$	2,527.47	100.00 \$	2,527.47
						Total:	\$ 2,527.47
441-0014-000	834 S 77 ST	Michael Fitzgerald & Sandra L Lannert				Residential	14
	Street Reconstruction	68.31	41.75 x Lin Ft	= \$	2,851.94	100.00 \$	2,851.94
						Total:	\$ 2,851.94
441-0013-000	840 S 77 ST	Layla Qarout				Residential	15
	Street Reconstruction	68.31	41.75 x Lin Ft	= \$	2,851.94	100.00 \$	2,851.94
						Total:	\$ 2,851.94
441-0012-000	846 S 77 ST	Darren & Lynn Beahler Revocable Trust				Residential	16
	Street Reconstruction	68.31	42.50 x Lin Ft	= \$	2,903.18	100.00 \$	2,903.18
						Total:	\$ 2,903.18



# City of West Allis Engineering Department

## Project Details P2423S

S. 77 St.: W. Pierce St. to W. Walker St.

441-0011-000	852 S 77 ST	Emily Mary Husar Martin					Residential	17
	Street Reconstruction	68.31	42.50 x Lin Ft	= \$	2,903.18	100.00	\$	2,903.18
							Total:	\$ 2,903.18
441-0010-000	858 S 77 ST	Sandra E Perich					Residential	18
	Street Reconstruction	68.31	42.50 x Lin Ft	= \$	2,903.18	100.00	\$	2,903.18
							Total:	\$ 2,903.18
441-0009-000	862 S 77 ST	Albert C Sacramento & Maria I Sacramento					Residential	19
	Street Reconstruction	68.31	42.50 x Lin Ft	= \$	2,903.18	100.00	\$	2,903.18
							Total:	\$ 2,903.18
441-0008-000	7624 W WALKER ST	Susan C Piontek					Residential	20
	Street Reconstruction	68.31	42.50 x Lin Ft	= \$	2,903.18	100.00	\$	2,903.18
							Total:	\$ 2,903.18

### Property Type Summary

1	Commercial
10	Residential



# City of West Allis Engineering Department

## Project Details P2423S

S. 77 St.: W. Pierce St. to W. Walker St.

### Item Summary

	Total Quantity		Gross Total	Net Total
Street				
Reconstruction				
Commercial	612.00	Lin Ft	\$52,252.56	\$52,252.56
Residential	537.00	Lin Ft	\$36,682.49	\$25,274.72
			<u>\$88,935.05</u>	<u>\$77,527.28</u>
Grand Totals			\$88,935.05	\$77,527.28



# City of West Allis Engineering Department

## Project Details P2425S

W. Pierce St.: S. 76 St. to S. 77 St. Concrete reconstruction with new sidewalk, storm sewer relay, s

### Property Assessments

441-0001-001	800 Block S 77 ST & 7600 W PIERCE ST	City Of West Allis					Exempt Local	10
	Street Reconstruction	68.31	240.00 x Lin Ft	= \$	16,394.40	0.00	\$	0.00
	Reduction Code Exempt							
	Exempt Property Charged as Residential							
						Total:	\$	0.00
441-0105-001	8100 W Greenfield Ave	Wis St Of Ag Society					Exempt State	11
	Street Reconstruction	85.38	60.00 x Lin Ft	= \$	5,122.80	100.00	\$	5,122.80
	Exempt Property Charged as Commercial							
						Total:	\$	5,122.80

### Property Type Summary

1	Commercial
1	Residential

### Item Summary

	Total Quantity		Gross Total	Net Total
Street				
Reconstruction				
Commercial	60.00	Lin Ft	\$5,122.80	\$5,122.80
Residential	240.00	Lin Ft	\$16,394.40	\$0.00
			<u>\$21,517.20</u>	<u>\$5,122.80</u>
Grand Totals			\$21,517.20	\$5,122.80



# City of West Allis Engineering Department

## Project Details P2401A

Alley: between S. 84th St. and S. 85th St., between W. Lincoln Ave. and W. Grant St.

### Property Assessments

Property ID	Address	Assessor	Area	Rate	Exemption	Assessment	Category	Count
478-0493-001	8516 W LINCOLN AVE	Sch Dist of Wa Wm Et Al			Exempt Local			10
	Alley Reconstruct Alley 14' Wide		34.94	258.00 x Lin Ft	= \$	9,014.52	100.00 \$	9,014.52
	Exempt Property Charged as Residential							
	Driveway Approach 7" Concrete Approach		8.53	1,290.00 x Sq Ft	= \$	11,003.70	100.00 \$	11,003.70
	Exempt Property Charged as Residential							
						Total:	\$	20,018.22
478-0538-000	2201-2203 S 84 ST	LSC Real Estate, LLC					Commercial	11
	Alley Reconstruct Alley 14' Wide		43.68	50.00 x Lin Ft	= \$	2,184.00	100.00 \$	2,184.00
						Total:	\$	2,184.00
478-0539-000	2209 S 84 ST	Ryan Joseph Peterson					Residential	12
	Alley Reconstruct Alley 14' Wide		34.94	45.00 x Lin Ft	= \$	1,572.30	100.00 \$	1,572.30
						Total:	\$	1,572.30
478-0540-000	2215-2217 S 84 ST	Daniel Hirsch					Residential	13
	Alley Reconstruct Alley 14' Wide		34.94	45.00 x Lin Ft	= \$	1,572.30	100.00 \$	1,572.30
						Total:	\$	1,572.30
478-0541-000	2221 S 84 ST	Robert A Cowles					Residential	14
	Alley Reconstruct Alley 14' Wide		34.94	40.00 x Lin Ft	= \$	1,397.60	100.00 \$	1,397.60
						Total:	\$	1,397.60
478-0542-000	2227 S 84 ST	Andrew Ortega & Stephanie Ortega					Residential	15
	Alley Reconstruct Alley 14' Wide		34.94	40.00 x Lin Ft	= \$	1,397.60	100.00 \$	1,397.60
						Total:	\$	1,397.60
478-0543-000	2233 S 84 ST	Karen K Johnson					Residential	16
	Alley Reconstruct Alley 14' Wide		34.94	40.40 x Lin Ft	= \$	1,411.58	100.00 \$	1,411.58
						Total:	\$	1,411.58





# City of West Allis Engineering Department

## Project Details P2401A

Alley: between S. 84th St. and S. 85th St., between W. Lincoln Ave. and W. Grant St.

### Property Type Summary

1	Commercial
6	Residential

### Item Summary

	Total Quantity		Gross Total	Net Total
Alley				
Reconstruct Alley 14' Wide				
Commercial	50.00	Lin Ft	\$2,184.00	\$2,184.00
Residential	468.40	Lin Ft	\$16,365.90	\$16,365.90
			<u>\$18,549.90</u>	<u>\$18,549.90</u>
Driveway Approach				
7" Concrete Approach				
Residential	1,290.00	Sq Ft	\$11,003.70	\$11,003.70
			<u>\$11,003.70</u>	<u>\$11,003.70</u>
Grand Totals			\$29,553.60	\$29,553.60