



**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.ci.west-allis.wi.us](http://www.ci.west-allis.wi.us)

[mlewis@ci.west-allis.wi.us](mailto:mlewis@ci.west-allis.wi.us)

December 6, 2011

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, new driveway approaches, miscellaneous sidewalk repair, storm sewer relay, sanitary sewer relay, water main relay, building services and utility adjustments in:

**W. Washington St. from S. 70 St. to S. 77 St. and portions of intersecting streets**

as directed in Preliminary Resolution No. R-2011-0204, adopted on September 20, 2011, and

**W. Madison St. from S. 76 St. to S. 77 St.**

as directed in Preliminary Resolution No. R-2005-0261, adopted on October 18, 2005.

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", is written over a white background.

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

MGL:ns

Encs.

**PROPOSED IMPROVEMENT OF**

**W. Washington St. from S. 70 St. to S. 77 St. and portions of intersecting streets, and  
W. Madison St. from S. 76 St. to S. 77 St.**

by concrete reconstruction, new driveway approaches, miscellaneous sidewalk repair, storm sewer relay, sanitary sewer relay, water main relay, building services and utility adjustments

**SCHEDULE "A"**

Preliminary Plans & Specifications Attached

**SCHEDULE "B"**

Estimate of the Entire Cost

\$748,000

W. Washington St. from S. 70 St. to S. 77 St. - \$667,000

W. Madison St. from S. 76 St. to S. 77 St. - \$81,000

**SCHEDULE "C"**

Schedule of Proposed Assessments  
Against Each Parcel Affected

S.77 ST.

S.76 ST.

S.75 ST.

S.74 ST.

S.73 ST.

S.72 ST.

S.70 ST.

W. WALKER ST.

W. WASHINGTON ST.

MCKINLEY  
FIELDHOUSE



ST.

W. MADISON ST.



S. 77 ST.



S. 76 ST.

W. MADISON ST.

S. 75 ST.

W. GREENFIELD AVE.



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December 6, 2011

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, new driveway approaches, miscellaneous sidewalk repair, storm sewer relay, sanitary sewer relay, water main relay, building services and utility adjustments in:

**W. Washington St. from S. 70 St. to S. 77 St. and portions of intersecting streets**

Estimated Construction Cost:	\$606,000
Contingency:	61,000
<b>TOTAL:</b>	<b>\$667,000</b>

**And**

**W. Madison St. from S. 76 St. to S. 77 St.**

Estimated Construction Cost:	\$ 74,000
Contingency:	7,000
<b>TOTAL:</b>	<b>\$ 81,000</b>

Sincerely,

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

MGL:ns

**ASSESSMENT REPORT FOR COUNCIL**

**HEARING DATE: December 6, 2011**

**LOCATION**

**DESCRIPTION:** W. Washington St. from S. 70 St. to S. 77 St., and  
W. Madison St. from S. 76 St. to S. 77 St.

**ACCOUNT NO.:** P1224S, P1125S

**INTEREST RATE:** 4.0%

<u>2012 ASSESSMENT RATES</u>	<u>Resid.</u>	<u>Comm.</u>	<u>Mfg.</u>
<u>Streets</u>			
Concrete Reconstruct, lin. ft.	\$47.79	\$59.74	\$71.69
<u>Driveways</u>			
Concrete driveway approach, sq. ft.	\$5.96	\$5.96	\$5.96

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



City of West Allis Engineering Department  
 Project Details P1224S

W. Washington St. from S. 70 St. to S. 77 St. and portions of intersecting streets

**Property Assessments**

440-0259-005	1000 Block S 70 ST							10	
	Street Concrete Reconstruction						Exempt Other		
	Reduction Code Longside								
	Exempt Property Charged as Residential								
	Driveway Approach 7" Concrete Remove & Replace								
	Exempt Property Charged as Residential								
		47.79	x	267.50 Lin Ft	=	\$	12,783.82	40.00	\$ 5,113.53
		5.96	x	79.20 Sq Ft	=	\$	472.03	100.00	\$ 472.03
							<u>Total:</u>		<u>\$ 5,585.56</u>
440-0213-001	7100 Block W WASHINGTON ST							20	
	Street Concrete Reconstruction						Exempt Other		
	Exempt Property Charged as Residential								
	Driveway Approach 7" Concrete Remove & Replace								
	Exempt Property Charged as Residential								
	Driveway Approach 7" Concrete Remove & Replace								
	Exempt Property Charged as Residential								
		47.79	x	127.50 Lin Ft	=	\$	6,093.22	100.00	\$ 6,093.22
		5.96	x	207.75 Sq Ft	=	\$	1,238.19	100.00	\$ 1,238.19
		5.96	x	205.50 Sq Ft	=	\$	1,224.78	100.00	\$ 1,224.78
							<u>Total:</u>		<u>\$ 8,556.19</u>
440-0213-002	1000 Block S 72 ST							30	
	Street Concrete Reconstruction						Exempt Local		
	Exempt Property Charged as Residential								
		47.79	x	156.50 Lin Ft	=	\$	7,479.14	0.00	\$ 0.00
							<u>Total:</u>		<u>\$ 0.00</u>
440-0077-000	1041 S 72 ST & 7204 W WASHINGTON ST							40	
	Street Concrete Reconstruction						Residential		
	Reduction Code Longside								
	Driveway Approach 7" Concrete Remove & Replace								
		47.79	x	104.25 Lin Ft	=	\$	4,982.11	40.00	\$ 1,992.84
		5.96	x	153.36 Sq Ft	=	\$	914.03	100.00	\$ 914.03
							<u>Total:</u>		<u>\$ 2,906.87</u>



City of West Allis Engineering Department  
 Project Details P1224S

W. Washington St. from S. 70 St. to S. 77 St. and portions of intersecting streets

440-0078-000	1040 S 73 ST & 7224 W WASHINGTON ST	Dennis M Gerth	47.79 x	125.00 Lin Ft	= \$	5,973.75	40.00	Residential	50
	Street Concrete Reconstruction								
	Reduction Code Longside								
									<u>Total: \$ 2,389.50</u>
440-0115-000	1041 S 73 ST & 7308 W WASHINGTON ST	Keith J Robers & Donna L Robers	47.79 x	125.00 Lin Ft	= \$	5,973.75	40.00	Residential	60
	Street Concrete Reconstruction								
	Reduction Code Longside								
									<u>Total: \$ 2,389.50</u>
440-0116-000	1040 S 74 ST & 7328 W WASHINGTON ST	West Allis Properties LLC	47.79 x	125.00 Lin Ft	= \$	5,973.75	40.00	Residential	70
	Street Concrete Reconstruction								
	Reduction Code Longside								
									<u>Total: \$ 2,389.50</u>
440-0156-000	7402-7408 W WASHINGTON ST	Transitional Living Serv Inc	47.79 x	125.00 Lin Ft	= \$	5,973.75	40.00	Exempt Other	80
	Street Concrete Reconstruction								
	Reduction Code Longside								
	Exempt Property Charged as Residential								
									<u>Total: \$ 2,389.50</u>
440-0157-000	1040 S 75 ST	Mary C McCue	47.79 x	125.00 Lin Ft	= \$	5,973.75	40.00	Residential	90
	Street Concrete Reconstruction								
	Reduction Code Longside								
									<u>Total: \$ 2,389.50</u>
440-0195-000	1041-1043 S 75 ST	Marjorie A Wells	47.79 x	125.00 Lin Ft	= \$	5,973.75	40.00	Residential	100
	Street Concrete Reconstruction								
	Reduction Code Longside								
									<u>Total: \$ 2,389.50</u>





City of West Allis Engineering Department  
 Project Details P1224S

W. Washington St. from S. 70 St. to S. 77 St. and portions of intersecting streets

440-0196-000	1040 S 76 ST	Barbara A Hart			Residential	110
	Street Concrete Reconstruction	47.79 x	125.00 Lin Ft	= \$	5,973.75	40.00 \$ 2,389.50
	Reduction Code Longside					
	Driveway Approach 7" Concrete Remove & Replace	5.96 x	138.75 Sq Ft	= \$	826.95	100.00 \$ 826.95
					Total:	\$ 3,216.45
441-0031-000	1037 S 76 ST	Kenneth Miller & Pamela Miller			Residential	120
	Street Concrete Reconstruction	47.79 x	120.00 Lin Ft	= \$	5,734.80	40.00 \$ 2,293.92
	Reduction Code Longside					
					Total:	\$ 2,293.92
441-0032-000	1038 S 77 ST	David W Torkildson & James M Torkidson			Residential	130
	Street Concrete Reconstruction	47.79 x	120.00 Lin Ft	= \$	5,734.80	40.00 \$ 2,293.92
	Reduction Code Longside					
					Total:	\$ 2,293.92
440-0257-003	1100 Block S 70 ST	MATC			Exempt Other	140
	Street Concrete Reconstruction	47.79 x	101.72 Lin Ft	= \$	4,861.20	100.00 \$ 4,861.20
	Exempt Property Charged as Residential					
	Driveway Approach 7" Concrete Remove & Replace	5.96 x	154.55 Sq Ft	= \$	921.12	100.00 \$ 921.12
	Exempt Property Charged as Residential					
	Driveway Approach 7" Concrete Remove & Replace	5.96 x	164.45 Sq Ft	= \$	980.12	100.00 \$ 980.12
	Exempt Property Charged as Residential					
					Total:	\$ 6,762.44



City of West Allis Engineering Department  
Project Details P1224S

W. Washington St. from S. 70 St. to S. 77 St. and portions of intersecting streets

440-0245-001	7021 W WASHINGTON ST	Sch Dist of Wa Wm Et Al	47.79 x	135.50 Lin Ft	= \$	6,475.55	40.00	\$	2,590.22	150
	Street Concrete Reconstruction									
	Reduction Code Longside									
	Exempt Property Charged as Residential									
	Approach 7" Concrete Remove & Replace		5.96 x	79.92 Sq Ft	= \$	476.32	100.00	\$	476.32	
	Exempt Property Charged as Residential									
	Approach 7" Concrete Remove & Replace		5.96 x	55.00 Sq Ft	= \$	327.80	0.00	\$	0.00	
	Reduction Code 0-15 Years (Free)									
	Exempt Property Charged as Residential									
	Approach 7" Concrete Remove & Replace		5.96 x	71.50 Sq Ft	= \$	426.14	100.00	\$	426.14	
	Exempt Property Charged as Residential									
									<u>Total: \$ 3,492.68</u>	
440-0294-000	1101-1103 S 71 ST	Steven Brendemihl & Karen Brendemihl	47.79 x	120.00 Lin Ft	= \$	5,734.80	40.00	\$	2,293.92	160
	Street Concrete Reconstruction									
	Reduction Code Longside									
	Approach 7" Concrete Remove & Replace		5.96 x	137.50 Sq Ft	= \$	819.50	100.00	\$	819.50	
									<u>Total: \$ 3,113.42</u>	
440-0260-000	7127 W WASHINGTON ST	Norbert V Dirkman	59.74 x	120.00 Lin Ft	= \$	7,168.80	40.00	\$	2,867.52	170
	Street Concrete Reconstruction									
	Reduction Code Longside									
	Storm Sewer Lateral Install		1,233.00 x	1.00 Each	= \$	1,233.00	100.00	\$	1,233.00	
									<u>Total: \$ 4,100.52</u>	
440-0597-000	1101 S 72 ST	Norman Windorski	59.74 x	120.00 Lin Ft	= \$	7,168.80	40.00	\$	2,867.52	180
	Street Concrete Reconstruction									
	Reduction Code Longside									
	Approach 7" Concrete Remove & Replace		5.96 x	169.60 Sq Ft	= \$	1,010.82	100.00	\$	1,010.82	
	Storm Sewer Lateral Install		1,233.00 x	1.00 Each	= \$	1,233.00	100.00	\$	1,233.00	
									<u>Total: \$ 5,111.34</u>	



City of West Allis Engineering Department  
Project Details P1224S

W. Washington St. from S. 70 St. to S. 77 St. and portions of intersecting streets

440-0563-000	1100 S 73 ST & 7227 W WASHINGTON ST	Stelios N Fakiroglou & Lynne Fakiroglou	190
Street Concrete Reconstruction	47.79 x 120.00 Lin Ft	Residential	
Reduction Code Longside		5,734.80	40.00
Driveway Approach 7" Concrete Remove & Replace	5.96 x 93.00 Sq Ft	554.28	100.00
		Total: \$	2,848.20
440-0562-000	1103 S 73 ST	Kathleen J Riley	200
Street Concrete Reconstruction	47.79 x 120.00 Lin Ft	Residential	
Reduction Code Longside		5,734.80	40.00
Driveway Approach 7" Concrete Remove & Replace	5.96 x 134.75 Sq Ft	803.11	100.00
		Total: \$	3,097.03
440-0528-000	1100-1102 S 74 ST	Peter S Stefaniak	210
Street Concrete Reconstruction	47.79 x 120.00 Lin Ft	Residential	
Reduction Code Longside		5,734.80	40.00
Driveway Approach 7" Concrete Remove & Replace	5.96 x 134.75 Sq Ft	803.11	100.00
		Total: \$	3,097.03
440-0527-000	1101-1103 S 74 ST	Brad R Bistan	220
Street Concrete Reconstruction	47.79 x 125.00 Lin Ft	Residential	
Reduction Code Longside		5,973.75	40.00
Driveway Approach 7" Concrete Remove & Replace	5.96 x 156.75 Sq Ft	934.23	100.00
		Total: \$	3,323.73
440-0493-000	1100 S 75 ST	Richard C Nigh	230
Street Concrete Reconstruction	47.79 x 125.00 Lin Ft	Residential	
Reduction Code Longside		5,973.75	40.00
Driveway Approach 7" Concrete Remove & Replace	5.96 x 134.75 Sq Ft	803.11	100.00
		Total: \$	3,192.61



City of West Allis Engineering Department  
Project Details P1224S

W. Washington St. from S. 70 St. to S. 77 St. and portions of intersecting streets

440-0492-000	1103 S 75 ST	Timothy B Niessen & Anne Niessen	Residential	240
	Street Concrete Reconstruction	47.79 x 125.00 Lin Ft	= \$ 5,973.75	40.00 \$ 2,389.50
	Reduction Code Longside			<u>Total: \$ 2,389.50</u>
440-0459-000	1100 S 76 ST	Jerry W Boughner & Kim L Boughner	Residential	250
	Street Concrete Reconstruction	47.79 x 125.00 Lin Ft	= \$ 5,973.75	40.00 \$ 2,389.50
	Reduction Code Longside			
	Driveway Approach 7" Concrete Remove & Replace	5.96 x 134.75 Sq Ft	= \$ 803.11	100.00 \$ 803.11
				<u>Total: \$ 3,192.61</u>
441-0047-000	1103 S 76 ST	Edward Roth, Jr & Sue Ann Roth	Residential	260
	Street Concrete Reconstruction	47.79 x 120.00 Lin Ft	= \$ 5,734.80	40.00 \$ 2,293.92
	Reduction Code Longside			
	Driveway Approach 7" Concrete Remove & Replace	5.96 x 77.90 Sq Ft	= \$ 464.28	0.00 \$ 0.00
	Reduction Code 0-15 Years (Free)			
441-0079-000	7629 W WASHINGTON ST	Anna M Morrison	Commercial	270
	Street Concrete Reconstruction	59.74 x 120.00 Lin Ft	= \$ 7,168.80	40.00 \$ 2,867.52
	Reduction Code Longside			
	Driveway Approach 7" Concrete Remove & Replace	5.96 x 55.37 Sq Ft	= \$ 330.01	0.00 \$ 0.00
	Reduction Code 0-15 Years (Free)			
	Driveway Approach 7" Concrete Remove & Replace	5.96 x 26.46 Sq Ft	= \$ 157.70	100.00 \$ 157.70
	Storm Sewer Lateral Install	1,233.00 x 1.00 Each	= \$ 1,233.00	100.00 \$ 1,233.00
				<u>Total: \$ 4,258.22</u>

**Property Type Summary**

3	Commercial
24	Residential



City of West Allis Engineering Department  
 Project Details P1224S

W. Washington St. from S. 70 St. to S. 77 St. and portions of intersecting streets

**Item Summary**

	Total Quantity	Gross Total	Net Total
Driveway Approach			
7" Concrete Remove & Replace			
Commercial	251.43 Sq Ft	\$1,498.53	\$1,168.52
Residential	2,314.13 Sq Ft	\$13,792.21	\$13,000.13
		<u>\$15,290.74</u>	<u>\$14,168.65</u>
Storm Sewer Lateral			
Install			
Commercial	3.00 Each	\$3,699.00	\$3,699.00
		<u>\$3,699.00</u>	<u>\$3,699.00</u>
Street			
Concrete Reconstruction			
Commercial	360.00 Lin Ft	\$21,506.40	\$8,602.56
Residential	3,107.97 Lin Ft	\$148,529.89	\$62,992.95
		<u>\$170,036.29</u>	<u>\$71,595.51</u>
<b>Grand Totals</b>		<b>\$189,026.03</b>	<b>\$89,463.16</b>



City of West Allis Engineering Department  
 Project Details P1225S  
 W. Madison St. from S. 76 St. to S. 77 St.

**Property Assessments**

441-0063-000	7606-7608 W MADISON ST	MRG Investments LLC	47.79 x	120.00 Lin Ft	= \$	5,734.80	40.00	\$ 2,293.92	10
	Street Concrete Reconstruction								
	Reduction Code Longside								
441-0064-000	1246 S 77 ST	Mildred L Lamphear	47.79 x	120.00 Lin Ft	= \$	5,734.80	40.00	\$ 2,293.92	20
	Street Concrete Reconstruction								
	Reduction Code Longside								
	Driveway Approach 7" Concrete Remove & Replace		5.96 x	79.36 Sq Ft	= \$	472.99	100.00	\$ 472.99	
								<u>Total: \$ 2,766.91</u>	
441-0080-000	1301 S 76 ST & 7609 W MADISON ST	Joann M Hillebrand	47.79 x	120.00 Lin Ft	= \$	5,734.80	40.00	\$ 2,293.92	30
	Street Concrete Reconstruction								
	Reduction Code Longside								
441-0104-000	1302 S 77 ST	David R Miller & Cindy Miller	47.79 x	120.00 Lin Ft	= \$	5,734.80	40.00	\$ 2,293.92	40
	Street Concrete Reconstruction								
	Reduction Code Longside								
	Driveway Approach 7" Concrete Remove & Replace		5.96 x	153.78 Sq Ft	= \$	916.53	100.00	\$ 916.53	
								<u>Total: \$ 3,210.45</u>	

**Property Type Summary**

4 Residential



City of West Allis Engineering Department  
 Project Details P1225S  
 W. Madison St. from S. 76 St. to S. 77 St.

**Item Summary**

	Total Quantity	Gross Total	Net Total
Driveway Approach			
7" Concrete Remove & Replace	233.14 Sq Ft	\$1,389.52	\$1,389.52
Residential		\$1,389.52	\$1,389.52
Street			
Concrete Reconstruction	480.00 Lin Ft	\$22,939.20	\$9,175.68
Residential		\$22,939.20	\$9,175.68
<b>Grand Totals</b>		<b>\$24,328.72</b>	<b>\$10,565.20</b>