



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

May 19, 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 removal and reconstruction of the concrete alley pavement, storm sewer, utility adjustments and storm underdrain in:

**East/West Alley between S. Buchanan Pl. - S. 69 St.; W. Beloit Rd. - W. Arthur Ave.  
East/West Alley between S. 65 St. - S. 66 St.; W. Arthur Ave. to W. Harrison Ave.**

as directed in Preliminary Resolution No. R-2019-0689, adopted on October 1, 2019 and R-2014-0207, adopted on September 16, 2014.

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**

**East/West Alley between S. Buchanan Pl. - S. 69 St.; W. Beloit Rd. - W. Arthur Ave.**

**East/West Alley between S. 65 St. – S. 66 St.; W. Arthur Ave. - W. Harrison Ave.**

by removal and reconstruction of the concrete alley pavement, storm sewer, utility adjustments  
and storm underdrain

**SCHEDULE "A"**

Preliminary Plans & Specifications Attached

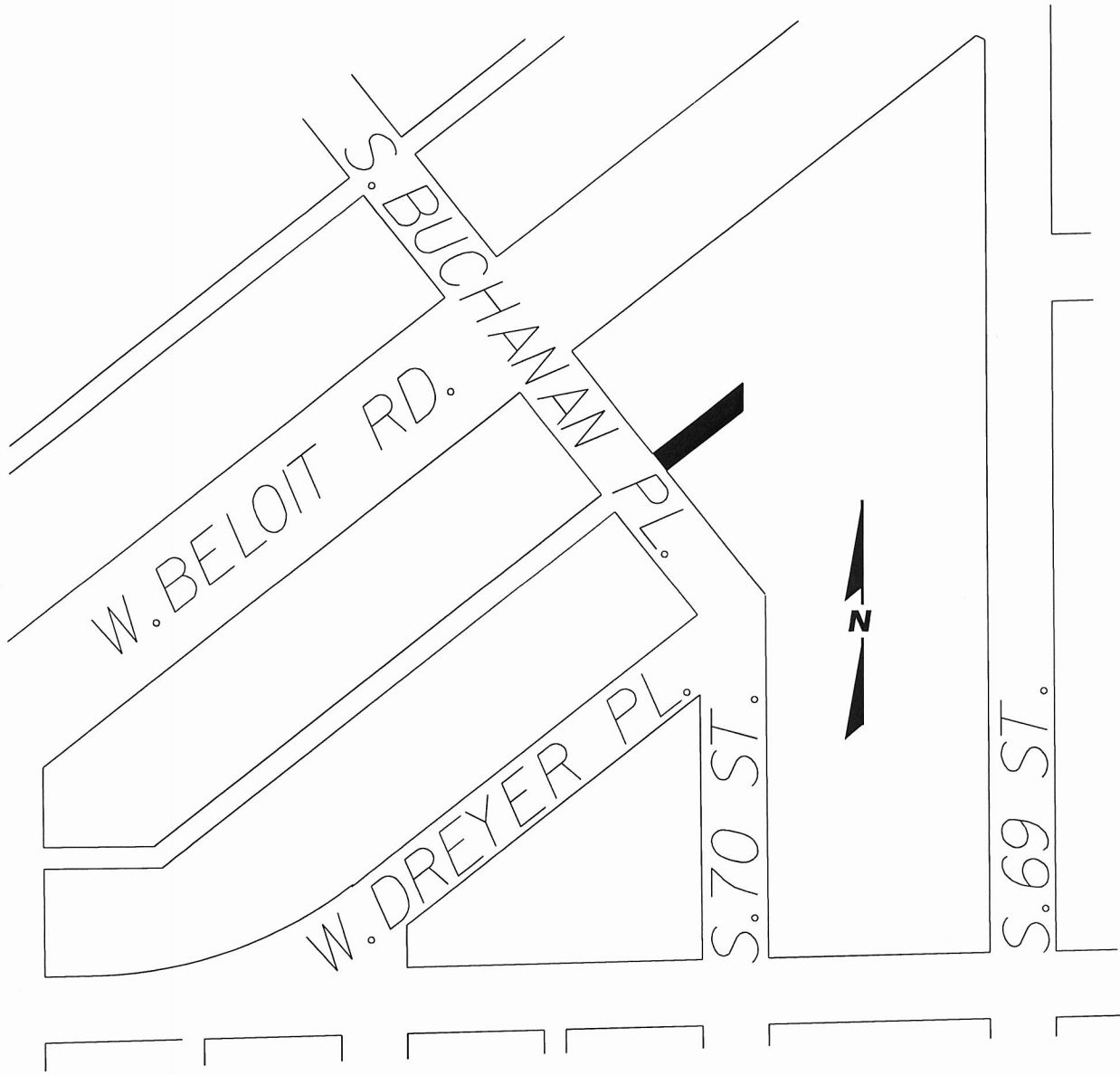
**SCHEDULE "B"**

Estimate of the Entire Cost

\$37,000

**SCHEDULE "C"**

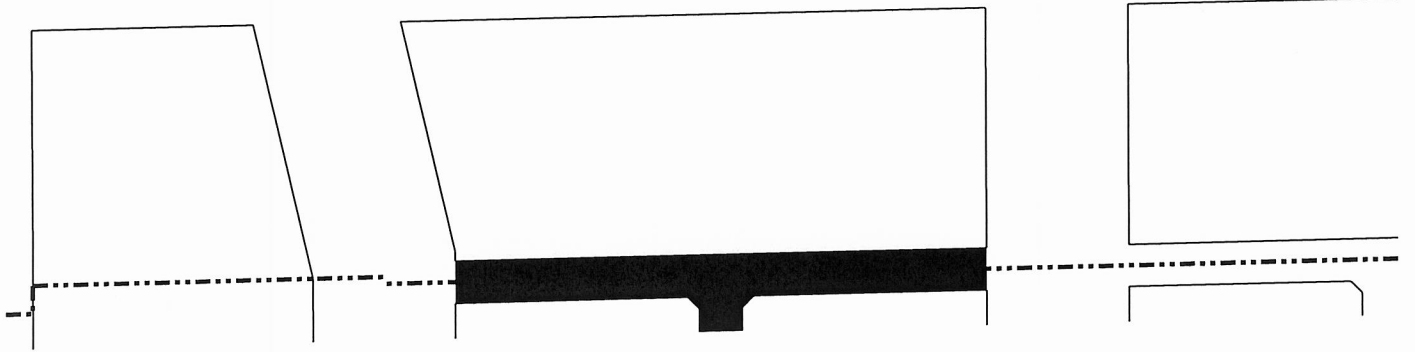
Schedule of Proposed Assessments  
Against Each Parcel Affected



S. 66 ST.

S. 65 ST.

W. ARTHUR AVE.





**Peter C. Daniels, P.E.**  
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May 19, 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 removal and reconstruction of the concrete alley pavement, storm sewer, utility adjustments and storm underdrain in:

**East/West Alley between S. Buchanan Pl. - S. 69 St.; W. Beloit Rd. - W. Arthur Ave.**

**East/West Alley between S. 65 St. - S. 66 St.; W. Arthur Ave. - W. Harrison Ave.**

Estimated Construction Cost:	\$ 34,000
Contingency:	3,000
<b>TOTAL:</b>	<b>\$ 37,000</b>

Sincerely,

Peter C. Daniels, P.E.  
City Engineer

/ns

**ASSESSMENT REPORT FOR COUNCIL**

**HEARING DATE: May 19, 2020**

**LOCATION  
DESCRIPTION:**

**East/West Alley between S. Buchanan Pl. – S. 69 St.; W. Beloit Rd. – W. Arthur Ave.  
East/West Alley between S. 65 St. – S. 66 St.; W. Arthur Ave. – W. Harrison Ave.**

**ACCOUNT NO.: P2001A, P2002A**

**INTEREST RATE: 4.0%**

<b><u>2020 ASSESSMENT RATES</u></b>	<b><u>Resid.</u></b>	<b><u>Comm.</u></b>	<b><u>Mfg.</u></b>
<b><u>Alleys</u></b>			
Alley 18' – Concrete Reconstruct, lin. ft.	\$36.13	\$45.16	\$54.20
Alley 20' – Concrete Reconstruct, lin. ft.	\$38.29	\$47.87	\$57.44

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





City of West Allis Engineering Department  
 Project Details P2001A

East/West Alley between S. Buchanan Pl. - S. 69 St.; W. Beloit Rd. - W. Arthur Ave.

**Property Assessments**

489-0219-000	7017 W BELOIT RD	Donald Mueller & Barbara Mueller	Residential	10
	Alley 20' Concrete Reconstruction	38.29 x 60.00 Lin Ft	= \$ 2,297.40	100.00 \$ 2,297.40
			Total: \$	<u>2,297.40</u>
489-0220-000	7023 W BELOIT RD	Daniel P Seefeld & Tammy Seefeld	Residential	20
	Alley 20' Concrete Reconstruction	38.29 x 40.00 Lin Ft	= \$ 1,531.60	100.00 \$ 1,531.60
			Total: \$	<u>1,531.60</u>
489-0046-000	2418 S BUCHANAN PL	Ricardo Marquez Hernandez	Residential	30
	Alley 20' Concrete Reconstruction	38.29 x 27.30 Lin Ft	= \$ 1,045.32	100.00 \$ 1,045.32
			Total: \$	<u>1,045.32</u>

**Property Type Summary**

3 Residential

**Item Summary**

	Total Quantity	Gross Total	Net Total
Alley 20'			
Concrete Reconstruction			
Residential	127.30 Lin Ft	\$4,874.32	\$4,874.32
		<u>\$4,874.32</u>	<u>\$4,874.32</u>
<b>Grand Totals</b>		\$4,874.32	\$4,874.32



City of West Allis Engineering Department  
 Project Details P2002A

East/West Alley between S. 65 St.-S. 66 St.; W. Arthur Ave. to W. Harrison Ave.

**Property Assessments**

490-0449-000	6501 W ARTHUR AVE	Matthew Schrimpf & Erica Taveres Schrimpf	Residential	10
	Alley 18' Concrete Reconstruction	36.13 x 50.00 Lin Ft	= \$ 1,806.50	100.00 \$ 1,806.50
			Total: \$	<u>1,806.50</u>
490-0450-000	6509 W ARTHUR AVE	Danielle Suojarvi	Residential	20
	Alley 18' Concrete Reconstruction	36.13 x 50.00 Lin Ft	= \$ 1,806.50	100.00 \$ 1,806.50
			Total: \$	<u>1,806.50</u>
490-0451-000	6517 W ARTHUR AVE	Craig A Gjerdset	Residential	30
	Alley 18' Concrete Reconstruction	36.13 x 50.00 Lin Ft	= \$ 1,806.50	100.00 \$ 1,806.50
			Total: \$	<u>1,806.50</u>
490-0452-000	6523 W ARTHUR AVE	Stephen R Johnson & Barbara A Johnson	Residential	40
	Alley 18' Concrete Reconstruction	36.13 x 45.00 Lin Ft	= \$ 1,625.85	100.00 \$ 1,625.85
			Total: \$	<u>1,625.85</u>
490-0453-000	6529 W ARTHUR AVE	Robin L Zanotti	Residential	50
	Alley 18' Concrete Reconstruction	36.13 x 28.84 Lin Ft	= \$ 1,041.99	100.00 \$ 1,041.99
			Total: \$	<u>1,041.99</u>

**Property Type Summary**

5 Residential





City of West Allis Engineering Department  
Project Details P2002A

East/West Alley between S. 65 St.-S. 66 St.; W. Arthur Ave. to W. Harrison Ave.

**Item Summary**

	Total Quantity	Gross Total	Net Total
Alley 18'			
Concrete Reconstruction			
Residential	223.84 Lin Ft	\$8,087.34	\$8,087.34
		<u>\$8,087.34</u>	<u>\$8,087.34</u>
Grand Totals		\$8,087.34	\$8,087.34

<b>EXAMPLE: Residential Special Assessment for Alley Concrete Reconstruct</b>
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**ALLEY = 18'**

**Lot Width** 50 Ft.  
**Assessment Rate =** \$36.13 Lin. Ft.  
 50 Ft. @ \$36.13 = \$1,806.50 \*

\*Special Assessment for Alley Improvement Only - Does not include water lateral, 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)*

\$1,806.50 Total Special Assessment:

<u>Year No.</u>	<u>Principal Amt.</u>	<u>Interest Amt.</u>	<u>Total Payment</u>
1st year	\$180.65	\$72.26 **	\$252.91
2nd year	\$180.65	\$65.03	\$245.68
3rd year	\$180.65	\$57.81	\$238.46
4th year	\$180.65	\$50.58	\$231.23
5th year	\$180.65	\$43.36	\$224.01
6th year	\$180.65	\$36.13	\$216.78
7th year	\$180.65	\$28.90	\$209.55
8th year	\$180.65	\$21.68	\$202.33
9th year	\$180.65	\$14.45	\$195.10
10th year	\$180.65	\$7.23	\$187.88

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

\$1,806.50 Total Special Assessment:

<u>Year No.</u>	<u>Principal Amt.</u>	<u>Interest Amt.</u>	<u>Total Payment</u>
1st year	\$361.30	\$72.26 **	\$433.56
2nd year	\$361.30	\$57.81	\$419.11
3rd year	\$361.30	\$43.36	\$404.66
4th year	\$361.30	\$28.90	\$390.20
5th year	\$361.30	\$14.45	\$375.75

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

<b>EXAMPLE: Residential Special Assessment for Alley Concrete Reconstruct</b>
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**ALLEY = 20'**

**Lot Width** 50 Ft.  
**Assessment Rate =** \$38.29 Lin. Ft.  
 50 Ft. @ \$38.29 = \$1,914.50 \*

\*Special Assessment for Alley Improvement Only - Does not include water lateral, 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)*

\$1,914.50 Total Special Assessment:

<u>Year No.</u>	<u>Principal Amt.</u>	<u>Interest Amt.</u>	<u>Total Payment</u>
1st year	\$191.45	\$76.58 **	\$268.03
2nd year	\$191.45	\$68.92	\$260.37
3rd year	\$191.45	\$61.26	\$252.71
4th year	\$191.45	\$53.61	\$245.06
5th year	\$191.45	\$45.95	\$237.40
6th year	\$191.45	\$38.29	\$229.74
7th year	\$191.45	\$30.63	\$222.08
8th year	\$191.45	\$22.97	\$214.42
9th year	\$191.45	\$15.32	\$206.77
10th year	\$191.45	\$7.66	\$199.11

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

\$1,914.50 Total Special Assessment:

<u>Year No.</u>	<u>Principal Amt.</u>	<u>Interest Amt.</u>	<u>Total Payment</u>
1st year	\$382.90	\$76.58 **	\$459.48
2nd year	\$382.90	\$61.26	\$444.16
3rd year	\$382.90	\$45.95	\$428.85
4th year	\$382.90	\$30.63	\$413.53
5th year	\$382.90	\$15.32	\$398.22

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