



NOTICE OF PUBLIC HEARING
May 7, 2024
7:00 PM

NOTICE IS HEREBY GIVEN that on May 7, 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:

South 118th Street from West Washington Street to West Rainbow Avenue

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 23rd day of April 2024.

City Clerk

Publish April 26, 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 22, 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. 118th Street from W. Washinton Street to W. Rainbow Avenue

as directed in Preliminary Resolution No. R-2023-0660 adopted on October 3, 2023.

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. 118th Street from W. Washington Street to W. Rainbow Avenue

by concrete reconstruction of the pavement

SCHEDULE "A"

Preliminary Plans & Specifications Attached

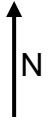
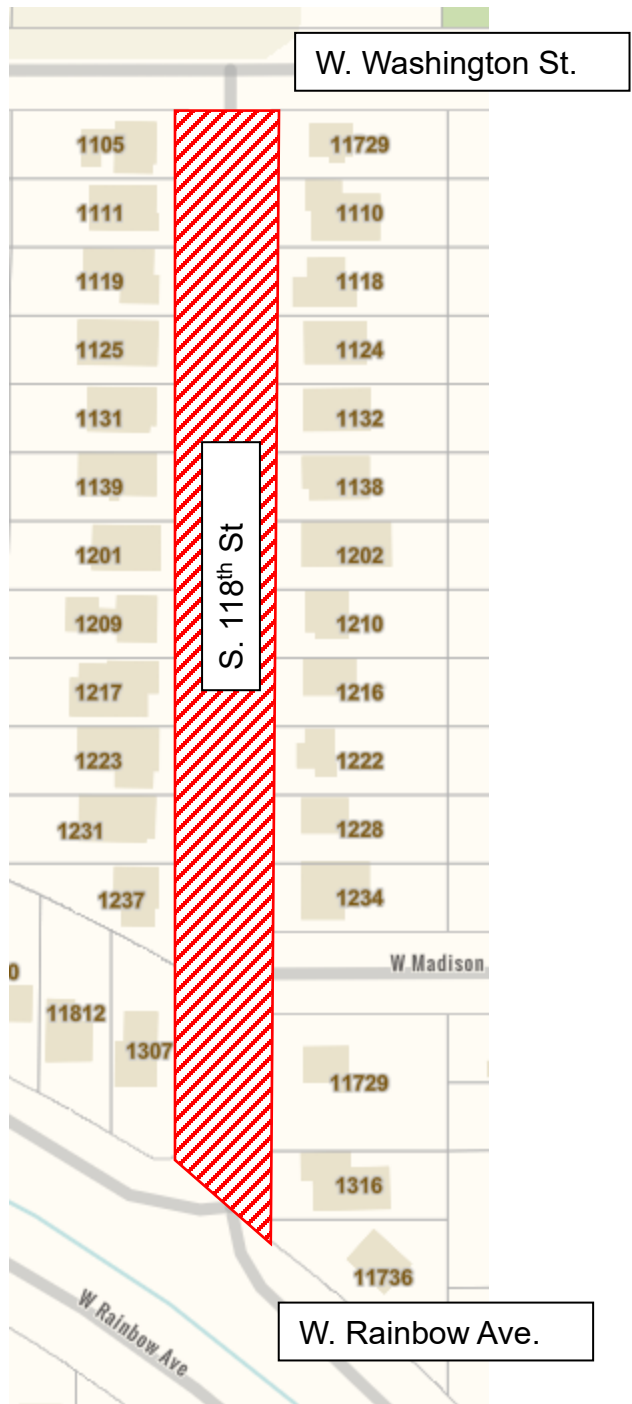
SCHEDULE "B"

Estimate of the Entire Cost

\$1,548,000

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 22, 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. 118th Street from W. Washington Street to W. Rainbow Avenue

Estimated Construction Cost:	\$1,290,000.00
Contingency:	\$ 258,000.00
TOTAL:	\$1,548,000.00

Sincerely,

Melinda Dejewski, P.E.
City Engineer

ASSESSMENT REPORT FOR COUNCIL

HEARING DATE: May 7, 2024

LOCATION

DESCRIPTION: S. 118th Street from W. Washington Street to W. Rainbow Avenue

ACCOUNT NO.: P2420

INTEREST RATE: 4.0%

2024 ASSESSMENT RATES

<u>Streets</u>		<u>Residential</u>	<u>Commercial</u>	<u>Manufacturing</u>
Concrete Reconstruction	lin. ft.	\$68.31	\$85.38	\$102.46
Major Asphalt Resurface	lin. ft.	\$56.92	\$71.15	\$85.38
<u>Driveways</u>				
7" Concrete Approach	sq. ft.	\$8.53	\$8.53	\$8.53
9" Concrete Approach	sq. ft.	\$10.63	\$10.63	\$10.63

The properties against which the assessments are proposed are benefited.

EXAMPLE: Residential Special Assessment for Concrete Reconstruction
--

Area: S. 118th Street from W. Washington St. to W. Rainbow Ave.

Lot Width = 50 ft.
 Assessment Rate = \$68.32 per lin. ft.
***Street Improvement = \$3,415.50 = 50 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)*

\$3,415.50 Total Special Assessment:

<u>Year No.</u>	<u>Principal Amt.</u>	<u>Interest Amt.</u>	<u>Total Payment</u>
1st year	\$341.55	\$136.62 **	\$478.17
2nd year	\$341.55	\$122.96	\$464.51
3rd year	\$341.55	\$109.30	\$450.85
4th year	\$341.55	\$95.63	\$437.18
5th year	\$341.55	\$81.97	\$423.52
6th year	\$341.55	\$68.31	\$409.86
7th year	\$341.55	\$54.65	\$396.20
8th year	\$341.55	\$40.99	\$382.54
9th year	\$341.55	\$27.32	\$368.87
10th year	\$341.55	\$13.66	\$355.21

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

\$3,415.50 Total Special Assessment:

<u>Year No.</u>	<u>Principal Amt.</u>	<u>Interest Amt.</u>	<u>Total Payment</u>
1st year	\$683.10	\$136.62 **	\$819.72
2nd year	\$683.10	\$109.30	\$792.40
3rd year	\$683.10	\$81.97	\$765.07
4th year	\$683.10	\$54.65	\$737.75
5th year	\$683.10	\$27.32	\$710.42

** Interest is based on the descending principal balance.



City of West Allis Engineering Department

Project Details P2420S

S. 118 St.: W. Washington St. to W. Rainbow Ave.

Property Assessments

Assessment ID	Address	Assessor	Category	Area	Rate	Value	Area	Rate	Total Value
446-0299-000	11729 W WASHINGTON ST	Daniel S Iwanski	Residential						10
	Street Reconstruction			68.31	50.00 x Lin Ft	= \$ 3,415.50	100.00	\$	3,415.50
									<u>3,415.50</u>
									Total: \$ 3,415.50
446-0298-000	1110 S 118 ST	Ireton Bennett	Residential						11
	Street Reconstruction			68.31	50.00 x Lin Ft	= \$ 3,415.50	100.00	\$	3,415.50
	Driveway Approach 7" Concrete Approach			8.53	160.00 x Sq Ft	= \$ 1,364.80	100.00	\$	1,364.80
									<u>4,780.30</u>
									Total: \$ 4,780.30
446-0297-000	1118 S 118 ST	Jacob Zarccone-Robertson	Residential						12
	Street Reconstruction			68.31	50.00 x Lin Ft	= \$ 3,415.50	100.00	\$	3,415.50
	Driveway Approach 7" Concrete Approach			8.53	130.00 x Sq Ft	= \$ 1,108.90	100.00	\$	1,108.90
									<u>4,524.40</u>
									Total: \$ 4,524.40
446-0296-000	1124 S 118 ST	Andrew J Brandt	Residential						13
	Street Reconstruction			68.31	50.00 x Lin Ft	= \$ 3,415.50	100.00	\$	3,415.50
	Driveway Approach 7" Concrete Approach			8.53	110.00 x Sq Ft	= \$ 938.30	100.00	\$	938.30
									<u>4,353.80</u>
									Total: \$ 4,353.80
446-0295-000	1132 S 118 ST	Bruce R Campbell & Julie A Campbell	Residential						14
	Street Reconstruction			68.31	50.00 x Lin Ft	= \$ 3,415.50	100.00	\$	3,415.50
	Driveway Approach 7" Concrete Approach			8.53	115.00 x Sq Ft	= \$ 980.95	100.00	\$	980.95
									<u>4,396.45</u>
									Total: \$ 4,396.45
446-0294-000	1138 S 118 ST	Joseph E Clark	Residential						15
	Street Reconstruction			68.31	50.00 x Lin Ft	= \$ 3,415.50	100.00	\$	3,415.50
	Driveway Approach 7" Concrete Approach			8.53	115.00 x Sq Ft	= \$ 980.95	100.00	\$	980.95
									<u>4,396.45</u>
									Total: \$ 4,396.45



City of West Allis Engineering Department

Project Details P2420S

S. 118 St.: W. Washington St. to W. Rainbow Ave.

446-0293-000	1202 S 118 ST	Dennis M Pomeroy & Janet S Wein					Residential	16
	Street Reconstruction	68.31	50.00 x Lin Ft	= \$	3,415.50	100.00	\$	3,415.50
	Driveway Approach 7" Concrete Approach	8.53	145.00 x Sq Ft	= \$	1,236.85	100.00	\$	1,236.85
							Total:	\$ 4,652.35
446-0292-000	1210 S 118 ST	Nanci E Gaenslen					Residential	17
	Street Reconstruction	68.31	50.00 x Lin Ft	= \$	3,415.50	100.00	\$	3,415.50
	Driveway Approach 7" Concrete Approach	8.53	160.00 x Sq Ft	= \$	1,364.80	100.00	\$	1,364.80
							Total:	\$ 4,780.30
446-0291-000	1216 S 118 ST	Donald B Sundby, Jr & Bonnie A Svetz					Residential	18
	Street Reconstruction	68.31	50.00 x Lin Ft	= \$	3,415.50	100.00	\$	3,415.50
	Driveway Approach 7" Concrete Approach	8.53	110.00 x Sq Ft	= \$	938.30	100.00	\$	938.30
							Total:	\$ 4,353.80
446-0290-000	1222 S 118 ST	Kathleen E Chirafisi					Residential	19
	Street Reconstruction	68.31	50.00 x Lin Ft	= \$	3,415.50	100.00	\$	3,415.50
	Driveway Approach 7" Concrete Approach	8.53	120.00 x Sq Ft	= \$	1,023.60	100.00	\$	1,023.60
							Total:	\$ 4,439.10
446-0289-000	1228 S 118 ST	Pamela L French					Residential	20
	Street Reconstruction	68.31	50.00 x Lin Ft	= \$	3,415.50	100.00	\$	3,415.50
	Driveway Approach 7" Concrete Approach	8.53	140.00 x Sq Ft	= \$	1,194.20	100.00	\$	1,194.20
							Total:	\$ 4,609.70
446-0288-000	1234 S 118 ST	Catherine E Anderson					Residential	21
	Street Reconstruction	68.31	50.00 x Lin Ft	= \$	3,415.50	100.00	\$	3,415.50
	Street Reconstruction	68.31	16.00 x Lin Ft	= \$	1,092.96	40.00	\$	437.18
	Reduction Code Longside							
							Total:	\$ 3,852.68



City of West Allis Engineering Department

Project Details P2420S

S. 118 St.: W. Washington St. to W. Rainbow Ave.

Project ID	Address	Owner	Category	Value
446-0309-001	11729 W MADISON ST	Tracy E Schley	Residential	22
	Street Reconstruction	68.31	100.00 x Lin Ft	= \$ 6,831.00
	Driveway Approach 7" Concrete Approach	8.53	170.00 x Sq Ft	= \$ 1,450.10
	Street Reconstruction	68.31	16.00 x Lin Ft	= \$ 1,092.96
	Reduction Code Longside			40.00 \$ 437.18
			Total:	\$ 8,718.28
446-0307-000	1316 S 118 ST	Timothy M Vincent & Irini Vincent	Residential	23
	Street Reconstruction	68.31	50.00 x Lin Ft	= \$ 3,415.50
	Driveway Approach 7" Concrete Approach	8.53	190.00 x Sq Ft	= \$ 1,620.70
			Total:	\$ 5,036.20
446-0310-000	1105 S 118 ST	Shane S Applegate	Residential	24
	Street Reconstruction	68.31	50.00 x Lin Ft	= \$ 3,415.50
			Total:	\$ 3,415.50
446-0311-000	1111 S 118 ST	Cheryl A Lenich & Michael J Lenich	Residential	25
	Street Reconstruction	68.31	50.00 x Lin Ft	= \$ 3,415.50
	Driveway Approach 7" Concrete Approach	8.53	110.00 x Sq Ft	= \$ 938.30
			Total:	\$ 4,353.80
446-0312-000	1119 S 118 ST	Robert F Dufresne	Residential	26
	Street Reconstruction	68.31	50.00 x Lin Ft	= \$ 3,415.50
	Driveway Approach 7" Concrete Approach	8.53	120.00 x Sq Ft	= \$ 1,023.60
			Total:	\$ 4,439.10
446-0313-000	1125 S 118 ST	Dkbrien Properties, LLC	Residential	27
	Street Reconstruction	68.31	50.00 x Lin Ft	= \$ 3,415.50
	Driveway Approach 7" Concrete Approach	8.53	175.00 x Sq Ft	= \$ 1,492.75
			Total:	\$ 4,908.25



City of West Allis Engineering Department

Project Details P2420S

S. 118 St.: W. Washington St. to W. Rainbow Ave.

446-0314-000	1131 S 118 ST	Lance Uttke & Robin Uttke					Residential	28
	Street Reconstruction	68.31	50.00 x Lin Ft	= \$	3,415.50	100.00	\$	3,415.50
	Driveway Approach 7" Concrete Approach	8.53	120.00 x Sq Ft	= \$	1,023.60	100.00	\$	1,023.60
							Total:	\$ 4,439.10
446-0315-000	1139 S 118 ST	John R Sbonik & Marilyn Sbonik					Residential	29
	Street Reconstruction	68.31	50.00 x Lin Ft	= \$	3,415.50	100.00	\$	3,415.50
	Driveway Approach 7" Concrete Approach	8.53	125.00 x Sq Ft	= \$	1,066.25	100.00	\$	1,066.25
							Total:	\$ 4,481.75
446-0316-000	1201 S 118 ST	Joshua J Solorio					Residential	30
	Street Reconstruction	68.31	50.00 x Lin Ft	= \$	3,415.50	100.00	\$	3,415.50
	Driveway Approach 7" Concrete Approach	8.53	125.00 x Sq Ft	= \$	1,066.25	100.00	\$	1,066.25
							Total:	\$ 4,481.75
446-0317-002	1209 S 118 ST	Cheryl Kaminski & Daniel Kaminski					Residential	31
	Street Reconstruction	68.31	50.00 x Lin Ft	= \$	3,415.50	100.00	\$	3,415.50
	Driveway Approach 7" Concrete Approach	8.53	110.00 x Sq Ft	= \$	938.30	100.00	\$	938.30
							Total:	\$ 4,353.80
446-0317-003	1217 S 118 ST	HAAB Investment LLC					Residential	32
	Street Reconstruction	68.31	50.00 x Lin Ft	= \$	3,415.50	100.00	\$	3,415.50
	Driveway Approach 7" Concrete Approach	8.53	125.00 x Sq Ft	= \$	1,066.25	100.00	\$	1,066.25
							Total:	\$ 4,481.75
446-0319-000	1223 S 118 ST	William Reeves & Ashley Reeves					Residential	33
	Street Reconstruction	68.31	50.00 x Lin Ft	= \$	3,415.50	100.00	\$	3,415.50
	Driveway Approach 7" Concrete Approach	8.53	115.00 x Sq Ft	= \$	980.95	100.00	\$	980.95
							Total:	\$ 4,396.45



City of West Allis Engineering Department
 Project Details P2420S

S. 118 St.: W. Washington St. to W. Rainbow Ave.

446-0320-001	1231 S 118 ST	Laura L Bailey & Thomas R Bailey					Residential	34
	Street Reconstruction		68.31	50.00 x Lin Ft	= \$	3,415.50	100.00 \$	3,415.50
	Driveway Approach 7" Concrete Approach		8.53	120.00 x Sq Ft	= \$	1,023.60	100.00 \$	1,023.60
							Total:	\$ 4,439.10
446-0321-000	1237 S 118 ST	Styer Richard J & Diane M Trust					Residential	35
	Street Reconstruction		68.31	59.00 x Lin Ft	= \$	4,030.29	100.00 \$	4,030.29
	Reduction Code Rectangularized							
	Driveway Approach 7" Concrete Approach		8.53	115.00 x Sq Ft	= \$	980.95	100.00 \$	980.95
							Total:	\$ 5,011.24
446-0322-000	1307 S 118 ST	Gene C Reynolds & Dawn Reynolds					Residential	36
	Street Reconstruction		68.31	150.18 x Lin Ft	= \$	10,258.80	40.00 \$	4,103.52
	Reduction Code Longside							
	Driveway Approach 7" Concrete Approach		8.53	160.00 x Sq Ft	= \$	1,364.80	100.00 \$	1,364.80
							Total:	\$ 5,468.32

Property Type Summary

27 Residential



City of West Allis Engineering Department Project Details P2420S

S. 118 St.: W. Washington St. to W. Rainbow Ave.

Item Summary

	Total Quantity		Gross Total	Net Total
Driveway Approach				
7" Concrete Approach				
Residential	3,185.00	Sq Ft	\$27,168.05	\$27,168.05
			<u>\$27,168.05</u>	<u>\$27,168.05</u>
Street				
Reconstruction				
Residential	1,541.18	Lin Ft	\$105,278.01	\$97,811.17
			<u>\$105,278.01</u>	<u>\$97,811.17</u>
Grand Totals			\$132,446.06	\$124,979.22