



NOTICE OF PUBLIC HEARING  
**December 13, 2022**  
7:00 PM

*This meeting will be held in-person in the Common Council Chambers. You can also watch the meeting as it is livestreamed on the City of West Allis YouTube Channel <https://www.youtube.com/user/westalliscitychannel>). You can also watch live and recorded broadcasts through your cable network, via Spectrum (channel 25, West Allis residents only) and AT&T U-Verse (Channel 99). If you require an alternate format for viewing the meeting, please call 414-302-8294 and leave a message prior to 11:00 a.m. CST on Monday, December 12, 2022*

*Members of the public may submit comments or questions to the Common Council regarding this public hearing by emailing your comments or questions to [city@westalliswi.gov](mailto:city@westalliswi.gov) or drop a paper copy addressed to City Clerk in the City Hall drop box by 8:00 a.m. on December 13, 2022. (City Hall – 7525 W. Greenfield Avenue)*

PLEASE TAKE NOTICE That the Common Council of the City of West Allis, Wisconsin, has proposed that it is in the best interest of the City and the property affected thereby that

**W. National Ave. from S. 62 St. to S. 65 St.**

**be improved by concrete reconstruction of the pavement with miscellaneous sidewalk repair, new concrete curb and gutter, new driveway approaches, storm sewer relay, sanitary sewer relay, water main relay, building services, utility adjustments and storm underdrain.**

Properties abutting the above street for the extents given are proposed as being benefited and are proposed to be assessed.

Reports showing preliminary plans and specifications, an estimate of the entire cost of the proposed improvements, and a schedule of the proposed assessments are located at:

<https://www.westalliswi.gov/DocumentCenter/Home/Index/3>

under the file name: Engineering/2023 Engineering Projects/W. National Ave.

NOTICE IS FURTHER GIVEN That such reports are open for inspection and will be so continued for at least ten days after initial publication date of this notice, and that, not more than forty days from the initial publication date of this notice, on Tuesday, the 13<sup>th</sup> day of December, 2022, the Common Council will be in session to hear all persons interested, their agents or attorneys, concerning the matters contained in the Preliminary Resolution and reports, including the schedules of the proposed assessments.

Dated at West Allis, Wisconsin this 18<sup>th</sup> day of November 2022.

City Clerk

Publish November 23, 2022



**Robert Hutter, P.E.**  
Interim City Engineer  
Engineering Department  
rhutter@westalliswi.gov  
414.302.8373

December 13, 2022

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

**W. National Ave. from S. 62 St. to S. 65 St.**

as directed in Preliminary Resolution No. R-2022-0618, adopted on September 20, 2022.

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,

Robert Hutter, P.E.  
Interim City Engineer

/ns

Encs.

**PROPOSED IMPROVEMENT OF**

**W. National Ave. from S. 62 St. to S. 65 St.**

by concrete reconstruction of the pavement with miscellaneous sidewalk repair, new concrete curb and gutter, new driveway approaches, storm sewer relay, sanitary sewer relay, water main relay, building services, utility adjustments and storm underdrain

**SCHEDULE "A"**

Preliminary Plans & Specifications Attached

**SCHEDULE "B"**

Estimate of the Entire Cost

\$1,666,500

**SCHEDULE "C"**

Schedule of Proposed Assessments  
Against Each Parcel Affected





**Robert Hutter, P.E.**  
Interim City Engineer  
Engineering Department  
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December 13, 2022

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

**W. National Ave. from S. 62 St. to S. 65 St.**

Estimated Construction Cost:	\$1,515,000
Contingency:	151,500
<b>TOTAL:</b>	<b>\$1,666,500</b>

Sincerely,

Robert Hutter, P.E.  
Interim City Engineer

/ns

**ASSESSMENT REPORT FOR COUNCIL**

**HEARING DATE: December 13, 2022**

**LOCATION DESCRIPTION:** W. National Ave. from S. 62 St. to S. 65 St.

**ACCOUNT NO.:** P2327S

**INTEREST RATE:** 4.0%

<b><u>2023 ASSESSMENT RATES</u></b>	<b><u>Resid.</u></b>	<b><u>Comm.</u></b>	<b><u>Mfg.</u></b>
<b><u>Streets</u></b>			
Concrete Reconstruction, lin. ft.	\$66.97	\$83.71	\$100.45
<b><u>Driveways</u></b>			
7" Concrete Approach, sq. ft.	\$ 8.36	\$ 8.36	\$ 8.36
<b><u>Underground</u></b>			
Storm Sewer Lateral, each	\$748.00	\$1727.00	Full Cost

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



# City of West Allis Engineering Department Project Details P2327S

W. National Ave. from S. 62 St. to S. 65 St.

## Property Assessments

Property ID	Address	Assessment Type	Area	Rate	Charge	Exempt Other	Total
454-0001-000	6217-6233 W GREENFIELD AVE	Epikos				10	
	Street Concrete Reconstruction	66.97	167.26 x Lin Ft	= \$	11,201.40	100.00 \$	11,201.40
	Exempt Property Charged as Residential 275.32' + 11.94' diagonal because it is less than the 22.51 leg when extended.						
	Street Concrete Reconstruction	66.97	120.00 x Lin Ft	= \$	8,036.40	40.00 \$	3,214.56
	Reduction Code Longside						
	Exempt Property Charged as Residential	8.36	66.30 x Sq Ft	= \$	554.27	100.00 \$	554.27
	Driveway 7" Concrete Approach						
	Exempt Property Charged as Residential						
	<b>Total:</b>						<b>\$ 14,970.23</b>
454-0178-000	6309-6317 W GREENFIELD AVE & 6300 W NATIC	WFF I LLC				20	
	Street Concrete Reconstruction	66.97	137.92 x Lin Ft	= \$	9,236.50	40.00 \$	3,694.60
	Reduction Code Longside						
	Exempt Property Charged as Residential Abuts W. National Ave. and W. Greenfield Ave. W. Greenfield Ave. is short side with 120'.	8.36	41.00 x Sq Ft	= \$	342.76	100.00 \$	342.76
	Driveway 7" Concrete Approach						
	Exempt Property Charged as Residential	8.36	92.30 x Sq Ft	= \$	771.63	100.00 \$	771.63
	Driveway 7" Concrete Approach						
	Exempt Property Charged as Residential						
	<b>Total:</b>						<b>\$ 4,808.99</b>
454-0191-000	6324-6326 W NATIONAL AVE	Edison Fajardo				30	
	Street Concrete Reconstruction	66.97	34.89 x Lin Ft	= \$	2,336.58	100.00 \$	2,336.58
	<b>Total:</b>						<b>\$ 2,336.58</b>
454-0190-000	6330-6332 W NATIONAL AVE	Lacy Properties LLC				40	
	Street Concrete Reconstruction	83.71	34.89 x Lin Ft	= \$	2,920.64	100.00 \$	2,920.64
	<b>Total:</b>						<b>\$ 2,920.64</b>



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W. National Ave. from S. 62 St. to S. 65 St.

454-0189-000	6334-6336 W NATIONAL AVE	Jorge Avila	66.97	34.89 x Lin Ft	= \$	2,336.58	100.00	Residential	50
	Street Concrete Reconstruction								
						Total:		\$	2,336.58
454-0188-000	6338-6340 W NATIONAL AVE	Brandon Viliunas	83.71	34.89 x Lin Ft	= \$	2,920.64	100.00	Commercial	60
	Street Concrete Reconstruction								
						Total:		\$	2,920.64
454-0186-001	6402-6404 W NATIONAL AVE	Juan J Sendejo, Jr	83.71	69.78 x Lin Ft	= \$	5,841.28	100.00	Commercial	70
	Street Concrete Reconstruction								
						Total:		\$	5,841.28
454-0206-001	6406-6408 W NATIONAL AVE	Enhanced Properties II LLC	83.71	34.90 x Lin Ft	= \$	2,921.48	100.00	Commercial	80
	Street Concrete Reconstruction								
						Total:		\$	2,921.48
454-0205-000	6410-6412 W NATIONAL AVE	Maged Aldeeb	83.71	34.90 x Lin Ft	= \$	2,921.48	100.00	Commercial	90
	Street Concrete Reconstruction								
						Total:		\$	2,921.48
454-0204-000	6416-6418 W NATIONAL AVE	6416 National LLC	83.71	34.90 x Lin Ft	= \$	2,921.48	100.00	Commercial	100
	Street Concrete Reconstruction								
						Total:		\$	2,921.48
454-0203-000	6420 W NATIONAL AVE	National Avenue North LLC	83.71	34.90 x Lin Ft	= \$	2,921.48	100.00	Commercial	110
	Street Concrete Reconstruction								
						Total:		\$	2,921.48
454-0202-000	1440 S 65 ST & 6428-6430 W NATIONAL AVE	National Avenue North LLC	83.71	56.20 x Lin Ft	= \$	4,704.50	100.00	Commercial	120
	Street Concrete Reconstruction								
	Extent is 3.43' short of property line								
						Total:		\$	4,704.50





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W. National Ave. from S. 62 St. to S. 65 St.

454-0071-003	6203 W NATIONAL AVE	Libbey Richard & Eva Revoc Trust	83.71	47.00 x Lin Ft	= \$	3,934.37	93.75	Commercial	130	3,688.47
	Street Concrete Reconstruction									
	Reduction Code Depth Factor									
	Average depth is 64.08+87.85=151.93/2=75.97. According to DF chart, 75' would be 93.75% assessed									
Total: \$ 3,688.47										
454-0072-000	6207-6211 W NATIONAL AVE	Antigua Properties, LLC	83.71	46.70 x Lin Ft	= \$	3,909.26	100.00	Commercial	140	3,909.26
	Street Concrete Reconstruction									
Total: \$ 3,909.26										
454-0073-001	6200 Block W NATIONAL AVE	City Of West Allis	66.97	93.06 x Lin Ft	= \$	6,232.23	0.00	Exempt County	150	0.00
	Street Concrete Reconstruction									
	Exempt Property Charged as Residential									
	Driveway 7" Concrete Approach		8.36	78.60 x Sq Ft	= \$	657.10	0.00			0.00
	Exempt Property Charged as Residential									
Total: \$ 0.00										
454-0078-000	6227-6231 W NATIONAL AVE	BB5 Properties LLC	83.71	46.53 x Lin Ft	= \$	3,895.03	100.00	Commercial	160	3,895.03
	Street Concrete Reconstruction									
Total: \$ 3,895.03										
454-0077-000	6233-6237 W NATIONAL AVE	Daniel McGuire	83.71	46.53 x Lin Ft	= \$	3,895.03	100.00	Commercial	170	3,895.03
	Street Concrete Reconstruction									
	Street Concrete Reconstruction		83.71	50.70 x Lin Ft	= \$	4,244.10	40.00			1,697.64
	Reduction Code Longside									
	Wrap onto S. 63 St.									
Total: \$ 5,592.67										



# City of West Allis Engineering Department Project Details P2327S

W. National Ave. from S. 62 St. to S. 65 St.

454-0092-000	1441 S 63 ST & 6301-6305 W NATIONAL AVE	J & S 2008 LLC				Commercial	180
	Street Concrete Reconstruction	83.71	46.53 x	Lin Ft	= \$	3,895.03	100.00 \$ 3,895.03
	Street Concrete Reconstruction	83.71	14.10 x	Lin Ft	= \$	1,180.31	40.00 \$ 472.12
	Reduction Code Longside Wrap onto S. 63 St.						
						Total:	\$ 4,367.15
454-0093-000	6309-6311 W NATIONAL AVE	Zs Bar LLC				Commercial	190
	Street Concrete Reconstruction	83.71	46.53 x	Lin Ft	= \$	3,895.03	100.00 \$ 3,895.03
						Total:	\$ 3,895.03
454-0122-001	6325 W NATIONAL AVE	6325 Mithli, LLC				Manufacturing	200
	Street Concrete Reconstruction	100.45	120.00 x	Lin Ft	= \$	12,054.00	40.00 \$ 4,821.60
	Reduction Code Longside						
	Driveway 7" Concrete Approach	8.36	88.80 x	Sq Ft	= \$	742.37	100.00 \$ 742.37
	Driveway 7" Concrete Approach	8.36	92.30 x	Sq Ft	= \$	771.63	100.00 \$ 771.63
	Street Concrete Reconstruction	100.45	54.40 x	Lin Ft	= \$	5,464.48	100.00 \$ 5,464.48
	Wrap onto S. 64 St.						
	Street Concrete Reconstruction	100.45	66.12 x	Lin Ft	= \$	6,641.75	100.00 \$ 6,641.75
						Total:	\$ 18,441.83
454-0080-000	6400 Block W NATIONAL AVE	National Avenue South LLC				Commercial	210
	Street Concrete Reconstruction	83.71	96.74 x	Lin Ft	= \$	8,098.11	100.00 \$ 8,098.11
	Street Concrete Reconstruction	83.71	17.80 x	Lin Ft	= \$	1,490.04	40.00 \$ 596.02
	Reduction Code Longside Wrap onto S. 64 St.						
						Total:	\$ 8,694.13
454-0232-000	6423 W NATIONAL AVE	National Avenue South LLC				Commercial	220
	Street Concrete Reconstruction	83.71	35.23 x	Lin Ft	= \$	2,949.10	100.00 \$ 2,949.10
						Total:	\$ 2,949.10



City of West Allis Engineering Department  
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W. National Ave. from S. 62 St. to S. 65 St.

454-0233-000	1400 Block S 65 ST	National Avenue South LLC			Commercial	230
	Street Concrete Reconstruction	83.71	35.23 x Lin Ft	= \$	2,949.10	100.00 \$
	Driveway 7" Concrete Approach	8.36	119.30 x Sq Ft	= \$	997.35	100.00 \$
				Total:	\$	3,946.45
454-0234-000	1400 Block S 65 ST	National Avenue South LLC			Commercial	240
	Street Concrete Reconstruction	83.71	30.90 x Lin Ft	= \$	2,586.64	100.00 \$
	Extent is 4.33' short of property line			Total:	\$	2,586.64

**Property Type Summary**

18	Commercial
1	Manufacturing
5	Residential



City of West Allis Engineering Department  
 Project Details P2327S

W. National Ave. from S. 62 St. to S. 65 St.

Item Summary

	Total Quantity	Gross Total	Net Total
Driveway			
7" Concrete Approach			
Commercial	119.30 Sq Ft	\$997.35	\$997.35
Manufacturing	181.10 Sq Ft	\$1,514.00	\$1,514.00
Residential	278.20 Sq Ft	\$2,325.76	\$1,668.66
		<u>\$4,837.11</u>	<u>\$4,180.01</u>
Street			
Concrete Reconstruction			
Commercial	895.88 Lin Ft	\$74,994.13	\$70,599.56
Manufacturing	240.52 Lin Ft	\$24,160.23	\$16,927.83
Residential	588.02 Lin Ft	\$39,379.69	\$22,783.72
		<u>\$138,534.05</u>	<u>\$110,311.11</u>
Grand Totals		\$143,371.16	\$114,491.12