



NOTICE OF PUBLIC HEARING  
**February 1, 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, January 31, 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 January 31, 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. Lincoln Ave. from S. 91 St. to S. 93 St.**

**be improved by concrete reconstruction with miscellaneous sidewalk repair, miscellaneous driveway repair, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services and utility adjustments.**

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/2022 Engineering Projects/W. Lincoln 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 1st day of February, 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 3rd day of January 2022.

City Clerk

Publish January 14, 2022



**Peter C. Daniels, P.E.**  
City Engineer  
Engineering Department  
pdaniels@westalliswi.gov  
414.302.8360

February 1, 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 with miscellaneous sidewalk repair, miscellaneous driveway repair, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services and utility adjustments in:

**W. Lincoln Ave. from S. 91 St. to S. 93 St.**

as directed in Preliminary Resolution No. R-2021-0558, adopted on October 5, 2021.

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**

**W. Lincoln Ave. from S. 91 St. to S. 93 St.**

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

**SCHEDULE "A"**

Preliminary Plans & Specifications Attached

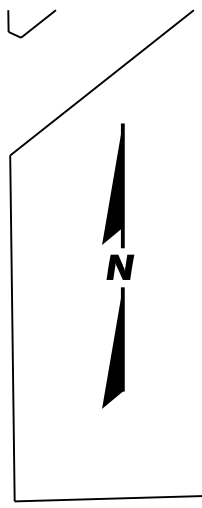
**SCHEDULE "B"**

Estimate of the Entire Cost

\$1,303,000

**SCHEDULE "C"**

Schedule of Proposed Assessments  
Against Each Parcel Affected



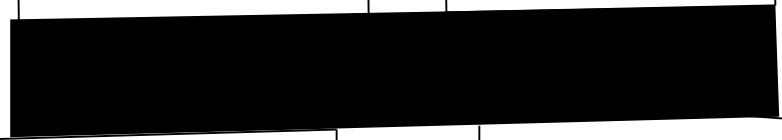
W. LINCOLN AVE.

S. 93 ST

S. 92 ST

S. 90 ST.

W. LINCOLN AVE.



SCHOOL  
ADMIN.

S. 92 ST.

S. 91 ST.

W. HAYES AVE.

W. HAYES AVE.



**Peter C. Daniels, P.E.**  
City Engineer  
Engineering Department  
pdaniels@westalliswi.gov  
414.302.8360

February 1, 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 with miscellaneous sidewalk repair, miscellaneous driveway repair, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services and utility adjustments in:

**W. Lincoln Ave. from S. 91 St. to S. 93 St.**

Estimated Construction Cost:	\$1,185,000
Contingency:	118,000
<b>TOTAL:</b>	<b>\$1,303,000</b>

Sincerely,

Peter C. Daniels, P.E.  
City Engineer

/ns

**ASSESSMENT REPORT FOR COUNCIL**

**HEARING DATE: February 1, 2022**

**LOCATION DESCRIPTION:** W. Lincoln Ave. from S. 91 St. to S. 93 St.

**ACCOUNT NO.:** P2031T

**INTEREST RATE:** 4.0%

<u>2022 ASSESSMENT RATES</u>	<u>Resid.</u>	<u>Comm.</u>	<u>Mfg.</u>
<u>Streets</u>			
Concrete Reconstruction, lin. ft.	\$64.39	\$80.49	\$96.59
<u>Driveways</u>			
7" Concrete Approach, sq. ft.	\$ 8.04	\$ 8.04	\$ 8.04
<u>Underground</u>			
Storm Sewer Lateral, each	\$719.00	\$1661.00	Full Cost

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

<b>EXAMPLE: Residential Special Assessment for Street Concrete Reconstruction</b>
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**STREET = W Lincoln Ave. from S. 91 St. to S. 93 St.**

**Lot Width =** 55 Ft.  
**Assessment Rate =** \$64.39 Lin. Ft.  
 55 Ft. @ \$64.39 = \$3,541.45 \*

\*Special Assessment for Street Improvement Only - Does not include driveway approach, storm sewer, sanitary sewer, and/or water lateral 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)*

\$3,541.45 Total Special Assessment:

<u>Year No.</u>	<u>Principal Amt.</u>	<u>Interest Amt.</u>	<u>Total Payment</u>
1st year	\$354.15	\$141.66 **	\$495.80
2nd year	\$354.15	\$127.49	\$481.64
3rd year	\$354.15	\$113.33	\$467.47
4th year	\$354.15	\$99.16	\$453.31
5th year	\$354.15	\$84.99	\$439.14
6th year	\$354.15	\$70.83	\$424.97
7th year	\$354.15	\$56.66	\$410.81
8th year	\$354.15	\$42.50	\$396.64
9th year	\$354.15	\$28.33	\$382.48
10th year	\$354.15	\$14.17	\$368.31

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

\$3,541.45 Total Special Assessment:

<u>Year No.</u>	<u>Principal Amt.</u>	<u>Interest Amt.</u>	<u>Total Payment</u>
1st year	\$708.29	\$141.66 **	\$849.95
2nd year	\$708.29	\$113.33	\$821.62
3rd year	\$708.29	\$84.99	\$793.28
4th year	\$708.29	\$56.66	\$764.95
5th year	\$708.29	\$28.33	\$736.62

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



**City of West Allis Engineering Department**  
**Project Details P2031T**

W. Lincoln Ave. from S. 91 St. to S. 93 St.

**Property Assessments**

479-0825-000	9104 W LINCOLN AVE	Marco Zoccoli & Palmino Zoccoli			Commercial	10
	Street Concrete Reconstruction	80.49	124.67 x Lin Ft	= \$	10,034.69	40.00 \$
	Reduction Code Longside					
	Extent is 2.33 If short of lot line					
	Driveway 7" Concrete Approach	8.04	72.30 x Sq Ft	= \$	581.29	100.00 \$
					<u>4,595.17</u>	
479-0826-001	9124 W LINCOLN AVE	Allis Capital, LLC			Commercial	20
	Street Concrete Reconstruction	80.49	127.00 x Lin Ft	= \$	10,222.23	100.00 \$
	Street Concrete Reconstruction	80.49	51.73 x Lin Ft	= \$	4,163.75	40.00 \$
	Reduction Code Longside					
	Wrap onto S. 92 St.					
	Driveway 7" Concrete Approach	8.04	110.00 x Sq Ft	= \$	884.40	100.00 \$
	On W. Lincoln Ave.					
					<u>12,772.13</u>	
479-0797-000	2231 S 92 ST & 9204 W LINCOLN AVE	McT Group LLC			Commercial	30
	Street Concrete Reconstruction	80.49	70.00 x Lin Ft	= \$	5,634.30	100.00 \$
	Street Concrete Reconstruction	80.49	52.47 x Lin Ft	= \$	4,223.31	40.00 \$
	Reduction Code Longside					
	Wrap onto S. 92 St.					
					<u>7,323.62</u>	
479-0798-000	9210 W LINCOLN AVE	James Rottscholl			Residential	40
	Street Concrete Reconstruction	64.39	55.00 x Lin Ft	= \$	3,541.45	100.00 \$
	Driveway 7" Concrete Approach	8.04	30.50 x Sq Ft	= \$	245.22	100.00 \$
					<u>3,786.67</u>	





# City of West Allis Engineering Department Project Details P2031T

W. Lincoln Ave. from S. 91 St. to S. 93 St.

Project ID	Address	Assessor	Area	Rate	Value	Category	Total Value
479-0799-000	9218 W LINCOLN AVE	Susan R Harmeyer				Residential	50
	Street Concrete Reconstruction	64.39	55.00 x Lin Ft	= \$	3,541.45	100.00	\$ 3,541.45
	Driveway 7" Concrete Approach	8.04	28.00 x Sq Ft	= \$	225.12	100.00	\$ 225.12
					<u>Total:</u>		<u>\$ 3,766.57</u>
479-0800-000	9224 W LINCOLN AVE	Ben Koch				Residential	60
	Street Concrete Reconstruction	64.39	45.00 x Lin Ft	= \$	2,897.55	100.00	\$ 2,897.55
	Driveway 7" Concrete Approach	8.04	28.50 x Sq Ft	= \$	229.14	100.00	\$ 229.14
					<u>Total:</u>		<u>\$ 3,126.69</u>
479-0801-000	9232 W LINCOLN AVE	Sydney Schmidt				Residential	70
	Street Concrete Reconstruction	64.39	36.49 x Lin Ft	= \$	2,349.59	100.00	\$ 2,349.59
	Extent is 8.51' short of property line						
487-0088-001	9105 W LINCOLN AVE	Slick & Buck Associates, LLC				Commercial	80
	Street Concrete Reconstruction	80.49	128.24 x Lin Ft	= \$	10,322.04	40.00	\$ 4,128.82
	Reduction Code Longside						
	Extent is 10.92' short of property line						
	Driveway 7" Concrete Approach	8.04	106.00 x Sq Ft	= \$	852.24	100.00	\$ 852.24
					<u>Total:</u>		<u>\$ 4,981.06</u>
487-0091-000	9121-9127 W LINCOLN AVE	West Allis Investmnt Prop LLC				Commercial	90
	Street Concrete Reconstruction	80.49	100.00 x Lin Ft	= \$	8,049.00	100.00	\$ 8,049.00
	Street Concrete Reconstruction	80.49	20.63 x Lin Ft	= \$	1,660.51	0.00	\$ 0.00
	Reduction Code Longside						
	Reduction Code Under 25 Yrs (Free)						
	Wrap onto S. 92 St.						
	1999 State project - Assessed for S. 92 St. 120'@40% 1961152						
	Driveway 7" Concrete Approach	8.04	147.00 x Sq Ft	= \$	1,181.88	100.00	\$ 1,181.88
					<u>Total:</u>		<u>\$ 9,230.88</u>



**City of West Allis Engineering Department**  
**Project Details P2031T**

W. Lincoln Ave. from S. 91 St. to S. 93 St.

486-9999-001	9215 W LINCOLN AVE	Wisconsin Gas Company	Exempt Other	100
Street Concrete Reconstruction	Reduction Code Longside	64.39 120.00 x Lin Ft	= \$ 7,726.80 40.00 \$	3,090.72
	Exempt Property Charged as Residential			
	Longside 192.91' - 120' LS credit			
Street Concrete Reconstruction	Reduction Code Under 25 Yrs (Free)	64.39 72.91 x Lin Ft	= \$ 4,694.67 100.00 \$	4,694.67
	Exempt Property Charged as Residential			
Street Concrete Reconstruction	Reduction Code Under 25 Yrs (Free)	64.39 18.50 x Lin Ft	= \$ 1,191.21 0.00 \$	0.00
	Exempt Property Charged as Residential			
	Wrap onto S. 92 St.			
	1999 State project - Assessed for S. 92 St. 130.03'@40% 1961152			
Driveway 7" Concrete Approach	Reduction Code Under 25 Yrs (Free)	8.04 54.00 x Sq Ft	= \$ 434.16 100.00 \$	434.16
	Exempt Property Charged as Residential			
Total: \$ 8,219.55				
486-9996-000	9229 W LINCOLN AVE	Dennis L Zarr	Residential	110
Street Concrete Reconstruction	Reduction Code Longside	64.39 41.27 x Lin Ft	= \$ 2,657.38 100.00 \$	2,657.38
	Extent is 18.73' short of property line			
Driveway 7" Concrete Approach	Reduction Code Under 25 Yrs (Free)	8.04 72.50 x Sq Ft	= \$ 582.90 100.00 \$	582.90
	Exempt Property Charged as Residential			
Total: \$ 3,240.28				

**Property Type Summary**

5	Commercial
6	Residential



City of West Allis Engineering Department  
 Project Details P2031T

W. Lincoln Ave. from S. 91 St. to S. 93 St.

**Item Summary**

	Total Quantity	Gross Total	Net Total
<b>Driveway</b>			
7" Concrete Approach			
Commercial	435.30 Sq Ft	\$3,499.81	\$3,499.81
Residential	213.50 Sq Ft	\$1,716.54	\$1,716.54
		<u>\$5,216.35</u>	<u>\$5,216.35</u>
<b>Street</b>			
Concrete Reconstruction			
Commercial	674.74 Lin Ft	\$54,309.83	\$35,403.05
Residential	444.17 Lin Ft	\$28,600.10	\$22,772.81
		<u>\$82,909.93</u>	<u>\$58,175.86</u>
<b>Grand Totals</b>		<b>\$88,126.28</b>	<b>\$63,392.21</b>