



NOTICE OF PUBLIC HEARING  
**April 7, 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, April 4, 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 April 7, 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

**North/South Alley between S. 113 St. – S. Wollmer Rd.; W. Ohio St. to W. Wildwood Ln.  
North/South and East/West Alley between S. 74 St. – S. 75 St.; W. Lapham St. to W. National Ave.**

**be improved by removal and reconstruction of the concrete alley pavement and storm underdrain.**

Properties abutting the above alleys 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/Alleys

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 Thursday, the 7th day of April, 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 11th day of March 2022.

City Clerk

Publish March 18, 2022

## 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.



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

April 7, 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 removal and reconstruction of the concrete alley pavement in:

**North/South Alley between S. 113 St. - S. Wollmer Rd.; W. Ohio St. to W. Wildwood Ln.  
North/South and East/West Alley between S. 74 St. - S. 75 St.; W. Lapham St. to W.  
National Ave.**

as directed in Preliminary Resolution No. R-2021-0556, 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**

**North/South Alley between S. 113 St. - S. Wollmer Rd.: W. Ohio St. to W. Wildwood Ln.  
North/South and East/West Alley between S. 74 St. - S. 75 St.; W. Lapham St. to W. National Ave.**

by removal and reconstruction of the concrete alley pavement and storm underdrain

**SCHEDULE "A"**

Preliminary Plans & Specifications Attached

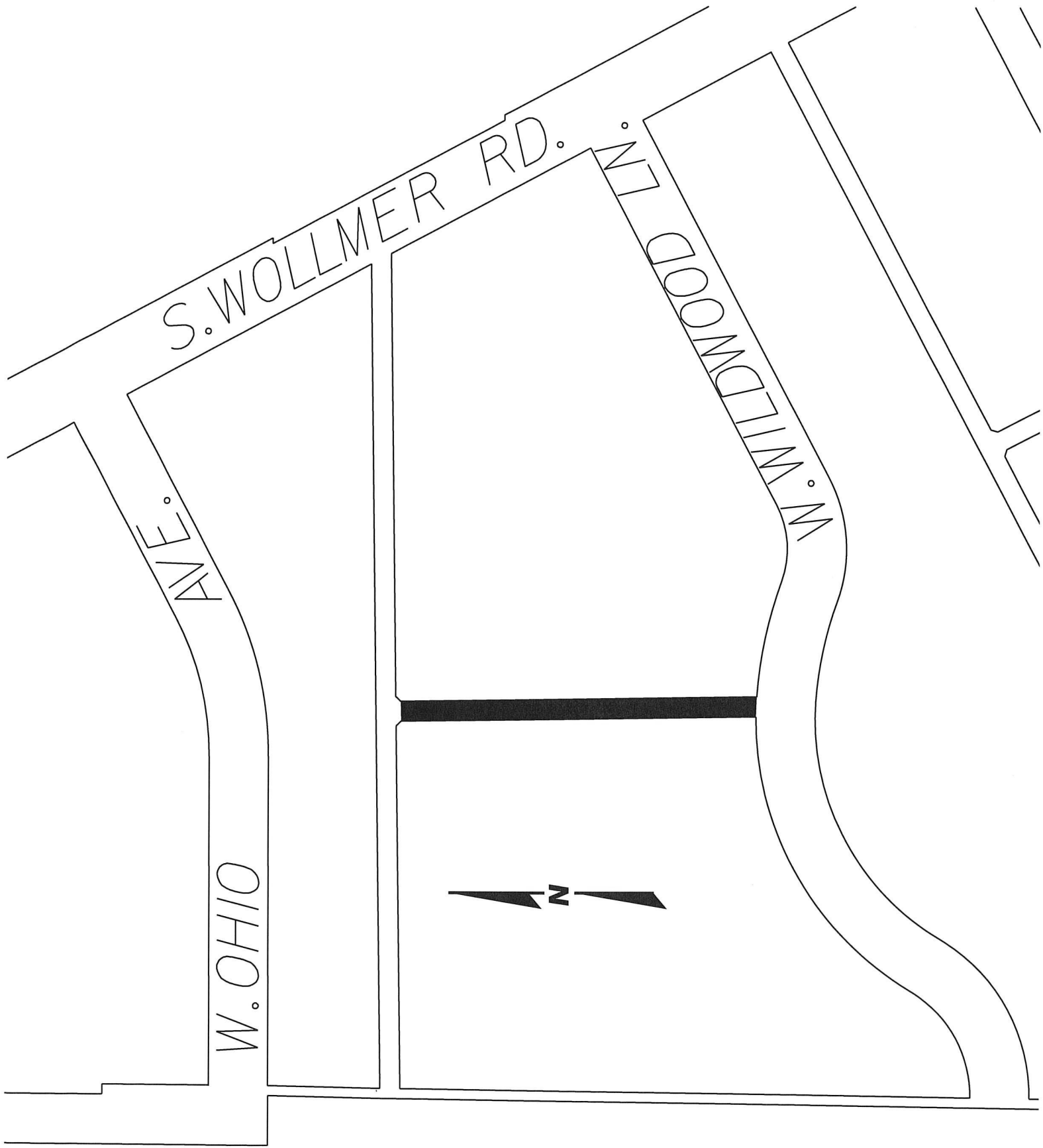
**SCHEDULE "B"**

Estimate of the Entire Cost

\$85,000

**SCHEDULE "C"**

Schedule of Proposed Assessments  
Against Each Parcel Affected



S. WOLLMER RD.

AVE.

W. OHIO

W. WILSON RD.



S. 75 ST.

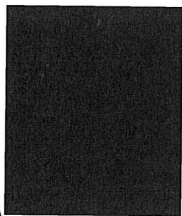
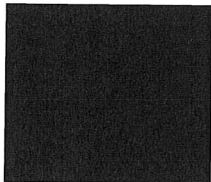
W. LAPHAM ST.



W. NATIONAL AVE.

S. 74 ST.

ST.





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

April 7, 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 removal and reconstruction of the concrete alley pavement and storm underdrain in:

**North/South Alley between S. 113 St. - S. Wollmer Rd.; W. Ohio St. to W. Wildwood Ln.  
North/South and East/West Alley between S. 74 St. - S. 75 St.; W. Lapham St. to W.  
National Ave.**

Estimated Construction Cost:	\$ 77,000
Contingency:	8,000
<b>TOTAL:</b>	<b>\$ 85,000</b>

Sincerely,

Peter C. Daniels, P.E.  
City Engineer

/ns

**ASSESSMENT REPORT FOR COUNCIL**

**HEARING DATE: April 7, 2022**

**LOCATION**

**DESCRIPTION:** North/South Alley between S. 113 St. – S. Wollmer Rd.;  
W. Ohio St. to W. Wildwood Ln.  
North/South and East/West Alley between S. 74 St. – S. 75 St.;  
W. Lapham St. to W. National Ave.

**ACCOUNT NO.:** P2201A, P2202A

**INTEREST RATE:** 4.0%

<u>2022 ASSESSMENT RATES</u>	<u>Resid.</u>	<u>Comm.</u>	<u>Mfg.</u>
<u>Alleys</u>			
20' Concrete Reconstruction, lin. ft.	\$39.63	\$49.54	\$59.45
14' Concrete Reconstruction, lin. ft.	\$32.94	\$41.18	\$49.42

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



**EXAMPLE:****Residential Special Assessment for Alley  
Concrete Reconstruct - RESIDENTIAL****ALLEY = 14'**

**Lot Width** 40 Ft.  
**Assessment Rate =** \$32.94 Lin. Ft.  
 40 Ft. @ \$32.94 = \$1,317.60 \*

\*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)*

\$1,317.60 Total Special Assessment:

<u>Year No.</u>	<u>Principal Amt.</u>	<u>Interest Amt.</u>	<u>Total Payment</u>
1st year	\$131.76	\$52.70 **	\$184.46
2nd year	\$131.76	\$47.43	\$179.19
3rd year	\$131.76	\$42.16	\$173.92
4th year	\$131.76	\$36.89	\$168.65
5th year	\$131.76	\$31.62	\$163.38
6th year	\$131.76	\$26.35	\$158.11
7th year	\$131.76	\$21.08	\$152.84
8th year	\$131.76	\$15.81	\$147.57
9th year	\$131.76	\$10.54	\$142.30
10th year	\$131.76	\$5.27	\$137.03

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

\$1,317.60 Total Special Assessment:

<u>Year No.</u>	<u>Principal Amt.</u>	<u>Interest Amt.</u>	<u>Total Payment</u>
1st year	\$263.52	\$52.70 **	\$316.22
2nd year	\$263.52	\$42.16	\$305.68
3rd year	\$263.52	\$31.62	\$295.14
4th year	\$263.52	\$21.08	\$284.60
5th year	\$263.52	\$10.54	\$274.06

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



**City of West Allis Engineering Department**  
**Project Details P2201A**

20' North/South Alley between S. 113 St - S. Wollmer Rd., W. Ohio St. to W. Wildwood Ln.

**Property Assessments**

523-0035-001	3465 S 108 ST & 3353-3433 S WOLLMER RD	Morgan Grove LLC	Commercial	10
	Alley 20' Concrete Reconstruction	49.54	727.84 x Lin Ft	= \$ 36,057.19
	Alley has buildings from Morgan Grove Apartments along both sides of it. Both sides have same tax key number. Each property side along alley is 363.92', and they are charged for each side. 363.92'x2=727.84'			
				100.00 \$ 36,057.19
				36,057.19
			Total:	\$ 36,057.19

**Property Type Summary**

1 Commercial

**Item Summary**

	Total Quantity	Gross Total	Net Total
Alley 20'			
Concrete Reconstruction			
Commercial	727.84 Lin Ft	\$36,057.19	\$36,057.19
		\$36,057.19	\$36,057.19
<b>Grand Totals</b>		\$36,057.19	\$36,057.19



# City of West Allis Engineering Department Project Details P2202A

14' North/South and East/West Alley between S. 74 St. - S. 75 St.; W. Lapham St. to W. National Ave.

## Property Assessments

453-0395-000	1601 S 74 ST					Residential	10
	Alley 14' Concrete Reconstruction	32.94	45.00 x Lin Ft	= \$	1,482.30	100.00 \$	1,482.30
					Total:	\$	1,482.30
453-0396-000	1607 S 74 ST					Residential	20
	Alley 14' Concrete Reconstruction	32.94	37.50 x Lin Ft	= \$	1,235.25	100.00 \$	1,235.25
					Total:	\$	1,235.25
453-0397-000	1613-1615 S 74 ST					Residential	30
	Alley 14' Concrete Reconstruction	32.94	37.50 x Lin Ft	= \$	1,235.25	100.00 \$	1,235.25
					Total:	\$	1,235.25
453-0398-000	7400 W NATIONAL AVE					Commercial	40
	Alley 14' Concrete Reconstruction 44' + 7"	41.18	51.00 x Lin Ft	= \$	2,100.18	100.00 \$	2,100.18
					Total:	\$	2,100.18
453-0399-000	7400 Block W NATIONAL AVE					Commercial	50
	Alley 14' Concrete Reconstruction	41.18	30.00 x Lin Ft	= \$	1,235.40	100.00 \$	1,235.40
					Total:	\$	1,235.40
453-0400-000	1624 S 75 ST					Commercial	60
	Alley 14' Concrete Reconstruction	41.18	60.00 x Lin Ft	= \$	2,470.80	100.00 \$	2,470.80
					Total:	\$	2,470.80
453-0405-000	1602-1604 S 75 ST					Residential	70
	Alley 14' Concrete Reconstruction	32.94	40.00 x Lin Ft	= \$	1,317.60	100.00 \$	1,317.60
					Total:	\$	1,317.60

\*Commercial property - if only long side abuts alley, assessment rate is either 40% of long side or 100% of short side, whichever is greater.  
40% of 98 = 38.8 so short side is greater



**City of West Allis Engineering Department**  
**Project Details P2202A**

14' North/South and East/West Alley between S. 74 St. - S. 75 St.; W. Lapham St. to W. National Ave.

453-0404-000	1606-1608 S 75 ST	Peter A Dillenburg	Residential	80
Alley 14' Concrete Reconstruction		32.94 40.00 x Lin Ft = \$	1,317.60 100.00 \$	1,317.60
			Total: \$	1,317.60
453-0403-000	1612 S 75 ST	Nila Taylor Estate of & c/o Christine Van Brocklir	Residential	90
Alley 14' Concrete Reconstruction		32.94 40.00 x Lin Ft = \$	1,317.60 100.00 \$	1,317.60
			Total: \$	1,317.60
453-0402-000	1616-1618 S 75 ST	Paul Quesnell & Lisa A Quesnell	Residential	100
Alley 14' Concrete Reconstruction		32.94 30.00 x Lin Ft = \$	988.20 100.00 \$	988.20
Alley 14' Concrete Reconstruction		32.94 120.00 x Lin Ft = \$	3,952.80 20.00 \$	790.56
		Reduction Code Longside		
			Total: \$	1,778.76

**Property Type Summary**

3	Commercial
7	Residential



**City of West Allis Engineering Department**  
**Project Details P2202A**

14' North/South and East/West Alley between S. 74 St. - S. 75 St.; W. Lapham St. to W. National Ave.

**Item Summary**

	Total Quantity	Gross Total	Net Total
Alley 14'			
Concrete Reconstruction			
Commercial	141.00 Lin Ft	\$5,806.38	\$5,806.38
Residential	390.00 Lin Ft	\$12,846.60	\$9,684.36
		<u>\$18,652.98</u>	<u>\$15,490.74</u>
<b>Grand Totals</b>		<b>\$18,652.98</b>	<b>\$15,490.74</b>