



NOTICE OF PUBLIC HEARING
April 19, 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 18, 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 or drop a paper copy addressed to City Clerk in the City Hall drop box by 8:00 a.m. on April 19, 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. Becher St. from S. 92nd St. to west of S. 99th St.

be improved by minor asphalt resurfacing with miscellaneous walk repair, storm sewer relay 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. Becher St.

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 19th 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 25th day of March 2022.

City Clerk

Publish April 1, 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 19, 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 minor asphalt resurfacing with miscellaneous walk repair, storm sewer relay and utility adjustments in:

W. Becher St. from S. 92 St. to west of S. 99 St.

as directed in Preliminary Resolution No. R-2021-0557, 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. Becher St. from S. 92 St. to west of S. 99 St.

by minor asphalt resurfacing with miscellaneous walk repair, storm sewer relay and utility adjustments

SCHEDULE "A"

Preliminary Plans & Specifications Attached

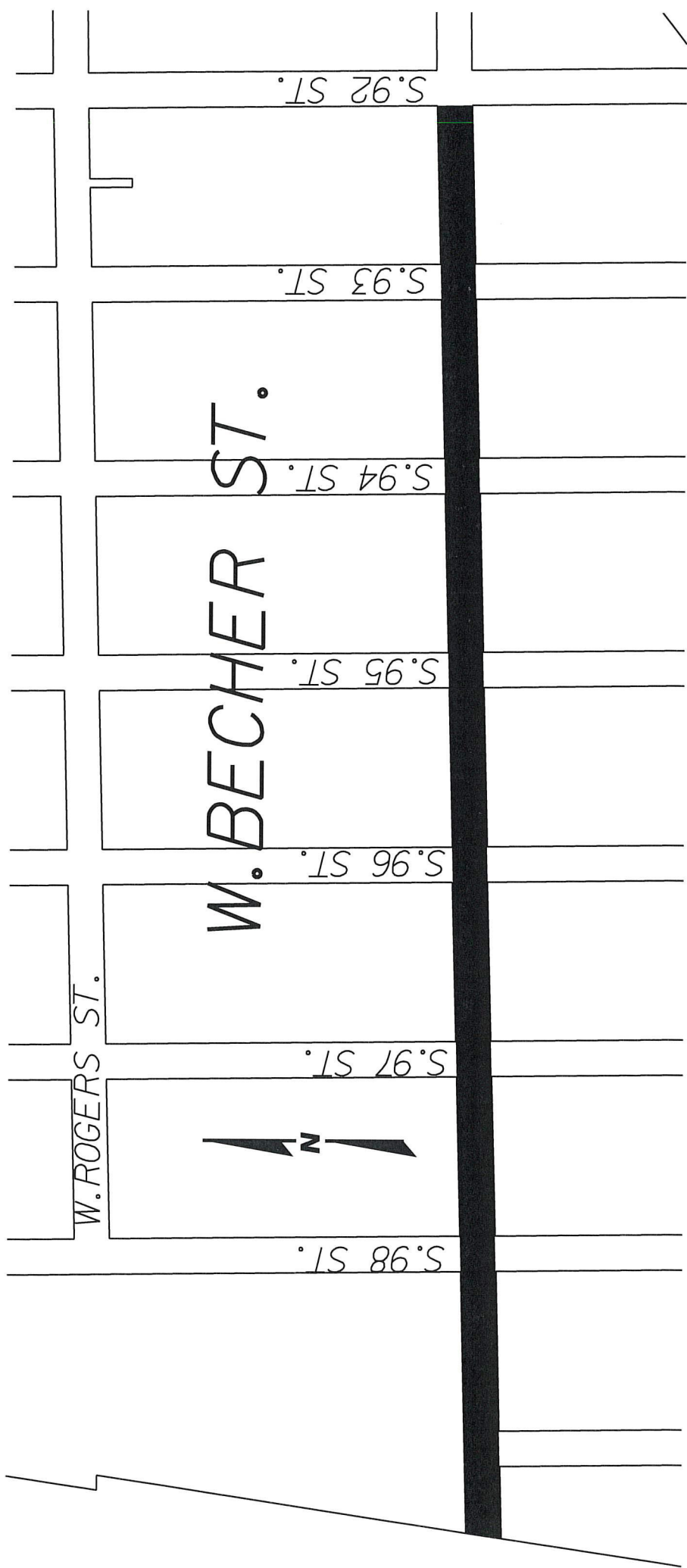
SCHEDULE "B"

Estimate of the Entire Cost

\$603,000

SCHEDULE "C"

Schedule of Proposed Assessments
Against Each Parcel Affected



S. 92 ST.

S. 93 ST.

S. 94 ST.

S. 95 ST.

S. 96 ST.

S. 97 ST.

S. 98 ST.

W. BECHER ST.

W. ROGERS ST.





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

April 19, 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 minor asphalt resurfacing with miscellaneous walk repair, storm sewer relay and utility adjustments in:

W. Becher St. from S. 92 St. to west of S. 99 St.

Estimated Construction Cost:	\$ 548,000
Contingency:	55,000
TOTAL:	\$ 603,000

Sincerely,

Peter C. Daniels, P.E.
City Engineer

/ns

ASSESSMENT REPORT FOR COUNCIL

HEARING DATE: April 19, 2022

LOCATION DESCRIPTION: W. Becher St. from S. 92 St. to west of S. 99 St.

ACCOUNT NO.: P2228S

INTEREST RATE: 4.0%

<u>2022 ASSESSMENT RATES</u>	<u>Resid.</u>	<u>Comm.</u>	<u>Mfg.</u>
<u>Streets</u>			
Minor Asphalt Resurface, lin. ft.	\$42.93	\$53.66	\$64.39

The properties against which the assessments are proposed are benefited.

EXAMPLE:**Residential Special Assessment for Street
Minor Asphalt Resurface****STREET =** W. Becher St. from S. 92 St. to west of S. 99 St.

Lot Width = 45 Ft.
Assessment Rate = \$42.93 Lin. Ft.

45 Ft. @ \$42.93 = \$1,931.85 *

*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)*

\$1,931.85 Total Special Assessment:

<u>Year No.</u>	<u>Principal Amt.</u>	<u>Interest Amt.</u>	<u>Total Payment</u>
1st year	\$193.19	\$77.27 **	\$270.46
2nd year	\$193.19	\$69.55	\$262.73
3rd year	\$193.19	\$61.82	\$255.00
4th year	\$193.19	\$54.09	\$247.28
5th year	\$193.19	\$46.36	\$239.55
6th year	\$193.19	\$38.64	\$231.82
7th year	\$193.19	\$30.91	\$224.09
8th year	\$193.19	\$23.18	\$216.37
9th year	\$193.19	\$15.45	\$208.64
10th year	\$193.19	\$7.73	\$200.91

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

\$1,931.85 Total Special Assessment:

<u>Year No.</u>	<u>Principal Amt.</u>	<u>Interest Amt.</u>	<u>Total Payment</u>
1st year	\$386.37	\$77.27 **	\$463.64
2nd year	\$386.37	\$61.82	\$448.19
3rd year	\$386.37	\$46.36	\$432.73
4th year	\$386.37	\$30.91	\$417.28
5th year	\$386.37	\$15.45	\$401.82

** Interest is based on the descending principal balance.



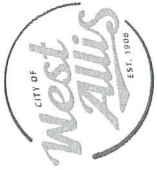
City of West Allis Engineering Department

Project Details P2228S

W. Becher St. from S. 92 St. to west of S. 99 St.

Property Assessments

479-0171-000	2079 S 92 ST & 9202-9204 W BECHER ST	True North Equity, LLC	53.66	135.00 x Lin Ft	= \$ 7,244.10	40.00 \$	Commercial	10	2,897.64
	Street Minor Asphalt Resurface								
	Reduction Code Longside								
479-0170-000	2074 S 93 ST	Daquon D Armour & Chelsea J Rader	42.93	135.00 x Lin Ft	= \$ 5,795.55	40.00 \$	Residential	20	2,318.22
	Street Minor Asphalt Resurface								
	Reduction Code Longside								
479-0191-000	9302 W BECHER ST	Nicole S Flegner	42.93	45.00 x Lin Ft	= \$ 1,931.85	100.00 \$	Residential	30	1,931.85
	Street Minor Asphalt Resurface								
479-0192-000	9308 W BECHER ST	Rosa T Moreno	42.93	45.00 x Lin Ft	= \$ 1,931.85	100.00 \$	Residential	40	1,931.85
	Street Minor Asphalt Resurface								
479-0193-000	9314 W BECHER ST	Lorraine M Holewinski	42.93	45.00 x Lin Ft	= \$ 1,931.85	100.00 \$	Residential	50	1,931.85
	Street Minor Asphalt Resurface								
479-0188-000	9320 W BECHER ST	Thomas V Spenner, III & Amy L Spenner	42.93	45.00 x Lin Ft	= \$ 1,931.85	100.00 \$	Residential	60	1,931.85
	Street Minor Asphalt Resurface								
479-0189-000	9326 W BECHER ST	Genaro Morales	42.93	45.00 x Lin Ft	= \$ 1,931.85	100.00 \$	Residential	70	1,931.85
	Street Minor Asphalt Resurface								



City of West Allis Engineering Department

Project Details P2228S

W. Becher St. from S. 92 St. to west of S. 99 St.

479-0150-000	9332 W BECHER ST	Kathryn Gasser	42.93	45.00 x Lin Ft	= \$	1,931.85	Residential	80
	Street Minor Asphalt Resurface							1,931.85
							Total:	<u>\$ 1,931.85</u>
479-0133-001	9402 W BECHER ST	John Artrip & Fredi Artrip	42.93	135.00 x Lin Ft	= \$	5,795.55	Residential	90
	Street Minor Asphalt Resurface							2,318.22
	Reduction Code Longside							
							Total:	<u>\$ 2,318.22</u>
479-0132-000	2076-2078 S 95 ST	Holzprop LLC	42.93	135.00 x Lin Ft	= \$	5,795.55	Residential	100
	Street Minor Asphalt Resurface							2,318.22
	Reduction Code Longside							
							Total:	<u>\$ 2,318.22</u>
479-0121-000	2075 S 95 ST	David Dercola	42.93	135.94 x Lin Ft	= \$	5,835.90	Residential	110
	Street Minor Asphalt Resurface							2,334.36
	Reduction Code Longside							
							Total:	<u>\$ 2,334.36</u>
479-0119-002	2074 S 96 ST & 9526-9528 W BECHER ST	Jeffrey S Ryan & Hilary B Ryan	42.93	135.94 x Lin Ft	= \$	5,835.90	Residential	120
	Street Minor Asphalt Resurface							2,334.36
	Reduction Code Longside							
							Total:	<u>\$ 2,334.36</u>
479-0292-000	2077 S 96 ST	Kelly J Miller	42.93	135.00 x Lin Ft	= \$	5,795.55	Residential	130
	Street Minor Asphalt Resurface							2,318.22
	Reduction Code Longside							
							Total:	<u>\$ 2,318.22</u>
479-0293-000	9630 W BECHER ST	Evan Anderson	42.93	135.00 x Lin Ft	= \$	5,795.55	Residential	140
	Street Minor Asphalt Resurface							2,318.22
	Reduction Code Longside							
							Total:	<u>\$ 2,318.22</u>



City of West Allis Engineering Department Project Details P2228S

W. Becher St. from S. 92 St. to west of S. 99 St.

479-0263-000	2077 S 97 ST	Daremite LLC	150						
	Street Minor Asphalt Resurface	42.93	135.00 x Lin Ft	= \$	5,795.55	40.00	\$	2,318.22	
	Reduction Code Longside								
					Total:		\$	2,318.22	
479-0264-000	2074 S 98 ST	Mark Amelunk & Virginia Amelunk	160						
	Street Minor Asphalt Resurface	42.93	135.00 x Lin Ft	= \$	5,795.55	40.00	\$	2,318.22	
	Reduction Code Longside								
					Total:		\$	2,318.22	
479-9993-001	2077 S 98 ST	Thomas G Walker & Mary Walker	170						
	Street Minor Asphalt Resurface	42.93	135.00 x Lin Ft	= \$	5,795.55	40.00	\$	2,318.22	
	Reduction Code Longside								
					Total:		\$	2,318.22	
479-0911-000	9820 W BECHER ST	Hardy Properties, LLC	180						
	Street Minor Asphalt Resurface	42.93	50.00 x Lin Ft	= \$	2,146.50	100.00	\$	2,146.50	
					Total:		\$	2,146.50	
479-0912-000	9828 W BECHER ST	Cassandra M Kubricky	190						
	Street Minor Asphalt Resurface	42.93	50.00 x Lin Ft	= \$	2,146.50	100.00	\$	2,146.50	
					Total:		\$	2,146.50	
479-0913-000	9834 W BECHER ST	Golden Valley Investments LLC	200						
	Street Minor Asphalt Resurface	42.93	50.00 x Lin Ft	= \$	2,146.50	100.00	\$	2,146.50	
					Total:		\$	2,146.50	
479-0914-000	9840 W BECHER ST	Randy J McDowell & Lori McDowell	210						
	Street Minor Asphalt Resurface	42.93	50.00 x Lin Ft	= \$	2,146.50	100.00	\$	2,146.50	
					Total:		\$	2,146.50	



City of West Allis Engineering Department Project Details P2228S

W. Becher St. from S. 92 St. to west of S. 99 St.

479-0915-000	9902-9904 W BECHER ST	ZT Enterprises of Milwaukee, LLC	Residential	220
	Street Minor Asphalt Resurface	42.93 50.00 x Lin Ft	= \$ 2,146.50 100.00 \$	2,146.50
			Total: \$	2,146.50
479-0916-000	9910-9912 W BECHER ST	Christopher J Kornowski	Residential	230
	Street Minor Asphalt Resurface	42.93 57.31 x Lin Ft	= \$ 2,460.32 89.00 \$	2,189.68
	Reduction Code Rectangularized			
	57.31'+44.38' = 101.69 / 2 = 50.85 / 57.31 = 89%R			
479-9998-000	9900 Block W BECHER ST	WEPCO	Exempt Other	240
	Street Minor Asphalt Resurface	53.66 34.00 x Lin Ft	= \$ 1,824.44 75.00 \$	1,368.33
	Exempt Property Charged as Commercial			
	Per agreement WEPCO is assessed at 75% of commercial rate			
479-0588-000	2101 S 92 ST	PLC Properties, LLC	Residential	250
	Street Minor Asphalt Resurface	42.93 135.00 x Lin Ft	= \$ 5,795.55 40.00 \$	2,318.22
	Reduction Code Longside			
479-0611-000	2100 S 93 ST & 9225-9227 W BECHER ST	Milka Tomich Revocable Trust	Residential	260
	Street Minor Asphalt Resurface	42.93 135.00 x Lin Ft	= \$ 5,795.55 40.00 \$	2,318.22
	Reduction Code Longside			
479-0612-000	2101 S 93 ST	Golden Valley Investments LLC	Residential	270
	Street Minor Asphalt Resurface	42.93 135.00 x Lin Ft	= \$ 5,795.55 40.00 \$	2,318.22
	Reduction Code Longside			
			Total: \$	2,318.22
			Total: \$	2,318.22



City of West Allis Engineering Department Project Details P2228S

W. Becher St. from S. 92 St. to west of S. 99 St.

479-0647-000	2102 S 94 ST	Margaret E Zimmerman	Residential	280
Street Minor Asphalt Resurface		42.93 135.00 x Lin Ft	= \$ 5,795.55 40.00 \$	2,318.22
	Reduction Code Longside			
		Total:	\$	2,318.22
479-0648-000	9413 W BECHER ST	John P Barrick	Residential	290
Street Minor Asphalt Resurface		42.93 135.00 x Lin Ft	= \$ 5,795.55 40.00 \$	2,318.22
	Reduction Code Longside			
		Total:	\$	2,318.22
479-0700-000	2100 S 95 ST	Daniel T Arnold	Residential	300
Street Minor Asphalt Resurface		42.93 135.00 x Lin Ft	= \$ 5,795.55 40.00 \$	2,318.22
	Reduction Code Longside			
		Total:	\$	2,318.22
479-0701-001	2101 S 95 ST	Rosemarie S Manuntag	Residential	310
Street Minor Asphalt Resurface		42.93 135.00 x Lin Ft	= \$ 5,795.55 40.00 \$	2,318.22
	Reduction Code Longside			
		Total:	\$	2,318.22
479-0755-000	2102 S 96 ST	Michael T Bishop & Cheryl Bishop	Residential	320
Street Minor Asphalt Resurface		42.93 136.90 x Lin Ft	= \$ 5,877.12 40.00 \$	2,350.85
	Reduction Code Longside			
		Total:	\$	2,318.22
479-0308-000	2101 S 96 ST	Ronald Boda	Residential	330
Street Minor Asphalt Resurface		42.93 135.00 x Lin Ft	= \$ 5,795.55 40.00 \$	2,318.22
	Reduction Code Longside			
		Total:	\$	2,350.85
		Total:	\$	2,318.22



City of West Allis Engineering Department

Project Details P2228S

W. Becher St. from S. 92 St. to west of S. 99 St.

479-0350-000	2100 S 97 ST	Steven E Milewski & Diane L Milewski	Residential	340
	Street Minor Asphalt Resurface	42.93 135.00 x Lin Ft	= \$ 5,795.55 40.00 \$	2,318.22
	Reduction Code Longside			
		Total:	\$	2,318.22
479-0351-000	2101 S 97 ST	Brett Gundersen	Residential	350
	Street Minor Asphalt Resurface	42.93 135.00 x Lin Ft	= \$ 5,795.55 40.00 \$	2,318.22
	Reduction Code Longside			
		Total:	\$	2,318.22
479-0396-000	2100 S 98 ST	Ann M Ramos	Residential	360
	Street Minor Asphalt Resurface	42.93 135.00 x Lin Ft	= \$ 5,795.55 40.00 \$	2,318.22
	Reduction Code Longside			
		Total:	\$	2,318.22
479-0540-000	2101 S 98 ST	Eileen M Pankonin	Residential	370
	Street Minor Asphalt Resurface	42.93 135.00 x Lin Ft	= \$ 5,795.55 40.00 \$	2,318.22
	Reduction Code Longside			
		Total:	\$	2,318.22
479-0587-000	2102 S 99 ST	Kim M Sale	Residential	380
	Street Minor Asphalt Resurface	42.93 135.00 x Lin Ft	= \$ 5,795.55 40.00 \$	2,318.22
	Reduction Code Longside			
		Total:	\$	2,318.22
479-0895-000	2103 S 99 ST	Kevin Junkert	Residential	390
	Street Minor Asphalt Resurface	42.93 121.97 x Lin Ft	= \$ 5,236.17 40.00 \$	2,094.47
	Reduction Code Longside			
		Total:	\$	2,094.47



City of West Allis Engineering Department
Project Details P2228S

W. Becher St. from S. 92 St. to west of S. 99 St.

Property Type Summary

2	Commercial
37	Residential

Item Summary

Street	Total Quantity	Gross Total	Net Total
Minor Asphalt Resurface			
Commercial	169.00 Lin Ft	\$9,068.54	\$4,265.97
Residential	3,943.06 Lin Ft	\$169,275.56	\$82,309.94
		<u>\$178,344.10</u>	<u>\$86,575.91</u>
Grand Totals		\$178,344.10	\$86,575.91