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MEMORANDUM

To: Honorable Mayor and Common Council
City of West Allis

From: Melinda K. Dejewski, PE, City Engineer

Date: August 28, 2024

RE: Communication regarding 2025 Special Assessment Rates

The Engineering Department annually reviews the rates used to calculate the special assessments for road, sewer, and water main projects and provides recommendations to the Common Council. The Engineering Department is recommending a 2% increase in the 2025 special assessment rates. This increase is recommended due to the following:

- The construction industry is projecting an overall increase of 3.8% in costs for 2025.
- The recession is still impacting residents and business owners.
- Interest rates are still higher than in recent history.

While the special assessment increase does not keep pace with the increases that the City has experienced over the past few years, or the construction industry has projected, it is necessary to have a small increase now to mitigate a larger increase in the future.

Please contact me with any questions.

City of West Allis

2025 STANDARD ASSESSMENT RATES-2.0% Rate Increase

<u>Type of Improvement</u>	<u>Standard</u> (100%)	<u>Comm.</u> (125%)	<u>Mfg.</u> (150%)
Street Paving:			
New Construction.....	116.12	145.15	174.18
Reconstruction.....	69.67	87.09	104.51
Major Asphalt Resurface/Rural Section Asphalt.....	58.06	72.57	87.09
Minor Asphalt Resurface	46.45	58.06	69.67
Interim Asphalt Resurface.....	23.22	29.03	34.84
Concrete Pavement Repair.....	13.93	17.42	20.90
Service Drive New.....	77.41	96.77	116.12
Service Drive - Resurface.....	30.97	38.71	46.45
Alleys (Concrete)			
..... 20' Wide.....	61.26	76.58	91.90
..... 18' Wide.....	57.81	72.27	86.72
..... 16' Wide.....	54.33	67.91	81.49
..... 15' Wide.....	52.60	65.75	78.90
..... 14' Wide.....	50.84	63.55	76.27
..... 13' Wide.....	49.13	61.42	73.70
..... 12' Wide.....	47.42	59.28	71.14
..... 10' Wide.....	43.95	54.94	65.93
Alleys (Reconstruct)			
..... 20' Wide.....	42.88	53.60	64.32
..... 18' Wide.....	40.46	50.57	60.68
..... 17' Wide.....	39.24	49.06	58.87
..... 16' Wide.....	38.02	47.53	57.03
..... 15' Wide.....	36.83	46.04	55.25
..... 14' Wide.....	35.64	44.55	53.46
..... 13' Wide.....	34.39	42.98	51.58
..... 12' Wide.....	33.16	41.45	49.75
..... 10' Wide.....	30.78	38.48	46.18
Alleys (Resurfacing):			
..... 20' Wide.....	21.45	26.81	32.17
..... 18' Wide.....	20.21	25.27	30.32
..... 16' Wide.....	19.00	23.75	28.50
..... 15' Wide.....	18.41	23.01	27.61
..... 14' Wide.....	17.81	22.26	26.71
..... 13' Wide.....	17.21	21.52	25.82
..... 12' Wide.....	16.63	20.79	24.95
..... 10' Wide.....	15.35	19.19	23.03
Sidewalk:			
5" Concrete (per lin. ft.).....	37.85	37.85	37.85
5" Concrete (per sq. ft.).....	7.60	7.60	7.60
7" Concrete (per lin.ft.).....	43.38	43.38	43.38
7" Concrete (per sq. ft.).....	8.70	8.70	8.70
5" Concrete (per lin. ft.)(sidewalk program only).....	37.85 x50%*	37.85 x62.5%*	37.85 x75%*
7" Concrete (per lin. ft.)(sidewalk program only).....	43.38 x50%*	43.38 x62.5%*	43.38 x75%*
9" Concrete (per lin. ft.)(sidewalk program only).....	54.24 x50%*	54.24 x62.5%*	54.24 x75%*
Mudjacking (per lin. ft.)(sidewalk program only).....	19.37 x50%*	19.37 x62.5%*	19.37 x75%*
Mudjacking (per sq. ft.)(sidewalk program only).....	3.86 x50%*	3.86 x62.5%*	3.86 x75%*
Carriage walk (per sq. ft.)(sidewalk program only).....	7.60 x50%*	7.60 x62.5%*	7.60 x75%*
Service Walk (per sq. ft.).....	7.60 x100%*	7.60 x100%*	7.60 x100%*
Grinding (per lin. ft.)*.....	2.35	2.35	2.35
*includes s/w, d/w, carriage walk, service walk			
*Based on typical shortside of property			
Driveway Approach:			
7" Concrete (per sq. ft.).....	8.70	8.70	8.70
9" Concrete (per sq. ft.).....	10.84	10.84	10.84
Misc. Asphalt: (per sq. ft.)			
Includes Walks, Driveways, etc.....	4.65	4.65	4.65
Steps: (per lin. ft. of riser).....			
.....	68.11	68.11	68.11
Modular Block or Timber Walls: (per sq. ft.).....			
.....	29.15	29.15	29.15
Brick/Stamped Concrete (per sq. ft.).....			
.....	11.42	11.42	11.42
Water main: (per lin. ft.).....			
.....	67.91	84.88	101.86
Sanitary Sewer Main: (per lin. ft.).....			
.....	96.44	120.55	144.66
Storm Sewer Laterals, Each.....			
.....	778.00	1694.00	full cost
Storm Sewer Lateral w/ extension, Each.....			
.....	1404.00	full cost	full cost
Sanitary Sewer Laterals, Each.....			
.....	full cost	full cost	full cost
Water Lateral, Each.....			
.....	full cost	full cost	full cost
Private Prop. Lead Water Service Replace Lateral, Each.....			
.....	2000.00	2000.00	2000.00