



City of West Allis

Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number

Title

Status

2004-0368

Communication

In Committee

Communication from City Engineer regarding proposed 2005 Special Assessment Rates.

Introduced: 6/15/2004

Controlling Body: Public Works Committee

COMMITTEE RECOMMENDATION

Approve

ACTION
DATE:

6-15-04

MOVER

SECONDER

Barczak
Czaplewski
Dobrowski
Kopplin
Lajsic
Narlock
Reinke
Sengstock
Vitale
Weigel

AYE

NO

PRESENT

EXCUSED

TOTAL

4

1

SIGNATURE OF COMMITTEE MEMBER

[Signature]

Chair

Vice-Chair

Member

COMMON COUNCIL ACTION

APPROVAL

ACTION
DATE:

JUN 15 2004

MOVER

SECONDER

Barczak
Czaplewski
Dobrowski
Kopplin
Lajsic
Narlock
Reinke
Sengstock
Vitale
Weigel

AYE

NO

PRESENT

EXCUSED

TOTAL

10



CITY OF WEST ALLIS

WISCONSIN



Engineering Department

MICHAEL G. LEWIS
City Engineer

Memorandum

TO: Board of Public Works

FROM: Michael Lewis, City Engineer

DATE: June 15, 2004

RE: **2005 Special Assessment Rates**

Attached are four sheets showing our current special assessment rates and the other three showing a 3%, 5% and 10% increase. We are losing the battle to maintain our streets. Therefore, we are recommending that special assessment rates increase 10% in 2005.

The impact of that increase is shown on the attached spreadsheet. Using Orchard Street as an example, the 2004 rate is \$31.48, with a 10% increase it would be \$34.63. Project cost of \$315,000, with a special assessment return of \$89,000 or only 28% of the project cost. Even with a 10% increase, the assessment return would only increase to \$97,000 or a pretty low 31%.

For the sample property owner, the first year payment would increase from \$242 to \$266 or only \$24 for that first year.

Special Assessment Rates

	<u>Orchard Street</u>	<u>91st Street</u>	<u>Morgan Avenue</u>	<u>76th Street</u>	<u>Alleys 14' Wide</u>	<u>Alleys 14' Resurface</u>	<u>Sidewalks (one square)</u>
2004 Rate	\$31.48	\$31.48	\$31.48	\$33.50	\$16.09	\$8.04	\$8.55
2005 Rate	\$34.63	\$34.63	\$34.63	\$36.85	\$17.70	\$8.84	\$9.41
Paving Cost	\$315,000	\$186,000	\$172,000	\$114,000	\$652,000	\$75,000	\$235,000
2004 S.A. Return	\$89,000	\$58,000	\$49,200	\$27,600	\$232,000	\$30,900	\$67,300
2005 S.A. Return	\$97,900	\$63,800	\$54,120	\$30,360	\$255,200	\$33,990	\$74,030
2004 Percentage	28%	31%	29%	24%	36%	41%	28%
2005 Percentage	31%	34%	31%	27%	40%	45%	32%
Sample 2004 Payment	\$242	\$176	\$503	\$2,010	\$483	\$362	\$43
Sample 2005 Payment	\$266	\$194	\$553	\$2,211	\$531	\$398	\$47
Difference for First Year Payment	\$24	\$18	\$50	\$201	\$48	\$36	\$4

CITY OF WEST ALLIS
2004 STANDARD ASSESSMENT RATES – 3% increase

TYPE OF IMPROVEMENT	STANDARD (100%)	COMM. (125%)	MFG. (150%)
Street Paving:			
New Construction-Conc. or Asphalt	\$50.25	\$62.81	\$75.38
New Construction w/Misc. Walk	51.58	64.47	77.37
Reconstruction-Conc. or Asphalt (60% of new rate)	30.15	37.69	45.23
Reconstruction w/Misc. Walk	31.48	39.35	47.22
Major Asphalt Resurface/ Rural Section-Asph., (50% of new rate)	25.13	31.42	37.70
Major Asphalt Resurface w/Misc. Walk	26.46	33.08	39.69
Minor Asphalt Resurface (40% of new street)	20.10	25.13	30.15
Minor Asphalt Resurface w/Misc. Walk	21.43	26.79	32.14
Interim Asphalt Resurface (20% of new construct)	10.05	12.56	15.08
Concrete Pavement Repair (10% of new construct)	5.03	6.29	7.55
Service Drive New (2/3 of new construct)	33.50	41.88	50.25
Service Drive – Resurface (2/3 of minor street resurf.)	13.40	16.75	20.11
Service Drive - Resurface w/Misc. Walk	14.73	18.41	22.10
Alleys (Concrete):			
20' Wide	27.68	34.60	41.52
18' Wide	26.11	32.64	39.17
16' Wide	24.54	30.68	36.81
15' Wide	23.76	29.70	35.64
14' Wide	22.98	28.73	34.47
12' Wide	21.41	26.76	32.12
10' Wide	19.85	24.81	29.78
Alleys (Reconstruct):			
20' Wide	19.37	24.21	29.06
(70% of new rate) 18' Wide	18.28	22.85	27.42
17' Wide	17.73	22.16	26.60
16' Wide	17.18	21.48	25.77
15' Wide	16.63	20.79	24.95
14' Wide	16.09	20.11	24.14
12' Wide	14.99	18.74	22.49
10' Wide	13.89	17.36	20.84
Alleys (Resurfacing):			
20' Wide	9.69	12.11	14.54
(35% of new rate) 18' Wide	9.14	11.42	13.71
16' Wide	8.59	10.74	12.88
15' Wide	8.32	10.40	12.48
14' Wide	8.04	10.06	12.06
13' Wide	7.77	9.71	11.66
12' Wide	7.49	9.37	11.24
Sidewalk:			
5" Concrete (per lin. ft.)	17.10	17.10	17.10
5" Concrete (per sq. ft.)	3.42	3.42	3.42
7" Concrete (per lin. ft.)	19.60	19.60	19.60
7" Concrete (per sq. ft.)	3.92	3.92	3.92
5" Concrete (per lin. ft.) (sidewalk program only)	17.10*x50%	17.10*x62.5%	17.10*x75%
7" Concrete (per lin. ft.) (sidewalk program only)	19.60*x50%	19.60*x62.5%	19.60*x75%
9" Concrete (per lin. ft.) (sidewalk program only)	24.50*x50%	24.50*x62.5%	24.50*x75%
Mudjacking (per lin. ft.) (sidewalk program only)	8.75*x50%	8.75*x62.5%	8.75*x75%
Carriage Walk (per sq. ft.) (sidewalk program only)	3.42*x50%	3.42*x62.5%	3.42*x75%
Service Walk (per sq. ft.)	3.42*x100%	3.42*x100%	3.42*x100%
..... *Based on typical short side of property.			
Driveway Approach:			
7" Concrete (per sq. ft.)	3.92	3.92	3.92
9" Concrete (per sq. ft.)	4.90	4.90	4.90
Misc. Asphalt: (per sq. ft.)			
Includes Walks, Driveways, etc.	2.10	2.10	2.10
Steps: (per lin. ft. of Riser)	30.76	30.76	30.76
Modular Block or Timber Walls: (per sq. ft.)	13.16	13.16	13.16
Brick/Stamped Concrete (per sq. ft.)	5.15	5.15	5.15
Water Main: (per lin. ft.)	30.67	38.35	46.01
Sanitary Sewer Main: (per lin. ft.)	43.56	54.45	65.34
Storm Sewer Laterals, Each	354.00	811.00	Full Cost
Storm Sewer Lateral w/Extension, Each	634.00	Full Cost	Full Cost
Sanitary Sewer Lateral, Each	Full Cost	Full Cost	Full Cost
Water Lateral, Each	Full Cost	Full Cost	Full Cost

CITY OF WEST ALLIS
2005 STANDARD ASSESSMENT RATES – Proposed 3% increase

<u>TYPE OF IMPROVEMENT</u>	<u>STANDARD</u> (100%)	<u>COMM.</u> (125%)	<u>MFG.</u> (150%)
Street Paving:			
New Construction-Conc. or Asphalt	\$51.76	\$64.70	\$77.64
New Construction w/Misc. Walk	53.13	66.41	79.70
Reconstruction-Conc. or Asphalt (60% of new rate) ..	31.06	38.83	46.59
Reconstruction w/Misc. Walk	32.42	40.53	48.63
Major Asphalt Resurface/ Rural Section-Asph., (50% of new rate)	25.88	32.35	38.82
Major Asphalt Resurface w/Misc. Walk	27.25	34.06	40.88
Minor Asphalt Resurface (40% of new street)	20.70	25.88	31.05
Minor Asphalt Resurface w/Misc. Walk	22.07	27.59	33.11
Interim Asphalt Resurface (20% of new construct)	10.35	12.94	15.53
Concrete Pavement Repair (10% of new construct).....	5.18	6.48	7.77
Service Drive New (2/3 of new construct)	34.51	43.14	51.77
Service Drive – Resurface (2/3 of minor street resurf.)..	13.80	17.25	20.70
Service Drive - Resurface w/Misc. Walk	15.17	18.96	22.76
Alleys (Concrete):			
20' Wide	28.52	35.65	42.78
18' Wide	26.90	33.63	40.35
16' Wide	25.28	31.60	37.92
15' Wide	24.47	30.59	36.71
14' Wide	23.66	29.58	35.49
12' Wide	22.04	27.55	33.06
10' Wide	20.42	25.53	30.63
Alleys (Reconstruct):			
20' Wide	19.96	24.95	29.94
(70% of new rate) 18' Wide	18.83	23.54	28.25
17' Wide	18.26	22.83	27.39
16' Wide	17.70	22.13	26.55
15' Wide	17.13	21.41	25.70
14' Wide	16.56	20.70	24.84
12' Wide	15.43	19.29	23.15
10' Wide	14.29	17.86	21.44
Alleys (Resurfacing):			
20' Wide	9.98	12.48	14.97
(35% of new rate) 18' Wide	9.42	11.78	14.13
16' Wide	8.85	11.06	13.28
15' Wide	8.56	10.70	12.84
14' Wide	8.28	10.35	12.42
13' Wide	8.00	10.00	12.00
12' Wide	7.71	9.64	11.57
Sidewalk:			
5" Concrete (per lin. ft.)	17.60	17.60	17.60
5" Concrete (per sq. ft.)	3.52	3.52	3.52
7" Concrete (per lin. ft.)	20.20	20.20	20.20
7" Concrete (per sq. ft.)	4.04	4.04	4.04
5" Concrete (per lin. ft.) (sidewalk program only)	17.60*x50%	17.60*x62.5%	17.60*x75%
7" Concrete (per lin. ft.) (sidewalk program only)	20.20*x50%	20.20*x62.5%	20.20*x75%
9" Concrete (per lin. ft.) (sidewalk program only)	25.24*x50%	25.24*x62.5%	25.24*x75%
Mudjacking (per lin. ft.) (sidewalk program only).....	9.01*x50%	9.01*x62.5%	9.01*x75%
Carriage Walk (per sq. ft.)(sidewalk program only)	3.52*x50%	3.52*x62.5%	3.52*x75%
Service Walk (per sq. ft.)	3.52*x100%	3.52*x100%	3.52*x100%
*Based on typical short side of property.			
Driveway Approach:			
7" Concrete (per sq. ft.)	4.04	4.04	4.04
9" Concrete (per sq. ft.)	5.05	5.05	5.05
Misc. Asphalt: (per sq. ft.)			
Includes Walks, Driveways, etc.	2.16	2.16	2.16
Steps: (per lin. ft. of Riser)	31.68	31.68	31.68
Modular Block or Timber Walls: (per sq. ft.)	13.56	13.56	13.56
Brick/Stamped Concrete (per sq. ft.)	5.31	5.31	5.31
Water Main: (per lin. ft.).....			
31.59	39.49	47.39	
Sanitary Sewer Main: (per lin. ft.)			
44.87	56.09	67.31	
Storm Sewer Laterals, Each			
365.00	835.00	Full Cost	
Storm Sewer Lateral w/Extension, Each			
653.00	Full Cost	Full Cost	
Sanitary Sewer Lateral, Each			
Full Cost	Full Cost	Full Cost	
Water Lateral, Each			
Full Cost	Full Cost	Full Cost	

CITY OF WEST ALLIS
2005 STANDARD ASSESSMENT RATES – Proposed 5% increase

<u>TYPE OF IMPROVEMENT</u>	<u>STANDARD</u> (100%)	<u>COMM.</u> (125%)	<u>MFG.</u> (150%)
Street Paving:			
New Construction-Conc. or Asphalt	\$52.76	\$65.95	\$79.14
New Construction w/Misc. Walk	54.16	67.70	81.24
Reconstruction-Conc. or Asphalt (60% of new rate)	31.66	39.58	47.49
Reconstruction w/Misc. Walk	33.06	41.33	49.59
Major Asphalt Resurface/ Rural Section-Asph., (50% of new rate)	26.38	32.98	39.57
Major Asphalt Resurface w/Misc. Walk	27.78	34.73	41.67
Minor Asphalt Resurface (40% of new street)	21.10	26.38	31.65
Minor Asphalt Resurface w/Misc. Walk	22.50	28.13	33.75
Interim Asphalt Resurface (20% of new construct)	10.55	13.19	15.83
Concrete Pavement Repair (10% of new construct).....	5.28	6.60	7.92
Service Drive New (2/3 of new construct)	35.17	43.96	52.76
Service Drive – Resurface (2/3 of minor street resurf.)..	14.07	17.59	21.11
Service Drive - Resurface w/Misc. Walk	15.47	19.34	23.21
Alleys (Concrete):			
20' Wide	29.05	36.31	43.58
18' Wide	27.41	34.26	41.12
16' Wide	25.77	32.21	38.66
15' Wide	24.95	31.19	37.43
14' Wide	24.13	30.16	36.20
12' Wide	22.49	28.11	33.74
10' Wide	20.85	26.06	31.28
Alleys (Reconstruct):			
20' Wide	20.34	25.43	30.51
(70% of new rate) 18' Wide	19.19	23.99	28.79
17' Wide	18.61	23.26	27.92
16' Wide	18.04	22.55	27.06
15' Wide	17.47	21.84	26.21
14' Wide	16.89	21.11	25.34
12' Wide	15.74	19.68	23.61
10' Wide	14.60	18.25	21.90
Alleys (Resurfacing):			
20' Wide	10.17	12.71	15.26
(35% of new rate) 18' Wide	9.59	11.99	14.39
16' Wide	9.02	11.28	13.53
15' Wide	8.73	10.91	13.10
14' Wide	8.45	10.56	12.68
13' Wide	8.16	10.20	12.24
12' Wide	7.87	9.84	11.81
Sidewalk:			
5" Concrete (per lin. ft.)	17.95	17.95	17.95
5" Concrete (per sq. ft.)	3.59	3.59	3.59
7" Concrete (per lin. ft.)	20.58	20.58	20.58
7" Concrete (per sq. ft.)	4.12	4.12	4.12
5" Concrete (per lin. ft.) (sidewalk program only)	17.95*x50%	17.95*x62.5%	17.95*x75%
7" Concrete (per lin. ft.) (sidewalk program only)	20.58*x50%	20.58*x62.5%	20.58*x75%
9" Concrete (per lin. ft.) (sidewalk program only)	25.73*x50%	25.73*x62.5%	25.73*x75%
Mudjacking (per lin. ft.) (sidewalk program only).....	9.19*x50%	9.19*x62.5%	9.19*x75%
Carriage Walk (per sq. ft.)(sidewalk program only)	3.59*x50%	3.59*x62.5%	3.59*x75%
Service Walk (per sq. ft.)	3.59*x100%	3.59*x100%	3.59*x100%
*Based on typical short side of property.			
Driveway Approach:			
7" Concrete (per sq. ft.)	4.12	4.12	4.12
9" Concrete (per sq. ft.)	5.15	5.15	5.15
Misc. Asphalt: (per sq. ft.)			
Includes Walks, Driveways, etc.	2.21	2.21	2.21
Steps: (per lin. ft. of Riser)			
32.30	32.30	32.30	32.30
Modular Block or Timber Walls: (per sq. ft.)			
13.82	13.82	13.82	13.82
Brick/Stamped Concrete (per sq. ft.)			
5.41	5.41	5.41	5.41
Water Main: (per lin. ft.).....			
32.20	40.25	48.30	
Sanitary Sewer Main: (per lin. ft.)			
45.74	57.18	68.61	
Storm Sewer Laterals, Each			
372.00	852.00	Full Cost	
Storm Sewer Lateral w/Extension, Each			
666.00.....	Full Cost.....	Full Cost.....	Full Cost
Sanitary Sewer Lateral, Each			
Full Cost.....	Full Cost.....	Full Cost.....	Full Cost
Water Lateral, Each			
Full Cost.....	Full Cost.....	Full Cost.....	Full Cost

CITY OF WEST ALLIS
2005 STANDARD ASSESSMENT RATES – Proposed 10% increase

TYPE OF IMPROVEMENT	STANDARD (100%)	COMM. (125%)	MFG. (150%)
Street Paving:			
New Construction-Conc. or Asphalt	\$55.28	\$69.10	\$82.92
New Construction w/Misc. Walk	56.74	70.93	85.11
Reconstruction-Conc. or Asphalt (60% of new rate)	33.17	41.46	49.76
Reconstruction w/Misc. Walk	34.63	43.29	51.95
Major Asphalt Resurface/ Rural Section-Asph., (50% of new rate)	27.64	34.55	41.46
Major Asphalt Resurface w/Misc. Walk	29.11	36.39	43.67
Minor Asphalt Resurface (40% of new street)	22.11	27.64	33.17
Minor Asphalt Resurface w/Misc. Walk	23.57	29.46	35.36
Interim Asphalt Resurface (20% of new construct)	11.06	13.83	16.59
Concrete Pavement Repair (10% of new construct).....	5.53	6.91	8.30
Service Drive New (2/3 of new construct)	36.85	46.06	55.28
Service Drive – Resurface (2/3 of minor street resurf.)..	14.74	18.43	22.11
Service Drive - Resurface w/Misc. Walk	16.20	20.25	24.30
Alleys (Concrete):			
20' Wide	30.44	38.05	45.66
18' Wide	28.72	35.90	43.08
16' Wide	27.00	33.75	40.50
15' Wide	26.14	32.68	39.21
14' Wide	25.28	31.60	37.92
12' Wide	23.56	29.45	35.34
10' Wide	21.84	27.30	32.76
Alleys (Reconstruct):			
20' Wide	21.31	26.64	31.97
(70% of new rate) 18' Wide	20.10	25.13	30.15
17' Wide	19.50	24.38	29.25
16' Wide	18.90	23.63	28.35
15' Wide	18.30	22.88	27.45
14' Wide	17.70	22.13	26.55
12' Wide	16.49	20.61	24.74
10' Wide	15.29	19.11	22.94
Alleys (Resurfacing):			
20' Wide	10.65	13.31	15.98
(35% of new rate) 18' Wide	10.05	12.56	15.08
16' Wide	9.45	11.81	14.18
15' Wide	9.15	11.44	13.73
14' Wide	8.85	11.06	13.28
13' Wide	8.55	10.69	12.83
12' Wide	8.25	10.31	12.38
Sidewalk:			
5" Concrete (per lin. ft.)	18.80	18.80	18.80
5" Concrete (per sq. ft.)	3.76	3.76	3.76
7" Concrete (per lin. ft.)	21.55	21.55	21.55
7" Concrete (per sq. ft.)	4.31	4.31	4.31
5" Concrete (per lin. ft.) (sidewalk program only)	18.80*x50%	18.80*x62.5%	18.80*x75%
7" Concrete (per lin. ft.) (sidewalk program only)	21.55*x50%	21.55*x62.5%	21.55*x75%
9" Concrete (per lin. ft.) (sidewalk program only)	26.95*x50%	26.95*x62.5%	26.95*x75%
Mudjacking (per lin. ft.) (sidewalk program only).....	9.63*x50%	9.63*x62.5%	9.63*x75%
Carriage Walk (per sq. ft.)(sidewalk program only)	3.76*x50%	3.76*x62.5%	3.76*x75%
Service Walk (per sq. ft.)	3.76*x100%	3.76*x100%	3.76*x100%
*Based on typical short side of property.			
Driveway Approach:			
7" Concrete (per sq. ft.)	4.31	4.31	4.31
9" Concrete (per sq. ft.)	5.39	5.39	5.39
Misc. Asphalt: (per sq. ft.)			
Includes Walks, Driveways, etc.	2.31	2.31	2.31
Steps: (per lin. ft. of Riser)	33.84	33.84	33.84
Modular Block or Timber Walls: (per sq. ft.)	14.48	14.48	14.48
Brick/Stamped Concrete (per sq. ft.)	5.67	5.67	5.67
Water Main: (per lin. ft.)			
33.74	42.18	50.61	
Sanitary Sewer Main: (per lin. ft.)			
47.92	59.90	71.88	
Storm Sewer Laterals, Each			
389.00	892.00	Full Cost	
Storm Sewer Lateral w/Extension, Each.....			
697.00.....	Full Cost.....	Full Cost	
Sanitary Sewer Lateral, Each.....			
Full Cost.....	Full Cost.....	Full Cost	
Water Lateral, Each			
Full Cost.....	Full Cost.....	Full Cost	