



**Michael G. Lewis**  
Director of Public Works/City Engineer  
Engineering Department  
414.302.8360  
mlewis@westalliswi.gov

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December 5, 2017

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, new driveway approaches, new concrete sidewalk, storm sewer relay, sanitary sewer relay, water main relay, building services and utility adjustments in:

**W. National Avenue from S. 70 Street to S. 76 Street and portions of intersecting streets**

as directed in Preliminary Resolution No. R-2017-0179, adopted on July 11, 2017.

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,

A handwritten signature in black ink, appearing to read "Michael G. Lewis".

Michael G. Lewis, P.E.  
Director of Public Works/City Engineer

MGL:ns

Encs.

**PROPOSED IMPROVEMENT OF**

**W. National Avenue from S. 70 Street to S. 76 Street and portions of intersecting streets**

by concrete reconstruction, new driveway approaches, new concrete sidewalk, 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

\$4,651,680

**SCHEDULE "C"**

Schedule of Proposed Assessments  
Against Each Parcel Affected





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December 5, 2017

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, new driveway approaches, new concrete sidewalk, storm sewer relay, sanitary sewer relay, water main relay, building services and utility adjustments in:

**W. National Avenue from S. 70 Street to S. 76 Street and portions of intersecting streets**

Estimated Construction Cost:	\$4,228,800
Contingency:	422,880
<b>TOTAL:</b>	<b>\$4,651,680</b>

Sincerely,

Michael G. Lewis, P.E.  
Director of Public Works/City Engineer

MGL:ns

**ASSESSMENT REPORT FOR COUNCIL**

**HEARING DATE: December 5, 2017**

**LOCATION**

**DESCRIPTION:** W. National Avenue from S. 70 St. to S. 76 St.

**ACCOUNT NO.:** P1829S

**INTEREST RATE:** 4.0%

<u>2018 ASSESSMENT RATES</u>	<u>Resid.</u>	<u>Comm.</u>	<u>Mfg.</u>
<u>Streets</u>			
Concrete Reconstruction, lin. ft.	\$59.25	\$74.06	\$88.88
<u>Driveways</u>			
7" Concrete Approach, sq. ft.	\$ 7.40	\$ 7.40	\$ 7.40
<u>Underground</u>			
Storm Sewer Lateral, each	\$662.00		

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



City of West Allis Engineering Department  
 Project Details P1829S  
 W. National Avenue from S. 70 St. to S. 76 St.

**Property Assessments**

453-0277-000	7000-02-04 W NATIONAL AVE	Ken Baranowski				Commercial	10
	Street Concrete Reconstruction	74.06 x	47.54 Lin Ft	= \$	3,520.81	100.00	\$ 3,520.81
					<u>Total:</u>		<u>\$ 3,520.81</u>
453-0276-000	7008-10 W NATIONAL AVE	Daniel Geraci & Valerie Geraci				Commercial	20
	Street Concrete Reconstruction	74.06 x	47.55 Lin Ft	= \$	3,521.55	100.00	\$ 3,521.55
					<u>Total:</u>		<u>\$ 3,521.55</u>
453-0272-000	7030 W NATIONAL AVE	Expert Realty & Investmt LLC				Commercial	30
	Street Concrete Reconstruction	74.06 x	120.00 Lin Ft	= \$	8,887.20	40.00	\$ 3,554.88
	Reduction Code Longside						
	Street Concrete Reconstruction	74.06 x	47.44 Lin Ft	= \$	3,513.41	100.00	\$ 3,513.41
	Street Concrete Reconstruction	74.06 x	20.25 Lin Ft	= \$	1,499.72	100.00	\$ 1,499.72
	Driveway 7" Concrete Approach	7.40 x	46.00 Sq Ft	= \$	340.40	100.00	\$ 340.40
	Driveway 7" Concrete Approach	7.40 x	46.00 Sq Ft	= \$	340.40	100.00	\$ 340.40
					<u>Total:</u>		<u>\$ 9,248.81</u>
453-0233-000	7100 W NATIONAL AVE - 1593 S 71 ST	Jaden/Brody LLC				Commercial	40
	Street Concrete Reconstruction	74.06 x	45.46 Lin Ft	= \$	3,366.77	100.00	\$ 3,366.77
	Street Concrete Reconstruction	74.06 x	36.00 Lin Ft	= \$	2,666.16	40.00	\$ 1,066.46
	Reduction Code Longside						
					<u>Total:</u>		<u>\$ 4,433.23</u>
453-0234-000	7106 W NATIONAL AVE	Craig F. Bushberger Revocable Trust				Residential	50
	Street Concrete Reconstruction	59.25 x	31.01 Lin Ft	= \$	1,837.34	100.00	\$ 1,837.34
					<u>Total:</u>		<u>\$ 1,837.34</u>



City of West Allis Engineering Department  
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W. National Avenue from S. 70 St. to S. 76 St.

453-0236-001	7120 W NATIONAL AVE	City Of West Allis	59.25	x	186.06 Lin Ft	=	\$	11,024.06	0.00	\$	0.00	60
	Street Concrete Reconstruction											
	Reduction Code Longside											
	Exempt Property Charged as Residential											
	Driveway 7" Concrete Approach		7.40	x	91.30 Sq Ft	=	\$	675.62	0.00	\$	0.00	
	Exempt Property Charged as Residential											
	Street Concrete Reconstruction		59.25	x	29.98 Lin Ft	=	\$	1,776.32	0.00	\$	0.00	
	Exempt Property Charged as Residential											
								Total:	\$	0.00		
453-0215-001	7220 W NATIONAL AVE	Ziegler-Wisconsin 16 LLC & c/o Altus Group	74.06	x	120.00 Lin Ft	=	\$	8,887.20	40.00	\$	3,554.88	70
	Street Concrete Reconstruction											
	Reduction Code Longside											
	Street Concrete Reconstruction		74.06	x	142.53 Lin Ft	=	\$	10,555.77	100.00	\$	10,555.77	
	Street Concrete Reconstruction		74.06	x	12.85 Lin Ft	=	\$	951.67	0.00	\$	0.00	
	Reduction Code Longside											
	Street Concrete Reconstruction		74.06	x	45.77 Lin Ft	=	\$	3,389.73	100.00	\$	3,389.73	
	Driveway 7" Concrete Approach		7.40	x	114.40 Sq Ft	=	\$	846.56	100.00	\$	846.56	
								Total:	\$	18,346.94		
453-0222-000	7300-7332 W NATIONAL AVE	City Of West Allis	59.25	x	262.53 Lin Ft	=	\$	15,554.90	0.00	\$	0.00	80
	Street Concrete Reconstruction											
	Exempt Property Charged as Residential											
	Street Concrete Reconstruction		59.25	x	28.67 Lin Ft	=	\$	1,698.70	0.00	\$	0.00	
	Exempt Property Charged as Residential											
	Street Concrete Reconstruction		59.25	x	22.52 Lin Ft	=	\$	1,334.31	0.00	\$	0.00	
	Exempt Property Charged as Residential											
	Driveway 7" Concrete Approach		7.40	x	432.10 Sq Ft	=	\$	3,197.54	0.00	\$	0.00	
	Exempt Property Charged as Residential											
								Total:	\$	0.00		



City of West Allis Engineering Department  
 Project Details P1829S

W. National Avenue from S. 70 St. to S. 76 St.

453-0398-000	7400 W NATIONAL AVE	Richardson Holdings LLC	74.06 x	131.28 Lin Ft	= \$	9,722.60	40.00	\$ 3,889.04	90
	Street Concrete Reconstruction								
	Reduction Code Longside								
	Street Concrete Reconstruction		74.06 x	19.70 Lin Ft	= \$	1,458.98	100.00	\$ 1,458.98	
	Street Concrete Reconstruction		74.06 x	17.87 Lin Ft	= \$	1,323.45	0.00	\$ 0.00	
	Reduction Code 0-15 Years (Free)								
	Driveway 7" Concrete Approach		7.40 x	132.60 Sq Ft	= \$	981.24	100.00	\$ 981.24	
								<u>Total: \$ 6,329.26</u>	
453-0399-000	74** W NATIONAL AVE	Richardson Holdings LLC	74.06 x	31.01 Lin Ft	= \$	2,296.60	100.00	\$ 2,296.60	100
	Street Concrete Reconstruction								
453-0401-000	74** W NATIONAL AVE	Richardson Holdings LLC	74.06 x	100.27 Lin Ft	= \$	7,426.00	40.00	\$ 2,970.40	110
	Street Concrete Reconstruction								
	Reduction Code Longside								
	Street Concrete Reconstruction		74.06 x	48.58 Lin Ft	= \$	3,597.83	87.00	\$ 3,130.11	
	Reduction Code Rectangularized								
	Driveway 7" Concrete Approach		7.40 x	61.90 Sq Ft	= \$	458.06	100.00	\$ 458.06	
								<u>Total: \$ 6,558.57</u>	
453-0406-000	1613-33 S 75 ST - 1612-32 S 76 ST	Central Park LLC	74.06 x	250.77 Lin Ft	= \$	18,572.03	100.00	\$ 18,572.03	120
	Street Concrete Reconstruction								
	Street Concrete Reconstruction		74.06 x	56.39 Lin Ft	= \$	4,176.24	40.00	\$ 1,670.50	
	Reduction Code Longside								
	Street Concrete Reconstruction		74.06 x	31.60 Lin Ft	= \$	2,340.30	40.00	\$ 936.12	
	Reduction Code Longside							<u>Total: \$ 21,178.65</u>	





City of West Allis Engineering Department  
 Project Details P1829S

W. National Avenue from S. 70 St. to S. 76 St.

452-0116-000	1647 S 76 ST	City Of West Allis			Exempt Local	130
	Street Concrete Reconstruction	59.25 x	26.90 Lin Ft	= \$	1,593.82	0.00 \$ 0.00
	Exempt Property Charged as Residential					
	Street Concrete Reconstruction	59.25 x	93.03 Lin Ft	= \$	5,512.03	0.00 \$ 0.00
	Reduction Code Longside					
	Exempt Property Charged as Residential					
					Total: \$	0.00
452-0118-002	1642 S 77 ST - 7608 W NATIONAL AVE	West Allis Property Owner			Exempt Other	140
	Street Concrete Reconstruction	59.25 x	17.94 Lin Ft	= \$	1,062.95	40.00 \$ 425.18
	Reduction Code Longside					
	Exempt Property Charged as Residential				Total: \$	425.18
453-0605-000	7001 W NATIONAL AVE	City Of West Allis			Exempt Local	150
	Street Concrete Reconstruction	59.25 x	126.32 Lin Ft	= \$	7,484.46	0.00 \$ 0.00
	Reduction Code Longside					
	Exempt Property Charged as Residential				Total: \$	0.00
453-0599-000	7019-21 W NATIONAL AVE	Bradley J Toth			Residential	160
	Street Concrete Reconstruction	59.25 x	38.29 Lin Ft	= \$	2,268.68	100.00 \$ 2,268.68
	Storm Sewer Lateral Install	662.00 x	1.00 Each	= \$	662.00	100.00 \$ 662.00
					Total: \$	2,930.68
453-0600-000	7023-25 W NATIONAL AVE	Jorge Avila			Residential	170
	Street Concrete Reconstruction	59.25 x	31.01 Lin Ft	= \$	1,837.34	100.00 \$ 1,837.34
	Storm Sewer Lateral Install	662.00 x	1.00 Each	= \$	662.00	100.00 \$ 662.00
					Total: \$	2,499.34



City of West Allis Engineering Department  
Project Details P1829S

W. National Avenue from S. 70 St. to S. 76 St.

453-0601-000	7027-29 W NATIONAL AVE	Thor Housing LLC			Residential	180
	Street Concrete Reconstruction	59.25 x	31.01 Lin Ft	= \$	1,837.34	\$ 1,837.34
	Storm Sewer Lateral Install	662.00 x	1.00 Each	= \$	662.00	\$ 662.00
					Total:	\$ 2,499.34
453-0602-000	7033 W NATIONAL AVE	Lloyd T Bradford, etal			Commercial	190
	Street Concrete Reconstruction	74.06 x	31.01 Lin Ft	= \$	2,296.60	\$ 2,296.60
	Driveway 7" Concrete Approach	7.40 x	32.70 Sq Ft	= \$	241.98	\$ 241.98
	Driveway 7" Concrete Approach	7.40 x	254.00 Sq Ft	= \$	1,879.60	\$ 1,879.60
	Street Concrete Reconstruction	74.06 x	57.80 Lin Ft	= \$	4,280.67	\$ 0.00
	Reduction Code No Charge/Prior Pymt				Total:	\$ 4,418.18
453-0607-002	7109-11 W NATIONAL AVE	L Thomas Doyle & Janet Doyle			Commercial	200
	Street Concrete Reconstruction	74.06 x	93.03 Lin Ft	= \$	6,889.80	\$ 6,889.80
	Street Concrete Reconstruction	74.06 x	42.02 Lin Ft	= \$	3,112.00	\$ 0.00
	Driveway 7" Concrete Approach	7.40 x	93.40 Sq Ft	= \$	691.16	\$ 691.16
	Reduction Code No Charge/Prior Pymt				Total:	\$ 7,580.96
453-0609-000	7113-15 W NATIONAL AVE	George Steller, Jr			Commercial	210
	Street Concrete Reconstruction	74.06 x	31.01 Lin Ft	= \$	2,296.60	\$ 2,296.60
453-0610-000	7119 W NATIONAL AVE	Christopher L Taylor			Commercial	220
	Street Concrete Reconstruction	74.06 x	31.01 Lin Ft	= \$	2,296.60	\$ 2,296.60
	Reduction Code No Charge/Prior Pymt				Total:	\$ 2,296.60
453-0611-000	7123 W NATIONAL AVE	Wade V Register & Rae Ann Register			Commercial	230
	Street Concrete Reconstruction	74.06 x	31.01 Lin Ft	= \$	2,296.60	\$ 2,296.60
	Reduction Code No Charge/Prior Pymt				Total:	\$ 2,296.60



City of West Allis Engineering Department  
Project Details P1829S

W. National Avenue from S. 70 St. to S. 76 St.

453-0612-000	7127-29 W NATIONAL AVE	BFS WI LLC & c/o Bottoms Up Central	240
Street Concrete Reconstruction	74.06 x 31.01 Lin Ft	Commercial	2,296.60
		= \$	2,296.60
		Total:	\$ 2,296.60
453-0613-000	1708-10 S 72 ST	Cesar Romero	250
Street Concrete Reconstruction	59.25 x 45.57 Lin Ft	Residential	2,700.02
Street Concrete Reconstruction	59.25 x 22.00 Lin Ft	= \$	1,303.50
Reduction Code Longside		= \$	40.00
Street Concrete Reconstruction	59.25 x 1.54 Lin Ft	= \$	91.25
Reduction Code No Charge/Prior Pymt		= \$	0.00
		Total:	\$ 3,221.42
453-0643-000	7201 W NATIONAL AVE - 1709 S 72 ST	Donald Falk	260
Street Concrete Reconstruction	74.06 x 31.01 Lin Ft	Commercial	2,296.60
Street Concrete Reconstruction	74.06 x 8.00 Lin Ft	= \$	592.48
Reduction Code Longside		= \$	40.00
		Total:	\$ 2,937.79
453-0644-001	7205-07 W NATIONAL AVE	Russell Kleist, etal & c/o Philip M Kleist	270
Street Concrete Reconstruction	74.06 x 62.02 Lin Ft	Commercial	4,593.20
Driveway 7" Concrete Approach	7.40 x 72.70 Sq Ft	= \$	537.98
		Total:	\$ 5,131.18
453-0646-000	7213R-15 W NATIONAL AVE	Fifth Property Development LLC	280
Street Concrete Reconstruction	59.25 x 38.41 Lin Ft	Residential	2,275.79
Storm Sewer Lateral Install	662.00 x 1.00 Each	= \$	662.00
		Total:	\$ 2,937.79
453-0535-000	7219-21 W NATIONAL AVE	Dennis Geniesse & Gloria Geniesse	290
Street Concrete Reconstruction	59.25 x 38.16 Lin Ft	Residential	2,260.98
Storm Sewer Lateral Install	662.00 x 1.00 Each	= \$	662.00
		Total:	\$ 2,922.98



City of West Allis Engineering Department  
Project Details P1829S

W. National Avenue from S. 70 St. to S. 76 St.

453-0537-000	7225 W NATIONAL AVE	Dennis Geniesse & Gloria Geniesse	59.25 x	31.01 Lin Ft	= \$	1,837.34	Residential	300
	Street Concrete Reconstruction							
						Total: \$		1,837.34
453-0538-000	7235 W NATIONAL AVE	Dennis Geniesse, etal & c/o Energy Expediters I	74.06 x	62.02 Lin Ft	= \$	4,593.20	Commercial	310
	Street Concrete Reconstruction							
	Street Concrete Reconstruction		74.06 x	24.57 Lin Ft	= \$	1,819.65	40.00 \$	727.86
	Reduction Code Longside							
						Total: \$		5,321.06
453-0551-001	7301 W NATIONAL AVE - 1707 S 73 ST	Donnelly Real Estate LLC	74.06 x	69.25 Lin Ft	= \$	5,128.65	Commercial	320
	Street Concrete Reconstruction							
	Street Concrete Reconstruction		74.06 x	8.76 Lin Ft	= \$	648.77	40.00 \$	259.51
	Reduction Code Longside							
						Total: \$		5,388.16
453-0552-000	7311-13 W NATIONAL AVE	Lizandra Nieves	59.25 x	31.01 Lin Ft	= \$	1,837.34	Residential	330
	Street Concrete Reconstruction							
	Storm Sewer Lateral Install		662.00 x	1.00 Each	= \$	662.00	100.00 \$	662.00
						Total: \$		2,499.34
453-0553-000	73** W NATIONAL AVE	City Of West Allis	59.25 x	31.01 Lin Ft	= \$	1,837.34	Exempt Local	340
	Street Concrete Reconstruction							
	Driveway 7" Concrete Approach		7.40 x	79.60 Sq Ft	= \$	589.04	0.00 \$	0.00
	Exempt Property Charged as Residential							
	Exempt Property Charged as Residential							
						Total: \$		0.00



City of West Allis Engineering Department  
 Project Details P1829S

W. National Avenue from S. 70 St. to S. 76 St.

453-0526-004	7421 W NATIONAL AVE	City Of West Allis	59.25 x	439.57 Lin Ft	= \$	26,044.52	0.00	\$	0.00	350
	Street Concrete Reconstruction									
	Reduction Code Longside									
	Exempt Property Charged as Residential									
	Street Concrete Reconstruction		59.25 x	42.38 Lin Ft	= \$	2,511.02	0.00	\$	0.00	
	Exempt Property Charged as Residential									
									<u>Total: \$</u>	<u>0.00</u>
453-0407-001	17** S 75 ST	F&A Masons - Lodge No 291	59.25 x	45.50 Lin Ft	= \$	2,695.88	100.00	\$	2,695.88	360
	Street Concrete Reconstruction									
	Exempt Property Charged as Residential									
	Street Concrete Reconstruction		59.25 x	23.93 Lin Ft	= \$	1,417.85	40.00	\$	567.14	
	Reduction Code Longside									
	Exempt Property Charged as Residential									
									<u>Total: \$</u>	<u>3,263.02</u>
453-0408-001	7515 W NATIONAL AVE	F&A Masons - Lodge No 291	59.25 x	155.10 Lin Ft	= \$	9,189.67	100.00	\$	9,189.67	370
	Street Concrete Reconstruction									
	Exempt Property Charged as Residential									
									<u>Total: \$</u>	<u>9,189.67</u>
453-0409-000	7527-33 W NATIONAL AVE - 1710 S 76 ST	Gerald P Neitzel & City of West Allis	74.06 x	62.04 Lin Ft	= \$	4,594.68	100.00	\$	4,594.68	380
	Street Concrete Reconstruction									
	Street Concrete Reconstruction		74.06 x	107.62 Lin Ft	= \$	7,970.34	40.00	\$	3,188.14	
	Reduction Code Longside									
	Driveway 7" Concrete Approach		7.40 x	111.00 Sq Ft	= \$	821.40	100.00	\$	821.40	
									<u>Total: \$</u>	<u>8,604.22</u>



453-0433-002	1715-17-23 S 76 ST	West Allis Property Owner	390
Street Concrete Reconstruction	74.06 x 15.10 Lin Ft	= \$ 1,118.31	40.00 \$ 447.32
Reduction Code Longside			
Street Concrete Reconstruction	74.06 x 70.21 Lin Ft	= \$ 5,199.75	40.00 \$ 2,079.90
Reduction Code Longside			
		Total: \$	<u>2,527.22</u>

**Property Type Summary**

21	Commercial
18	Residential



**Item Summary**

	Total Quantity	Gross Total	Net Total
<b>Driveway</b>			
7" Concrete Approach	964.70 Sq Ft	\$7,138.78	\$7,138.78
Commercial			
Residential	603.00 Sq Ft	\$4,462.20	\$0.00
		<u>\$11,600.98</u>	<u>\$7,138.78</u>
<b>Storm Sewer Lateral</b>			
Install	6.00 Each	\$3,972.00	\$3,972.00
Residential		<u>\$3,972.00</u>	<u>\$3,972.00</u>
<b>Street</b>			
Concrete Reconstruction	2,241.36 Lin Ft	\$165,995.12	\$118,986.61
Commercial			
Residential	1,870.46 Lin Ft	\$110,824.75	\$32,091.44
		<u>\$276,819.87</u>	<u>\$151,078.05</u>
<b>Grand Totals</b>		\$292,392.85	\$162,188.83