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## MEMORANDUM

**To:** Honorable Mayor and Common Council  
City of West Allis

**From:** Melinda K. Dejewski, PE, City Engineer

**Date:** August 26, 2025

**RE:** Communication regarding 2026 Special Assessment Rates

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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 3% increase in the 2026 special assessment rates. This increase is recommended due to the following:

- The construction industry is projecting an overall increase of 4 to 7% in costs for 2026.
- The tariffs are having an impact on the cost of construction materials.
- Many current projects are stalled, which affects contractor availability and market competitiveness.
- The Milwaukee area construction index went up 4.3% over the past 12 months.

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**

**2026 STANDARD ASSESSMENT RATES-3.0% Rate Increase**

<u>Type of Improvement</u>	<u>Standard</u> (100%)	<u>Comm.</u> (125%)	<u>Mfg.</u> (150%)
<b><u>Street Paving:</u></b>			
New Construction.....	119.60	149.50	179.40
Reconstruction.....	71.76	89.70	107.64
Major Asphalt Resurface/Rural Section Asphalt.....	59.80	74.75	89.70
Minor Asphalt Resurface .....	47.84	59.80	71.76
Interim Asphalt Resurface.....	23.92	29.90	35.88
Concrete Pavement Repair.....	14.35	17.94	21.53
Service Drive New.....	79.74	99.67	119.60
Service Drive - Resurface.....	31.89	39.87	47.84
<b><u>Alleys (Concrete):</u></b>			
..... 20' Wide.....	63.10	78.88	94.65
..... 18' Wide.....	59.55	74.43	89.32
..... 16' Wide.....	55.96	69.95	83.94
..... 15' Wide.....	54.17	67.72	81.26
..... 14' Wide.....	52.37	65.46	78.55
..... 13' Wide.....	50.61	63.26	75.91
..... 12' Wide.....	48.85	61.06	73.27
..... 10' Wide.....	45.27	56.59	67.91
<b><u>Alleys (Reconstruct):</u></b>			
..... 20' Wide.....	44.17	55.21	66.25
..... 18' Wide.....	41.67	52.09	62.51
..... 17' Wide.....	40.42	50.53	60.63
..... 16' Wide.....	39.16	48.95	58.74
..... 15' Wide.....	37.94	47.42	56.91
..... 14' Wide.....	36.71	45.89	55.07
..... 13' Wide.....	35.42	44.27	53.13
..... 12' Wide.....	34.16	42.70	51.24
..... 10' Wide.....	31.71	39.63	47.56
<b><u>Alleys (Resurfacing):</u></b>			
..... 20' Wide.....	22.09	27.61	33.13
..... 18' Wide.....	20.82	26.02	31.23
..... 16' Wide.....	19.57	24.46	29.36
..... 15' Wide.....	18.96	23.70	28.44
..... 14' Wide.....	18.34	22.93	27.52
..... 13' Wide.....	17.73	22.16	26.60
..... 12' Wide.....	17.13	21.41	25.69
..... 10' Wide.....	15.81	19.77	23.72
<b><u>Sidewalk:</u></b>			
5" Concrete (per lin. ft.).....	38.98	38.98	38.98
5" Concrete (per sq. ft.).....	7.82	7.82	7.82
7" Concrete (per lin.ft.).....	44.68	44.68	44.68
7" Concrete (per sq. ft.).....	8.96	8.96	8.96
5" Concrete (per lin. ft.)(sidewalk program only).....	38.98 <b>x50%*</b>	38.98 <b>x62.5%*</b>	38.98 <b>x75%*</b>
7" Concrete (per lin. ft.)(sidewalk program only).....	44.68 <b>x50%*</b>	44.68 <b>x62.5%*</b>	44.68 <b>x75%*</b>
9" Concrete (per lin. ft.)(sidewalk program only).....	55.87 <b>x50%*</b>	55.87 <b>x62.5%*</b>	55.87 <b>x75%*</b>
Mudjacking (per lin. ft.)(sidewalk program only).....	19.95 <b>x50%*</b>	19.95 <b>x62.5%*</b>	19.95 <b>x75%*</b>
Mudjacking (per sq. ft.)(sidewalk program only).....	3.98 <b>x50%*</b>	3.98 <b>x62.5%*</b>	3.98 <b>x75%*</b>
Carriage walk (per sq. ft.)(sidewalk program only)....	7.82 <b>x50%*</b>	7.82 <b>x62.5%*</b>	7.82 <b>x75%*</b>
Service Walk (per sq. ft.).....	7.82 <b>x100%*</b>	7.82 <b>x100%*</b>	7.82 <b>x100%*</b>
Grinding (per lin. ft.)*.....	2.42	2.42	2.42
*includes s/w, d/w, carriage walk, service walk			
<b>*Based on typical shortside of property</b>			
<b><u>Driveway Approach:</u></b>			
7" Concrete (per sq. ft.).....	8.96	8.96	8.96
9" Concrete (per sq. ft.).....	11.17	11.17	11.17
<b><u>Misc. Asphalt:</u></b> (per sq. ft.)			
Includes Walks, Driveways, etc.....	4.79	4.79	4.79
<b><u>Steps:</u></b> (per lin. ft. of riser).....			
.....	70.16	70.16	70.16
<b><u>Modular Block or Timber Walls:</u></b> (per sq. ft.).....			
.....	30.02	30.02	30.02
<b><u>Brick/Stamped Concrete</u></b> (per sq. ft.).....			
.....	11.76	11.76	11.76
<b><u>Water main:</u></b> (per lin. ft.).....			
.....	69.94	87.43	104.92
<b><u>Sanitary Sewer Main:</u></b> (per lin. ft.).....			
.....	99.33	124.17	149.00
<b><u>Storm Sewer Laterals:</u></b> Each.....			
.....	801.34	1001.68	full cost
<b><u>Storm Sewer Lateral w/ extension:</u></b> Each.....			
.....	1446.12	full cost	full cost
<b><u>Sanitary Sewer Laterals:</u></b> Each.....			
.....	full cost	full cost	full cost
<b><u>Water Lateral:</u></b> Each.....			
.....	full cost	full cost	full cost
<b><u>Private Prop. Lead Water Service Replace Lateral:</u></b> Each.....			
.....	2000.00	2000.00	2000.00