



NOTICE OF PUBLIC HEARING
January 14, 2025
7:00 PM

NOTICE IS HEREBY GIVEN that on January 14, 2025, at 7:00 p.m., the West Allis Common Council will conduct a public hearing at West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin, where all interested persons may appear before the council and be heard concerning the matters related to the proposed work below.

Concrete reconstruction of the following streets:

S. 53rd St. from W. Burnham St. to W. Rogers St.
W. Rogers St. from S. 53rd St. to the Dead End

NOTICE IS FURTHER GIVEN that a report on the proposal may be inspected online at <https://westalliswi.legistar.com/Calendar.aspx> (scroll to Common Council meeting for January 14, 2025 and click on Agenda Packet on the right side of the row). This report is also available at West Allis City Hall during business hours (M-F, 11:30 a.m. to 4:30 p.m.)

Dated at West Allis, Wisconsin this 2nd day of January 2025.

City Clerk

Publish January 3, 2025

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.



Melinda Dejewski, P.E.
City Engineer
Engineering Department
mdejewski@westalliswi.gov
414.302.8374

January 14, 2025

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 of the pavement in:

S. 53rd Street from W. Burnham Street to W. Rogers Street
W. Rogers Street from S. 53rd Street to the Dead End

as directed in Preliminary Resolution No. R-2024-0651 adopted on December 10, 2024

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,

Melinda Dejewski, P.E.
City Engineer

Encs.

PROPOSED IMPROVEMENT OF

**S. 53rd St. from W. Burnham St. to W. Rogers St.
W. Rogers St. from S. 53rd St. to Dead End**

by miscellaneous sidewalk repair

SCHEDULE "A"

Preliminary Plans & Specifications Attached

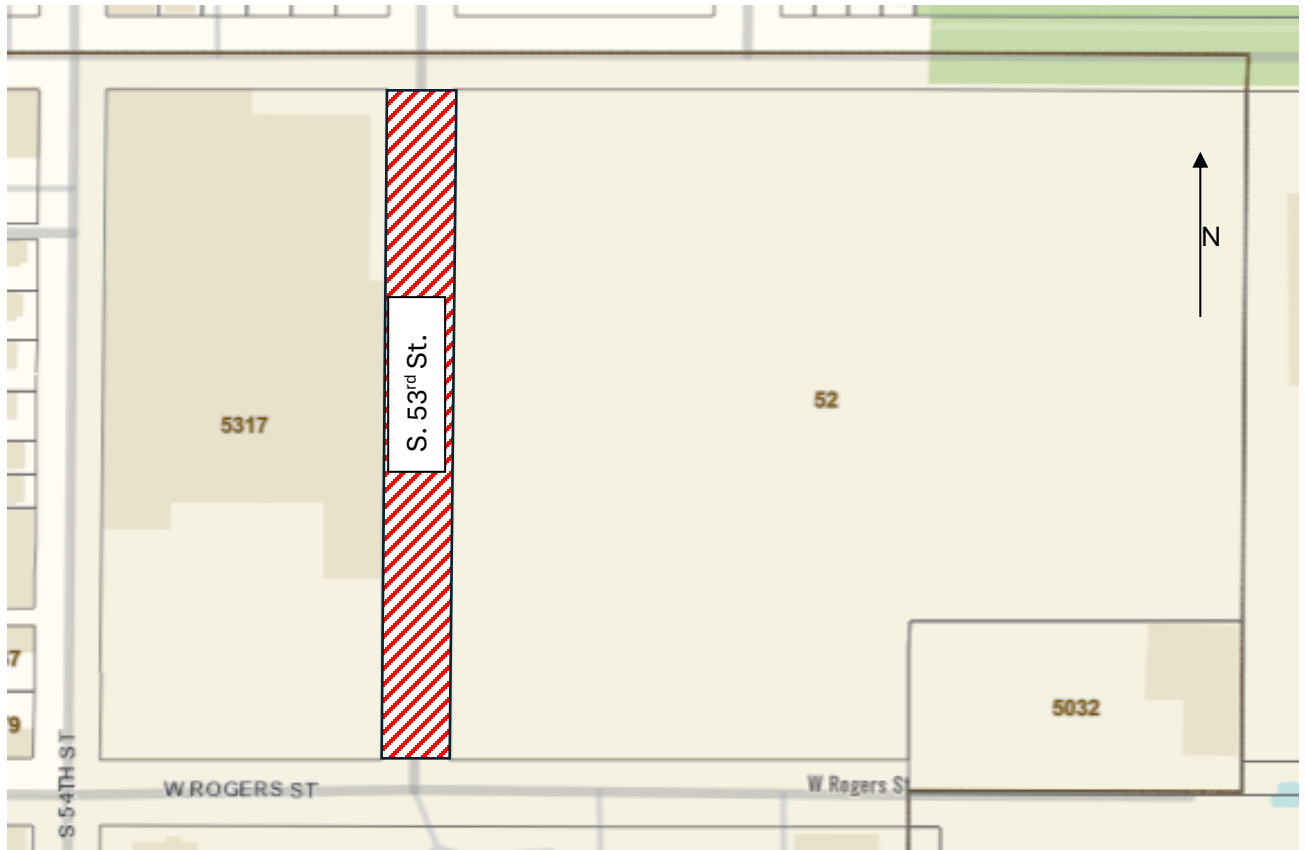
SCHEDULE "B"

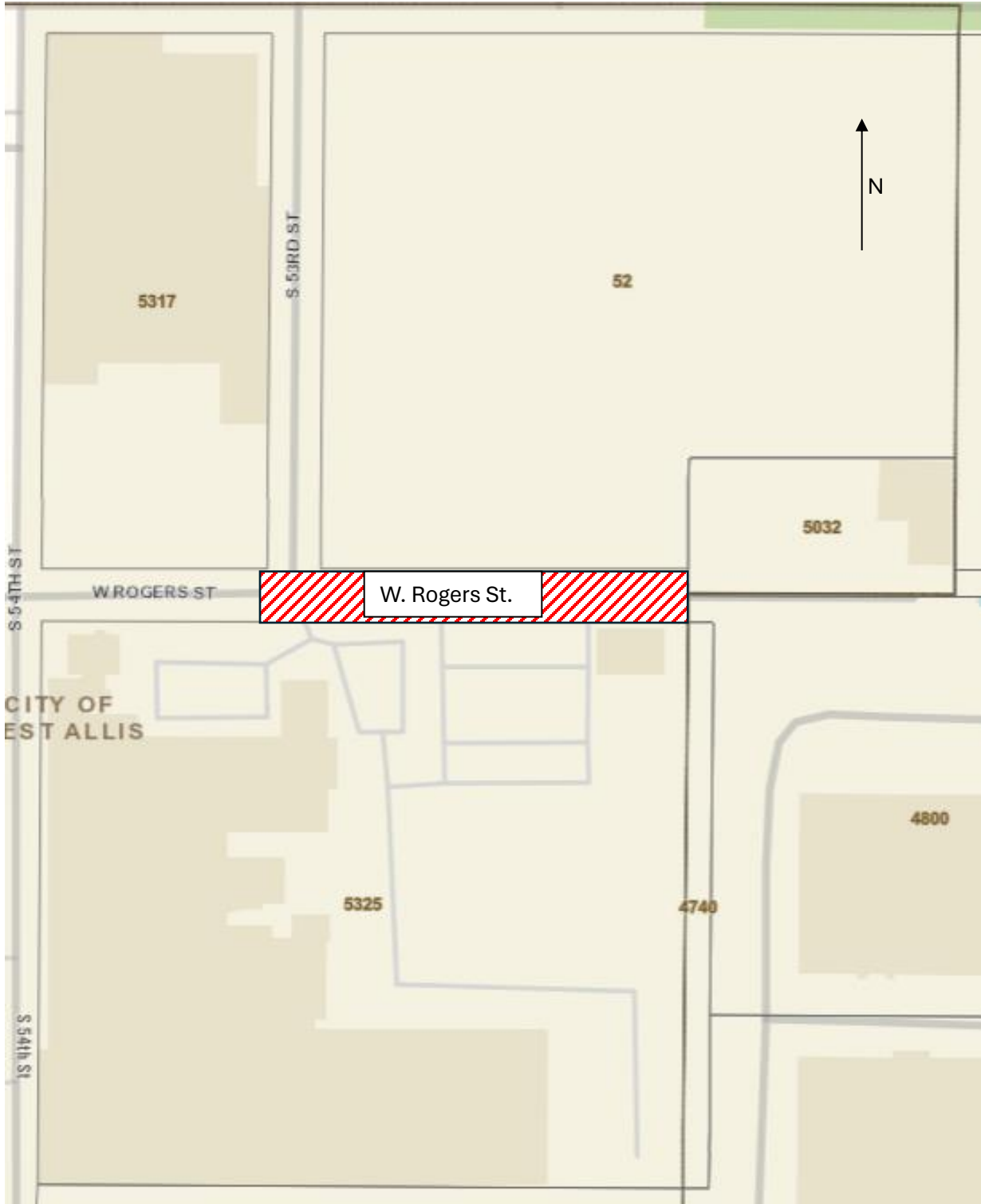
Estimate of the Entire Cost

\$2,270,400.00

SCHEDULE "C"

Schedule of Proposed Assessments
Against Each Parcel Affected







Melinda Dejewski, P.E.
City Engineer
Engineering Department
mdejewski@westalliswi.gov
414.302.8374

January 14, 2025

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 of the pavement in:

S. 53rd Street from W. Burnham Street to W. Rogers Street
W. Rogers Street from S. 53rd Street to the Dead End

Estimated Construction Cost:	\$1,892,000.00
Contingency:	378,400.00
TOTAL:	\$2,270,400.00

Sincerely,

Melinda Dejewski, P.E.
City Engineer

ASSESSMENT REPORT FOR COUNCIL

HEARING DATE: January 14, 2025

LOCATION

**DESCRIPTION: S. 53rd Street from W. Burnham Street to W. Rogers Street
W. Rogers Street from S. 53rd Street to the Dead End**

ACCOUNT NO.: P2525S, P2526S

INTEREST RATE: 4.0%

2025 ASSESSMENT RATES

<u>Streets</u>		<u>Residential</u>	<u>Commercial</u>	<u>Manufacturing</u>
Concrete Reconstruction	lin. ft	\$69.67	\$87.09	\$104.51
<u>Driveways</u>				
7" Concrete Approach	sq. ft.	\$8.70	\$8.70	\$8.70
9" Concrete Approach	sq. ft.	\$10.84	\$10.84	\$10.84

The properties against which the assessments are proposed are benefited.

EXAMPLE: Commercial Special Assessment for Concrete Reconstruction

**Area: S. 53rd St. from W. Burnham St. to W. Rogers St.
W. Rogers St. from S. 53rd St. to the Dead End**

Lot Width = 600
 Assessment Rate = \$87.09
***Street Improvement = \$52,254.00 = 600 ft. @ \$87.09**

***Special Assessment for Street Improvement Only** - Does not include driveway approach, storm sewer, sanitary sewer, and/or water 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)*

\$52,254.00 Total Special Assessment:

<u>Year No.</u>	<u>Principal Amt.</u>	<u>Interest Amt.</u>	<u>Total Payment</u>
1st year	\$5,225.40	\$2,090.16 **	\$7,315.56
2nd year	\$5,225.40	\$1,881.14	\$7,106.54
3rd year	\$5,225.40	\$1,672.13	\$6,897.53
4th year	\$5,225.40	\$1,463.11	\$6,688.51
5th year	\$5,225.40	\$1,254.10	\$6,479.50
6th year	\$5,225.40	\$1,045.08	\$6,270.48
7th year	\$5,225.40	\$836.06	\$6,061.46
8th year	\$5,225.40	\$627.05	\$5,852.45
9th year	\$5,225.40	\$418.03	\$5,643.43
10th year	\$5,225.40	\$209.02	\$5,434.42

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

\$52,254.00 Total Special Assessment:

<u>Year No.</u>	<u>Principal Amt.</u>	<u>Interest Amt.</u>	<u>Total Payment</u>
1st year	\$10,450.80	\$2,090.16 **	\$12,540.96
2nd year	\$10,450.80	\$1,672.13	\$12,122.93
3rd year	\$10,450.80	\$1,254.10	\$11,704.90
4th year	\$10,450.80	\$836.06	\$11,286.86
5th year	\$10,450.80	\$418.03	\$10,868.83

** Interest is based on the descending principal balance.



City of West Allis Engineering Department

Project Details P2525S

S. 53 St.:

Property Assessments

Property ID	Address	Assessor	Exempt County	Area	Rate	Total
474-0002-001	1906 S 53 ST	City of West Allis	Exempt County			20
	Street Reconstruction	69.67	600.00 x Lin Ft	= \$	41,802.00	0.00 \$ 0.00
	Reduction Code Exempt					
	Exempt Property Charged as Residential					
	Driveway Approach 9" Concrete Approach	10.84	502.00 x Sq Ft	= \$	5,441.68	0.00 \$ 0.00
	Reduction Code Exempt					
	Exempt Property Charged as Residential					
					Total:	\$ 0.00
474-0001-000	5317 W BURNHAM ST - 1949 S 53 ST	ACPF-EXR JV SUB BURNHAM STREET WEST	Commercial			40
	Driveway Approach 9" Concrete Approach	10.84	571.00 x Sq Ft	= \$	6,189.64	100.00 \$ 6,189.64
	Street Reconstruction	87.09	360.00 x Lin Ft	= \$	31,352.40	100.00 \$ 31,352.40
	Total footage 600' along S. 53rd St. Long side reduction for 120' from each corner (Rogers & Burnham) Remaining 360' fully assessed. No wrapping on Rogers since full 254' frontage was assessed in 2007 during the Rogers reconstruction <25 yrs.					
	Street Reconstruction	87.09	120.00 x Lin Ft	= \$	10,450.80	40.00 \$ 4,180.32
	Reduction Code Longside					
	Street Reconstruction	87.09	120.00 x Lin Ft	= \$	10,450.80	40.00 \$ 4,180.32
	Reduction Code Longside					
					Total:	\$ 45,902.68

Property Type Summary

- 1 Commercial
- 1 Residential



City of West Allis Engineering Department

Project Details P2525S

S. 53 St.:

Item Summary

	Total Quantity		Gross Total	Net Total
Driveway Approach				
9" Concrete Approach				
Commercial	571.00	Sq Ft	\$6,189.64	\$6,189.64
Residential	502.00	Sq Ft	\$5,441.68	\$0.00
			<u>\$11,631.32</u>	<u>\$6,189.64</u>
Street				
Reconstruction				
Commercial	600.00	Lin Ft	\$52,254.00	\$39,713.04
Residential	600.00	Lin Ft	\$41,802.00	\$0.00
			<u>\$94,056.00</u>	<u>\$39,713.04</u>
Grand Totals			\$105,687.32	\$45,902.68



City of West Allis Engineering Department
 Project Details P2526S

W. Rogers St.:

Property Assessments

Property ID	Address	Assessor	Exempt County	Year
474-0002-001	1906 S 53 ST	City of West Allis	Exempt County	20
Street Reconstruction				
		69.67	412.90 x Lin Ft	= \$ 28,766.74 0.00 \$ 0.00
Reduction Code Exempt Exempt Property Charged as Residential				
Driveway Approach 9" Concrete Approach				
		10.84	655.00 x Sq Ft	= \$ 7,100.20 0.00 \$ 0.00
Reduction Code Exempt Exempt Property Charged as Residential				
			Total:	\$ 0.00
474-0004-001	5121-5325 W ROGERS ST - 2020-60 S 54 ST	Roadster Rogers LLC & c/o C Coakley Relocatic	Commercial	30
Driveway Approach 9" Concrete Approach				
		10.84	263.00 x Sq Ft	= \$ 2,850.92 100.00 \$ 2,850.92
Street Reconstruction				
		87.09	413.50 x Lin Ft	= \$ 36,011.72 100.00 \$ 36,011.72
Rogers (53-56) reconstructed in 2007. Total frontage is 727.5'. Assessed in 2007 for 314'. Remaining 413.5' being assessed.				
			Total:	\$ 38,862.64
474-0001-000	5317 W BURNHAM ST - 1949 S 53 ST	ACPF-EXR JV SUB BURNHAM STREET WEST	Commercial	40
Street Reconstruction				
		87.09	16.40 x Lin Ft	= \$ 1,428.28 0.00 \$ 0.00
Reduction Code Under 25 Yrs (Free) Rogers (53-56) assessed entire short side 254' frontage in 2007 <25 yrs.				
			Total:	\$ 0.00

Property Type Summary

2	Commercial
1	Residential



City of West Allis Engineering Department

Project Details P2526S

W. Rogers St.:

Item Summary

	Total Quantity		Gross Total	Net Total
Driveway Approach				
9" Concrete Approach				
Commercial	263.00	Sq Ft	\$2,850.92	\$2,850.92
Residential	655.00	Sq Ft	\$7,100.20	\$0.00
			<u>\$9,951.12</u>	<u>\$2,850.92</u>
Street				
Reconstruction				
Commercial	429.90	Lin Ft	\$37,440.00	\$36,011.72
Residential	412.90	Lin Ft	\$28,766.74	\$0.00
			<u>\$66,206.74</u>	<u>\$36,011.72</u>
Grand Totals			\$76,157.86	\$38,862.64