



Department of Public Works
Infrastructure Services Division

Mariano A. Schifalacqua
Commissioner of Public Works

James P. Purko
Director of Operations

Jeffrey S. Polenske
City Engineer

September 4, 2002

FILE NUMBER

To the Public Improvements Committee

Subject: Common Council File Number 000974

Dear Honorable Members:

On November 10, 2000, the Common Council adopted File Number 000974 setting forth minimum recovery ratios for special assessments. The resolution further directed that the assessment rates be adjusted as necessary to conform with those ratios.

For your information, the 2003 rates are lower than 2002 on some of the assessable items.

In compliance with the council directive, we will implement new special assessment rates upon acceptance of this file. Attached are the following five exhibits:

Exhibits "A" and "B" - Charts listing major assessable construction items, date of the last rate change, projected costs, current and proposed special assessment rates.


Exhibit "C" - A chart indicating the affects of the proposed rate change against a typical lot for several types of improvements.

Exhibits "D" and "E" - Charts listing a 30-year history for various types of improvements, their rates and the proposed special assessment rates for 2003.

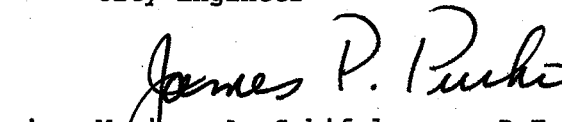
Exhibit "F" - Chart showing the previous history for assessment rates under the Area Sidewalk replacement program.

We will be pleased to meet with the committee and answer questions concerning the rate changes.

Very truly yours,



Jeffrey S. Polenske, P.E.
City Engineer



James P. Purko
for Mariano A. Schifalacqua, P.E.
Commissioner of Public Works

MLD:lmk

Attachments

cc: Ms. Carrie Lewis 841 N. Broadway, Room 701, Milwaukee, Wisconsin 53202
Phone (414) 286-2400, Fax (414) 286-5994, TDD (414) 286-2025

2003 ANALYSIS-EXHIBIT A
 IMPROVEMENT COSTS AND ASSESSMENT RATES
 RESURFACE/RECONSTRUCTION PROGRAM

September 4, 2002

Type of Improvement	Rate \$/Unit	1999 Bid Cost Per Unit	2000 Bid Cost Per Unit	2001 Bid Cost Per Unit	2002 Bid Cost Per Unit	Average Bid Cost	Include Engineering 40%	Minimum Recovery Rate (MRR)	Ave. cost *MRR +Indirect	2000 Assessment Rate	2001 Assessment Rate	2002 Assessment Rate	Recommended Assessment Rate (RAR)	Percent Change Note 1
7" Conc 34'	\$/ft	47.18	41.28	39.20	36.55	41.05	57.47	0.60	39.48	21.10	42.60	47.60	41.00	-14
8" Conc 36'	\$/ft	57.7	46.66	80.42	43.13	56.98	79.77	0.60	52.86	22.25	43.20	48.20	43.50	-10
Asphalt 34'	\$/ft	17.38	19.22		17.85	18.15	25.41	0.60	20.25	8.90	19.00	26.00	20.25	-13
4.5" Asphalt/6" Base 34'	\$/ft	34.11	35.00	30.63	28.34	32.02	44.83	0.60	31.90	15.35	34.00	39.00	33.00	-15
2" Res. Overlay 34'	\$/ft	12.35	11.98			12.17	17.04	0.60	13.22	6.70	12.00	17.00	16.00	-6
2 1/2" Art. Overlay 34'	\$/ft							0.60		7.95	14.00	19.00	18.00	-5
Curb & Gutter ft.	\$/ft	13.59	14.62	12.00	13.48	13.42	18.79	0.60	11.27	6.40	16.50	16.50	12.00	-27
Sod & Topsoil sq. yds.	\$/sq. yds.	5.76	7.41	6.54	7.30	6.75	9.45	0.60	5.67	3.20	8.00	8.00	5.50	-31
Sidewalk 5 ft wide	\$/ft	16.00	15.05	14.25	13.65	15.10	21.14	0.70	14.80	8.75	17.50	17.50	15.00	-14
7" Driveway sq. ft.	\$/sq. ft.	3.82	3.57	3.16	3.64	3.55	4.97	0.90	4.47	2.85	4.00	4.00	4.50	13
Conc. Alley 20'	\$/ft	42.15	43.27	43.52	36.09	42.98	60.17	0.90	56.15	29.15	44.00	55.00	55.00	0
Asph. Alley 20'	\$/ft									8.00	16.00	21.00	21.00	0
	\$/ft									9.25	18.00	23.00	23.00	0

NOTES:
 1. Rate Change Symbol (+) Rate Increase (-) Rate Decrease
 2. Top figure is for 1 and 2 family residential Bottom is for all other
 Blank areas mean no current information is available

2002 ANALYSIS - EXHIBIT B for 2003 RATES
NEW CONSTRUCTION

Type of Improvement	Rate \$/Unit	1999 Cost Per Unit	2000 Cost Per Unit	2001 Cost Per Unit	2002 Cost Per Unit	3 Year Average Cost Note 1	Include Engineering 40%	Use Recovery Rate	2001 Assessment Rate	2002 Assessment Rate	Recommended Assessment Rate	Percent Change
7" Conc 34'	\$/ft					41.05	57.47	51.72 (90)	42.40	47.40	52.00	10
8" Conc 36'	\$/ft	36.85	57.84	56.47		50.39	70.54	63.49 (90)	42.40	47.40	63.50	34
Curb & Gutter ft.	\$/ft	13.59	14.62	12.00	13.48	13.42	18.79	16.91 (90)	11.50	12.50	17.00	36
Sod & Topsoil sq. yds.	\$/ft	5.76	7.41	6.54	7.30	6.57	9.20	8.28 (90)	5.85	7.50	8.50	13
Sidewalk 5' wide	\$/ft	16	15.05	14.25	13.65	14.74	20.63	18.57 (90)	13.25	13.25	18.50	40
Asph Rural X-Sept 24'	\$/ft		33.5			33.50	46.90	42.21 (90)	21.00	21.00	42.00	100
Sanitary Sewer (Incl. Engineering)	\$/ft	55.16	65			60.08		54.07 (90)	45.50	45.50	50.00	10
Suburban San Sew (Incl. Engineering)	\$/ft	55.16	65			60.08		60.00 (100)	60.00	60.00	60.00	0
Storm Sewer (Incl. Engineering)	\$/ft	61.61	76.36			68.99		48.29 (70)	45.50	45.50	45.50	0
Suburban Sim Sew (Incl. Engineering)	\$/ft	61.61	76.36			68.99		69.00 (100)	65.00	65.00	70.00	8
Water (Incl. Engineering)	\$/ft	47.1	72.23			59.67		53.70 (90)	45.50	45.50	45.50	0
Suburban Water (Incl. Engineering)	\$/ft	87.73	85.54			86.64		87.00 (100)	85.00	85.00	87.00	2

Notes: if no data is available, use Resurface/reconstruction information

EXHIBIT C
(2003 PROGRAM)
EFFECTS OF PROPOSED ASSESSMENT RATES
(Typical Projects)
September 4, 2002

I. Reconstruction/Resurfacing Projects (40' Lot)

TYPICAL PROJECT	2002	2003
7" Concrete Pavement, Curb and Gutter, Sidewalk and Sod.	\$3,530	\$ 2,905
Asphalt pavement, partial Curb and Gutter, Sidewalk and Sod.	\$1,755	\$ 1,355
Asphalt Overlay	\$ 680	\$ 640
Concrete Alley Pavement.	\$2,200	\$ 2,200
Asphalt Alley Pavement.	\$ 840	\$ 840

II. Area Sidewalk Project (40' Lot)

TYPICAL PROJECT	2002	2003
Walk (100%)	\$900	\$900
Walk (60%) and driveway	\$840	\$840

III. Assessable New Construction (50' Lot)

TYPICAL PROJECTS	2002	2003
8" Concrete Pavement, Curb and Gutter, and Sidewalk.	\$3,910	\$5,250
Storm and Sanitary Sewers.	\$4,550	\$4,775
Water Main.	\$2,275	\$2,275
8" Concrete Pavement, Curb and Gutter, Sidewalk, Storm Sewer, Sanitary Sewer and Water Main.	\$10,735	\$12,300

EXHIBIT D
HISTORIC REVIEW

SPECIAL ASSESSMENT RATES
(Reconstruction/Resurfacing)
(Dollars per foot of Assessable Frontage - Residential)

Year	7" Conc Pmnt	8" Conc Pmnt	Asphalt On Conc	4.5" Asph/6" Base	2" Overlay	2 1/2" Overlay	Curb & Gutter	Sod	Walk 5' wide	20' Conc Alley	20' Asph Alley
1973	6.00	7.00	3.50	---	---	---	2.25	1.50	2.50	9.00	4.50
1974	6.00	7.00	3.50	---	---	---	2.25	1.50	2.50	9.00	4.50
1975	6.00	7.00	3.50	---	---	---	2.25	1.50	2.50	9.00	4.50
1976	6.00	7.00	3.50	---	---	---	2.25	1.50	2.50	9.00	4.50
1977	8.50	10.00	5.00	---	---	---	2.75	1.75	3.50	11.00	4.50
1978	8.50	10.00	5.00	---	---	---	2.75	1.75	3.50	11.00	4.50
1979	10.00	12.00	5.00	---	---	---	3.00	2.25	4.00	13.00	4.50
1980	13.00	15.00	5.00	---	---	---	4.00	2.25	5.00	15.50	5.50
1981	13.00	15.00	6.00	---	---	---	4.50	2.00	5.50	16.00	5.50
1982	13.00	15.00	6.00	---	---	---	4.50	2.00	5.00	17.00	6.00
1983	13.00	15.00	6.00	---	---	---	4.50	2.00	5.00	17.00	6.00
1984	13.00	15.00	6.00	---	---	---	4.25	1.75	5.00	16.50	5.50
1985	13.50	15.00	6.00	---	---	---	4.00	1.75	5.50	17.50	6.00
1986	13.00	15.00	5.50	---	2.75	2.90	4.25	1.75	6.00	17.50	5.50
1987	14.50	17.00	6.50	---	2.75	2.90	4.50	1.75	6.50	20.00	5.25
1988	15.00	17.00	6.00	---	2.85	3.00	4.50	2.00	6.50	18.00	5.25
1989	15.00	17.00	6.00	---	3.10	3.30	4.50	2.00	6.50	18.00	5.25
1990	15.00	17.00	7.00	---	4.00	4.50	4.50	2.50	6.50	18.00	6.00
1991	15.20	18.80	8.15	---	4.35	5.00	4.60	2.50	6.75	22.00	6.00
1992	16.25	18.50	7.00	---	4.35	4.60	5.00	2.65	7.00	22.00	7.50
1993	16.25	18.50	7.00	---	4.35	4.00	5.00	2.65	7.00	20.00	8.65
1994	16.50	18.25	6.50	---	4.60	4.60	5.50	2.85	7.25	21.50	8.00
1995	17.00	18.50	6.75	---	4.60	4.60	5.50	2.70	7.25	22.00	8.65
1996	17.00	19.00	6.75	---	5.00	5.00	5.50	2.70	7.25	22.50	8.65
1997	18.00	19.00	7.60	13.85	5.60	5.60	5.80	2.70	7.75	24.75	8.65
1998	18.75	19.75	7.90	14.50	5.95	5.95	6.00	2.80	8.00	26.00	8.65
1999	19.90	21.00	8.40	14.50	6.30	6.30	6.40	3.00	8.25	27.50	8.00
2000	21.10	22.25	8.90	15.35	6.70	6.70	6.40	3.20	8.75	29.15	8.00
2001	42.60	43.20	19.00	34.00	12.00	12.00	16.50	8.00	17.50	44.00	16.00
2002	47.60	48.20	25.00	39.00	17.00	17.00	16.50	8.00	17.50	55.00	21.00
*2003	41.00	43.50	20.25	33.00	16.00	17.00	12.00	5.50	15.00	55.00	21.00

* - Proposed Rates

EXHIBIT E
HISTORIC REVIEW

SPECIAL ASSESSMENT RATES
(New Work)

(Dollars per foot of Assessable Frontage - Residential)

Year	7" Conc Pymt	8" Conc Pymt	Asphalt	Curb & Gutter	Walk 5' Wide	24' Asph w/Rural X-Sec	20' Conc Alley	Sanitary Sewer	Storm Sewer	Water Main
1973	11.00	13.50	11.00	4.00	3.50	5.75	9.00	7.00	5.00	7.28
1974	11.00	13.50	11.00	4.00	3.50	5.75	9.00	7.00	5.00	7.28
1975	11.00	13.50	11.00	4.00	3.50	6.75	9.00	7.00	5.00	7.28
1976	11.00	13.50	11.00	4.00	3.50	6.75	9.00	7.00	5.00	7.28
1977	15.00	17.00	13.00	5.00	5.00	5.00	11.00	10.00	7.00	13.46
1978	15.00	17.00	13.00	5.00	5.00	5.00	11.00	10.00	7.00	13.46
1979	20.00	22.00	16.00	5.25	6.00	5.00	13.00	12.00	8.00	16.00
1980	26.00	29.00	20.00	6.75	8.00	6.00	15.50	15.50	10.50	19.50
1981	26.00	29.00	23.00	6.50	8.00	6.00	16.00	16.50	11.00	20.50
1982	23.00	26.00	22.00	6.00	7.50	7.50	17.00	16.00	11.00	24.00
1983	23.00	26.00	22.00	6.00	7.50	7.50	17.00	16.00	11.00	24.00
1984	23.00	26.00	23.00	5.50	7.50	7.50	16.50	17.00	12.00	26.00
1985	25.00	29.00	23.00	7.50	8.00	7.50	17.50	19.00	14.00	30.00
1986	25.00	28.00	24.00	7.00	8.50	7.50	17.50	23.00	17.00	29.00
1987	27.00	31.00	23.00	7.00	11.00	7.00	20.00	21.00	17.00	31.00
1988	27.00	31.00	23.00	6.00	10.00	7.00	18.00	20.00	17.00	31.00
1989	27.00	31.00	23.00	6.00	10.00	7.00	18.00	22.00	19.00	31.00
1990	27.00	31.00	23.00	6.00	10.00	7.00	18.00	22.00	21.00	34.00
1991	29.00	31.00	23.00	6.50	10.75	7.00	22.00	24.00	23.00	40.00
1992	29.00	31.00	23.00	6.50	10.75	7.00	22.00	24.00	23.00	35.00
1993	29.00	31.00	23.00	6.50	10.75	7.00	20.00	24.00	23.00	35.00
1994	29.00	31.00	23.00	6.50	10.75	7.00	21.50	24.00	23.00	35.00
1995	29.00	31.00	23.00	6.50	10.75	7.00	22.00	24.00	23.00	35.00
1996	29.00	31.00	23.00	6.50	10.75	7.00	22.50	24.00	23.00	35.00
1997	31.00	31.00	23.00	7.50	11.75	7.00	24.75	25.50	23.00	35.00
1998	32.25	32.25	23.00	7.80	12.25	7.00	26.00	27.00	23.00	37.50
1999	37.75	37.75	23.00	9.15	12.25	7.00	27.50	29.00	24.00	37.50
2000	40.00	40.00	23.00	11.00	12.50	7.00	29.15	45.50	43.00	42.00
2001	42.40	42.40	34.50	11.50	13.25	21.00	44.00	45.50	45.50	45.50
2002	47.40	47.40	39.50	12.50	13.25	21.00	55.00	45.50	45.50	45.50
2003	52.00	63.50	39.50	17.00	18.50	42.00	55.00	50.00	45.50	45.50

* - Proposed Rates

2003 ANALYSIS - EXHIBIT F

September 5, 2002

AREA SIDEWALK PROGRAM

Type of Improvement	Rate \$/Unit	Date of Last Change Change	2000 Assessment Rate	2001 Assessment Rate	2002 Assessment Rate	Recommended Assessment Rate	Percent Change %
Walk Removal and replacement	\$/ft	Nov. 2000	3.60	4.50	4.50	4.50	0
Walk, New construction	\$/ft	Nov. 2000	5.50	7.00	7.00	7.00	0
Driveway Removal and replacement	\$/ft	Nov. 2000	3.90	5.00	5.00	5.00	0
Walk and driveway removal only	\$/ft	Nov. 2000	0.50	1.00	1.00	1.00	0
Curb and Gutter removal and replacement	\$/ft	Nov. 2000	27.00	35.00	35.00	35.00	0
Integral Curb with sidewalk	\$/ft	Nov. 2000	4.75	8.00	8.00	8.00	0