

Department of Public Works
Infrastructure Services Division
Transportation Infrastructure Section

Jerrel Kruschke, PE
Commissioner of Public Works

Kevin J. Muhs, PE, AICP
City Engineer

Timothy J. Thur, PE
Infrastructure Administration Manager

Chad Chrisbaum, PE
Engineer in Charge

November 8, 2024

Subject: File Number 241063
2025 Special Assessment Rates

Dear Honorable Council Members:

On September 2, 2008, the Common Council adopted File Number 080034 setting forth minimum recovery ratios for special assessments. In addition, File Number 000974 directed that the assessment rates be adjusted yearly as necessary to conform with the ratios.

Enclosed are the proposed 2025 rates for sidewalk, driveway and alley replacement. Based on increases in the bid prices, the rates for sidewalk and driveway have increased about 15% over the 2024 rates. Alley replacement has remained the same due to grant funding for green infrastructure through the Milwaukee Metropolitan Sewerage District (MMSD). All alley reconstructions are designed with green infrastructure, unless technically infeasible, to reduce impact on the City's storm and combined sewers during large rainfall events. In compliance with the council directives, we will implement the 2025 special assessment rates upon acceptance of this file. Attached are the following three exhibits.

Exhibit "A" - Chart listing major assessable construction items, 2021 - 2024 bid costs including engineering and overhead, current and proposed special assessment rates.

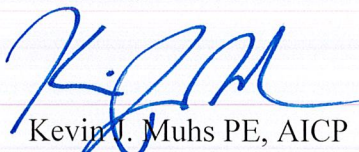
Exhibit "B" - A chart indicating the effects of the proposed rates for a typical lot for several types of improvements.

Exhibit "C" - Chart listing a 30+ year history for various types of improvements, the rates and the proposed special assessment rates for 2025.

There is no new construction history for City sponsored new street construction since 2007, so no changes are available for reporting.

Please contact me with any questions concerning the rates.

Sincerely,



Kevin J. Muhs PE, AICP
City Engineer

HJR:kv
Enclosure



2024 ANALYSIS - EXHIBIT A FOR 2025 RATES
 IMPROVEMENT COSTS AND ASSESSMENT RATES
 RESURFACE/RECONSTRUCTION PROGRAM

10/11/2024

Type of Improvement	Rate \$/Unit	2022 Bid Cost Per Unit	2023 Bid Cost Per Unit	2024 Bid Cost Per Unit	Average Bid Cost (2022-24)	Include Engineering 25%	Minimum Recovery Rate (MRR)	Ave. cost *MRR	2022 Assessment Rate	2023 Assessment Rate	2024 Assessment Rate	Recommended Assessment Rate 2025	Percent Change
Sidewalk Replacement	\$/square ft	7.48	8.17	9.06	8.24	10.30	0.50	5.15	\$ 4.25	\$ 4.50	\$ 4.75	\$ 5.25	14%
7" Driveway	\$/square ft	8.65	8.86	9.88	9.13	11.41	0.90	10.27	\$ 8.00	\$ 9.00	\$ 9.50	\$ 10.25	12%
8" Driveway	\$/square ft	no bids	10.27	10.57	10.42	13.03	0.90	11.72	\$ 9.00	\$ 10.00	\$ 10.50	\$ 11.75	15%
Conc. Alley 20'	\$/ft	89.98	66.76	66.34	74.36	100.39	0.50	50.19	\$ 51.00	\$ 54.00	\$ 54.00	\$ 54.00	0%
Speed Humps	\$/ft	7.44	7.42	7.23	7.36	8.10	0.90	7.29	\$2.00*	\$2.00**	\$2.00***	TBD	
Speed Tables	\$/ft	5.72	4.92	2.86	4.50	5.63	0.90	5.06	\$ 12.00	\$4.00**	\$4.00***	TBD	
Traffic Circles	\$/ft	no bids	5.81		5.81	7.26	0.90	6.54	\$ 4.50	\$ 4.50	\$4.50***	TBD	
Pinned-On Island	\$/ft	no bids	1.34	1.21	1.28	1.59	0.90	1.43	\$ -	\$ -		TBD	

10% eng for speed humps
 35% eng for alleys

- *\$1M ARPA offset
- ** \$500,000 ARPA offset
- ***\$500,000 Capitol offset

EXHIBIT B
(2025 PROGRAM)
EFFECTS OF PROPOSED ASSESSMENT RATES
(Typical Projects)
October 11, 2024

I. Reconstruction/Resurfacing Projects/Area wide walk (40' Lot)

TYPICAL PROJECT	2024	2025
100% Sidewalk replacement	\$ 950	\$ 1,050
40% Sidewalk replacement	\$ 380	\$ 420
Driveway approach replacement (100 square feet)	\$ 950	\$ 1,025
Concrete Alley Pavement	\$ 2,160	\$ 2,160

II. Assessable New Construction (50' Lot)

TYPICAL PROJECTS	2024	2025
8" Concrete Pavement, Curb and Gutter, and Sidewalk.	\$5,300	\$5,300
Storm and Sanitary Sewers.	\$4,775	\$4,775
Water Main.	\$2,275	\$2,275
8" Concrete Pavement, Curb and Gutter, Sidewalk, Storm Sewer, Sanitary Sewer and Water Main.	\$12,350	\$12,350

NOTE: no new construction projects bid for many years

10/11/2024

Exhibit C
Special Assessment Rates Historic Review
 (Reconstruction/Resurfacing)

(Dollars per foot of Assessable Frontage - Residential)

Year	7" Conc Pvmt	4.5Asph/ 6" Base	Overlay no curb/walk (Res.)	Arterial Overlay	Curb & Gutter	Sod	Walk 5' Wide	20' Conc Alley	20' Asph Alley	Speed hump	Speed Table
1985	\$ 13.50	---	---	---	\$ 4.00	\$ 1.75	\$ 5.50	\$ 17.50	\$ 6.00		
1986	\$ 13.00	---	\$ 2.75	\$ 2.90	\$ 4.25	\$ 1.75	\$ 6.00	\$ 17.50	\$ 5.50		
1987	\$ 14.50	---	\$ 2.75	\$ 2.90	\$ 4.50	\$ 1.75	\$ 6.50	\$ 20.00	\$ 5.25		
1988	\$ 15.00	---	\$ 2.85	\$ 3.00	\$ 4.50	\$ 2.00	\$ 6.50	\$ 18.00	\$ 5.25		
1989	\$ 15.00	---	\$ 3.10	\$ 3.30	\$ 4.50	\$ 2.00	\$ 6.50	\$ 18.00	\$ 5.25		
1990	\$ 15.00	---	\$ 4.00	\$ 4.50	\$ 4.50	\$ 2.50	\$ 6.50	\$ 18.00	\$ 6.00		
1991	\$ 15.20	---	\$ 4.35	\$ 5.00	\$ 4.60	\$ 2.50	\$ 6.75	\$ 22.00	\$ 6.00		
1992	\$ 16.25	---	\$ 4.35	\$ 4.60	\$ 5.00	\$ 2.65	\$ 7.00	\$ 22.00	\$ 7.50		
1993	\$ 16.25	---	\$ 4.35	\$ 4.00	\$ 5.00	\$ 2.65	\$ 7.00	\$ 20.00	\$ 8.65		
1994	\$ 16.50	---	\$ 4.60	\$ 4.60	\$ 5.50	\$ 2.85	\$ 7.25	\$ 21.50	\$ 8.00		
1995	\$ 17.00	---	\$ 4.60	\$ 4.60	\$ 5.50	\$ 2.70	\$ 7.25	\$ 22.00	\$ 8.65		
1996	\$ 17.00	---	\$ 5.00	\$ 5.00	\$ 5.50	\$ 2.70	\$ 7.25	\$ 22.50	\$ 8.65		
1997	\$ 18.00	\$ 13.85	\$ 5.60	\$ 5.60	\$ 5.80	\$ 2.70	\$ 7.75	\$ 24.75	\$ 8.65		
1998	\$ 18.75	\$ 14.50	\$ 5.95	\$ 5.95	\$ 6.00	\$ 2.80	\$ 8.00	\$ 26.00	\$ 8.65		
1999	\$ 19.90	\$ 14.50	\$ 6.30	\$ 6.30	\$ 6.40	\$ 3.00	\$ 8.25	\$ 27.50	\$ 8.00		
2000	\$ 21.10	\$ 15.35	\$ 6.70	\$ 6.70	\$ 6.40	\$ 3.20	\$ 8.75	\$ 29.15	\$ 8.00		
2001	\$ 42.60	\$ 34.00	\$ 12.00	\$ 12.00	\$ 16.50	\$ 8.00	\$ 17.50	\$ 44.00	\$ 16.00		
2002	\$ 47.60	\$ 39.00	\$ 17.00	\$ 17.00	\$ 16.50	\$ 8.00	\$ 17.50	\$ 44.00	\$ 16.00		
2003	\$ 41.00	\$ 33.00	\$ 16.00	\$ 17.00	\$ 12.50	\$ 5.50	\$ 15.00	\$ 55.00	\$ 21.00		
2004	\$ 41.00	\$ 33.00	\$ 16.00	\$ 17.00	\$ 12.00	\$ 5.50	\$ 15.00	\$ 55.00	\$ 21.00		
2005	\$ 41.00	\$ 33.00	\$ 16.00	\$ 17.00	\$ 12.00	\$ 5.50	\$ 15.00	\$ 55.00	\$ 21.00		
2006	\$ 41.00	\$ 33.00	\$ 12.50	\$ 17.00	\$ 12.00	\$ 5.50	\$ 15.00	\$ 55.00	\$ 21.00	--	
2007	\$ 44.00	\$ 34.00	\$ 12.50	\$ 17.00	\$ 13.00	\$ 8.00	\$ 15.00	\$ 57.00	\$ 21.00	\$ 3.00	
2008	\$ 44.00	\$ 36.00	\$ 12.50	\$ 18.00	\$ 13.50	\$ 8.00	\$ 15.00	\$ 57.00	\$ 21.00	\$ 3.00	
2009	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.75	\$ 38.00	\$ 14.00	\$ 3.00	

2010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.75	\$ 38.00	\$ 14.00	\$ 6.00	
2011	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.75	\$ 38.00	\$ 14.00	\$ 6.00	
2012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.75	\$ 19.00	\$ 14.00	\$ 6.00	
2013	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.75	\$ 19.00	\$ 14.00	\$ 6.00	
2015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.75	\$ 19.00	\$ 14.00	\$ 5.30	
2016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.75	\$ 19.00	\$ 14.00	\$ 5.30	
2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15.00	\$ 45.00	\$ 15.00	\$ 6.50	--
2018	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15.00	\$ 45.00	\$ 15.00	\$ 6.50	\$ 12.00
2019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15.75	\$ 45.00	\$ 15.00	\$ 6.50	\$ 12.00
2020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.00	\$ 45.00	\$ 15.00	\$ 6.50	\$ 12.00
2021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19.00	\$ 48.00	\$ 15.00	\$ 6.50	\$ 12.00
2022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21.25	\$ 51.00	\$ 15.00	\$ 2*	\$ 12.00
2023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22.50	\$ 54.00	\$ 15.00	\$ 2**	\$ 4**
2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23.75	\$ 54.00	N/A	\$ 2***	\$ 4***
2025#	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26.25	\$ 54.00	N/A	TBD	TBD

*\$1 million ARPA Funding Offset

**\$500,000 ARPA Funding Offset

***\$500,000 Capitol Funding Offset

#Proposed Rates