



Department of Public Works
Infrastructure Services Division

Jerrel Kruschke, PE
Commissioner of Public Works

Kevin J. Muhs, PE, AICP
City Engineer

Timothy J. Thur, PE
Infrastructure Administration Manager

October 11, 2023

Subject: File Number 230870
2024 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 2024 rates for sidewalk, driveway and alley replacement. Based on increases in the bid prices, the rates for sidewalk and driveway have increased about 5% over the 2023 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 2024 special assessment rates upon acceptance of this file. Attached are the following three exhibits.

Exhibit "A" - Chart listing major assessable construction items, 2020- 2023 bid costs including engineering and overhead, current and proposed special assessment rates.

Exhibit "B" - A chart indicating the affects 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 2024.

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/clm

Enclosure



2023 ANALYSIS - EXHIBIT A FOR 2024 RATES
IMPROVEMENT COSTS AND ASSESSMENT RATES
RESURFACE/RECONSTRUCTION PROGRAM

10/1/2023

Type of Improvement	Rate \$/Unit	2020 Bid Cost Per Unit	2021 Bid Cost Per Unit	2022 Bid Cost Per Unit	2023 Bid Cost Per Unit	Average Bid Cost (2020-23)	Include Engineering 25%	Minimum Recovery Rate (MRR)	Ave. cost *MRR	2020 Assessment Rate	2021 Assessment Rate	2022 Assessment Rate	2023 Assessment Rate	Recommended Assessment Rate 2024	Percent Change
Sidewalk Replacement	\$/square ft	7.28	6.97	7.48	8.17	7.48	9.34	0.50	4.67	\$ 3.40	\$ 3.80	\$ 4.25	\$ 4.50	\$ 4.75	5%
7" Driveway	\$/square ft	7.84	8.02	8.65	8.86	8.34	10.43	0.90	9.39	\$ 6.50	\$ 7.10	\$ 8.00	\$ 9.00	\$ 9.50	5%
8" Driveway	\$/square ft	9.50	7.90	no bids	10.27	9.22	11.53	0.90	10.38	\$ 7.50	\$ 8.10	\$ 9.00	\$ 10.00	\$ 10.50	5%
Conc. Alley 20'	\$/ft	64.95	83.09	89.98	66.76	76.20	102.86	0.50	51.43	\$ 45.00	\$ 48.00	\$ 51.00	\$ 54.00	\$ 54.00	0%
Speed Humps	\$/ft	5.98	4.75	7.44	7.42	6.40	7.04	0.90	6.33	\$ 6.50	\$ 6.50	\$2.00*	\$2.00**	TBD	
Speed Tables	\$/ft	no bids	no bids	5.72	4.92	5.75	7.19	0.90	6.47	\$ 12.00	\$ 12.00	\$ 12.00	\$4.00**	TBD	
Traffic Circles	\$/ft	no bids	no bids	no bids	5.81	5.75	7.19	0.90	6.47	\$ 4.50	\$ 4.50	\$ 4.50	\$ 4.50	TBD	
Pinned-On Island	\$/ft	no bids	no bids	no bids	1.34	1.34	1.68	0.90	1.51	\$ -	\$ -	\$ -	\$ -	TBD	

10% eng for speed humps
35% eng for alleys

*\$1M ARPA offset

** \$500,000 ARPA offset

EXHIBIT B
(2024 PROGRAM)
EFFECTS OF PROPOSED ASSESSMENT RATES
(Typical Projects)
October 1, 2023

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

TYPICAL PROJECT	2023	2024
100% Sidewalk replacement	\$ 900	\$ 950
40% Sidewalk replacement	\$ 360	\$ 380
Driveway approach replacement (100 square feet)	\$ 900	\$ 950
Concrete Alley Pavement	\$ 2,160	\$ 2,160

II. Assessable New Construction (50' Lot)

TYPICAL PROJECTS	2023	2024
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

10/1/2023

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	TBD	TBD

*\$1 million ARPA Funding Offset

**\$500,000 ARPA Funding Offset

***Proposed Rates