



**Office of the Director of Public Works**

5050 South Lake Dr.

P. O. Box 100510

Cudahy, Wisconsin 53110-6108

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**Engineering Report  
On the  
Kirkwood Avenue Street Reconstruction Project**

**Prepared for Special Assessments related to the project**

**By: Mary Jo Lange, PE**

**Date: February 24, 2016, Updated March 28, 2015**

**Background:** It is the intent of the City of Cudahy to reconstruct the pavement which may include portions of the sidewalk on Kirkwood Avenue between Grange Avenue and approximately 500' north of Mallory Avenue. In addition this may include Adams Avenue from approximately 200' east of Kirkwood to Packard Avenue and Mallory Avenue from about 100' east and west of Kirkwood Avenue. The pavement is in extremely poor condition with several areas of depressed pavement that warrant major reconstruction. The pavement was last reconstructed in 1961 over a poor sub-base. Sections of the roadway cross over areas that were once a fill site. Back in the late 1800s this area was part of a series of ravines and wetlands. As was typical back then, wetlands were filled with whatever soil and junk they needed to get rid of. Later as the area developed additional fill was placed and dirt roadways constructed. The dirt roadways were converted to gravel roadways and then constructed with a curb and macadam pavement in the 1930's. The pavement was reconstructed in 1961. Since that time the pavement sunk in several areas and the roadway has been wedged and patched. Due the fill below the pavement and the poor subgrade the roadbed requires special engineering and special geotextile material. An overlay is not practical and currently hot mix road patches do not last longer than 6 months. Therefore reconstruction is the only solution for this pavement.

**How does the City pay for the project:** Like most street reconstruction projects of this age, property owners are required to pay a portion of the costs. The City has had a long standing assessment policy in place for over 60 years.

**Assessment Policy:**

***Paving Streets***

Non-Corner Lots	Property Owner (non-corner lot) pays	80%
	City	20%

**Corner Lots**

Where the short side of a lot abuts the street: City, 20%; property owner, 80%

The long side of corner lots: City, 80; property owner 20%

Assessment for paving is determined by adding the cost of the excavation, placement of stone base, pavement, curb & gutter and terrace restoration and then dividing it by the total amount of assessable frontage. The City pays 20% of this cost + the cost of non-assessable items. Non assessable items includes storm sewer, undercut, stabilized subgrade, over-build due to trucking or widths greater than 41'.



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**Sidewalks**

Non-Corner Lots	Property Owner pays	100%
Corner Lots	Property Owner pays short side	100%
	Long side	50%
	City pays for cost of Handicap ramps	

**Driveway Apron** Property Owner pays 100%

**2015 Estimated Special Assessment:**

**Computation**

Total Construction Cost	\$ 902,896.60	
Less Over Build & Other	-\$ 442,582.00	
Less Barnard Avenue	<u>-\$ 194,292.00</u>	
Subtotal Applied to Assessment	\$ 266,022.60	
Engineering (10%)	<u>\$ 26,602.26</u>	
<b>Total Amount Applied to Assessment</b>	<b>\$ 292,624.86</b>	<b>= Cost</b>
<b>Total Assessable Footage</b>	<b>2,098.63</b>	<b>= ff</b>
 <b>Cost/ff</b>	 <b>\$ 139.44</b>	

<b>Cost short side (80%)</b>	<b>\$ 111.50 per front foot short side</b>
<b>Cost long side (20%)</b>	<b>\$ 27.90 per front foot long side</b>
<b>DWY Apron</b>	<b>\$ 47.81 per square yard</b>

**Notification to Property Owners:** Notice was given to property owners July 2014, April 2015 & March 11, 2016. A public informational meeting was held on March 28, 2016.