



Office of the Director of Public Works

5050 South Lake Dr.

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Engineering Report On the Kirkwood Avenue Street Reconstruction Project

Prepared for Special Assessments related to the project

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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, 66.7%; property owner, 33.3%.



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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

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: These are estimates that were given to property owners in July 2014. The project has not yet been bid so the actual prices are subject to changed based on 2016 values.

Typical Assessments

40' lot	Street Assessment = \$ 4600	Sidewalk = \$ 250	Drwy Apron = \$ 800
60' lot	Street Assessment = \$ 6000	Sidewalk = \$ 500	Drwy Apron = \$ 800
90' lot	Street Assessment = \$ 9000	Sidewalk = \$ 800	Drwy Apron = \$ 800
Corner lots	Street Assessment = \$12,000	Sidewalk = \$ 1200	Drwy Apron = \$ 800

Notification to Property Owners: Notice was given to property owners July 2014 & April 2015. A public informational meeting will be held the last week of March and the Public Hearing on Special Assessments is planned for April 6, 2016.