



Office of the Director of Public Works  
5050 South Lake Dr.  
P. O. Box 100510  
Cudahy, Wisconsin 53110-6108  
Email: [langemj@ci.cudahy.wi.us](mailto:langemj@ci.cudahy.wi.us)  
(414) 769-2253

## Engineering Report On the Packard Avenue – Cudahy Avenue to Lunaham Avenue Street Reconstruction Project

Prepared for Special Assessments related to the project

By: Mary Jo Lange, PE

Date: March 27, 2017

**Background:** The road reconstruction on Packard Avenue is the second phase of the work that was scheduled for Packard Avenue from Cudahy to Lunham. The first phase was the utility replacement work that was completed February 1, 2017. The road reconstruction work will involve the removal and replacement of the entire pavement section including curb & gutter, pavement and stone base. The original roadway was constructed of concrete in the 1930s against a stone curb. In 1963 the stone curb was removed and replaced with concrete curb and the concrete pavement was overlaid with asphalt. In 1983 the City placed another 2" asphalt overlay over the roadway. The property owners were assessed for the curb in 1963 but were not assessed for the asphalt overlay(s). The pavement structure cannot be overlaid as the original concrete is in rotted condition and can no longer support the pavement structure above.

### **New Roadway:**

Although Packard Avenue is considered an arterial, this section of Packard Avenue is mainly residential and carries a lower volume of traffic which is not proposed to increase in the next 50 years. Back in the 1960s many of the roadways were constructed very wide as they expected the populations to grow significantly. The thought of the engineers in those days was to move vehicles and goods. Unfortunately wide roadways with unsubstantiated traffic volumes result in some significant issues such as an increase in the speed of traffic, safety concerns for pedestrians, lack of snow storage, storm water run-off issues, increase cost to build and maintain and an inadequate parkway dimensions for turf and street tree growth. Therefore the new roadway cross-section will be decreased by two (2) feet. The roadway will include an eleven (11) foot driving lane, a five (5) foot bike lane and an eight (8) foot parking lane. This new cross-section will allow extra space on the parkway for turf and snow storage and provide traffic calming techniques such as a bike lane and narrow travel lane. In addition it has been designed to improve pedestrian safety especially at Lincoln Elementary school where the turf area will bump-out bringing the visibility of the pedestrian closer to the travel lane while providing a shorter crossing distance. The plan includes overhead signage at the crossing.



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**Project Area:**

CITY PROJECT NUMBER
2017-01



**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 cost. 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%

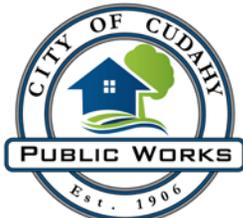
**Corner Lots**

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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2017-01 Packard Street Reconstruction Project																										
Cudahy Ave to Lunham Ave Preliminary Assessment Roll (Bid Values)																										
Created Date: 3/27/2017														Total Assessable Footage = 3527.36		Unit Cost:		Unit Cost		Unit Cost						
Note: No changes can be made after the created date on Preliminary Assessment Roll. Updates and changes must be edited on Final Assessment Roll.																\$ 124.00		\$ 31.00						\$ 46.25		
Key # (a)	Owner (b)	Mailing (c)	City, State, Zip (d)	Address (e)	Street (f)	Short Side Frontage (g)	Long Side Frontage (h)	Short Side Cost (i)	Long Side Cost (j)	Roadway Total (k)	Drwg Apron (SY) (l)	Drwg Apron (SY) Cost (m)	Total Road, SV, & D/W (n)													
5900320000	MARIA A ALTADONNA	3572 ALLERTON AVE	CUDAHY, WI 53110	3572	ALLERTON	50.12		\$ 6,214.88	\$ -	\$ 6,214.88	0	\$ -	\$ 6,214.88													
5850035000	CECOT, KENNETH E	3575 LUNHAM AVE	CUDAHY, WI 53110	3575	LUNHAM	50		\$ 6,200.00	\$ -	\$ 6,200.00	0	\$ -	\$ 6,200.00													
5890010000	SHABANI, MIHAL & YANGJELIA	4302 PACKARD AVE	CUDAHY, WI 53110	4302	PACKARD	36.48		\$ 4,523.52	\$ -	\$ 4,523.52	0	\$ -	\$ 4,523.52													
5890011000	VERHEIN, RICHARD D & HEIDI	W256 S6775 RIDGE RD	WAUKESHA, WI 53189	4306	PACKARD	30		\$ 3,720.00	\$ -	\$ 3,720.00	0	\$ -	\$ 3,720.00													
5890012000	MICHAEL R DUBIK	4151 S. 32ND ST	GREENFIELD, WI 53228	4310/4310A	PACKARD	35		\$ 4,340.00	\$ -	\$ 4,340.00	0	\$ -	\$ 4,340.00													
5850036000	CARRROLL, DAVID A.	4311 PACKARD AVE	CUDAHY, WI 53110	4311	PACKARD	54		\$ 6,696.00	\$ -	\$ 6,696.00	0	\$ -	\$ 6,696.00													
5890013000	ANTHONY CIFALDI	W137 S8848 DUNSTAN CT	MUSKEGO, WI 53150	4316/4316A	PACKARD	55		\$ 6,820.00	\$ -	\$ 6,820.00	0	\$ -	\$ 6,820.00													
5850037000	DURIS, JEFFREY L	4317 PACKARD AVE	CUDAHY, WI 53110	4317/4319	PACKARD	52		\$ 6,448.00	\$ -	\$ 6,448.00	0	\$ -	\$ 6,448.00													
5890014003	GRABOWSKI, RUSSELL & SHARON K	4322 PACKARD AVE	CUDAHY, WI 53110	4322	PACKARD	60		\$ 7,440.00	\$ -	\$ 7,440.00	0	\$ -	\$ 7,440.00													
5900253000	KAMINSKI, WILLIAM A	4323 PACKARD AVE	CUDAHY, WI 53110	4323	PACKARD	50		\$ 6,200.00	\$ -	\$ 6,200.00	0	\$ -	\$ 6,200.00													
5890015000	OLSEN, JOSHUA A	4330 PACKARD OLSEN	CUDAHY, WI 53110	4330/4330A	PACKARD	37	35.15	\$ 4,588.00	\$ 1,089.65	\$ 5,677.65	0	\$ -	\$ 5,677.65													
5900254000	MP TRINKL REVOCABLE TRUST DATED FEBRUARY 11, 2016	4331 PACKARD AVE	CUDAHY, WI 53110	4331	PACKARD	48.4	64.76	\$ 6,001.60	\$ 2,001.56	\$ 8,003.16	0	\$ -	\$ 8,003.16													
5890030000	DEAN, NICHOLAS	4344 PACKARD AVE	CUDAHY, WI 53110	4344	PACKARD	67	35.15	\$ 8,308.00	\$ 1,089.65	\$ 9,397.65	0	\$ -	\$ 9,397.65													
5900238000	BALK, JAMES F	4347 PACKARD AVE	CUDAHY, WI 53110	4347	PACKARD	51	64.76	\$ 6,324.00	\$ 2,001.56	\$ 8,325.56	0	\$ -	\$ 8,325.56													
5900239000	DAUYHERE COULIBALY	4351 PACKARD AVE	CUDAHY, WI 53110	4351	PACKARD	51		\$ 6,324.00	\$ -	\$ 6,324.00	0	\$ -	\$ 6,324.00													
5890031000	HEIDEN, GENEVA A	4354 PACKARD AVE	CUDAHY, WI 53110	4354/4354A	PACKARD	30		\$ 3,720.00	\$ -	\$ 3,720.00	0	\$ -	\$ 3,720.00													
5890032000	KRUEGER, GARY R	4358 PACKARD AVE	CUDAHY, WI 53110	4358	PACKARD	30		\$ 3,720.00	\$ -	\$ 3,720.00	0	\$ -	\$ 3,720.00													
5900300000	WOUTASIAK, BRIAN J	4361 PACKARD AVE	CUDAHY, WI 53110	4361	PACKARD	51		\$ 6,324.00	\$ -	\$ 6,324.00	0	\$ -	\$ 6,324.00													
5890033000	JAGER, RICHARD D & REBECCA A	4362 PACKARD AVE	CUDAHY, WI 53110	4362/4362A	PACKARD	40		\$ 4,960.00	\$ -	\$ 4,960.00	0	\$ -	\$ 4,960.00													
5890034000	NICHOLAS A MARTIN	4366 PACKARD AVE	CUDAHY, WI 53110	4366	PACKARD	43.5		\$ 5,394.00	\$ -	\$ 5,394.00	0	\$ -	\$ 5,394.00													
5900301000	ZIRZOV, DEAN R & ERIN M	4367 PACKARD AVE	CUDAHY, WI 53110	4367	PACKARD	51		\$ 6,324.00	\$ -	\$ 6,324.00	0	\$ -	\$ 6,324.00													
5890035000	KOV, KEAT & JULIE	4372 PACKARD AVE	CUDAHY, WI 53110	4372	PACKARD	43.5	35.10	\$ 5,394.00	\$ 1,088.10	\$ 6,482.10	0	\$ -	\$ 6,482.10													
5900302000	BRANDT, WM W	4375 PACKARD AVE	CUDAHY, WI 53110	4375	PACKARD	50	104.72	\$ 6,200.00	\$ 3,246.32	\$ 9,446.32	0	\$ -	\$ 9,446.32													
5903995000	JC INTEGRITY HOLDINGS LLC	PO BOX 11362	SHOREWOOD, WI 53211	4407/4407A	PACKARD	101.6	104.72	\$ 12,998.40	\$ 3,246.32	\$ 16,244.72	0	\$ -	\$ 16,244.72													
5890106000	SCHOOL DIST OF CUDAHY LINCOLN (EXEMPT)	4416 PACKARD AVE	CUDAHY, WI 53110	4416	PACKARD	254	35.10	\$ 31,436.00	\$ 1,088.10	\$ 32,524.10	0	\$ -	\$ 32,524.10													
5900318000	ROBERT DEBRABANT LE 1/4/2016	4417 PACKARD AVE	CUDAHY, WI 53110	4417	PACKARD	51.1		\$ 6,336.40	\$ -	\$ 6,336.40	0	\$ -	\$ 6,336.40													
5900319000	SARAH JANICK	4423 PACKARD AVE	CUDAHY, WI 53110	4423	PACKARD	37		\$ 4,588.00	\$ -	\$ 4,588.00	0	\$ -	\$ 4,588.00													
5890217000	WILLIAM G & ANDREA G WAWRZYNY REV TRUST	4444 PACKARD AVE	CUDAHY, WI 53110	4444	PACKARD	31		\$ 4,588.00	\$ -	\$ 4,588.00	0	\$ -	\$ 4,588.00													
5900422000	FREDERICK, JOHN MD & MARGARET	4449 PACKARD AVE	CUDAHY, WI 53110	4449	PACKARD	63		\$ 7,812.00	\$ -	\$ 7,812.00	0	\$ -	\$ 7,812.00													
5890218000	OTERO, LEONIL & JAZMIN	4450 PACKARD AVE	CUDAHY, WI 53110	4450	PACKARD	45		\$ 5,580.00	\$ -	\$ 5,580.00	0	\$ -	\$ 5,580.00													
5890219000	BACON, DOLORES	4456 PACKARD AVE	CUDAHY, WI 53110	4456	PACKARD	45		\$ 5,580.00	\$ -	\$ 5,580.00	7	\$ 323.75	\$ 5,903.75													
5900423000	F STREET INVESTMENTS, LLC	5601 W. NORTH AVE	MILWAUKEE, WI 53224	4457	PACKARD	63		\$ 7,812.00	\$ -	\$ 7,812.00	0	\$ -	\$ 7,812.00													
5890220000	LEICHER REVOCABLE TRUST, FREDERICK H & CAROL A	4460 PACKARD AVE	CUDAHY, WI 53110	4460/4462	PACKARD	45		\$ 5,580.00	\$ -	\$ 5,580.00	0	\$ -	\$ 5,580.00													
5900424000	JOSEPH F & THERESA WHITE	4465 PACKARD AVE	CUDAHY, WI 53110	4465	PACKARD	78		\$ 9,672.00	\$ -	\$ 9,672.00	0	\$ -	\$ 9,672.00													
5890221000	MATTI, FRED M & DONNA L	4466 PACKARD AVE	CUDAHY, WI 53110	4466/4466A	PACKARD	45		\$ 5,580.00	\$ -	\$ 5,580.00	0	\$ -	\$ 5,580.00													
5900425000	BRETT A & NICOLE WILLOUGHBY	4475 PACKARD AVE	CUDAHY, WI 53110	4475	PACKARD	50		\$ 6,200.00	\$ -	\$ 6,200.00	0	\$ -	\$ 6,200.00													
5890222000	SHULLY, MARY B	4476 PACKARD AVE	CUDAHY, WI 53110	4476	PACKARD	37		\$ 4,588.00	\$ -	\$ 4,588.00	0	\$ -	\$ 4,588.00													
5890245000	CRIVELLO, DEBRA M	4540 WHITNALL AVE	MILWAUKEE, WI 53235	4500	PACKARD	37		\$ 4,588.00	\$ -	\$ 4,588.00	0	\$ -	\$ 4,588.00													
5900463000	DEBRA A ONKELS	4503 PACKARD AVE	CUDAHY, WI 53110	4503/4503A	PACKARD	37		\$ 4,588.00	\$ -	\$ 4,588.00	0	\$ -	\$ 4,588.00													
5890246000	BUFFOCK, MARY C	4506 PACKARD AVE	CUDAHY, WI 53110	4506	PACKARD	45		\$ 5,580.00	\$ -	\$ 5,580.00	0	\$ -	\$ 5,580.00													
5900463000	MIRERICK, R J & LEOW A	5728 KIRKWOOD AVE	CUDAHY, WI 53110	4507/4507A	PACKARD	30		\$ 3,720.00	\$ -	\$ 3,720.00	0	\$ -	\$ 3,720.00													
5900470000	O'CONNOR, MARK D	4511 PACKARD AVE	CUDAHY, WI 53110	4511/4511A	PACKARD	30		\$ 3,720.00	\$ -	\$ 3,720.00	0	\$ -	\$ 3,720.00													
5890247000	ANNIE JURCZYK	4512 PACKARD AVE	CUDAHY, WI 53110	4512	PACKARD	60		\$ 7,440.00	\$ -	\$ 7,440.00	0	\$ -	\$ 7,440.00													
5900471000	SUSAN M LAWSON	4515 PACKARD AVE	CUDAHY, WI 53110	4515	PACKARD	60		\$ 7,440.00	\$ -	\$ 7,440.00	0	\$ -	\$ 7,440.00													
5890248000	BURLINGAME, MICHAEL J	4520 PACKARD AVE	CUDAHY, WI 53110	4520	PACKARD	45		\$ 5,580.00	\$ -	\$ 5,580.00	0	\$ -	\$ 5,580.00													
5900472000	ELLIS, EARLE E & KAREN S	4523 PACKARD AVE	CUDAHY, WI 53110	4523	PACKARD	40		\$ 4,960.00	\$ -	\$ 4,960.00	0	\$ -	\$ 4,960.00													
5900473000	ELLIS, EARLE E & KAREN S	4523 PACKARD AVE	CUDAHY, WI 53110	4527	PACKARD	67		\$ 8,308.00	\$ -	\$ 8,308.00	0	\$ -	\$ 8,308.00													
5890249000	BARNES, MARY S & BRHEL JOSEPH A	4530 PACKARD AVE	CUDAHY, WI 53110	4530	PACKARD	67		\$ 8,308.00	\$ -	\$ 8,308.00	0	\$ -	\$ 8,308.00													
5890411000	KARVONEN, BONNIE L & JAMES L TOD	5566 ROSEWOOD AVE	CUDAHY, WI 53110	4546/4546A	PACKARD	37		\$ 4,588.00	\$ -	\$ 4,588.00	0	\$ -	\$ 4,588.00													
5900038000	CARA O'BRIEN	4549 PACKARD AVE	CUDAHY, WI 53110	4549	PACKARD	67		\$ 8,308.00	\$ -	\$ 8,308.00	0	\$ -	\$ 8,308.00													
5890412000	KLISMET, JOSEPH & CHRISTINE	4550 PACKARD AVE	CUDAHY, WI 53110	4550/4550A	PACKARD	45		\$ 5,580.00	\$ -	\$ 5,580.00	0	\$ -	\$ 5,580.00													
5890413000	BRUMIRSKI, KENNETH D	4556 PACKARD AVE	CUDAHY, WI 53110	4556/4556A	PACKARD	45		\$ 5,580.00	\$ -	\$ 5,580.00	0	\$ -	\$ 5,580.00													
5900039000	ZASTROW, WALTER L	4557 PACKARD AVE	CUDAHY, WI 53110	4557/4557A	PACKARD	30		\$ 3,720.00	\$ -	\$ 3,720.00	0	\$ -	\$ 3,720.00													
5900103000	DANIEL HARTWIG	4559 PACKARD AVE	CUDAHY, WI 53110	4559	PACKARD	30		\$ 3,720.00	\$ -	\$ 3,720.00	0	\$ -	\$ 3,720.00													
5890414000	HONEL, MARTIN F	4562 PACKARD AVE	CUDAHY, WI 53110	4562	PACKARD	30		\$ 3,720.00	\$ -	\$ 3,720.00	0	\$ -	\$ 3,720.00													
5900101000	JUSTIN YOSS	4563 PACKARD AVE	CUDAHY, WI 53110	4563	PACKARD	30		\$ 3,720.00	\$ -	\$ 3,720.00	0	\$ -	\$ 3,720.00													
5890415000	DONALD R SCHULTZ III	4566 PACKARD AVE	CUDAHY, WI 53110	4566	PACKARD	30		\$ 3,720.00	\$ -	\$ 3,720.00	0	\$ -	\$ 3,720.00													
5900102000	TRIKICH, BOJIA LIFE ESTATE	4567 PACKARD AVE	CUDAHY, WI 53110	4567	PACKARD	32.5		\$ 4,030.00	\$ -	\$ 4,030.00	0	\$ -	\$ 4,030.00													
5890416000	ZIELINSKI, THADDEUS & DIANA	4572 PACKARD AVE	CUDAHY, WI 53110	4572	PACKARD	67		\$ 8,308.00	\$ -	\$ 8,308.00	0	\$ -	\$ 8,308.00													
5900103000	ZARR JOINT REVOCABLE TRUST	100 MIDDLESEX BLVD UNIT 312	PLAINBORO, NJ 08536	4575	PACKARD	64.5		\$ 7,998.00	\$ -	\$ 7,998.00	7	\$ 323.75	\$ 8,321.75													
						3047.3	473.45																			