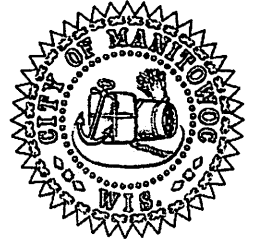




CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org



January 12, 2021

TO: Mayor and Common Council

FROM: Board of Public Works

SUBJECT: Public Hearing for 2019 New Sanitary Sewer on N. Rapids Rd.

Dear Mayor and Common Council:

At the January 6, 2021 Board of Public Works meeting, the Board held a Public Hearing to hear objections to assessments for improvements of N. Rapids Rd. and the installation of sanitary sewer extension thereon for properties with a frontage along the West Side of North Rapids Rd. from approximately 260 feet south of Fleetwood Drive to approximately 560 feet south of Fleetwood Drive.

"No interested parties appeared; Engineering Division Manager Greg Minikel read a letter regarding the property owner of 1608 N. Rapids Rd. requesting a delayed assessment.

Engineering Division Manager Greg Minikel explained the options for the one contested assessment.

Moved by Finance Director/Treasurer Steve Corbeille, seconded by Director of Public Infrastructure Dan Koski, and unanimously carried to defer the assessment until the property is sold or until the septic system fails, whichever happens first, at which time, the property owner will have to hook up. Ayes, 7. Nays, none."

Very Truly Yours,

MACKENZIE REED-KADOW
Secretary Board of Public Works

Mackenzie Reed-Kadow, City Clerk
CITY HALL · 900 Quay Street · Manitowoc, WI 54220-4543
Phone (920) 686-6950 · Fax (920) 686-6959 · mreedkadow@manitowoc.org

**NOTICE OF PUBLIC HEARING ON SPECIAL ASSESSMENTS FOR PUBLIC IMPROVEMENTS IN
MANITOWOC, WISCONSIN**

PLEASE TAKE NOTICE that the governing body of Manitowoc, Wisconsin, has declared its intention to exercise its police power in accordance with Section 66.0703, Stats., to levy special assessments upon property within the following described assessment district for benefits conferred upon the property by the improvements of N. RAPIDS ROAD and the installation of Sanitary Sewer Extension thereon:

ASSESSMENT DISTRICT: All properties with frontage along the West Side of North Rapids Road from approximately 260 feet south of Fleetwood Drive to approximately 560 feet south of Fleetwood Drive, located in the City of Manitowoc.

A report showing proposed plans and specifications, estimated cost of improvements and proposed assessments is on file in the City Clerk's Office and may be inspected there during any business day between the hours of 7:30 a.m. and 4:30 p.m.

You are further notified that the City of Manitowoc's Board of Public Works will hear all interested persons, or their agents or attorneys, concerning matters contained in the preliminary resolution authorizing the assessments and in the above described report at 4:00 p.m. on the 6th day of January, 2021, at City Hall, 900 Quay St., Manitowoc, Wisconsin in the Council Chambers. All objections will be considered at this hearing and thereafter the amount of the assessments will be finally determined.

Published: December 23, 2020

BOARD OF PUBLIC WORKS

(Signed) Justin M. Nickels, President

(Signed) Deborah Neuser, Secretary

2019 - SANITARY SEWER CONSTRUCTION WU-19-8

North Rapids Road

Fleetwood Drive to the South

\$22.00 Per Lin Ft/Per Side (per Ordinance)

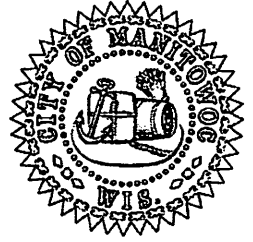
Sanitary Bldg. Sewers & Water Service (Laterals): LF 4" San. Bldg. Sewer (PVC) 39' @ \$88.30 = \$3,443.70; Furnish & Install 4" San. Riser Pipe \$402 for three. TOTAL \$3,845.70 divided by 2 = \$1,922.85 each

<i>PROPERTY OWNER AND ADDRESS</i>	<i>LEGAL DESCRIPTION</i>	<i>FEET</i>	<i>AMOUNT ASSESSED</i>	
SUE R RANK REVOCABLE TRUST 1526 N. Rapids Rd. MANITOWOC, WI 54220	PT GL 3 & 4 COM CTR OF HWY & N LINE GL 4 SE'LY 566.75 TO POB SW'LY 868' NW'LY 300 NE'LY 953.1 SE'LY 425 TO POB SEC 14-19-23 814-402-060	100 Lateral	2200.00 1,922.85	\$4,122.85
SHIRLEY M KAPITZ ET AL 1608 N. Rapids Rd. MANITOWOC, WI 54220	PT GL 3 & 4 & PT SE1/4 NE1/4 COMM N LINE SE1/4 & W'LY EDGE RD NW'LY 68.5 SW'LY 949.1 SE'LY 209 NE'LY 903.1 NW'LY 171.2 TO POB SEC 14-19-23 814-402-050	239.7 Lateral	5,273.40 1,922.85	7,196.25
TOTAL			\$11,319.10	



CITY OF MANITOWOC

WISCONSIN, USA
www.manitowoc.org



Date: November 24, 2020

To: Board of Public Works Committee

From: Greg Minikel, P.E., Engineering Division Manager

Re: Special Assessments for 2019 New Sanitary Sewer on N. Rapids Rd.

The City of Manitowoc installed new sanitary sewers and sanitary building sewers (laterals) on North Rapids Road from 260 feet south of Fleetwood Dr. to 560 feet south of Fleetwood Dr. in 2019. The new sanitary sewers served 2 properties along the west side of North Rapids Rd., specifically 1526 N. Rapids Rd. (Rank Property) and 1608 N. Rapids Rd. (Kapitz Property).

I will begin with a little history on the project. The City received a request in February 2015 from the property owner, Sue Rank at 1526 N. Rapids Rd. in regards to the possibility of serving their property with a sanitary sewer and how much it would cost.

The City surveyor talked to both property owners back on June 8, 2015 during surveying for the proposed sewer and in order to obtain elevations of their basements to determine if gravity sewer flow would be possible to both properties.

The property owner at 1526 N. Rapids Rd. requested the City to install this sanitary sewer due to a failing septic system and an order from Manitowoc County to do so. This proposed sewer extension was originally requested at the Public Infrastructure Committee meeting on March 1, 2018. The Committee recommended putting this project into the 2019 Program.

Both of these properties were annexed into the City of Manitowoc on August 10, 1982 according to the records from the Community Development Department.

Unfortunately, due to the request for the sewer, we never went through the proper special assessment process, but we are doing so now.

We sent a letter to both property owners in October and requested them to sign a waiver card which would waive their rights to a Public Hearing per State Statutes. Rank returned the waiver card, but Kapitz did not.

It is my understanding that Debbie Kapitz will be present at the Public Hearing to object to the assessment or will be requesting the City to grant them a delay to connect to the sanitary sewer and paying the special assessment.

Dir. of Public Infrastructure Daniel J. Koski
CITY HALL • 900 Quay Street • Manitowoc, WI 54220-4543
Phone (920) 686-6910 • Fax (920) 686-6906

According to the MMC Section 7.290, this property does not meet the requirements for a delayed special assessment.

However, I am rather torn on this issue. On one hand, this property has been annexed into the City for about 38 years and we never extended sewer to the property. I am not sure why this never happened. On the other hand, the City of Manitowoc spent money to serve these two properties. Another thought/comment is that we would not even be having this discussion if it were not for Ms. Rank bringing the sewer extension request to the City.

Another note worth mentioning is that both properties are already getting an additional year to pay for the sewer assessment due to the fact that we did not follow the correct special assessment process.

The total project cost was \$72,686 and the total special assessment revenue will only be \$11,319.10. See the separate sheet, Schedule C from the Engineering Report that lists the assessment cost to each property owner. The assessment revenue is about 15% of the total project cost.

On a separate side note, I believe that the City should be looking at increasing the maximum assessment rate for sanitary sewer construction, which is currently at \$22.00/Lineal Foot per Side. This rate of \$22/LF has been in effect since 1991.

We recommend the BPW's Committee to take the following actions regarding this request:

1. Make both properties connect to the sewer now and have the assessments billed to each property owner in winter/spring 2021 with the payment due by Nov. 1st, 2021 or it will be placed on the 5 yr. payment plan automatically. (The Rank Property has already been connected to the sanitary sewer since December 2019) **OR**
2. Defer or Delay the Special Assessment Bill for 1608 N. Rapids Rd. until 2025 or until such time that the property owner's septic system fails or when the property changes ownership, whichever comes first.