

15-710

Greg Minikel

From: Greg Minikel
Sent: Monday, June 08, 2015 11:13 AM
To: Bill Jindra; Dan Koski ; Jill Erickson; Liza Rezach (lrezach@manitowoc.org); Matt Smits; Mike Zimmer; Sonja Birr; Steve Herzog
Subject: RE: 1526 N. Rapids Rd.

To All:

I took a look at serving this property with sanitary sewer. We would need to install approx. 360 feet of 8 inch pipe. We would install it at minimum grade of 0.4%.

The existing manhole (#25-4) has a rim elevation of 661.71 and the north pipe flowline elevation is 649.47 (12.24 ft. deep).

The new manhole in front of 1526 N. Rapids Rd. would have an approx. rim elevation of 658.00. The flowline elevation of the pipe would be 651.00 plus or minus or 7 feet deep.

The house appears to be at an elevation of approx. 656.

Bill indicated that this house has an 8 foot basement, therefore, the basement floor is around a 648. This is even lower than the existing sanitary sewer to the north.

I have asked Mike Zimmer to go out there and shoot the elevation of the basement floor at this property as well as at the Kapitz property to the north. That way, we will at least have that data for future reference.

It appears that an ejector pump system will be needed in order to serve this property, which we already suspected.

It is my understanding that the property owner has already asked the question if they would be allowed to install a forcemain pipe (private lateral pipe) from their home then up the west side ROW line of N. Rapids Rd. and connect into the existing manhole.

The next question is how would this property be assessed for access to the sanitary sewer.

Normally, the assessment is based on the frontage that is served. In this case that would be over 400 ft. However, the majority of this property falls off and is not able to be served by sanitary sewer and is not developable property. This is the ANR Gas pipeline easement area.

In cases like this, usually the BPW's makes a decision/determination of what the assessable frontage will be.

It appears that they would have approx. 100 feet more or less of assessable frontage.

The question is if they run a forcemain pipe from the home to the N. Rapids Rd. ROW and then up the ROW to the existing manhole, would they receive a special assessment and if so what is the assessable frontage??

There would also be the standard \$1,000 connection fee regardless of how or where the property is served/connected.

Perhaps, we should take this issue to a PI Committee meeting to start the discussions with them and maybe they make a referral to the BPW's regarding the assessable frontage question.

From: Bill Jindra
Sent: Monday, February 23, 2015 9:02 AM
To: Greg Minikel; Daniel Salm
Subject: 1526 N. Rapids Rd.

Greg & Dan,

I have received a request from Sue Rank at 1526 N. Rapids Rd. She would like to know what the cost would be to hook up to City Sewer and water. She has been in the City since at least 1983. She is contemplating putting the house up for sale and wants to know her options. The house was built in 1981 and is using the original well, septic system and water treatment. She, or the new owner will have to do some upgrading or replacement on the sale of the house.

I told her I would get back to her later this summer.

Bill Jindra
Plumbing/Building Inspector
City of Manitowoc
900 Quay St.
Manitowoc WI, 54220
Ph. 920-686-6944
Fax 920-686-6949
Cell 920-374-0421
bjindra@manitowoc.org

FILE: Y:\BUDGET\5 Yr. Plan\Estimates\Sewer\N. RAPIDS RD. - S. OF FLEETWOOD DR.
 Rev. 6/8/15
 G.J.M.

" ESTIMATE "
 f o r
 S A N I T A R Y S E W E R S

 CITY OF MANITOWOC PROJECT NO. WU-

<u>ITEM DESCRIPTION</u>	<u>UNITS</u>	<u>BID QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
Mobilization	LS	1	5,000.00	5,000.00
Traffic Control	LS	1	5,000.00	5,000.00
8" PVC Pipe	LF	360	60.00	21,600.00
6" San. Bldg. Sewers (PVC Pipe)	LF	20	50.00	1,000.00
Type 1 Std. Manhole w/ casting	EA	1	3,000.00	3,000.00
=====				
PROJECT TOTAL				\$35,600.00

ADD 15% FOR ENGR. & CONTINGENCIES:

\$35,600	X	1.15	=	\$40,940
			<u>USE</u>	<u>\$45,000</u>

Greg Minikel

From: Mike Zimmer
Sent: Monday, June 08, 2015 3:01 PM
To: Greg Minikel; Bill Jindra; Dan Koski; Jill Erickson; Liza Rezach; Matt Smits; Sonja Birr; Steve Herzog
Subject: RE: 1526 N. Rapids Rd.
Attachments: BASEMAP_NORTH_RAPIDS_SAN_BASEMENTS.pdf

We shot the basement floors for 1608 and 1526 North Rapids Road.

We should have no problem with serving 1608 N Rapids Road with sewer (from the concrete floor in the manhole to Kapit's basement floor we have 10.13' difference.) Talking with Debbie (his daughter) she said her dad (years back) shot elevations on this already and they said it can't be hooked up to gravity they would need a ejector pit. I shot it twice to confirm the elevations.... she was very pleased they can be served by gravity in the FUTURE and she mentioned in about 5 years she may sell.

Talking with Sue Rank (1526 N Rapids Rd.)she will not be able to have a FUTURE bathroom in her basement unless she has a ejector pit, she was happy to hear she could hook up her existing sewer with hung plumbing in her basement.

Mike

Mike Zimmer
City Survey Technician
City of Manitowoc
Engineering Department
900 Quay Street
Manitowoc, WI 54220
Work: (920) 686-6910; Cellular: (920) 374-0412
mzimmer@manitowoc.org

From: Greg Minikel
Sent: Monday, June 08, 2015 11:13 AM
To: Bill Jindra; Dan Koski; Jill Erickson; Liza Rezach; Matt Smits; Mike Zimmer; Sonja Birr; Steve Herzog
Subject: RE: 1526 N. Rapids Rd.

To All:

I took a look at serving this property with sanitary sewer. We would need to install approx. 360 feet of 8 inch pipe. We would install it at minimum grade of 0.4%.

The existing manhole (#25-4) has a rim elevation of 661.71 and the north pipe flowline elevation is 649.47 (12.24 ft. deep).

The new manhole in front of 1526 N. Rapids Rd. would have an approx. rim elevation of 658.00. The flowline elevation of the pipe would be 651.00 plus or minus or 7 feet deep.

The house appears to be at an elevation of approx. 656.

Bill indicated that this house has an 8 foot basement, therefore, the basement floor is around a 648. This is even lower than the existing sanitary sewer to the north.

I have asked Mike Zimmer to go out there and shoot the elevation of the basement floor at this property as well as at the Kapitz property to the north. That way, we will at least have that data for future reference.

It appears that an ejector pump system will be needed in order to serve this property, which we already suspected.

It is my understanding that the property owner has already asked the question if they would be allowed to install a forcemain pipe (private lateral pipe) from their home then up the west side ROW line of N. Rapids Rd. and connect into the existing manhole.

The next question is how would this property be assessed for access to the sanitary sewer.

Normally, the assessment is based on the frontage that is served. In this case that would be over 400 ft. However, the majority of this property falls off and is not able to be served by sanitary sewer and is not developable property. This is the ANR Gas pipeline easement area.

In cases like this, usually the BPW's makes a decision/determination of what the assessable frontage will be.

It appears that they would have approx. 100 feet more or less of assessable frontage.

The question is if they run a forcemain pipe from the home to the N. Rapids Rd. ROW and then up the ROW to the existing manhole, would they receive a special assessment and if so what is the assessable frontage??

There would also be the standard \$1,000 connection fee regardless of how or where the property is served/connected.

Perhaps, we should take this issue to a PI Committee meeting to start the discussions with them and maybe they make a referral to the BPW's regarding the assessable frontage question.

From: Bill Jindra
Sent: Monday, February 23, 2015 9:02 AM
To: Greg Minikel; Daniel Salm
Subject: 1526 N. Rapids Rd.

Greg & Dan,

I have received a request from Sue Rank at 1526 N. Rapids Rd. She would like to know what the cost would be to hook up to City Sewer and water. She has been in the City since at least 1983. She is contemplating putting the house up for sale and wants to know her options. The house was built in 1981 and is using the original well, septic system and water treatment. She, or the new owner will have to do some upgrading or replacement on the sale of the house.

I told her I would get back to her later this summer.

Bill Jindra
Plumbing/Building Inspector
City of Manitowoc
900 Quay St.
Manitowoc WI, 54220
Ph. 920-686-6944
Fax 920-686-6949
Cell 920-374-0421
bjindra@manitowoc.org

