



**TWO
RIVERS**
WISCONSIN

PUBLIC WORKS
Engineering Division
1717 E. Park Street
P.O. BOX 87
Two Rivers, WI 54241-0087



August 2, 2023

Re: PLANNED ROOSEVELT AVENUE RECONSTRUCTION 2024

Dear Property Owner:

This is a courtesy letter to the residents that will be affected due to the proposed reconstruction of the roadway and utilities on Roosevelt Street from Lowell Street to 12th Street during the 2024 construction season.

Project Scope

The project will include:

1. Complete reconstruction of the street surface, curb and gutter, and sidewalks.
The street will remain two-way, with potential changes to parking. Part of the cost for these surface improvements will be a special assessment to abutting properties. (See page 2 - "Special Assessments and Charges").
2. Replacement or rehabilitation of the following underground utilities:
 - A. Replacement of water mains and the portion of water service within the street right-of-way (ROW), at the Two Rivers Water Utility's cost.
 - B. Replacement of private water service (from the curb stop street ROW to your meter) if replacement is needed. All existing lead, iron/steel or galvanized services will be replaced per the Department of Natural Resources (DNR) state mandate. These costs will be charged to property owners, but the City expects to offset most of the cost with State funding (See page 2 - "Special Assessments and Charges").
 - C. Replacement of sanitary sewer mains and the portion of sanitary sewer laterals within the street, to the curb line, at the Sewer Utility's cost.
 - D. Per City ordinance, replacement of private sanitary sewer laterals from the street curb line to your house connection, if replacement is needed. These costs will be charged to property owners (See page 2 - "Special Assessments and Charges").
 - E. Rehabilitation or replacement of storm sewer mains, at the Two Rivers Stormwater Utility's cost.
 - F. Installation of storm sewer laterals to serve each property (for connection to sump pumps, footing drains, or gutter/downspout. These costs will be special assessed to the abutting properties (See page 2 - "Special Assessments and Charges").

Special Assessments and Charges

Special Assessments. Per City policy, portions of the project will be funded through special assessments on properties that front on the street.

Special assessments for **street improvements** are based on your lot's street frontage, at a rate currently estimated at \$85 per front foot. Special assessments for **storm water laterals** is estimated at \$1,880 per property.

Special assessments can be paid in full at the time of billing (approximately Fall 2024, after project completion), or property owners can elect to pay their assessment in ten (10) annual installments, subject to an interest charge (currently 6 percent) and no penalty for early payoff.

Special Charges. Property owners will be charged for the cost of replacing their **private water service** (portion from the curb stop at ROW to the water meter). The City hopes to acquire state funding in the amount of \$2,500 per property to apply against the cost of these private water services. The cost for such private services typically ranges from \$3,500 to \$4,500 per property. If state funding is received, the net billing to the property owner should range from \$1,000 to \$2,000. Charges for private services will need to be paid in full by October 31, 2024, **without** interest and by November 1, 2025, **with** interest. There is no installment payment option.

Property owners will also be charged the cost for replacement of the **private sanitary sewer laterals** from the ROW to the building, if found to be defective (constructed of clay or other defects such as root infiltration). Charges for sanitary sewer lateral replacement will also need to be paid in full by October 31, 2024, **without** interest and by November 1, 2025, **with** interest. Costs are expected to average from \$2,500 to \$4,000 for these laterals. There are no grants to offset these costs and there is no installment payment option.

Public Hearing on Special Assessments

A public informational meeting will be scheduled during the winter to provide you with additional details pertaining to the project and formal assessment practices. You will receive formal written notice of the proposed special assessments for your property in early 2024 and will have the opportunity to present your views on the proposed project and special assessments at a public hearing to be held before the City Council.

A second public informational meeting will be scheduled prior to the assessment Public Hearing to further discuss this project and anticipated special assessment rates and charges.

Financial Assistance to Pay for Private Water and Sanitary Laterals

Homeowners who meet certain income guidelines may be eligible for additional financial assistance to pay for water and sanitary sewer lateral replacement charges. More information will be provided at the winter public information meeting.

If you have questions or concerns, please feel free to contact Matthew Heckenlaible (mathec@two-rivers.org), or Scott Ahl (scoahl@two-rivers.org), City of Two Rivers Engineering Department, by email or by calling 920-793-5539.