

# CITY OF OCONTO FALLS

500 NORTH CHESTNUT PO BOX 70

OCONTO FALLS, WI 54154-0070

PHONE: 920-846-4505

FAX: 920-846-4516



March 19, 2021

Name  
Address  
City

Regarding Property at: Property Address, regarding parcel(s): Parcel number(s)

Dear Property Owner,

The City and Utility will be conducting a full reconstruction of South Flatley Ave adjacent to your property. This project is going to be completed during the summer of 2021.

This will be a full street reconstruction project with the City replacing curb and gutter, a new road base and surface, as well as a new storm water collection system. All driveway aprons will be replaced with the curb and gutter.

To protect the integrity of the infrastructure being installed, all trees and shrubs located in the road right of way will be removed.

The Utility will also conduct a full reconstruction at this time. All water and sewer facilities located under the road surface will be reconstructed at the time of the project. Per City of Oconto Falls Ordinance 455-2 it is the property owner's responsibility to maintain their sewer lateral from the sewer main to the property. The Utility will be requiring any sewer lateral that is not plastic material or that the Utility finds damaged be replaced to the road right of way. This will ensure all portions of the collection system be in excellent condition moving forward. The cost of the sewer laterals will be charged to the property owner on a price per foot basis.

- If you do not have a PVC or plastic sewer lateral, the Utility would **HIGHLY** recommend taking this opportunity to replace the remaining pipe from the road right of way to your home **AT THIS TIME**. The Utility will have contractors on site with equipment in place. This will be the most cost-effective way to ensure no problems with your piping in the future.

If you are interested in having your sewer lateral replaced from the road right of way to your home, the Utility needs to know prior to the project starting to facilitate proper planning. If needed, the option to set up a payment plan through the City is available.

The Utility is responsible for your water service to the water shutoff located at the curb. From the curb to your house is the property owner's responsibility. The utility does not have any records of lead services along Flatley Ave. To ensure we do not have any lead services, the utility will be setting up appointments to inspect the water service inside your home. If your property does have a lead water service, the water service will need to be replaced; the cost of the service from the curb to the house will be the property owner's responsibility. If your property is found with a lead service, you will have additional communication regarding this process.

The Utility will be doing sewer lateral inspections at the same time as water service inspections to see the condition of your sewer lateral and its location. The property owner will receive a copy of the camera work as well for their records.

The City and Utility understand there will be some inconveniences involved with the reconstruction of Flatley Ave and will look to minimize these inconveniences everywhere possible. Informational meetings will be held before and occasionally throughout the project. We will schedule our first meeting once a construction start date has been established. All scheduled meetings will be communicated to you by mail or by email. If you prefer meeting notifications electronically, please let us know by providing your email in the survey. For more information and future public meeting dates you can visit the construction update area on the Oconto Falls Municipal Utilities website at [www.ofmu.org/construction-updates](http://www.ofmu.org/construction-updates).

We have also included a FAQ sheet for our most commonly asked questions.

Please see the survey attached to this letter and return it to City Hall via mail, the drive-thru window or the drop boxes. You can also fill the survey out online by visiting our construction updates website at:

1. [www.ofmu.org/construction-updates](http://www.ofmu.org/construction-updates)
2. Click on the link for: [Flatley Ave](#)
3. Click on the link for: [Questionnaire Regarding Lateral Replacements on Flatley Avenue](#)

If at any time you have any questions or concerns, please feel free to call us at (920) 846-4505. Thank you for your cooperation during this process.

Sincerely,

*Vicki A. Roberts*

*Greg Kuhn*

Vicki Roberts  
City Administrator

Greg Kuhn  
Utility Manager

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Please return this portion to City Hall

Property Owners Name:

Property Address:

Property Owners Contact Phone Number: \_\_\_\_\_

Tenant Phone Number - For Updates regarding construction (if applicable): \_\_\_\_\_

Email – For Meeting Notices (optional) : \_\_\_\_\_

Would you like your sewer lateral replaced into your home? (circle one)                      Yes - No

Would you like your water lateral replaced into your home? (circle one)                      Yes - No

Please provide any comments you wish us to know below:

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## Street Reconstruction FAQ Sheet

➤ **Q: When will construction start and finish.**

A: The project does not have a current start date. The contract allows 50 working days to complete. Once we have an official start date we will put out a notice to all residents.

➤ **Q: Will I have access to my driveway during the project?**

A: We will make every effort to keep full access to your property whenever possible. Unfortunately, we will have to work directly in front of your house at some points and access will not be available at those times. Our contractor will inform you prior to this happening so you can make alternate plans.

➤ **Q: I have a mail box at the curb; what will happen to that?**

A: Your mailbox will be removed and placed near the home during the time of construction for safe keeping. Temporary mail boxes will be placed at the intersection S Flatley Ave and Sheridan St on the northeast corner for all houses. Once construction is complete, the original mailbox will be installed by our contractors.

➤ **Q: What percentage of curb am I responsible for?**

A: All curb replaced will be assessed to the homeowner at 20% of the per foot cost.

➤ **Q: Who pays for my driveway apron?**

A: The driveway apron cost is 100% the homeowner's responsibility. We will be replacing all aprons with new concrete aprons.

➤ **Q: How much will a new sewer lateral cost to my home and how is it done?**

A: Sewer lateral costs vary by the distance of pipe needed. This is a completely new pipe from our main into your house. The contractor will need to cut a hole into the basement floor and pull a new pipe into the house; when they are done, they will patch the floor with new concrete. We will not be digging across your property so no landscape work in the yard should need to be done. There is an option to pull a new water line with the sewer for an additional charge. For an individual cost estimate please contact us at (920) 846-4507.

➤ **Q: I don't want a new sewer lateral; will I still need to pay to have it replaced?**

A: If your sewer lateral under the street is a material other than PVC, it will need to be replaced at your cost. If your existing lateral is PVC, there will be a cost to reconnect to the new sewer main. These costs will vary depending on length of pipe needed.

➤ **Q: I have a lead service, how much will it cost to replace the service and will there be financing available?**

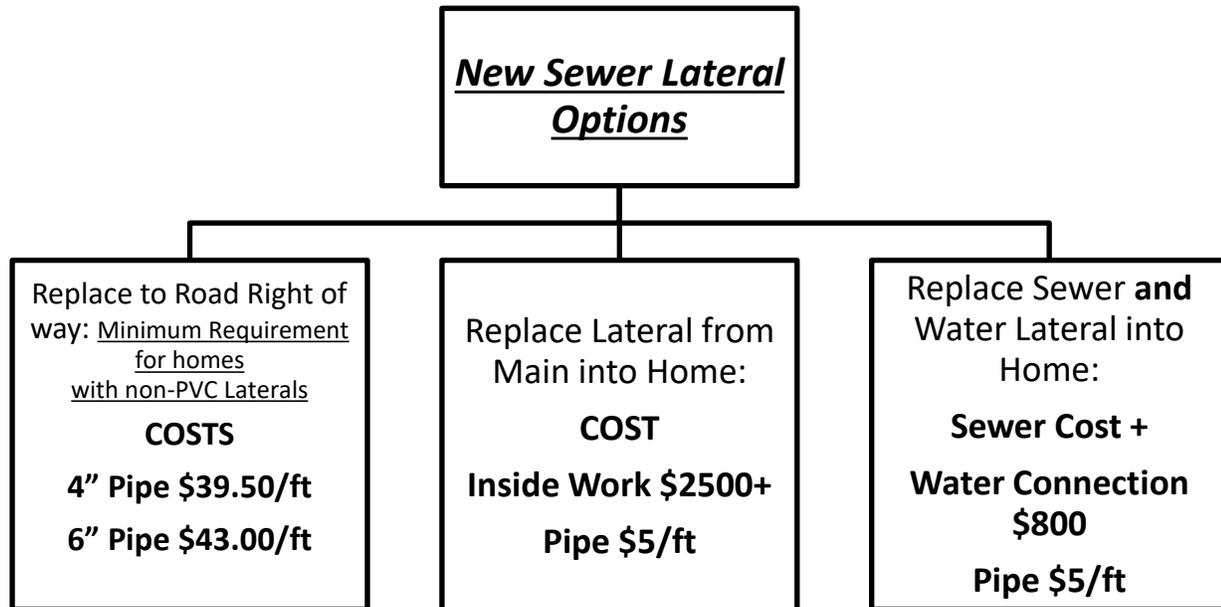
A: Again, the cost to replace your water lateral will vary depending on length of pipe needed. We do have options available if property owners would like both water and sewer installed into the home that would significantly reduce the water cost. Please see example of project costs included.

The utility is not allowed to finance the cost of the water lateral installation. If you choose to have a new water lateral installed you will need to pay for that installation in full on a separate bill.

➤ **Q: What financing is available for the special assessment portion of the project?**

A: As with our other street projects, the City will allow the cost of curb/gutter, sidewalk, and sewer lateral replacement as a special assessment. These costs are able to be financed over 5 years at approximately 2% interest. For more information about financing, please contact Deputy Treasurer - Eve Wallace at (920) 846-4505.

## Sewer and Water Options for Properties And Average Curb/Gutter and Sidewalk Costs



- IF YOU HAVE A LEAD WATER SERVICE YOU WILL BE REQUIRED TO REPLACE THE SERVICE INTO YOUR HOME.

Sewer, water and curb/gutter estimated costs:

1. Replace sewer lateral into home: average cost = \$4,150
2. Replace sewer and water into home: average cost = \$5,100
3. Curb/Gutter = \$160 (based off a 60' lot width)

The sewer and water estimated costs are the Utilities best estimates. Prices **will** vary depending on route of existing pipe and length of pipe needed. For an individual estimate please contact the Utility directly at (920) 846-4507.

The curb/gutter estimate is based off a 60' lot width. Individual lot widths **will** vary. For a more precise estimate please call City Hall at (920) 846-4505.