



**TWO  
RIVERS**  
WISCONSIN

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



January 15, 2025

**To: Property Owners on Harbor Street (East Street to 16<sup>th</sup> Street), 16<sup>th</sup> Street (Harbor Street to Emmet Street) and Emmet Street (16<sup>th</sup> Street to 17<sup>th</sup> Street)**

**From: Matthew Heckenlaible, PE, City Engineer/Public Works Director**

**Re: 2025 HARBOR STREET, 16<sup>TH</sup> STREET AND EMMET STREET RECONSTRUCTION INFORMATIONAL MEETING - THURSDAY, JANUARY 30, 2025, FROM 5 PM TO 6:30 PM IN THE COUNCIL CHAMBERS**

Dear Property Owner:

There will be an informational meeting on Thursday, January 30, 2025, from 5-6:30 pm with a formal presentation at 5:30 pm regarding the reconstruction of the roadway and utilities on Harbor Street (East Street to 16<sup>th</sup> Street), 16<sup>th</sup> Street (Harbor Street to Emmet Street) and Emmet Street (16<sup>th</sup> Street to 17<sup>th</sup> Street) during the 2025 construction season.

**Project Scope:**

The project will include:

1. Complete reconstruction of the street surface, curb and gutter, and spot repair of sidewalks.  
There may be modifications to the street layout for Harbor Street from Pilon Court to 16<sup>th</sup> Street. Various options are being considered for improved bicycle accommodations as recommended by the City's approved Bicycle and Pedestrian Accommodation Plan. Options include keeping the pavement similar to what presently exists, widening the road by four (4) feet, adding a 10-foot multi-use trail similar to what is located on Harbor Street between East Street and Pilon Court and looking at extending the one way traffic flow east of Pilon Court to 16<sup>th</sup> Street.  
  
Both 16<sup>th</sup> Street and Emmet Street will remain two-way with little modification to the pavement layout as it presently exists. 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)(from the curb stop to the main), at the Two Rivers Water Utility's cost.
  - B. Replacement of private water service (from the curb stop 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 will be replaced. Per City ordinance the sanitary laterals are the responsibility of the property owner; however, the sanitary sewer utility will cover the sanitary sewer costs beneath the road pavement.

- 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 below - "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 below - "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 \$95 per front foot. Special assessments for **storm water laterals** is estimated at \$2,000 per property.

Special assessments can be paid in full at the time of billing (approximately Fall 2025, 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) with no penalty for early payoff.

**Special Charges.** Property owners will be charged for the cost of replacing their **private water service** (from the curb stop at ROW to the water meter). The City anticipates acquiring 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 have ranged from \$2,200 to \$4,500 per property. If state funding is received, the net billing to the property owner should range from \$0 to \$2,000. Presently, charges for private services will need to be paid in full by October 31, 2025, **without** interest or by November 1, 2026, **with** interest.

Property owners will also be charged the cost for replacement of the **private sanitary sewer laterals** from the street 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, 2025, **without** interest or by November 1, 2026, **with** interest. Costs are expected to average from \$3,500 to \$5,000 for these laterals. There are no grants to offset these costs.

### **Public Hearing on Special Assessments**

An official Public Hearing will be scheduled after bids are received 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 spring 2025 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 can be provided upon request.

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