

# WATER SURVEY FOR HALE PARK HIGHLANDS

November 30, 2023

Note the  
Decision  
has been  
made to  
Not Survey  
Blue  
Parcels



# GROUND RULES



- Respect and Courtesy to All
- First and Final Warning
- Just Information Tonight
  - I will attempt to answer all of the questions, concerns and clear up confusion that I have heard
  - Please don't take any Pro-Franklin Water Comments as persuasion to want Franklin Water
- You will have opportunity to ask Short Questions at the End



# WHY SURVEY NOW?



- Received Request for Public Water on S. 123<sup>rd</sup> Street in September 2023
- I asked Requestor to survey neighbors
- “Get City Water” Petition received with 63 names
- Common Council Direction to Survey approximately 280 homes on October 3, 2023



# WHAT IS A SURVEY?



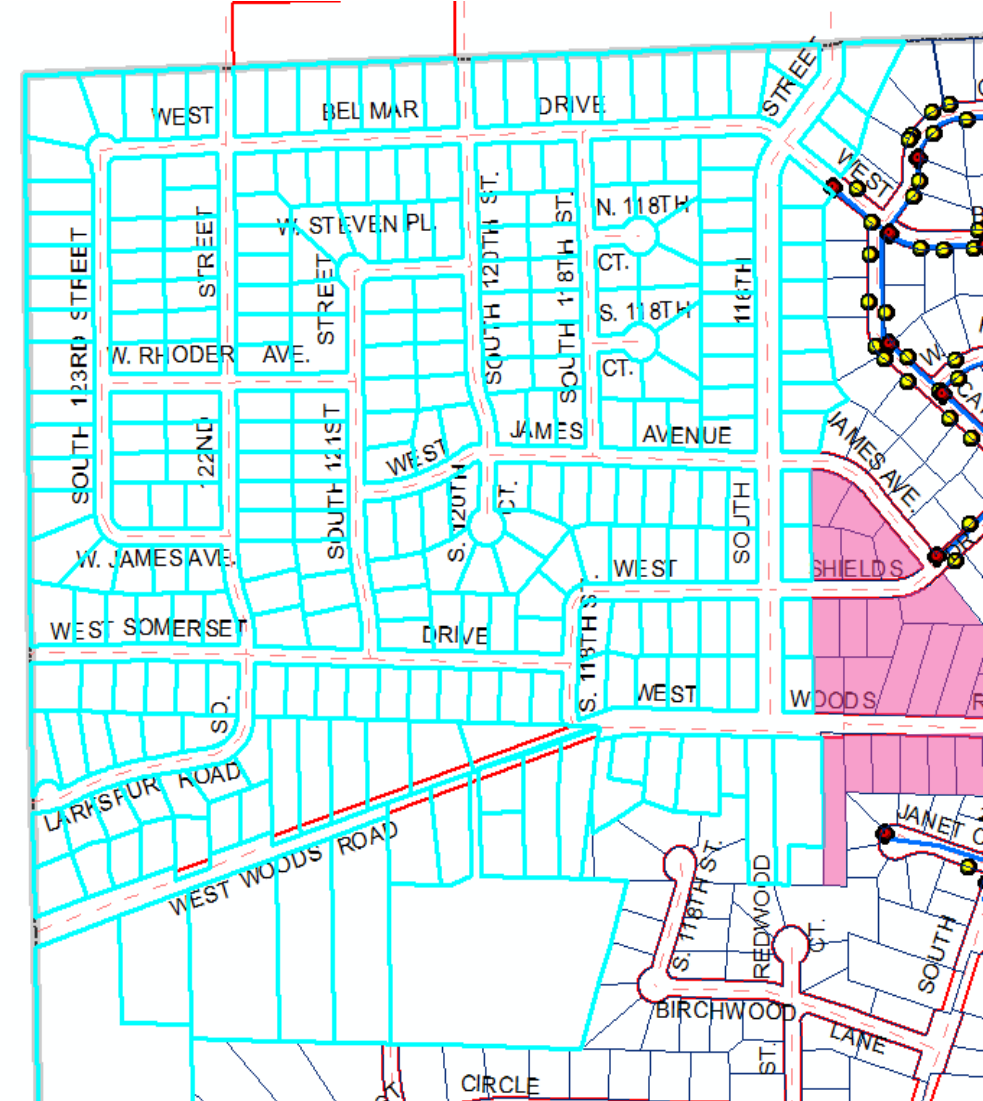
- A Survey is NOT a Vote
- Give Common Council More Information to Consider when making a decision
  - No one could want water and Decision "Yes"
  - All could want water and Decision "No"
- Goal to Find Pockets of those in Favor





# APOLOGIES TO MISSED RESIDENTS

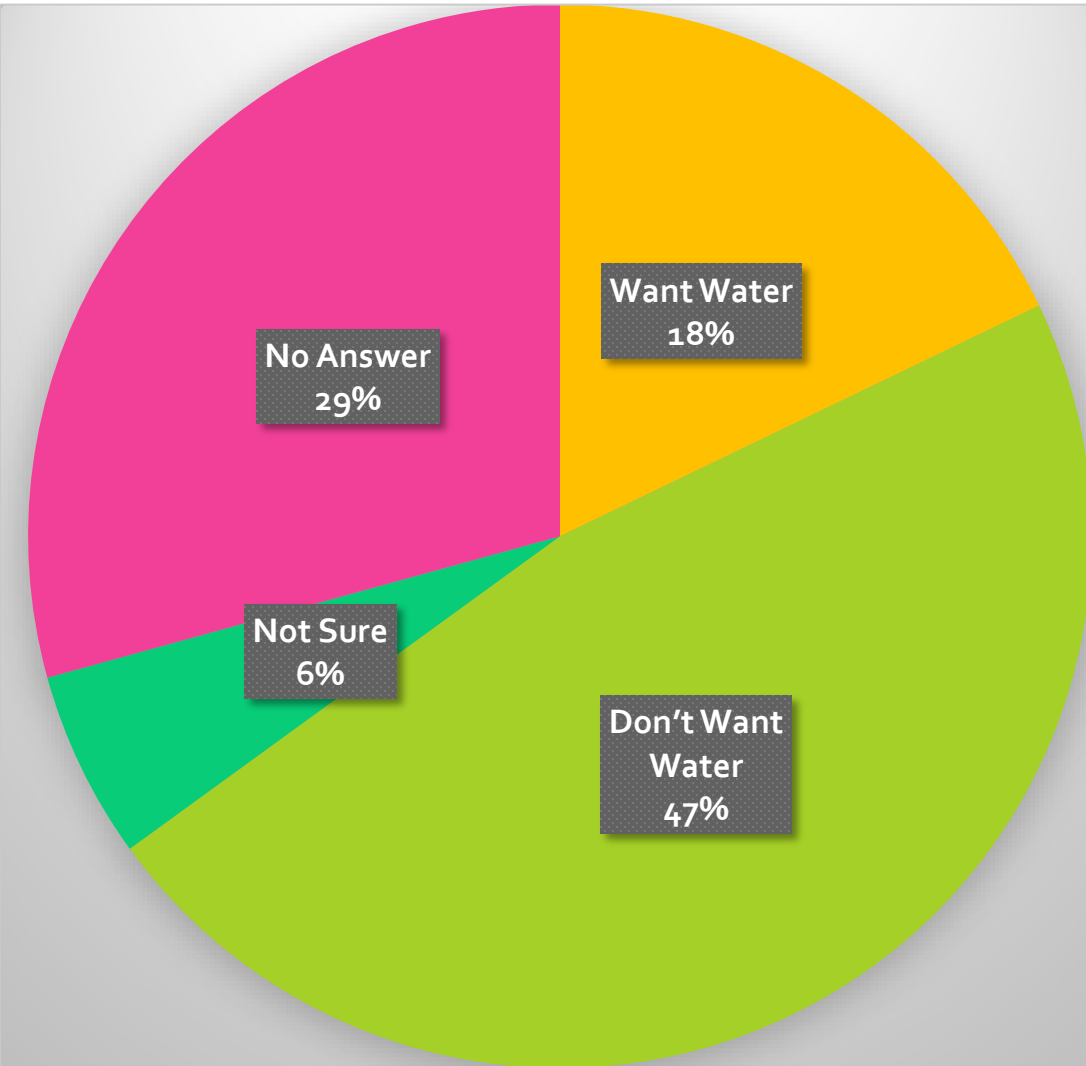
- SINCERE APOLOGIES to Residents on:
  - W. Woods Rd.
  - W. Shields Dr.
  - W. James Ave.
- Glen's Fault



# RESULTS OF SURVEY



- 280 Surveys Distributed
  - 50 Would like for the City to install a watermain adjacent to their property.
  - 132 would not like for the City to install a watermain adjacent to their property.
  - 16 have no preference / unsure if there is a watermain adjacent to my property.
  - 82 Non-returned survey
- Survey is NOT a vote



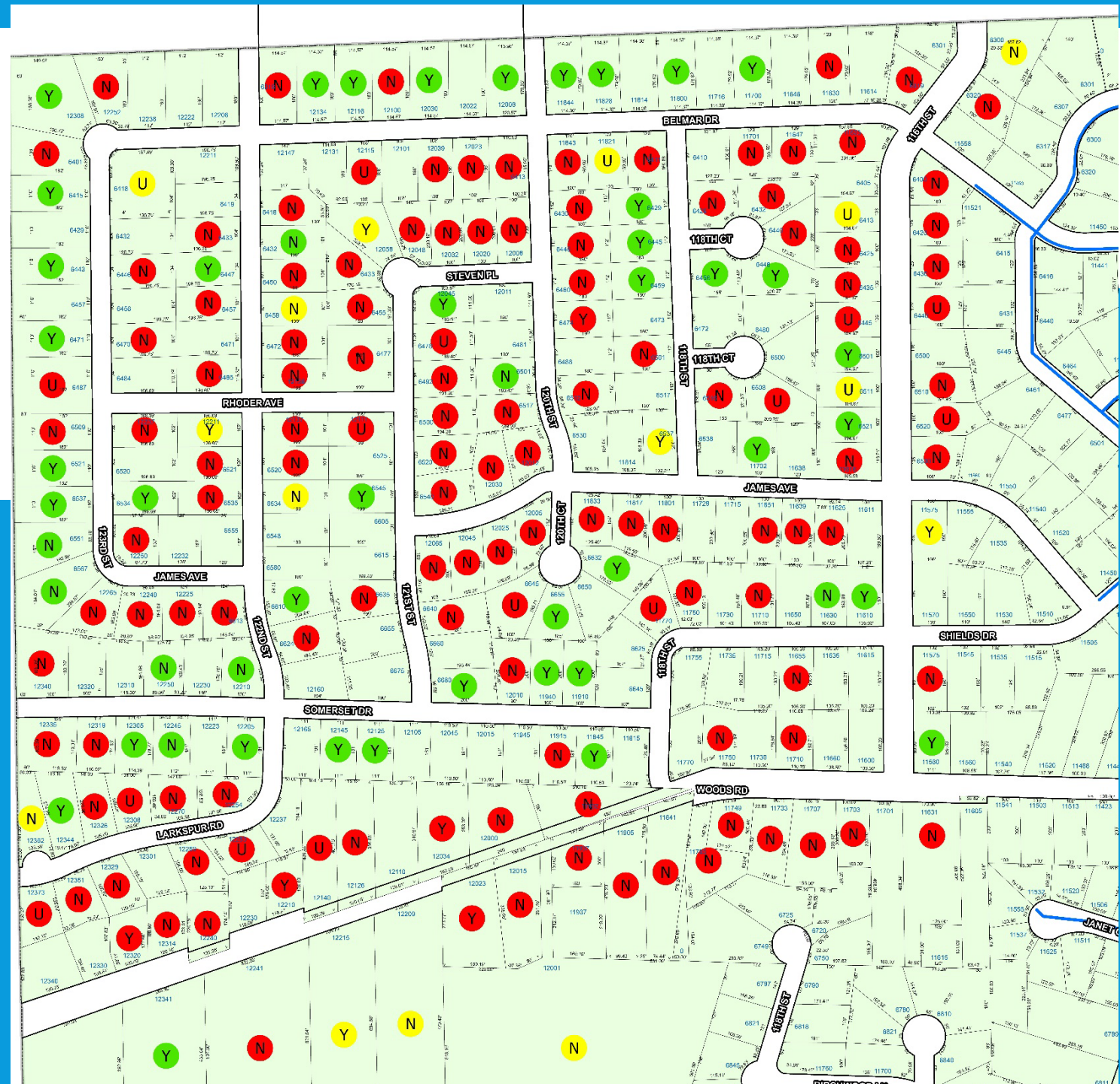
# WHERE DO PEOPLE WANT WATER?

## Immediate Need

Y Yes  
N No  
U Unsure

## Installation Preference

Yes  
No  
No Preference/Unsure

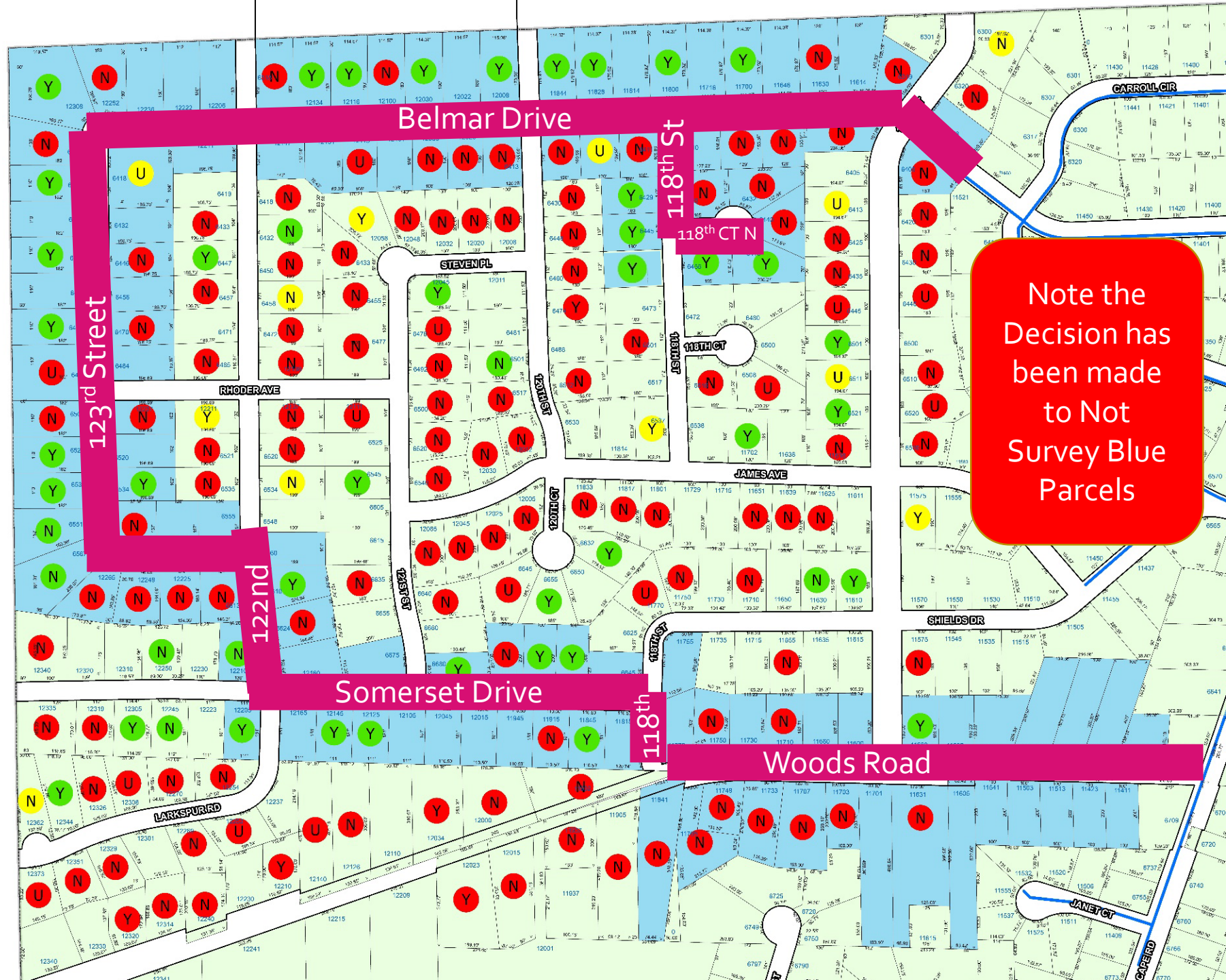


• Not a Pocket



# LOGICAL ROUTE? "LOOP"

- 113 Benefited
- 32 "Yes" (28%)
- 41 "No" (36%)
- 2 "Unsure / Undec."
- 38 unreturned (34%)



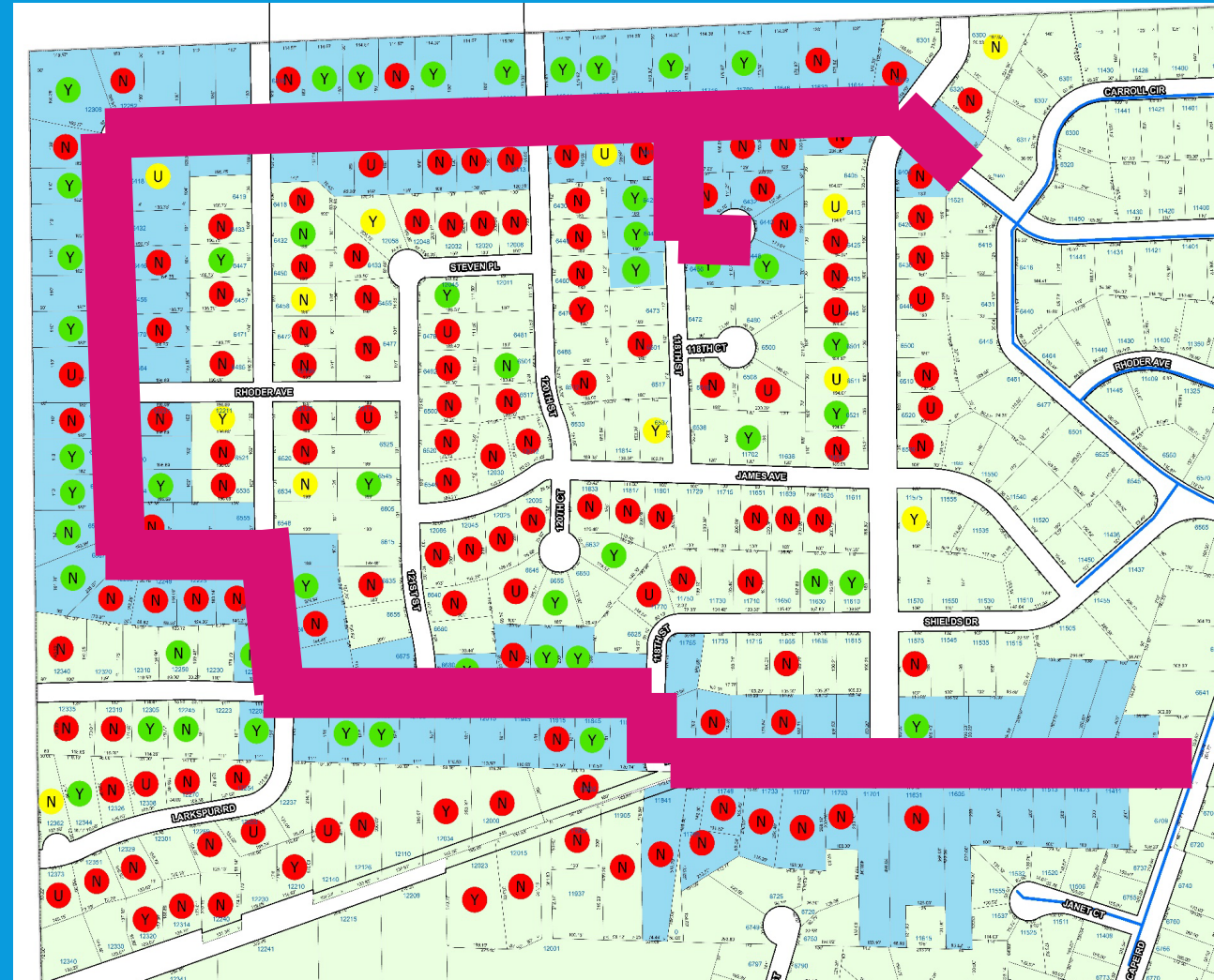


# PROJECT(S)?



- One Project?
- Multiple Projects?
  - Extend from Woods Rd?
  - Extend from Bel-Mar Dr?

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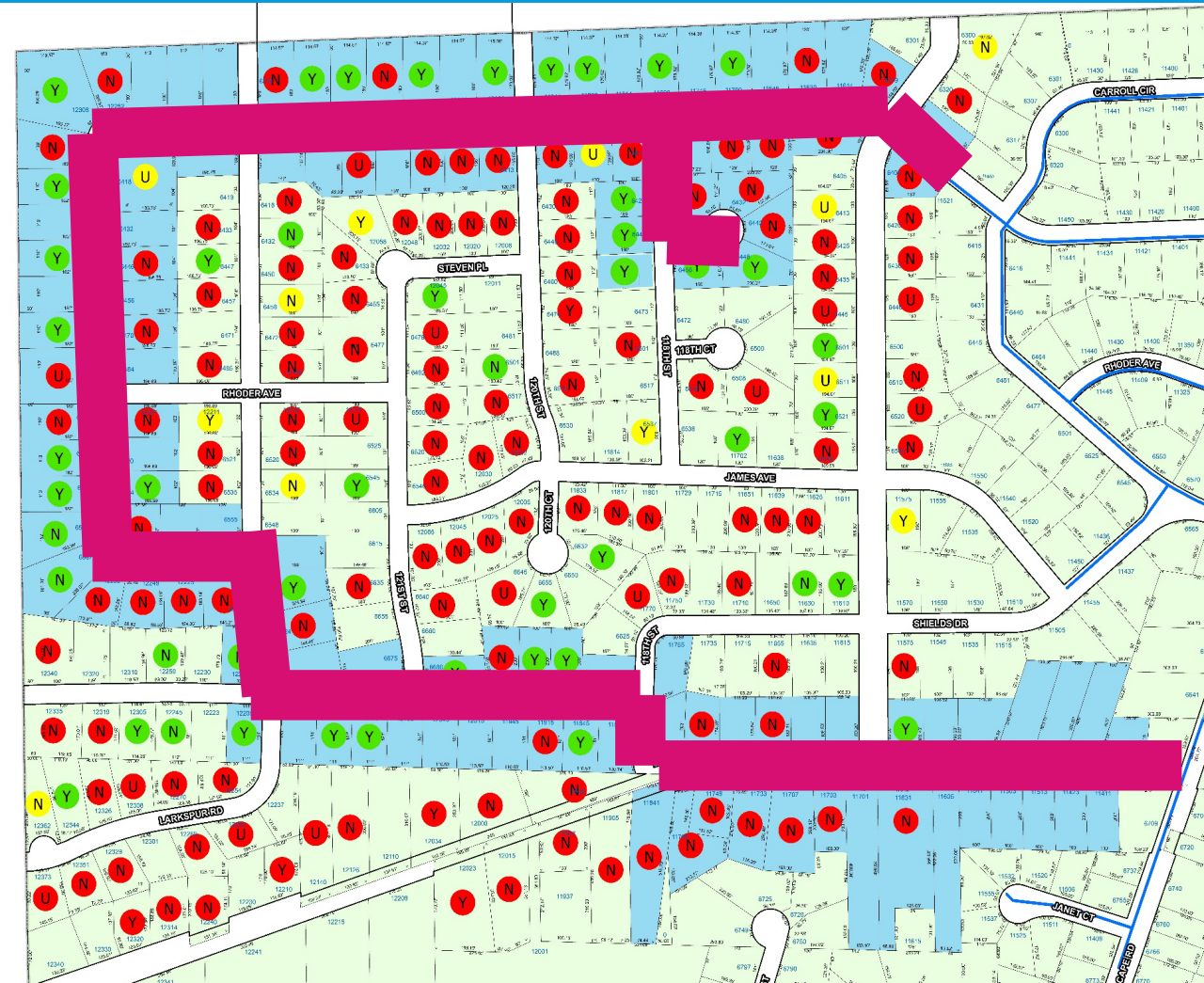
# RESURVEY ALONG PROPOSED ROUTE



- Only Properties along Recommended Route

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- Surveys Due January 30, 2024
- Discuss At Common Council  
February 20, 2024
- You can change your answer
- Please Ask if Any Questions!





# FRANKLIN ASSESSMENT PROCESS



- Franklin Municipal Code Chapter 207 Sewers and Water
- §207-15 Special Assessments  
*...The cost of installing or constructing any public work or improvement by the City may be charged under this section in whole or in part to the property benefited by such work or improvement...*
- “Benefited” ≠ Wants the Project
- “Benefited” = Affected?



# MANDATORY, OPTIONAL & NO ASSESSMENTS



- **Mandatory Assessment**
  - Water Main
- **Optional Assessment**
  - Lateral Connection
- **No Assessment**
  - Your Plumber
  - Inspection Fees
  - Well Costs





# FRANKLIN WATER ASSESSMENT PROCESS



- **§207-20 Assessments for Water Main**
  - *assessment for water mains installed on public property abutting private property shall be based upon the actual frontage of such property.*
  - *no assessment shall be on a basis of less than 100 feet of frontage.*
  - *water mains installed on public property abutting both sides of nondivisible single-family or two-family residential corner lots shall be based upon the actual short side frontage of such lots*



# ASSESSMENT EXAMPLES

- Actual Frontage
- Minimum Frontage
- Short Side Corner
- Only Side Corner





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# ASSESSMENT EXAMPLES

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Corner Lot- Short Side = 119.32'



# ASSESSMENT EXAMPLES

- Actual Frontage
- Minimum Frontage
- Short Side Corner
- Only Side Corner



# WHAT ARE THE REAL COSTS?



- Depends on Property Width
- Depends on Connection or Not
- Depends on the Plumbing Needed to make the conversion
- Depends on the presence of a service lateral
- Depends on the Assessment Rate



# ASSESSMENT RATES



Maximum Rate = Lower  
of ENR Indexed Cost or  
Actual Construction Cost

- §s07-15.R (1) **Maximum assessment rates** for sanitary sewer main and water main and contingent deferred maximum assessments.
- **(1)** Upon any special assessment made upon a front foot basis:  
...no assessment for the installation of water main shall exceed **\$90** per front foot for any single-family or two-family or agriculture zoned property or **\$110** per front foot for any business, industrial, institutional or multifamily zoned property. The aforesaid maximum assessment rates shall be adjusted annually, commencing January 1, 2017, by an amount equal to the change in the Engineering News-Record (ENR) Construction Cost Index (CCI) 20-City National Average

# ENR CCI INDEX



Per the Engineering News Record tables:

- January 2016 had a CCI of 10133
- November 2023 has a CCI of 13510.57
- (Need to Adjust for January 2024- when available)

Note the Decision has been made to Not Survey Blue Parcels

Date	ENR CCI Index	Home Water	Business Water
January 2016	10133	\$90.00 / LF	\$110.00 / LF
November 2023	13510.57	\$120.00 / LF	\$146.67 / LF

- \$140 was given as an estimate in Letter



# COVER THE FULL COST?



- Note that the Assessment Rate assumes half goes to each side of the street.
- \$120 / LF assumes the watermain costs \$240 / LF to install in a residential neighborhood

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# OTHER COSTS?



- **Service Connection (§207-21)**

*The assessment for water main laterals installed from the main to the private property line shall be based upon accepted contract bid price quotation plus 16% for administrative, engineering and inspection fees. The owner, his or her agent or heirs of such property shall be assessed a lump sum for each lateral installed*

**(\$5,000 Estimate) \$6,000 New Estimate**

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# YOUR PLUMBER?



- Replumbing the house?
- Run lateral from house to Right-of-way
- Volume Discount?

(\$5,000 Estimate) \$6,000 New Estimate

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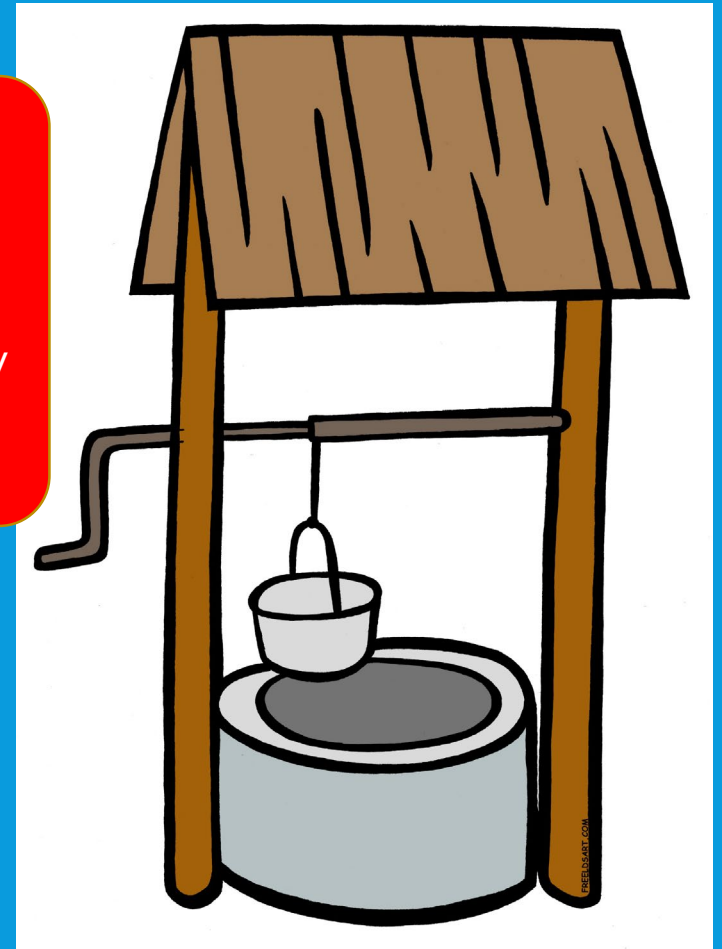




# KEEP YOUR WELL?

- **Yes**, you may keep your well and connect
  - Watering yard/garden
  - Periodic Inspection for cross contamination
  - **\$85** / 5 years permit
- **Yes**- you may keep your well and not connect
- Abandon Well Contractor
  - **\$2,000 Estimate, depends on depth and other pipe abandonment**

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# CONNECTION & INSPECTION FEES



- **\$3,341** Water Impact Fees (2023 Rate)- Required
- **\$85** Well Abandon Permit- Optional **or..**
- **\$85** / 5 years Keep Well Permit- Optional
- **\$85/100** LF Water Service Inspection- If Needed
- **\$70** Replacement of Building Water Piping
- **\$3,581 +/- Total**



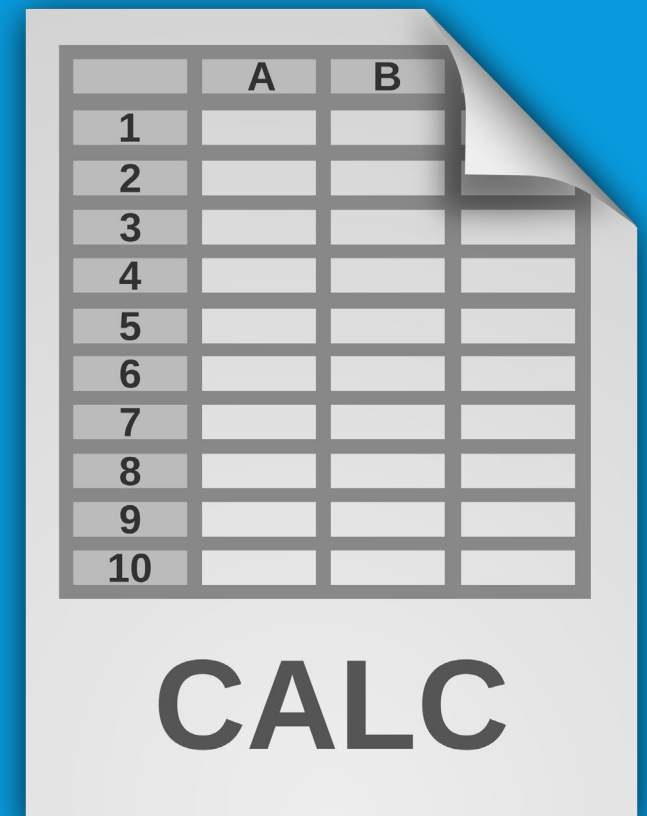
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# RESURVEY SPREADSHEET

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- Mandatory Assessment
  - Watermain (\$120 / LF)
- Optional Assessment
  - Connection to Watermain (\$6,000)
- Optional Upfront Costs
  - Plumber (\$6,000)
  - Connection / Inspection Fees (\$3,581)
- No Well Abandonment
- Deferment and Payment Plans





# COST EXAMPLE



## Mandatory Assessment

- Watermain (\$120/ LF)
- Example \$13,402.80

## Optional Assessment

- Connection (\$6,000 Estimate)

## Other Expenses

- Private Lateral Plumber (\$6,000 Estimate)
- Inspection (\$85 / 100 LF)
- Impact Fees (\$3,341)

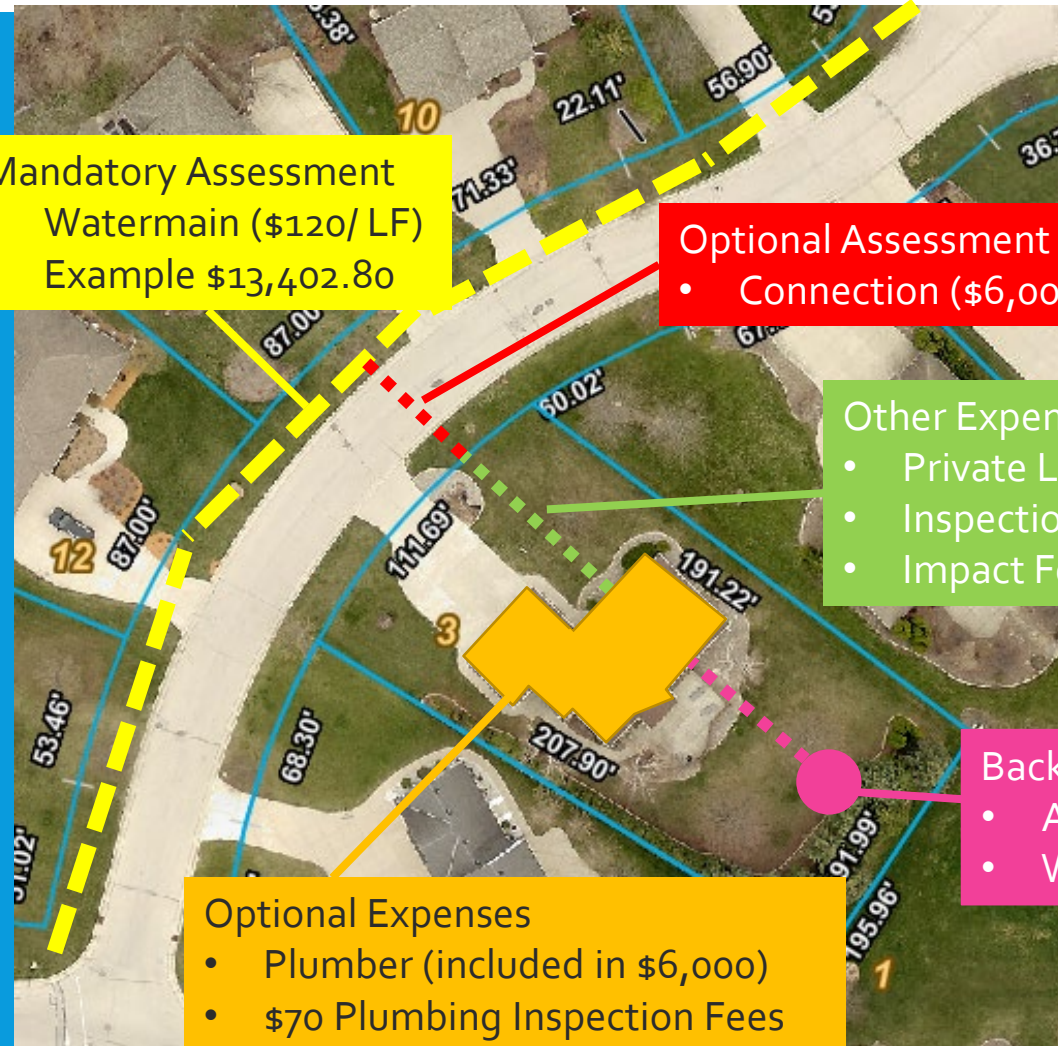
## Backyard Well

- Abandon Inspection (\$85)
- Well Abandonment (\$2,000)

## Optional Expenses

- Plumber (included in \$6,000)
- \$70 Plumbing Inspection Fees

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# DEFERMENT OPTION



- § 207-15 K
  - 30 days After Notice to ask for Deferment
  - **Defer Principal and Interest**
  - Deferment Ends when:
    - **Property Sold**
    - **Connection Occurs**
    - **10 Years Expire**





# CITY PAYMENT PLAN- CONNECT IMMEDIATELY



- Plan NOT in the Municipal Code (subject to change)
- Optional 6% APR for 12 years
  - 100 LF @ \$120/LF = \$12,000
  - Connection = \$6,000
  - Total to Finance = \$18,000
  - Annual Payment = **\$2,147**

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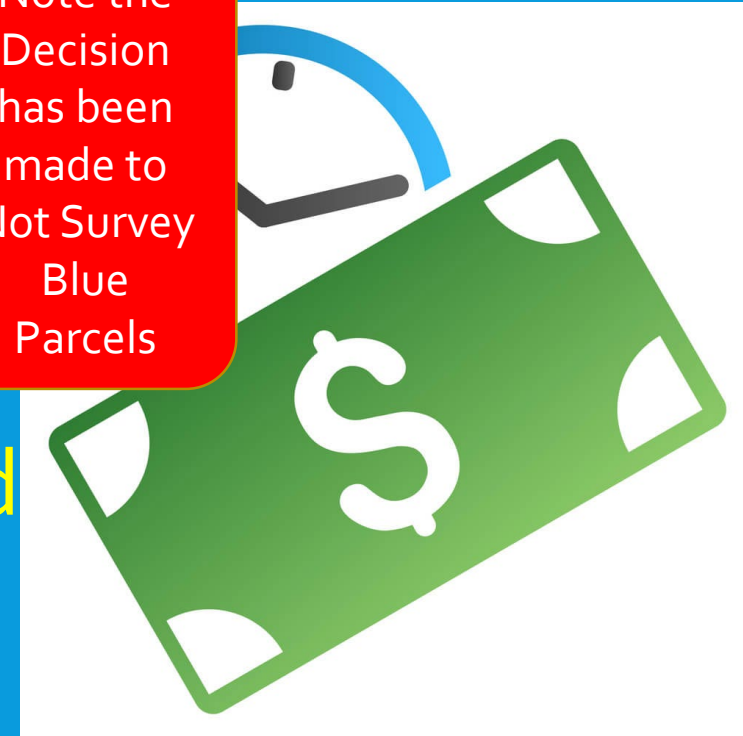


# BANK PAYMENT PLAN- CONNECT IMMEDIATELY



- \$12,000 Pipe Assessment
- \$15,581 other Assessments and Costs
- Finance \$27,581
- See your bank for options
  - Option to finance \$18,000 with City and \$9,581 with your bank.

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# CITY DEFERMENT PLAN- DO NOT CONNECT



- Optional 6% APR for 12 years
  - 100 LF @ \$120/LF = \$12,000
  - Annual Payment = **\$1,431.32**
- **10-year Deferment Gives 22 years** to pay Assessment
  - **\$653/year = \$54.42/month**

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# POSITIVE BENEFITS?



- Increased Fire Protection
- Reliability of Water Supply
- Water Supply Routinely Checked for Potability
- Elimination of Reliance on Maintenance and Repair of Individual Wells
- Developability of Properties (Home Values)
  - Many expect to have City Water
- Eliminates cross contamination between Wells
- Eliminates Susceptible Contamination from Surface Pollution



# NEGATIVE BENEFITS?



- Cost of Assessment
  - Minimum of **\$12,000**
- Cost to Connect
  - Could be as much as **\$15,500**
- Quarterly Water Bills
  - Average **\$100 +/-** every quarter

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# MISC. QUESTIONS



- (Q1) When will the project start?
  - No decision on IF a project.
  - Depends on financing and other considerations
  - Could not start before 2025
- (Q2) What is the budget for this project?
  - (A) No project budget at this time.
    - 8,500' Loop = \$2.5 - \$3.0 million

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# MISC. QUESTIONS



- (Q3) Why was water not installed when sewers were installed?
  - (A) *City didn't have adequate water infrastructure (1972?)*
- (Q4) How long is my traffic going to be rerouted?
  - (A) *Minimal traffic detours*
- (Q5) Why do you want to do this?
  - (A) *The City has no preference*

# MISC. QUESTIONS



- (Q6) How Safe is the Water Provider?
  - (A) Regardless of provider (Oak Creek or Milwaukee), both are exceptional quality
- (Q7) Will fire hydrants also be installed?
  - (A) yes
- (Q8) Does the \$120/ft take into consideration replacing driveway and or culvert repairs that need to be done after installation?
  - (A) yes. Generally restored to pre-construction condition or better. Note that the city only replaces driveway approaches with asphalt- regardless of the project. The homeowner may install concrete or pavers at their own expense and risk.

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# MISC. QUESTIONS



- (Q9) Does City of Franklin have insurance to cover damages if my geothermal system is affected? (it was installed in front yard)
  - (A) *The City of Franklin will only be digging in the public right-of-way which should be free of personal infrastructure such as sprinklers or geothermal systems.*
- (Q10) What are the Water Impact Fees?
  - (A) *Helps pay for the growth of the Water Utility. Water Towers, over sizing, what assessments don't pay for, etc. So existing customers don't have to pay for growth.*
- (Q11) How will sewer rates be affected if there are water meters?
  - (A) *No Affect. The residential sewer rates are the same for everyone and only non-residential meters affect the individual sewer charges.*

# MISC. QUESTIONS



- (Q12) Will the property taxes be affected if the water is installed?
  - (A) *If the value of the property increases, then yes, the property taxes would increase accordingly.*
- (Q13) Will the consideration of this project have to be disclosed to potential buyers?
  - (A) *The City receives requests from Title Companies when properties are transferred. Yes, until a decision has been made to do/not do a project, contemplated special assessments will be noted in the response for the "Loop" parcels (see blue hatched parcels) only. Those parcels not in the "Loop" will not be noted as a contemplated special assessment.*
- (Q14) If a "Loop" project happens, how long would it be before others might be approached again about a potential water project?
  - (A) *there is no time frame, it would depend on the owners approaching the City to construct a watermain for their homes.*

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# MISC. QUESTIONS



- (Q15) Were the names on the petition considered as “yes” responses on the survey?
  - (A) *No. The petition was considered as some interest. The “yes” and “no” responses were tabulated based on the returned surveys only.*
- (Q16) If I am a blue hatched parcel and I didn’t get the first survey, will I get the second survey?
  - (A) *Yes. Again sincere apologies for missing these parcels in the first survey.*
- (Q17) How many homes are in the second survey?
  - (A) *Appears to be 113*

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# MISC. QUESTIONS



- (Q18) Were the petition names/address counted as “yes” responses to the survey?
  - (A) No. The petition was considered as some interest. The “yes” and “no” responses were tabulated based on the returned surveys only.
- (Q19) If I am a blue hatched parcel and I didn’t get the first survey, will I get the second survey?
  - (A) Yes. Again sincere apologies for missing these parcels in the first survey.
- (Q20) How many homes are in the second survey?
  - (A) Appears to be 113

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# MISC. COMMENTS



1. There are much better uses for our Tax Dollars.
2. I personally recently secured new Homeowners insurance; cost with or without Fire Hydrants is around 4% more due to no fire hydrants. Insurance companies understand the risks very well and price accordingly
3. If someone doesn't want to bring salt in their home for the water softener there are many companies that are happy to do it for you.
4. Enjoy having control of your water
5. Enjoy the added chemical free taste.

# MISC. COMMENTS



6. Constant, reliable water during power outages
7. Well Water quality has been getting worse. Rust and other containments are present
8. Well water is fine here. Very little Iron in the water.
9. I think a water quality test is in order, for all our wells in the Hale Park Highlands. The results would be illuminating for all of us.
10. Been here for 50 years & the only house fire was one that this expense would not have helped.
11. This proposal is ridiculous & fiscally a huge burden
12. The cost is too high. The city should look into ways to receive State funding to offset the cost.



# ANYTHING ELSE?



- Any Additional Questions or Comments?
  - Speak now
  - Phone me at (414) 425-7510 to set up appointment
  - email them to me at [gmorrow@franklinwi.gov](mailto:gmorrow@franklinwi.gov) with "Hale Park" in the subject line.
- This presentation will be posted on the City Website [www.franklinwi.gov](http://www.franklinwi.gov)

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