



Green Lake Sanitary District Sewer Extension Construction / Assessments Frequently Asked Questions

The following questions and answers regarding sewer extension projects and their associated assessments within the Green Lake Sanitary District are based on the WI State Statutes that govern Sanitary Districts as well as the Green Lake Sanitary District's own Sewer Collection Resolution 93.09. Please note that the information below is standard for GLSD sewer extension projects, but each project will differ due to its location, number of residents, and other factors.

I received a notice that my area may be sewerred by the Green Lake Sanitary District (GLSD), what does that mean?

The GLSD maintains over 80 miles of sewer piping and 25 lift stations and around the district. Providing sewer service around Green Lake began in the mid-1990's as a means to protect the lake's water quality. As septic systems age, they become less efficient at removing nutrients which can then impact Green Lake. The lifespan of a septic system is approximately 25 to 30 years depending on use. Providing sewer service within the district eliminates the need for replacing old septic systems and holding tanks. The cost of providing sewer service is assessed back to the property owners of each area gaining service.

What are the benefits of sanitary sewer service?

If you currently do not have GLSD sanitary sewer service, household waste from your sinks, toilets, dishwasher, washing machine, water softener, etc. is pumped from your home into a septic system or holding tank on your property. In the case of a septic system, the wastewater from your home is distributed below ground by the septic drainfield. While new septic systems can utilize subsurface soils to filter bacteria and some nutrients from the wastewater, older systems do not function as effectively. Sanitary sewer service pipes your household waste off your property to the GLSD wastewater treatment facility on County Road TT. Switching to sanitary sewer service alleviates concerns about older septic systems potentially posing contamination concerns to groundwater or impacts to Green Lake itself. Additionally, connecting into the GLSD sewer service eliminates the need for septic haulers to access your property to inspect or pump your system.

What are assessments?

Assessments are financing tools used to offset the principal and interest of loans used for major construction and maintenance projects. By using assessments to finance construction projects, those landowners receiving the benefit of an extension project are the ones to fund the project. Assessments help keep the property taxes lower for the GLSD.

How much can a sewer extension cost the property owners in the area to be improved?

Costs fluctuate dramatically depending on the location, topography, and geology of the project area, as well as market factors such as availability of project work and fluctuations in costs for project materials. The cost of each GLSD sewer extension project varies.

How can assessments be paid?

Shortly after the project is completed, the GLSD will send assessment letters/invoices. The bill may be paid in full without interest if done so by November 1st of the year the project is completed. If the bill is not paid in full by November 1, the assessment will be levied on your annual property tax bill. Payments are due annually over a 10-to-20-year period (depending on the term of the loan the GLSD secures for the construction) with interest included. The GLSD works with a financial advisor to secure the lowest interest loan possible through local or state sources.

Can assessments be paid off early?

Yes, in that case, interest is charged only on the remaining principal.

How are sewer assessments determined?

Initial estimates are prepared based on both the project feasibility study as well as the formal project design. Estimates are refined when the project is bid. The costs associated with the project are divided up between the total number of lots in the project area. Therefore, the size of your lot or lot frontage does not impact the cost per lot. The final assessment amount landowners must pay is determined by the final cost of the sewer project including construction, legal consultation, engineering costs, etc. The GLSD does not include any charges into the assessment cost.

My parcel has 2 structures that contain living quarters, will my assessment be double?

No, the GLSD Sanitary Sewer Collection Ordinance requires only one full assessment, called an availability assessment, for parcels with 2 structures with living quarters. According to the GLSD Sanitary Sewer Collection Resolution 93.09(III) and (IV), the additional structure with living quarters will only be assessed an additional connection fee.

How does the GLSD determine if such a project is warranted?

The GLSD considers several main factors when considering a sewer extension project. The area in question is reviewed to determine the number of properties located there, the ages of the existing septic systems and the presence of holding tanks, the soil types as well as soil depth to bedrock or groundwater, and the ease of completing such a project. At the beginning of such a project, the GLSD authorizes a study to determine the feasibility and potential cost of extending sewer service into the area. This study will assist the GLSD Board of Commissioners in determining if such a project can benefit the impacted landowners and at what potential costs. If the project moves forward, additional information is gathered during the design portion of the project. The feasibility study, project design, and final assessment report from the engineer, in addition to the months of discussion and information gathering among the GLSD board and staff, help the board determine the degree, effect, and consequences of the project benefits to the impacted landowners.

Does the GLSD make money off of a sewer extension project?

No, the GLSD does not make money off sewer extension projects. The costs being assessed only cover costs described above related to the construction project. The GLSD does not add any staff costs (time, travel, etc.) into the cost of a sewer extension project.

Will my utilities (water, sewer, phone, cable, etc.) be affected?

In most cases none of the other utilities will be impacted during the construction.

Will my driveway be impacted?

Depending on the placement of the sewer line, the end of private driveways may be impacted. If this is the case, the cost of the driveway repair is planned for as part of the full project and will be taken care of before the project is considered complete.

What kind of access can I expect during construction?

Keep in mind that the project area is a construction zone. For low traffic volume residential roads, you can access your driveway most of the time during construction. However, you may be delayed due to construction equipment. If work occurs in front of your driveway, notice will be given 48-hours in advance to arrange alternate parking/access.

How long does construction take?

Depending on the project complexity and weather, it usually takes about 3-8 weeks to complete a sewer extension project. There may be times during this period when you will be inconvenienced by construction equipment, dust, and delays. We will do our best to keep disturbances and inconveniences to a minimum.

What are the typical hours of construction?

Construction hours are from 7:00 am to 6:30 pm. Some exceptions to this may happen due to weather conditions or approaching deadlines. Those will be the exception. We will do our best to notify property owners in advance of modifications to this schedule.

Can the contractor install my lateral connection?

The GLSD does not get involved with coordinating construction on private property. If requested, you will be provided the contractor's phone number to arrange those requests privately.

What if I need special access to my property?

Simply call the inspector or GLSD administrative office and arrangements will be made to talk to you about your needs. If something comes up without notice, the contractors have been informed to help as much as possible, but to avoid harm to person or property.

How will this affect emergency services?

There will be no impact to emergency services. They are informed daily and instantly if changes in traffic occur. Construction equipment will move out of the way if emergency services are present.

Garbage pickup?

We work with Waste Management to provide uninterrupted service. If needed, the contractors will move the garbage pickup to a central location for pickup.

Communication?

Once construction has started, updates will be provided by the GLSD or our engineer via email. For emergencies, call 911. To communicate significant upcoming events that will impact your property, you may see information placed in/on a main door to your home.

Do I need to do anything before construction starts?

Yes, please remove any irrigation, landscaping, electric pet fences, and other items you want to preserve during construction. Please contact the GLSD if those items reside on your property to minimize impacts. Lastly, try to attend the public informational meeting to become more informed of what to expect during construction.

What if I don't agree with my assessment or the need for this project?

The statutory scheme providing for special assessments guarantees your right to be heard by the governing body. A public hearing will be scheduled by the GLSD Board to hear the concerns of property owners regarding the special assessments or need of the project prior to the finalization of the special assessments. You will receive a notice of hearing at least 10 days prior to the special assessment hearing. After the special assessment has been imposed, you have statutory right to appeal the special assessment imposed upon you.

What should I expect after construction is completed?

The contractor will have top soiled, seeded, and mulched any area disturbed by the construction. The Contractor is required to water these new lawns. Further watering is to be done by the homeowner as desired. Getting your lawn back to how it looked before the project does not happen overnight; it usually takes 1-2 full growing seasons. We ask that you mow the new lawn at the appropriate time and when weeds appear you either pull them or mow over them. If properly maintained, the new grass will smother out any persistent weeds. Please do not use weed & feed until the next spring.