



MEMO

"...meeting community needs...enhancing quality of life."

TO: Utilities Committee

FROM: Paula Vandehey, Director of Public Works *PAV*
Sue Olson, Staff Engineer

DATE: June 29, 2015

SUBJECT: Stormwater Billing Appeals for Green Tree Court.

In September, 2013 the City Council approved the staff recommended changes for how multifamily properties' stormwater charges were calculated. Although Council approved a January 1, 2015 implementation date, it has taken longer to implement the change than we expected, so a July 1, 2015 implementation date is occurring.

As shown on the attached Ordinance language, multifamily properties used to have a different calculation based on whether they were on a public or private road. In some cases, there were a mixture of both which made it difficult to determine the appropriate way to charge a property. The calculations were based solely on the number of units and not on the square footage of impervious area. This formula had no incentive for developers to be sensitive to the amount of impervious area created.

The City of Appleton uses customer classifications to determine the stormwater utility billing rate. All non-residential and multi-use classifications were already charged based on actual impervious area. The change approved by Council in 2013 moved the multi-family classification to also be charged based on actual impervious area. We anticipate the Council discussing whether single family and duplex properties should be charged based on a tiered system in the near future.

Attached are the calculations for 1036 #A and 1016 #B Green Tree Court.

Attachments

June 18, 2015

Paula Vandehey P.E.
City of Appleton

Re: Storm water billing change

Dear Paula,

I am writing to let you know that I wish to appeal the change in Appleton's storm water billing policy for condominium and apartment dwellers. I plan to attend the meeting scheduled for July 7th. As you know, my objection to the rate change is based on the fact that it is not being uniformly applied to all utility users. Thank you for advising me of this opportunity.

Sincerely,

Diane Mandler
1016 E Green Tree Ct #B
Appleton 54915
832-0612
832-4646 (work)

AN ORDINANCE AMENDING SECTION 20-237 OF CHAPTER 20 OF THE MUNICIPAL CODE OF THE CITY OF APPLETON, RELATING TO CUSTOMER CLASSIFICATION.

(Utilities Committee – 9-18-13)

The Common Council of the City of Appleton does ordain as follows:

Section 1: That Section 20-237 of Chapter 20 of the Municipal Code of the City of Appleton, relating to customer classification, is hereby amended to read as follows:

Sec. 20-237. Customer classification.

(a) For purposes of imposing the stormwater charges, all lots and parcels within the City are classified as follows:

Classification	ERUs imposed	
	Public Road	Private Road
Single Family	1	1
Detached Individual Condominiums	1	1
Duplex	.5/unit	1/unit
Duplex Condominiums	.5/unit	1/unit
Multifamily Condominiums	.4/unit 1/unit Actual impervious area of the property using aerial photography	
Mobile Homes	.5/unit	1/unit
Bed & Breakfast (fewer than 5 units)	1	1
Bed & Breakfast (5 units or more)	.5/unit	1/unit
Multifamily rental	.4/unit 1/unit Actual impervious area of the property using aerial photography	
Non-Residential and Multi-Use	One (1) ERU, multiplied by the numerical factor obtained by dividing the total impervious area of a non-residential property by the square footage of one (1) ERU, rounded down to the nearest one-tenth (0.1), i.e.: ERU rate x <u>impervious area</u> ERU	One (1) ERU, multiplied by the numerical factor obtained by dividing the total impervious area of a non-residential property by the square footage of one (1) ERU, rounded down to the nearest one-tenth (0.1), i.e.: ERU rate x <u>impervious area</u> ERU
Undeveloped	One (1) ERU multiplied by a factor established by resolution then divided by the	One (1) ERU multiplied by a factor established by resolution then divided by the

ERUs imposed

Classification	Public Road	Private Road
	square footage for one (1) ERU established by resolution	square footage for one (1) ERU established by resolution

(b) The Director shall prepare a list of lots and parcels within the City of Appleton and assign a classification to each lot or parcel.

(c) The average square footage of impervious area of ERU is established to be equivalent to 2,368 square feet.

(d) The Director shall be responsible for determining the impervious area based on the best available information, including, but not limited to, data supplied by the City Assessor, aerial photography, the property owner, tenant or developer. The Director may require additional information as necessary to make the determination. The billing amount shall be updated by the Director based on the building permit process.

(e) All unoccupied developed lots and parcels shall be subject to the stormwater utility charges.

Section 2: This ordinance shall be in full force and effect on January 1, 2015.

Dated: _____

Timothy M. Hanna, Mayor

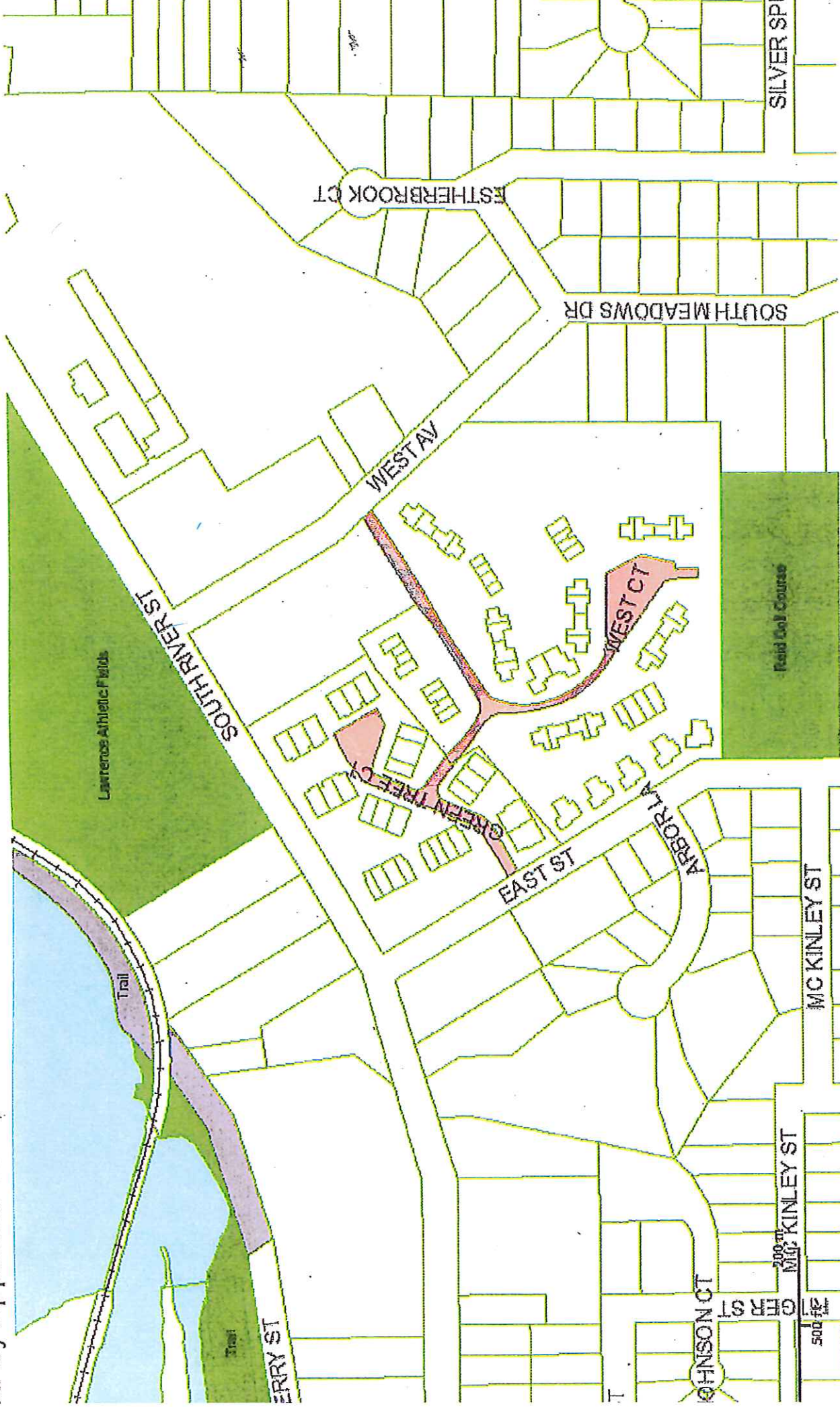
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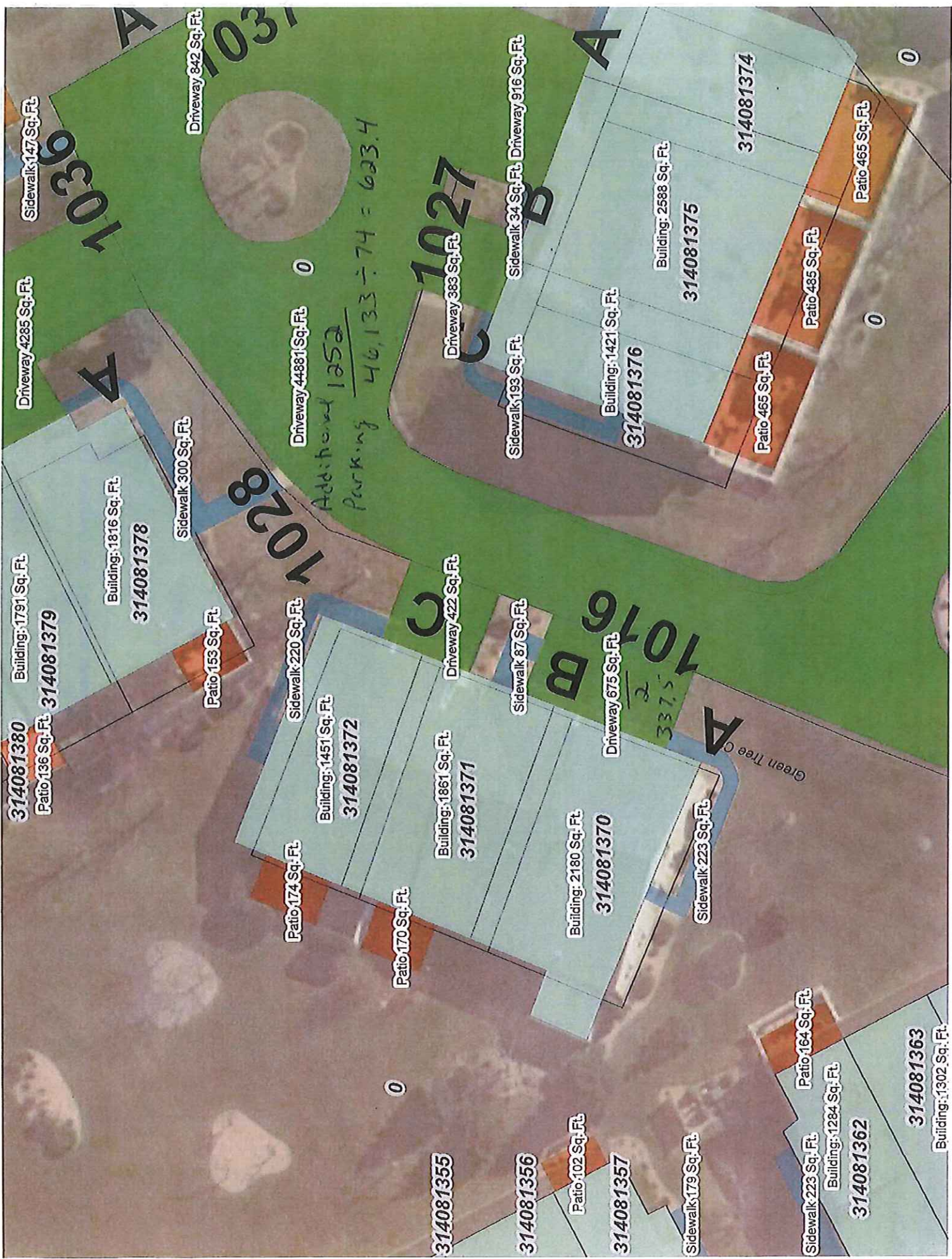
Charlene M. Peterson, City Clerk

	<u>1036 #A Green Tree</u>	<u>1016 #B Green Tree</u>
Building	1717	1861
Patio	168	170
Sidewalk	$410 + 142 + 147 / 3 = 233$	87
Individual Driveway	$4285/6 = 714$	$75/2 = 337$
Complex Driveway	$44881/74 = 606$	$44881/74 = 606$
Additional Parking	$1252/74 = 17$	$1252/74 = 17$
TOTAL	3,455 = 1.46 ERU	3,078 = 1.30 ERU

Appleton

Map by Appleton GIS





314081380
Patio 136 Sq. Ft. 314081379

Building: 1791 Sq. Ft.
Driveway 4285 Sq. Ft.

Building: 1816 Sq. Ft.
314081378

Sidewalk 300 Sq. Ft.

Patio 153 Sq. Ft.

Sidewalk 220 Sq. Ft.

Patio 174 Sq. Ft.

Building: 1451 Sq. Ft.
314081372

Patio 170 Sq. Ft.

Building: 1861 Sq. Ft.
314081371

Driveway 422 Sq. Ft.

Sidewalk 87 Sq. Ft.

Building: 2180 Sq. Ft.
314081370

Driveway 675 Sq. Ft.

Sidewalk 223 Sq. Ft.

Patio 164 Sq. Ft.

Sidewalk 223 Sq. Ft.
Building: 1284 Sq. Ft.
314081362

314081363
Building: 1302 Sq. Ft.

Sidewalk 147 Sq. Ft.

Driveway 842 Sq. Ft.

Driveway 44881 Sq. Ft.

Driveway 383 Sq. Ft.

Sidewalk 193 Sq. Ft.

Building: 1421 Sq. Ft.
314081376

Building: 2588 Sq. Ft.
314081375

314081374

Patio 465 Sq. Ft.

Patio 485 Sq. Ft.

Patio 465 Sq. Ft.

314081355

314081356
Patio 102 Sq. Ft.

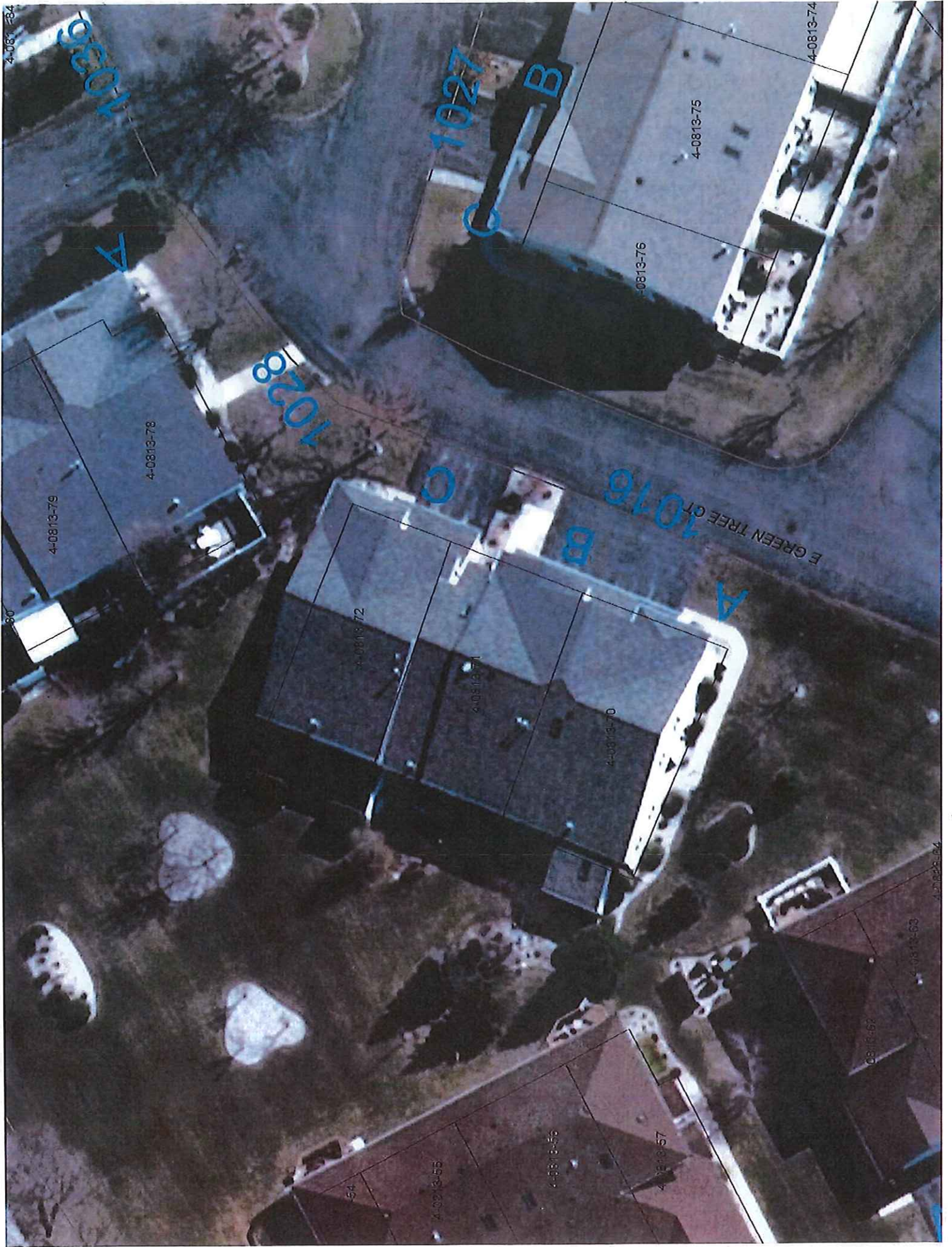
314081357
Sidewalk 179 Sq. Ft.

Sidewalk 223 Sq. Ft.

0

0

0



4-0813-54

1036

A

1027

C

B

4-0813-74

4-0813-75

4-0813-76

4-0813-78

4-0813-79

1036

C

B

1016

E GREEN TREE CT

A

4-0813-72

4-0813-71

4-0813-70

30'

4-0813-53

4-0813-52

54

4-0813-56

4-0813-55

4-0813-57

4-0813-54