



MEMO

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

Paula Vandehey

From: Nancy Lee Carter <nlcarter@athenet.net>
Sent: Monday, June 29, 2015 12:52 PM
To: Paula Vandehey
Cc: Joe Martin; Diane Mandler
Subject: Appearing before the Utilities Committee Meeting on July 7

Dear Paula:

I would like to be on the agenda of the Utilities Committee Meeting on July 7 to have the opportunity to ask questions about the change in the City ordinance relating to the Appleton Stormwater Utility and to receive clarification about how changes in charges to owners of multifamily dwellings are being calculated.

Based on information I have been able to find that explains how the measurements were taken by the City to calculate and impose stormwater charges, I do not feel that I have been given a satisfactory explanation to show that the measurements and calculations have been done fairly and equitably. I am not experienced in stormwater utility measurement and understanding how charges levied on my property are being imposed.

Under the circumstances, I would appreciate being granted space on the agenda. Please let me know if I can be on the agenda.

If I am not going to be included in the agenda, I infer that I can still attend the hearing and plan to do so.

Regards,

Nancy Lee Carter
920-738-6829

1036 #A Green Tree

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 <u>Actual impervious area of the property using aerial photography</u>	
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 <u>Actual impervious area of the property using aerial photography</u>	
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

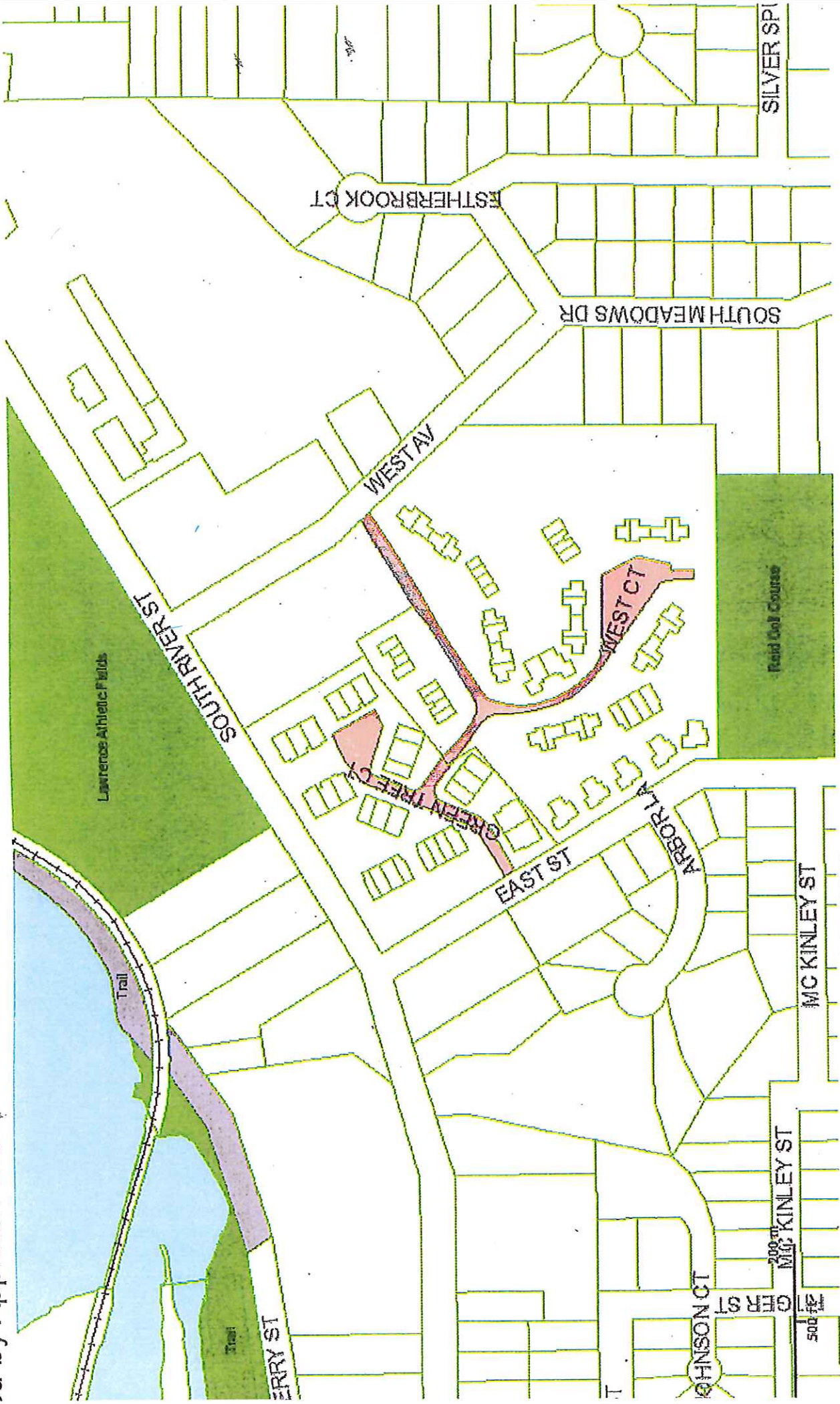
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Charlene M. Peterson, City Clerk

	<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



SW
 410
 142
 147
 699 ÷ 3
 = 233

314027900

314081801

E SOUTH RIVER ST

15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100

Patio 168 Sq. Ft.

Sidewalk 410 Sq. Ft.

Building: 1717 Sq. Ft.

314081382

Patio 191 Sq. Ft.

Building: 1851 Sq. Ft.

314081383

Patio 321 Sq. Ft.

Building: 1916 Sq. Ft.

314081384

Sidewalk 142 Sq. Ft.

Patio 331 Sq. Ft.

Sidewalk 147 Sq. Ft.

Sidewalk 226 Sq. Ft.

Building: 1761 Sq. Ft.

314081386

Building: 1739 Sq. Ft.

314081387

Driveway 842 Sq. Ft.

Building: 1834 Sq. Ft.

314081388

Sidewalk 68 Sq. Ft.

Driveway 471 Sq. Ft.

Sidewalk 218 Sq. Ft.

Parking 709 Sq. Ft.

Sidewalk 350 Sq. Ft.

Building: 1877 Sq. Ft.

314081380

Sidewalk 92 Sq. Ft.

Building: 1791 Sq. Ft.

314081379

Patio 186 Sq. Ft.

Patio 153 Sq. Ft.

Building: 1816 Sq. Ft.

314081378

Sidewalk 300 Sq. Ft.

Patio 153 Sq. Ft.

Patio 174 Sq. Ft.

Building: 1451 Sq. Ft.

314081372

Patio 170 Sq. Ft.

Building: 1861 Sq. Ft.

314081371

Building: 2180 Sq. Ft.

Driveway 4285 Sq. Ft.

714

Tree Clear

1036

1037

1037 B

0

1028

Driveway 44881 Sq. Ft.

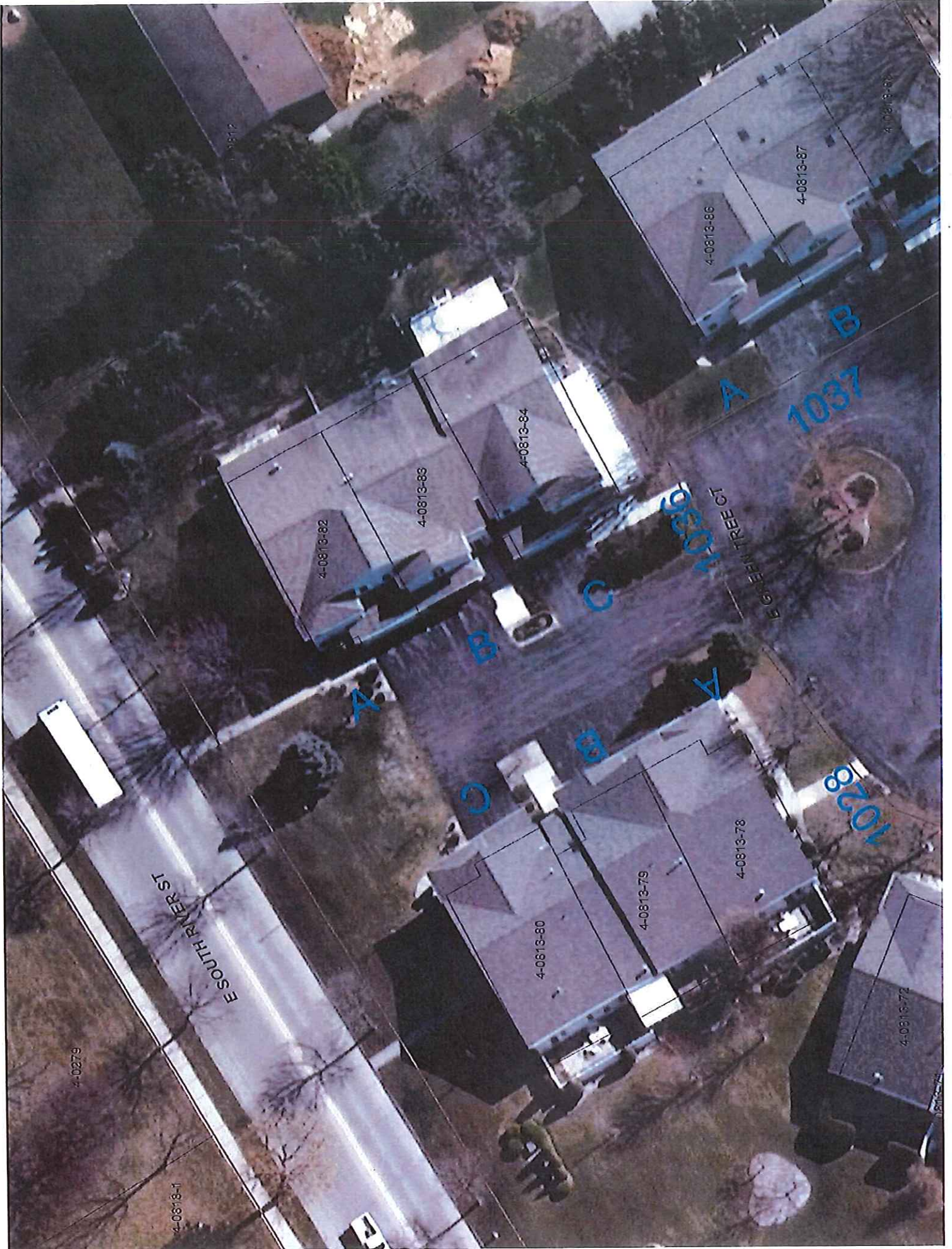
Driveway 383 Sq. Ft.

1027

Sidewalk 193 Sq. Ft.

Driveway 916 Sq. Ft.

0



E SOUTH RIVER ST

E GINGER TREE CT

4-02279

4-0813-1

4-0813-82

4-0813-83

4-0813-84

4-0813-86

4-0813-87

4-0813-87

4-0813-80

4-0813-79

4-0813-78

4-0813-72

A

C

B

A

1036

1037

10270

1035