



MEMO

TO: Utilities Committee

FROM: Paula Vandehey, Director of Public Works *PAV*

DATE: February 20, 2020

SUBJECT: **Request to calculate Stormwater Utility bill for parcel 31-1-9221-00 (7500 N. Purdy Parkway) by creating a residential area and non-residential area as shown on the attached map.**

City staff has met with the legal representative of 7500 N. Purdy Parkway several times over the past few months in order to determine an equitable means of calculating the Stormwater Utility bill for this property. This parcel is not your typical residential property as you can see from the attached map. We have reached a mutually agreeable resolution to arrive at a reasonable and fair ERU calculation for this particular parcel as well the limited number of other unique parcels with similar characteristics.

After much discussion, staff believes that dividing the parcel into a residential area (1 ERU) and a non-residential area (19.3 ERUs), strictly for the limited purpose of calculating total ERUs in this unique situation, is a fair and equitable way to calculate the Stormwater Utility bill. As the Stormwater Utility Rate changes and/or the amount of impervious area changes, the billing for this parcel will be recalculated using the Council approved methodology.

If the Common Council approves this recommendation for recalculating the Stormwater Utility bill for this parcel, then staff will bring back the following other unique parcels for reconsideration based on using the same methodology:

- 203 S. State Street
- 1935 E. John Street
- 6600 N. Ballard Road
- 8711 N. French Road
- 2435 E. Edgewood Drive

Therefore, we recommend that the Stormwater Utility bill for parcel 31-1-9221-00 be split into one residential unit (1 ERU) and 19.3 ERUs of non-residential units (\$3,377.50 per year) based on the current Stormwater ERU Rate of \$175/ERU, for a total of \$3,552,50.

Attachment

Calculations based on Non-residential and Multi-use formula under 20-237(a).

$$\frac{29,218 + 455 + 16,050}{45,723 \text{ sq ft} / 2368 \frac{\text{sq ft}}{\text{ERU}}} = 19.3 \text{ ERU} \times \$175/\text{ERU}/\text{yr} = \$3377.50 \text{ Per Year}$$

Single Family Calculations
Based on formula under 20-237(a)

3 old buildings removed
1 new building

Parcel 31-1-9203-35 separate billing. Each parcel is subject to a rate charge per 20-236(a). As a separate lot, it is being charged as such. Combining this lot with the larger lot via csm would eliminate future charges.

N DALLAS RD

29218 sq ft Gravel



455 sq ft Driveway

16050 sq ft Gravel

1-9221

12146 sq ft Gravel

791 sq ft Gravel

605 sq ft Patio

2828 sq ft Patio
228 sq ft Patio
545 sq ft Patio
21201 sq ft Driveway
85 sq ft Patio
2141 sq ft Patio

9706 sq ft Driveway

3129 sq ft Accessory

611 sq ft Accessory

687 sq ft Patio
2267 sq ft Gravel

E MACKVILLE RD

23 sq ft Sidewalk

1-8303-20

1-9203-35

3490 sq ft Driveway

10 sq ft Patio

1-9210-1