



# Sanitary Sewer Assessment Policy

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# Sanitary Sewer Assessment Policy



- Policy applicable to properties served by Sanitary Sewer (even if they don't connect at the time of installation)
- Generally used for properties in the City but some cooperative plans allow City to assess properties outside of the City.
- Generally, costs for sewers serving properties outside the City are recovered through impact fees.

# Maximum 15 Inch Sewer Assessed to Abutting Properties

- Sewers up to 15 inches are assessed to properties that can directly connect to the sewer.
- For sewers larger than 15 inches, a portion of the costs of the sewer may be assessed to properties that can not directly connect to the sewer but are benefitted by the sewer.
- For sewers larger than 15", a proration of the end area of the pipe is used to determine how much is assessed to the abutting properties and how much is assessed to other benefiting properties.
- See section 5.1

# Properties not assessed for Sanitary Sewer (see section 5.3)

- 1) Storm Water Management. public storm water management
- 2) Electric or Gas Utility Owned Parcels
- 3) Sewer Utility Owned Properties
- 4) Lots Currently Served With Sanitary Sewer – Lots that are currently served by a sanitary sewer lateral and cannot be further subdivided or developed
- 5) Environmental Corridor – mapped environmental corridor as determined by the Capital Area Regional Planning Commission
- 6) Dead End Right of Way – Where a dead end right of way and the street and sewer are likely to be extended in the future
- 7) Public Parkland – Public parkland where there are no bathroom facilities

# Reconstruction of Existing Sewers



- Replacement of an existing sewer is not assessed to the property owner unless a bigger sewer is built to facilitate a new development.
- Laterals are always owned by the property owner. City pays 75%, property owner pays 25% of cost to replace existing laterals if done with a street reconstruction project.

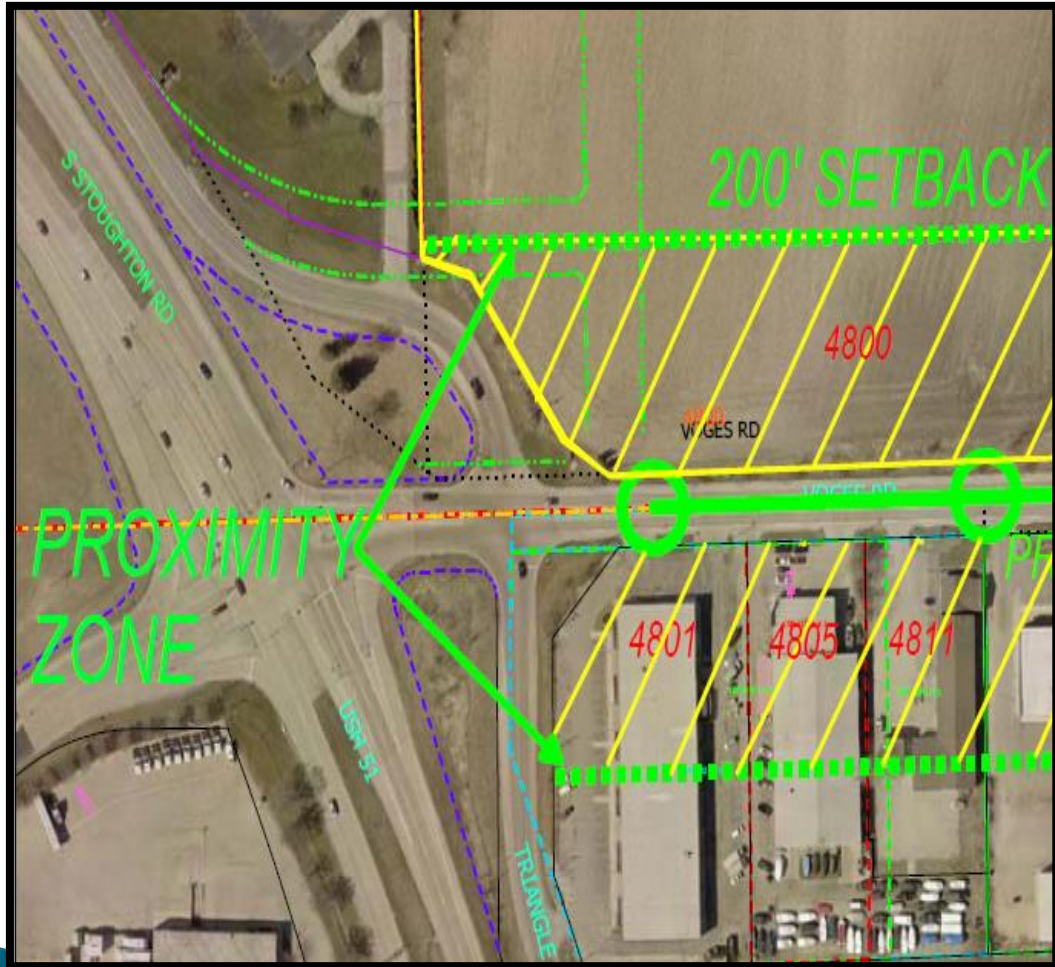
See Sections 5.4 and 5.5

# Assessment Policy– Serving Lands Without Sanitary Sewer (5.6)

- Projects are 100% assessable.
  
- Four components for assessing properties without sewer:
  - 1) Proximity Assessment(Section 5.6.2) 50%
  - 2) Total Area Assessment (Section 5.6.3) 50%
  - 3) Lateral Assessment (Section 5.6.4)
  - 4) Madison Metropolitan Sewerage District(MMSD) fees (Section 5.6.5)

Total Project Cost except laterals and MMSD costs are divided by 2 with half the cost going to the Proximity Assessment and half going to the Area Assessment. Each property has a proximity and an area assessment. The sum total of the proximity and area assessment is the cost to build the sewer main.

# What is a Proximity Assessment? (5.6.2)



- The Parcel Proximity Area is the area within a parcel between the right of way line of the street containing the assessable pipe and a line parallel to and 200 feet back from the right of way line.
- The Proximity Assessment replaces the frontage assessment. In the past, the frontage assessment was not used on curved streets as it was not deemed fair. The Proximity Assessment allows us to use a frontage assessment approach on a curved street.

# Criteria for placement of the Proximity Area



- 200 feet behind the right of way containing the sewer.
- 200 feet from the center of the sewer in easements outside of a right of way
- At the end of pipes, the proximity area stops 200 feet beyond the end of the pipe.
- For dead end streets, 200 feet back from the right of way lines
- Wraps around corners.

See section 5.6.2 for more details



# Areas excluded from the Proximity Area

- Wetlands
- Mapped environmental corridors
- Right of ways easements
- Areas in a previous projects proximity area
- See section 5.6.2 for more details

## What is the Area Assessment? (5.6.3)

- Total Area of parcel that can drain to the sewer improvement.  
We do not subtract proximity area from the Area Assessment.

## Areas deducted from the Area Assessment:

- Mapped Environmental Corridors
- Wetlands
- Easements on lots dedicated to the public for storm water management
- Unserviceable areas of any lot that can reasonably be subdivided
- Right of way easements
- See Section 5.6.3 for a complete list and more information

## Areas deducted from the Area Assessment (cont'd):

Area assessment deduction: After all reductions have been applied, a thirty three percent (33%) reduction shall be applied to the remaining area if the lot is likely to be further divided to account for future dedication of roadways, parks and/or stormwater management.

## Lateral Assessments (5.6.4)

Pipe extending from sewer main to the property line.



### ➤ Lateral Assessment– New construction

New Laterals are assessed by the foot or as a common complete unit if the only reason the laterals are a different length is the location of the pipe in the ROW.

### ➤ Lateral Assessment– Reconstructions

The cost to install a lateral is assessed by the foot. City pays 75%, Property Owner pays 25% if done as part of a street or sewer reconstruction project.

New Lateral or 2<sup>nd</sup> lateral to property  
Assessed 100%

# Other Sewer Connection Fees

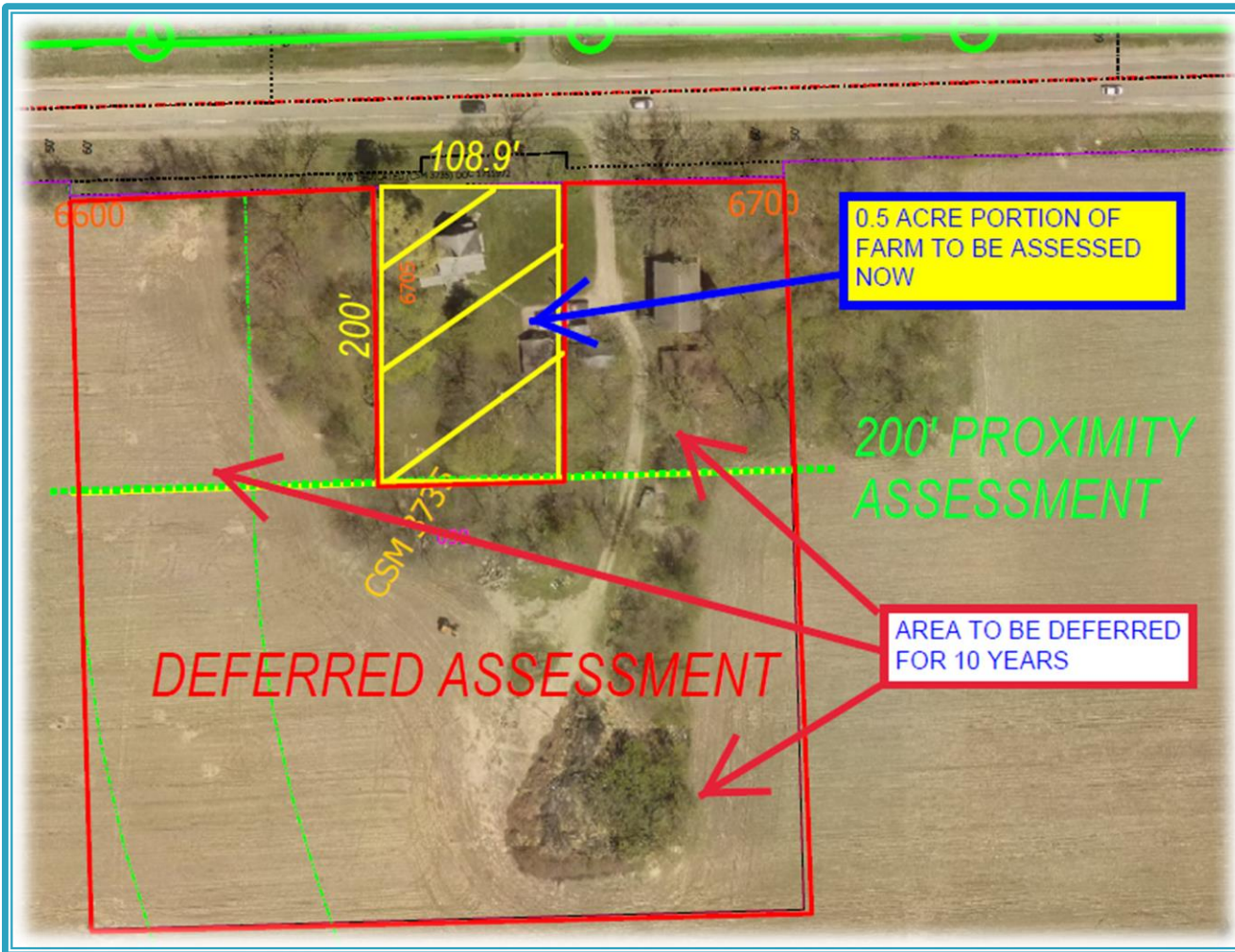
## 1) City of Madison Sewer Area Connection fees (5.8)

City Connection Fees are due upon connection to City sewer. These fees are for City sewer infrastructure improvements previously completed downstream from the proposed sewer improvements. They can be included on the schedule of assessments for informational purposes only

## 2) City Impact Fees (5.9)

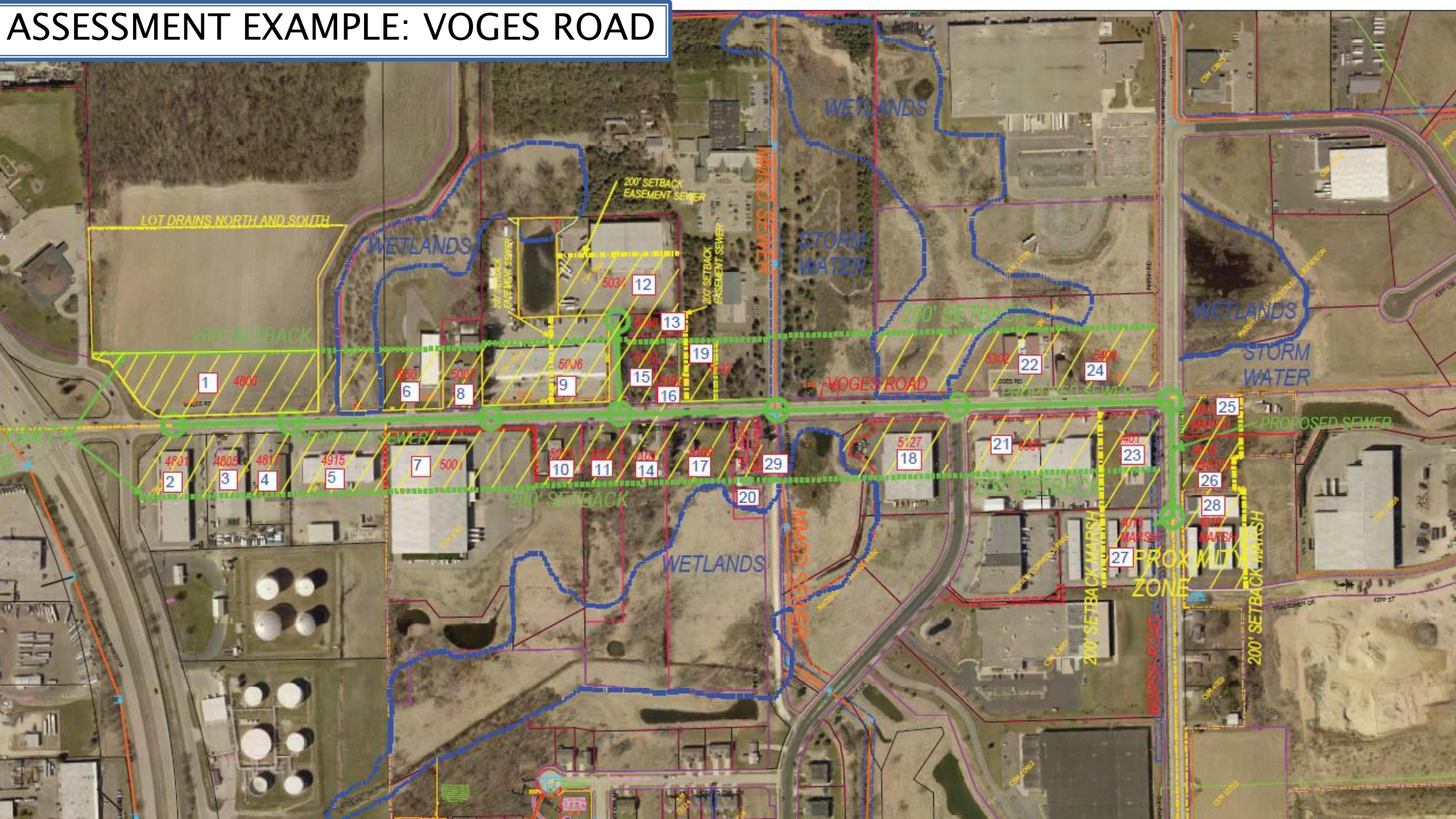
Similar to Sewer Area Connection charges, impact fees are fees charged to a property when it connects to the sanitary sewer and are for downstream improvements. Impact fees, by law, are collected with the building permits or when the property connects to sewer. These are not included on the schedule of assessments.

# Deferred Assessments for Agricultural Properties (5.10)



- Agricultural properties with a residence that connects to the sewer may request a portion of their assessments be deferred up to 10 years and then be paid for in installments over 8 years.
- To apply, agricultural properties must be 5 acres or larger.
- ½ acre is assessed with installments starting upon finalization of the assessments. The remainder may be deferred.
- See Section 5.10 for more details.

# ASSESSMENT EXAMPLE: VOGES ROAD





# CITY SEWER ASSESSMENT POLICY

2 SEPARATE ASSESSMENT COMPONENTS (GROSS AREA ASSESSMENT & 200' PROXIMITY ASSESSMENT)

# ASSESSMENT EXAMPLE: VOGES ROAD

Map PARCEL	Property Address	Parcel Number	Gross Area Assessment(Entire Lot Area- Wetlands)					Proximity Assessment (Area Within 200 ft of Street with Proposed Sewer)					ASSESSMENT TOTAL
			Gross Area(sf)	Wetland Area	Gross Area minus Wetland	33% Reduction For undeveloped lands to be divided	Assessible Gross Assessment Area	Assmt Rate/1000 sf	Area within 200' or Demarcation Line(sf) Proximity Zone Assessment	Area of Wetlands/ Public Stormwater within Proximity Zone	Proximity Assessment Area (Proximity Area minus Wetlands/Public Stormwater)	Assmt Rate/1000 sf	
1	4800 Voges Rd	0710-272-0089-0	467,185.00		467,185.00	154,171.05	313,013.95	\$ 48,725.98	136,889.00	-	136,889.00	\$ 39,552.00	\$ 88,277.98
2	4801 Voges Rd	0710-273-8042-0	84,071.00		84,071.00	-	84,071.00	\$ 13,087.09	44,598.00	-	44,598.00	\$ 12,885.92	\$ 25,973.01
3	4805 Voges Rd	0710-273-8075-1	63,903.00		63,903.00	-	63,903.00	\$ 9,947.60	28,000.00	-	28,000.00	\$ 8,090.18	\$ 18,037.77
4	4811 Voges Rd	0710-273-8050-1	42,689.00		42,689.00	-	42,689.00	\$ 6,645.27	28,000.00	-	28,000.00	\$ 8,090.18	\$ 14,735.45
5	4915 Voges Rd	0710-273-8010-1	122,316.00		122,316.00	-	122,316.00	\$ 19,040.58	64,810.00	-	64,810.00	\$ 18,725.87	\$ 37,766.45
6	4950 Voges Rd	0710-271-0098-3	269,997.00	141,723.00	128,274.00	-	128,274.00	\$ 19,968.05	69,600.00	27,182.00	42,418.00	\$ 12,256.04	\$ 32,224.08
7	5001 Voges Rd	0710-274-0099-5	383,261.00	43,413.00	339,848.00	-	339,848.00	\$ 52,903.16	100,660.00	-	100,660.00	\$ 29,084.18	\$ 81,987.34
8	5002 Voges Rd	0710-271-0097-5	43,560.00		43,560.00	-	43,560.00	\$ 6,780.86	26,400.00	-	26,400.00	\$ 7,627.88	\$ 14,408.74
9	5006 Voges Rd	0710-271-0096-7	163,914.00	1,064.00	162,850.00	-	162,850.00	\$ 25,350.39	103,660.00	-	103,660.00	\$ 29,950.99	\$ 55,301.38
10	5021 Voges Rd	0710-274-0098-7	26,720.00		26,720.00	-	26,720.00	\$ 4,159.43	26,720.00	-	26,720.00	\$ 7,720.34	\$ 11,879.76
11	5025 Voges Rd	0710-274-0097-9	87,120.00	7,202.00	79,918.00	-	79,918.00	\$ 12,440.61	26,400.00	-	26,400.00	\$ 7,627.88	\$ 20,068.49
12	5034 Voges Rd	0710-271-0082-6	195,841.00	45,961.00	149,880.00	-	149,880.00	\$ 23,331.39	98,865.00	-	98,865.00	\$ 28,565.54	\$ 51,896.93
13	5098 Voges Rd	0710-271-0092-5	13,125.00		13,125.00	-	13,125.00	\$ 2,043.13	13,125.00	-	13,125.00	\$ 3,792.27	\$ 5,835.40
14	5101 Voges Rd	0710-274-0096-1	166,732.00	91,311.00	75,421.00	-	75,421.00	\$ 11,740.57	30,000.00	-	30,000.00	\$ 8,668.05	\$ 20,408.62
15	5102 Voges Rd	0710-271-0093-3	32,275.00		32,275.00	-	32,275.00	\$ 5,024.16	32,275.00	-	32,275.00	\$ 9,325.37	\$ 14,349.53
16	5106 Voges Rd	0710-271-0094-1	12,525.00		12,525.00	-	12,525.00	\$ 1,949.73	12,525.00	-	12,525.00	\$ 3,618.91	\$ 5,568.64
17	5109 Voges Rd	0710-274-0095-3	283,140.00	201,426.00	81,714.00	-	81,714.00	\$ 12,720.18	46,400.00	-	46,400.00	\$ 13,406.58	\$ 26,126.76
18	5127 Voges Rd	0710-274-0202-4	102,443.00	6,253.00	96,190.00	-	96,190.00	\$ 14,973.62	65,462.00	-	65,462.00	\$ 18,914.25	\$ 33,887.87
19	5132 Voges Rd	0710-271-0090-9	1,283,129.00		1,283,129.00	-	-	\$ -	24,684.00	-	24,684.00	\$ 7,132.07	\$ 7,132.07
20	5133 Voges Rd	0710-274-0094-5	24,750.00	3,450.00	21,300.00	-	21,300.00	\$ 3,315.71	11,750.00	-	11,750.00	\$ 3,394.98	\$ 6,710.69
21	5301 Voges Rd	0710-274-0103-4	145,261.00		145,261.00	-	145,261.00	\$ 22,612.36	90,000.00	-	90,000.00	\$ 26,004.14	\$ 48,616.50
22	5302 Voges Rd	0710-271-0303-6	184,935.00	106,552.00	78,383.00	-	78,383.00	\$ 12,201.66	119,780.00	59,971.00	59,809.00	\$ 17,280.90	\$ 29,482.56
23	5401 Voges Rd	0710-274-0101-8	64,866.00		64,866.00	-	64,866.00	\$ 10,097.50	64,866.00	-	64,866.00	\$ 18,742.05	\$ 28,839.55
24	5404 Voges Rd	0710-271-0304-4	112,145.00	11,019.00	101,126.00	-	101,126.00	\$ 15,741.99	71,961.00	-	71,961.00	\$ 20,792.04	\$ 36,534.03
25	4001 Marsh Rd	0710-263-8590-9	56,628.00		56,628.00	-	56,628.00	\$ 8,815.12	26,800.00	-	26,800.00	\$ 7,743.45	\$ 16,558.57
26	4005 Marsh Rd	0710-263-8645-0	87,764.00		87,764.00	-	87,764.00	\$ 13,661.97	33,482.00	-	33,482.00	\$ 9,674.12	\$ 23,336.09
27	4018 Marsh Rd	0710-274-0108-4	89,581.00		89,581.00	-	89,581.00	\$ 13,944.82	52,000.00	-	52,000.00	\$ 15,024.61	\$ 28,969.43
28	4019 Marsh Rd	0710-263-0304-1	144,543.00		144,543.00	-	144,543.00	\$ 22,500.59	65,551.00	-	65,551.00	\$ 18,939.97	\$ 41,440.56
29	4002 Tourmey	0710-274-0093-7	8,200.00		8,200.00	-	8,200.00	\$ 1,276.47	8,200.00	-	8,200.00	\$ 2,369.27	\$ 3,645.74
			4,762,619.00			154,171.05	2,665,944.95	\$ 415,000.00	1,523,463.00	-	1,436,310.00	\$ 415,000.00	\$ 830,000.00

### ASSUMPTIONS

PROJECT COST: \$ 830,000.00  
 PROJECT LENGTH: 4,150.00 LF

Questions?

