



Public Facilities Needs Assessment
**For the Northeast Neighborhood
Sanitary Sewer Improvement Impact Fee District**

December 30, 2008

Introduction

The City of Madison has prepared this public facilities needs assessment for proposed improvements to the public sanitary sewer system that are required to facilitate development in a portion of the Northeast Neighborhood Development Plan. This work shall serve the Northeast Neighborhood Sanitary Sewer Improvement Impact Fee District.

The Northeast Neighborhood Development Plan is currently being prepared by the City of Madison Department of Planning and Development to guide development. The area is located in the northeast side of the City of Madison and presently includes parts of the Town of Burke and Blooming Grove (refer to the maps in *Exhibit B and Exhibit C*). The plan includes recommendations for lands to be reserved for parks, open space, and drainage based on existing topography and natural features.

Additionally, the Neighborhood Development plan proposes to provide a full range of urban services including public sanitary sewer. This is consistent with the City's Comprehensive Plan to limit the use of onsite private sewerage disposal systems and promote more efficient development. Further, Chapter 35 of the Madison General Ordinances has determined and declared that the Public Sanitary Sewer System is necessary and conducive for the protection of the health, safety, and welfare of the public.

The Northeast Neighborhood Development Planning area is generally bounded by Interstate Highway 94, Interstate Highway 39-90-94, the Wisconsin DOT rail line, Nelson Road, and Thorson Road. This Sewer Improvement Impact Fee District comprises only a portion of the total planning area.

The majority of the lands upstream of the proposed sanitary sewer are in various stages of pre-development. Several owners of (presently farmed) parcels have inquired on the timing and availability of sanitary sewer so that they can develop their parcels. The developing lands will require connection to this public sewerage system prior to development. These facilities are designed to function by gravity. To serve these lands, the sanitary sewer interceptor needs to be extended from just south of Interstate 94 on N. Sprecher Road north 1443' to County Highway 'T' and then 2,626 ft' west on the south right of way of County Highway 'T'. From the intersection of Sprecher Road and County Highway 'T', a smaller 8" diameter sewer will need to be extended 2400' north on the centerline of Reiner Road. Note that North Sprecher Road changes its name to Reiner Road north of County Highway 'T'

Existing Public Facilities

Currently, a 12" diameter City of Madison sanitary sewer interceptor exists on North Sprecher Road just south of Interstate 94 with capacity to accept the additional projected service area.

New Public Facilities

The improvements to the public sanitary sewer system consist of extending approximately 4,069 linear ft of 12" sanitary sewer interceptor main, 2400' of 8" sanitary sewer main, and manhole structures. Much of Sprecher/Reiner Road will have to be reconstructed as a result of this installation.

Impact Fees

In order to finance the improvements, the City of Madison, pursuant to Wis. Stats. §66.0617(2), has passed an Impact Fee Ordinance (Chapter 20 of Madison Code of Ordinances) that can require fees to be paid by developers to compensate for the capital costs necessary to accommodate land development in unplatted areas. In areas already platted, special assessments shall be used to finance a proportionate share of the costs of

this project. For the Northeast Neighborhood Sanitary Sewer Improvement Impact Fee District, there is to be an impact fee established by ordinance for sanitary sewer interceptor improvements. There is no fee rate difference between platted and unplatted areas.

Adjustments to Impact Fee

The impact fee shall be adjusted annually for inflation, based on the Construction Cost Index as published in the *Engineering News Record* (<http://enr.construction.com/>). The base month/year for calculating such adjustment shall be the month/year of final Common Council adoption of this Impact Fee Ordinance.

Location Description of Impact Fee District

Any and all parcels (platted and/or metes and bounds), or portions thereof, that reside within, or are altered or pumped to discharge within the service areas shown in *Exhibit B* and *Exhibit C*. These lands are located within the City of Madison, Town of Burke, and Town of Blooming Grove as follows:

Part of all quarters of Section 35 and West ½ of Section 36, Town 8 North, Range 10 East in the Town of Burke and City of Madison; and, parts of the North ½ Section 2 and Northwest ¼ of Section 1, Town 7 North, Range 10 East in the Town of Blooming Grove and the City of Madison.

Effect of impact fees on housing costs

The total estimated cost for the sanitary sewer extension is \$1,622,903.56, which includes an additional 10% for engineering and 8% contingency. The final cost for the sanitary sewer interceptor shall include sanitary pipe, backfill, structures, street and right of way repair, and all related incidental costs.

The Northeast Neighborhood area is 435.7 acres. There are about 20.5 acres of existing right-of-way, and 19.85 acres of developed parcels. It is estimated that 65% of the remaining 395.35 acres shall be developed with the other 35% dedicated to open space and right of way. This leaves 256.98 acres of (net) developable land.

For new development, sanitary impact fees are estimated to be \$5,862.47 per net acre, or \$134.58 per 1,000 square feet, in accordance with Exhibit A. The effect on housing was calculated for several residential densities. A single-family, R2Z-zoned 3,500 sq ft lot, would incur an additional \$471.03 in impact fees. A 10,000 sq ft lot would have an additional \$1345.84. A medium-density, multi-family development in an R-4 general residential district would see an average of \$269.16 per unit.

Impact Fee Calculations

Total Area	435.7
Town Undeveloped	117.339
City Undeveloped	278.015
<i>Total Undeveloped</i>	<i>395.354</i>
Net Undeveloped (65%)	256.9801
Developed (Town)	19.849
<i>Right of Way (Exempt)</i>	<i>20.497</i>
Total Net Area	276.8291
Total Cost	\$1,622,903.56
Cost/Net Acre	\$5,862.47

Construction Cost Estimate

Northeast Neighborhood Sewer Interceptor Extension - 2008

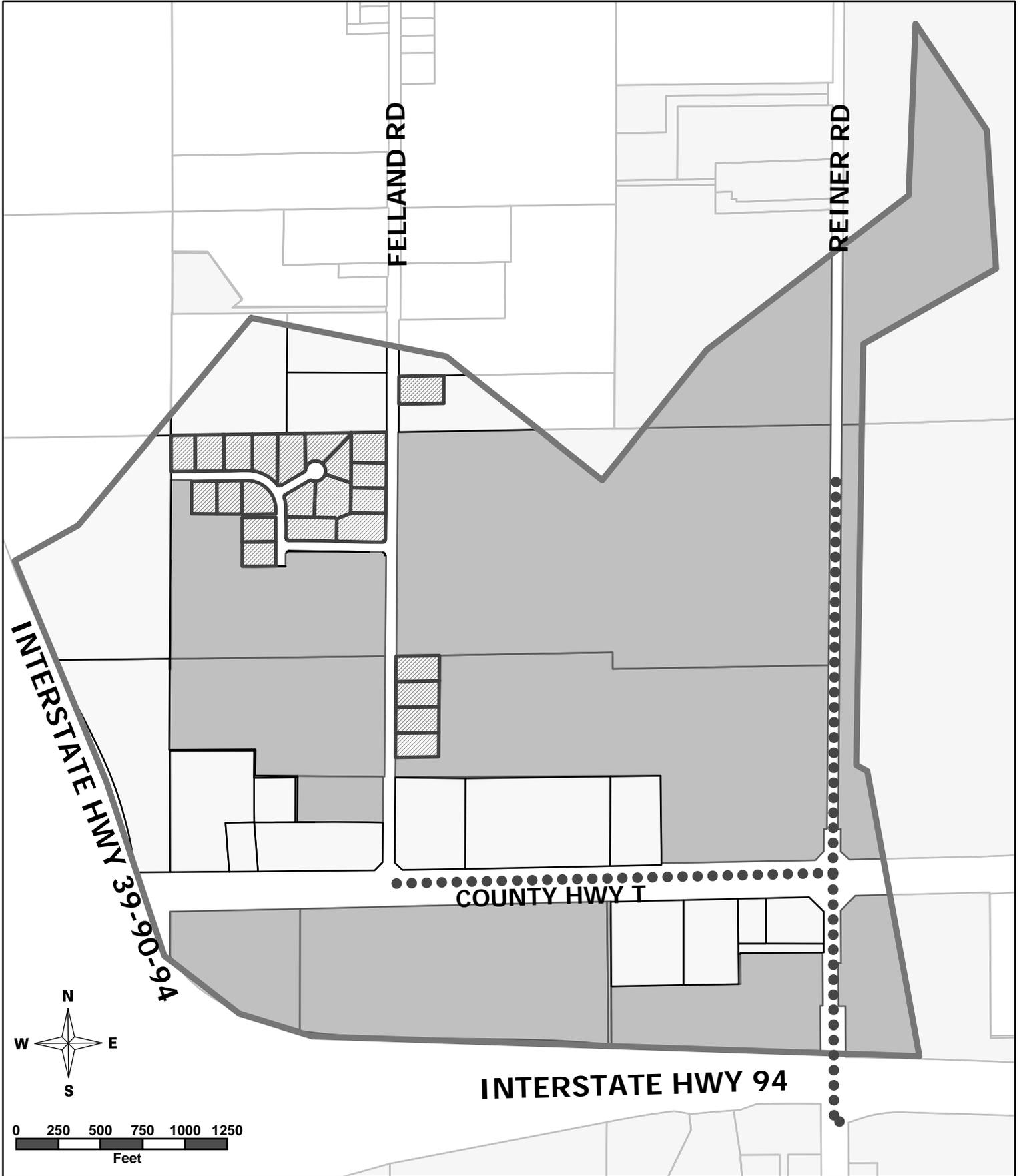
Item #		Quantity	Unit	Unit Cost	Total Cost
10704	Traffic Control for Sanitary Sewer Installation	1	L.S.	\$5,000.00	\$5,000.00
10914	Mobilization for Sanitary Sewer Installation	1	L.S.	\$10,000.00	\$10,000.00
20101	Excavation Cut	13000	C.Y.	\$12.00	\$156,000.00
20303	Sawcut Bituminous Pavement	2,410	L.F.	\$3.00	\$7,230.00
20701	Terrace Seeding(DOT Mix 30, for ditches)	12850	S.Y.	\$1.00	\$12,850.00
21001	Silt Fence Complete	7700	L.F.	\$2.00	\$15,400.00
21006	Erosion Matting, Class II, Type B	18,100	S.Y.	\$3.00	\$54,300.00
21012	Erosion Bales Complete	234	Each	\$10.00	\$2,340.00
21013	Clear Stone Berm for Erosion Control	5	Each	\$300.00	\$1,500.00
21014	Construction Entrance	3	Each	\$2,000.00	\$6,000.00
40101	4-Inch Crushed Aggregate Base Course (Gradation #1)	3750	Ton	\$9.00	\$33,750.00
40102	6-Inch Crushed Aggregate Base Course (Gradation #2)	5500	Ton	\$9.00	\$49,500.00
40203	HMA Pavement Type E-1 Binder	1345	Ton	\$55.00	\$73,975.00
40203	HMA Pavement Type E-1 Surface	1925	Ton	\$55.00	\$105,875.00
50201	Rock Excavation	5990	C.Y.	\$42.00	\$251,580.00
50212	Select Backfill for Sanitary Sewer	6469	T.F.	\$13.00	\$84,097.00
50301	8" PVC Sanitary Sewer	2400	L.F.	\$60.00	\$144,000.00
50303	12" PVC Sanitary Sewer	3703	L.F.	\$75.00	\$277,725.00
50323	12" PVC PRESSURE Sanitary Sewer Pipe	366	L.F.	\$95.00	\$34,770.00
50701	4' Diameter SAS	18	Each	\$2,500.00	\$45,000.00
50771	Internal Chimney Seal	4	Each	\$300.00	\$1,200.00
50791	Sanitary Sewer Tap	1	Each	\$750.00	\$750.00
50801	Utility Line Opening (undistributed)	5	Each	\$500.00	\$2,500.00

SUBTOTAL \$1,375,342.00

ENG(10%)/CONT(8%) 18% \$247,561.56

Total = \$1,622,903.56

NE NEIGHBORHOOD IMPACT FEE DISTRICT



NE Neighborhood District

Developed Parcels

City Parcels

Proposed Pipe Location

Town Parcels

EXHIBIT B

Northeast Neighborhood

