



## Legislation Text

File #: 07767, Version: 1

### Fiscal Note

This proposed ordinance would establish the Felland Road Neighborhood Sanitary Sewer Improvement Impact Fee District and authorize a development impact fee to reimburse the City for costs for the sanitary sewer facilities other than the costs assigned to existing developed parcels. Based on the needs assessment prepared by staff, the total cost of the sanitary facilities is estimated to be \$3,382,976.45. Of the total estimated costs, the City shall fund \$175,561.61 and the remainder of the Sanitary Sewer costs shall be reimbursed thru the Impact Fee and/or assessments or connection charges.

The project is budgeted in the following manner:

ESTM-58270-810548-00-53W0370 (2007)	\$ 90,000
ES01-58275-810548-00-53W0370 (2006/2007)	\$ 595,000
ES01-58275-810548-00-53W0370 (2008 Executive Budget)	\$ 475,000
ES01-58275-810548-00-53W0370 (2009 Projected Budget)	\$ 2,222,976

### Title

Creating Section 20.08(7) of the Madison General Ordinances to establish the Felland Road Neighborhood Sanitary Sewer Improvement Impact Fee District.

### Body

DRAFTER'S ANALYSIS: This is an ordinance to create the Felland Road Neighborhood Sanitary Sewer Improvement Impact Fee. Establishment of the Felland Road Neighborhood Sanitary Sewer Improvement Impact Fee District shall allow the City to extend public sanitary sewer service within this watershed. Construction of these necessary public facilities will allow development within this watershed on the Northeast side of the City. Further information is available in the Needs Assessment prepared by staff, a copy of which is on file in the City Clerk's Office.

The Common Council of the City of Madison do hereby ordain as follows:

1. Subsection (7) entitled "Felland Road Neighborhood Sanitary Sewer Improvement Impact Fee" of Section 20.08 entitled "Schedule and Calculation of Impact Fees" of the Madison General Ordinance is created to read as follows:

"(7) Felland Road Sanitary Sewer Improvement Impact Fee.

- (a) In response to new and future Development demands in the Felland Road Neighborhood area of the Starkweather Creek watershed, additional new public sanitary sewer facilities must be constructed to allow such Developments to proceed. The Common Council hereby establishes the Felland Road Neighborhood Sanitary Sewer Improvement Impact Fee District as a mechanism to equitably charge all new Developments their proportional share of the cost for necessary sanitary facilities in the watershed.

For purposes of the Sanitary Sewer Improvement Impact Fee imposed under this section, the said District shall be all existing undeveloped land that currently drains or is altered to drain to the Felland Road Neighborhood drainage area, and as more specifically described and identified as follows:

Any and all undeveloped parcels (platted and/or metes and bounds), or portions thereof, that reside within, or are altered to discharge within the Felland Road Neighborhood Watershed. These lands are located within the City of Madison and Town of Burke as follows:

Parts of the South ½ of the South ½ of Section 14; the Southwest ¼ of the Southwest ¼ of Section 13; Parts of Sections 23, 24, 25, 26; Parts of the Southeast ¼ of Section 27; the Northeast ¼ Section 34; Parts of Section 35; Parts of the Northwest ¼ of Section 36, all within Town 8 North,

Range 10 East in the Town of Burke and the City of Madison.

The said Zone shall also be shown on the Development Impact Fee District Map.

- (b) Calculation of the Impact Fee. The amount of the Sanitary Sewer Improvement Impact Fee to be imposed on individual properties shall be calculated based on the amount of Net Developable Area of the land being developed within the above-described District. The subject Impact Fee is based upon the estimated Cost to construct the necessary improvements. Prior to recording of any certified survey map or any final Subdivision Plat, or the issuance of building permits following approval of a rezoning or conditional use permit, the City shall calculate the amount of net area being developed, based on the proposed certified survey map, final Subdivision Plat, or other applicable public records.

In the undeveloped areas, the Felland Road Neighborhood Sanitary Sewer Improvement Impact Fee shall be per 1000 square feet of Net Developed Area. In areas already developed without public sanitary sewer, the Impact Fee does not apply, but these parcels may be specially assessed or charged connection fees for sanitary sewer service at a rate of \$56.2268 per 1000 square feet. The said Impact Fee and connection fee rates are established in 2008 dollars and shall be indexed for inflation annually (January 1<sup>st</sup>) thereafter with January 2008 as the base, using the Construction Cost Index as published by the Engineering News Record or equivalent successor index."