



## Legislation Details (With Text)

|                        |   |                      |                       |              |   |
|------------------------|---|----------------------|-----------------------|--------------|---|
| <b>File #:</b>         | 13081   | <b>Version:</b>      | 1                     | <b>Name:</b> | Northeast Neighborhood Sanitary Sewer Improvement Impact Fee and District |
| <b>Type:</b>           | Ordinance   | <b>Status:</b>       | Passed                |              |   |
| <b>File created:</b>   | 12/17/2008  | <b>In control:</b>   | BOARD OF PUBLIC WORKS |              |   |
| <b>On agenda:</b>      | 2/24/2009   | <b>Final action:</b> | 2/24/2009             |              |   |
| <b>Enactment date:</b> | 3/14/2009   | <b>Enactment #:</b>  | ORD-09-00035          |              |   |
| <b>Title:</b>          | Creating Section 20.08(9) of the Madison General Ordinances to establish the Northeast Neighborhood Sanitary Sewer Improvement Impact Fee and District. |                      |                       |              |   |
| <b>Sponsors:</b>       | Joseph R. Clausius  |                      |                       |              |   |
| <b>Indexes:</b>        |   |                      |                       |              |   |
| <b>Code sections:</b>  |   |                      |                       |              |   |
| <b>Attachments:</b>    | 1. PublicFacilitiesNeedsAssmt.pdf   |                      |                       |              |   |

| Date       | Ver. | Action By                         | Action  | Result |
|------------|------|-----------------------------------|---|--------|
| 2/24/2009  | 1    | COMMON COUNCIL                    | Adopt   | Pass   |
| 2/4/2009   | 1    | BOARD OF PUBLIC WORKS             | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER   | Pass   |
| 1/26/2009  | 1    | PLAN COMMISSION                   | Return to Lead with the Recommendation for Approval | Pass   |
| 1/21/2009  | 1    | BOARD OF PUBLIC WORKS             | Refer   | Pass   |
| 1/12/2009  | 1    | BOARD OF ESTIMATES (ended 4/2017) | Return to Lead with the Recommendation for Approval | Pass   |
| 1/12/2009  | 1    | PLAN COMMISSION                   | Re-refer  | Pass   |
| 1/6/2009   | 1    | BOARD OF PUBLIC WORKS             | Refer   |        |
| 1/6/2009   | 1    | BOARD OF PUBLIC WORKS             | Refer   |        |
| 1/6/2009   | 1    | COMMON COUNCIL                    | Referred for Public Hearing                         |        |
| 12/17/2008 | 1    | Attorney's Office/Approval Group  | Referred for Introduction                           |        |

### Fiscal Note

The total estimated cost for the sanitary sewer extension is \$1,622,903.56, which includes a 10% provision for Engineering and an 8% contingency. (See detail in Exhibit A). The final cost for the sanitary sewer interceptor will include sanitary pipe, backfill, structures, street and right of way repair, and all related incidental costs.

The Northeast Neighborhood area includes 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 will be developed, and 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 at \$5,862.47 per net acre, or \$134.58 per 1,000 square feet. The effect on housing can be 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 support an additional \$1,345.84. And a medium-density, multi-family development in an R-4 general residential district would see an average of \$269.16 per unit.

### Title

Creating Section 20.08(9) of the Madison General Ordinances to establish the Northeast Neighborhood Sanitary Sewer Improvement Impact Fee and District.

**Body**

DRAFTER'S ANALYSIS: This is an ordinance to create the Northeast Neighborhood Sanitary Sewer Improvement Impact Fee and to establish the corresponding Impact Fee District. This ordinance will allow the City to extend public sanitary sewer service to serve new development within this watershed. Further information is available in the Public Facilities Needs Assessment for the Northeast Neighborhood Sanitary Sewer Improvement Impact Fee District prepared by staff, a copy of which is on file in the City Clerk's Office.

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

1. Subsection (9) entitled "Northeast 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:

"(9) Northeast Neighborhood Sanitary Sewer Improvement Impact Fee.

- (a) In response to new and future Development demands in the Northeast Neighborhood area located primarily north of Interstate 94 and east of Interstate 39-90-94, additional new public sanitary sewer facilities must be constructed to allow such Developments to proceed. The Common Council hereby establishes the Northeast 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 sewer 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 Northeast 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 Northeast Neighborhood area watershed. These lands are located within the City of Madison and Towns of Burke and 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.

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 Northeast Neighborhood Sanitary Sewer Improvement Impact Fee shall be \$134.58 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 \$134.58 per 1000 square feet. The said Impact Fee and connection fee rates are established in 2009 dollars and shall be indexed for inflation annually (January 1<sup>st</sup>) thereafter with February, 2009 as the base, using the Construction Cost Index as published by the Engineering News Record or equivalent successor index."