Stormwater Utility
Town of Holland

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Overview

1. Overview of Stormwater Utilities in Wisconsin
2. Goals and Objectives for Developing Stormwater Utility
3. Advantage of the Stormwater Utility
4. Disadvantage of the Stormwater Utility
5. Stormwater Utility Creation and Operation
6. Budget Categories
7. Fees and Rate Structure
8. Conclusion

1. Overview of Stormwater Utilities in Wisconsin

- 1998, Wisconsin legislature allowed municipalities to collect charges for constructing and operating stormwater collection and treatment systems
- There are over 130 stormwater utilities in Wisconsin
- Most MS4 Permittees are operating stormwater utility
- The Wisconsin Statue Code 60 and 66 allows the Town to create a Public Stormwater Utility

Wisconsin has over 130 stormwater utilities

WI Stormwater User Charge System Information

Representative Wisconsin Communities

Stormwater user charge information changes often! Contact individual communities to confirm accuracy.

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	Name of Community or Stormwater District	Population (2013)	Created	ERU Size (sf)	Annual $/ERU or 1 fam home	Credit Policy? Y/N	Credit Policy? Max Amount	Web site addresses
1	**Allouez** (Village)	13,967	2004	3,663	$ 87.00	N		www.villageofallouez.com
2	**Altoona** (City)	7,056	2007		$ 36.00	Y	75%	www.ci.altoona.wi.us
3	**Antigo** (City)	8,004	2010	3,069	$ 42.24	Y	50%	www.antigo-city.org
4	**Appleton** (City)	73,596	1995	2,368	$ 155.00	Y	73%	www.appleton.org
5	**Ashwaubenon** (Village)	17,116	2012	3,316	$ 50.00	Y	50%	www.Ashwaubenon.com
6	**Baraboo** (City)	12,100	2005	2,379	$ 49.24	N		www.cityofbaraboo.com
7	**Barron** (City)	3,371	2006	10,850	$ 24.00	Y	75%	www.barronwi.us
8	**Bayside** (Village)	4,418	2009	5,269	$ 154.00	N		www.bayside-wi.gov
9	**Beaver Dam** (City)	16,345	2008	2,637	$ 48.61	Y	33%	www.cityofbeaverdam.com
10	**Belleville** (Village)	2,426	2010	2,800	$ 50.04	Y	50%	www.bellevillewi.org
11	**Bellevue** (Village)	14,964	2002	3,221	$ 48.00	Y	100%	www.bellevue-wi.com
12	**Beloit** (City)	36,888	2006	3,347	$ 42.00	Y	90%	www.beloitwi.gov
13	**Brookfield** (Town)	6,390	2003	3,681	$ 81.60	Y	Undfnd	www.townofbrookfield.com
14	**Brown Deer** (Village)	12,102	2004	3,257	$ 106.08	Y	Undfnd	www.browndeerwi.org
15	**Butler** (Village)	1,838	1999	3,032	$ 66.00	Y	Undfnd	www.butlerwi.gov
16	**Caledonia** (Village)	24,737	2013	5,230	$ 65.25	Y	50%	www.caledoniawi.com
17	**Cambridge** (Village)	1,498	2005	43,560	$ 28.00	N		www.ci.cambridge.wi.us
18	**Chetek** (City)	2,210	2006	15,246	$ 27.00	Y	75%	www.chetek.net

http://wisconsin.apwa.net

Statistics of WI Stormwater Utilities

Single Family Residence (1 ERU) pays:

Min = **$10** per year
Max = **$155** per year
Median = **$60** per year

Average area of impervious surfaces is 4,399 sq ft

2. Goals and Objectives for Developing Stormwater Utility

- Generate revenue from properties in proportion to the storm water run off
- Reduce the burden of storm water management costs on the general property tax role
- Allows Municipality to respond to the Community needs
- Reduce the general obligation debt of the Town thus preserving borrowing capacity
- Forces tax exempt properties to pay for stormwater services
- The municipality has better ability to maintain the infrastructure

3. Advantage of the Stormwater Utility

- A consistent revenue source for long-term planning
- A revenue source that is dedicated to storm water management and cannot be alternatively allocated by changing priorities such as a road paving or ditching
- A storm water management utility fee that is paid by tax exempt properties
- An equitable utility fee that is based on resource use (impervious area) not property value
- A lower general obligation debt for the Town

4. Disadvantage of the Stormwater Utility

- Another “tax” or a “fee” for the Town residents

5. Stormwater Utility Operation

The new Storm Water Management Utility will be operated similarly to a Water Utility or Sanitary Sewer Utility.

It will not be a significantly larger bureaucracy in the Town, but rather a segregation of activities currently undertaken by Town Boards, and staff into a separate function, fully funded by new utility fee revenues.

The Storm Water Management Utility will fund activities that the Town is typically completing with general tax funds but that are related to the management of storm water.

6. Budget Categories

The new Storm Water Management Utility budget may cover the cost of following categories:

- Administration: Billing, Accounting, Bonding, Supervision
- Maintenance: Culvert Cleaning, Ditch Excavation, After Storm Cleanup, MS4
- Capital Expenses: Equipment, Structures, Engineering
- Estimated Budget Expenditures $65,000 per year

7. Fees and Rate Structure

The average value of impervious area is known as the Equivalent Runoff Unit or ERU.

1 ERU is assumed amount in square feet of roof, driveways and other surfaces that are not infiltrating water.

Average 1 ERU in Wisconsin equates to 4,399 sq ft where 1 Single Family Residence (1 ERU) pays:

- Min = $10 per year
- Max = $155 per year
- Median = $60 per year

There is a need to define the amount of impervious area and the value of 1 ERU.

7. Fees and Rate Structure

Town of Holland Statistics

- Total Number of Properties in the Town is 2183
- Total Number of Productive Farmland, Wooded Properties and Undeveloped Residential Lots is 554
- Total Number of Developed Single-Family Residential Properties and Agriculture Farms with Buildings is 1629
- Total Number of Developed Properties within Subdivided Land is 880
- Total Number of Commercial Development is 87

7. Fees and Rate Structure – Example 1

Initial assumption is 1 ERU = $35 and all Noncommercial Development (Single-Family Residences and Agriculture Farms) is combined into one category where they are 1 ERU. All productive farmland, wooded properties, undeveloped residential will be considered 0.25ERU.

- Single-Family Residences and Agriculture Farms = 1 ERU - 1629 x $35 = $57,015
- All undeveloped land, farmland, and woods =0.25 ERU- 554 x $8.75 = $4,847.5
- Commercial Development - 87 x $? = $? (for now, we are leaving commercial development alone because a few aspects need to be resolved first – the amount of impervious surface).
- The Total revenue will be around $61,862.5 plus revenue from commercial (unknown at this point).

7. Fees and Rate Structure – Example 2

Based on public comments that residential areas should contribute more to the Utility. Assuming a charge of $45 per each property located within a subdivision, and $25 for all other residential or developed farmland. The estimated revenue will be as follow:

- Subdivision properties = 1 ERU - 880 x $45 = $39,600
- Developed farmland and other residential =0.5 ERU- 749 x $22.5 = $16,852.5
- All undeveloped land, farmland, and woods- 554 x $0 = $0.00
- Commercial Development - 87 x $? = $? (for now, we are leaving commercial development alone because a few aspects need to be resolved first – the amount of impervious surface).
- The Total revenue will be around $56,452.5 plus revenue from commercial (unknown at this point).

8. Conclusion

There are multiple different ways how the fee can be structured.

The main objective of the meeting is to establish an understanding of why the Town is moving forward with Stormwater Utility and what are the categories and assumptions for the future utility.