



City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147- 262.248.3673- www.cityoflakegeneva.com

CITY OF LAKE GENEVA SPECIAL COMMON COUNCIL

THURSDAY, MARCH 17, 2022- 6:00 P.M.

LAKE GENEVA CITY HALL: COUNCIL CHAMBERS (MAIN LEVEL)

Members:

Mayor Charlene Klein, Council President, Rich Hedlund, Council Vice President, John Halverson,
Alderpersons: Tim Dunn, Mary Jo Fesenmaier, Cindy Flower, Ken Howell, Shari Straube, and Joan Yunker

CITY HALL WILL BE OPEN TO THE PUBLIC DURING ALL MEETINGS. THE CITY OF LAKE GENEVA IS HOLDING ALL MEETINGS VIRTUALLY AS WELL AS IN PERSON. IF YOU WISH TO LISTEN OR WATCH THE MEETING YOU MAY DO SO BY USING THE FOLLOWING:

1. Links to the City of Lake Geneva's live video stream can be found at www.cityoflakegeneva.com/video
2. Television: Watch live broadcast of the meeting on Spectrum Cable Channel 25
3. Listen to audio via phone: (602) 333-2017 (Long distance rates may apply) (888) 204-5987 (Toll Free)

Access Code: 9746153

AGENDA

1. Mayor Klein call the meeting to order
2. Pledge of Allegiance – Alderperson Hedlund
3. Roll Call
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes
5. Acknowledgement of Correspondence
6. Discussion/Possible Action regarding the City of Lake Geneva Public Facility Needs Assessment and Impact Fee Study
7. **Adjournment**

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the City Clerk's office in advance so the appropriate accommodations can be made.

CITY OF LAKE OF GENEVA



Development Impact Fee Study
January 6, 2022

January 6, 2022

Mr. Dave Nord
City Administrator
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147

Re: Development Impact Fee Study

Dear Mr. Nord:

Ruekert & Mielke, Inc. (R/M) appreciates the opportunity to assist the City of Lake Geneva in creating impact fees to support the costs of improvement while protecting current taxpayers. R/M has worked with impact fees for over twenty years. Most recently, our project team has updated the impact fees for the City of Franklin.

Our approach for this project emphasizes effective communication with biweekly updates. Our periodic conference calls for progress reports and feedback ensure to you that we are holding ourselves accountable to both the project budget and schedule.

Our project members, Bridgot Gysbers and I, bring a wealth of accounting and financial knowledge to the project, possessing extensive working experience with both municipalities and utilities. We have crafted impact fees for the City of Franklin, the Village of Slinger, the Village of Eagle, and the City of Cedarburg. We will work closely with City staff to best meet the community's future needs. We will also consult with Greg Calhoun, an R/M engineer, on capital project costs. Greg has experience working with Lake Geneva in his role at his prior firm, experience we will leverage for efficiency and quality.

We look forward to helping you improve and expand upon your public facilities. To further discuss your needs, our proposed scope, or anything else, please reach out to me at emaxwell@ruekert-mielke.com or 262.953.4162.

Sincerely,
RUEKERT & MIELKE, INC.



Edward F. Maxwell, MBA, M. Ed.
Economic Consultant
emaxwell@ruekert-mielke.com



FIRM INFORMATION

OUR ROLE AS YOUR ENGINEER

SERVICES

- Construction Review and Survey
- Water and Wastewater
- Environmental Services
- Municipal Engineering
- Asset Management
- Agriculture
- SCADA
- GIS



Ruekert & Mielke, Inc. is a 100% employee-owned civil engineering firm established in 1946, celebrating its 75th year of service to Wisconsin communities and organizations. R/M’s engineers, environmental specialists, and technology experts work together with clients to provide unparalleled planning, design, and construction management services while focusing on building a more sustainable future. Our offices are within driving distance of our clients and we take pride in the personal attention we can offer since our employees live, work, and play in local communities.



“The most valuable service I get from R/M is personal attention. Our City Engineer lives here. He is a taxpayer with ties to the community. He is one of us, above and beyond the professional qualifications.”

- City of Columbus, WI



Park Impact Fee Study, Franklin, WI

Is your community concerned about looming infrastructure needs, encroaching property tax limits, rising utility rates, or tightening regulations? Are you meeting the high expectations for service quality and reliability?

Ruekert & Mielke, Inc. (R/M) partners with municipalities and companies to find and solve financial challenges. Our extensive knowledge and expert analysis help our clients succeed in spite of increasingly difficult financial constraints.

SERVICES

- Impact fee and Special Assessment Studies
- Transportation Utilities
- Utility Acquisitions and Consolidations
- Wholesale Water and Sanitary Sewer Contracts and Inter-municipal Negotiations
- Water, Sanitary Sewer, and Storm Water Cost of Service and Rate Design
- Expert Witness and Strategy
- Grant Applications and Funding Strategies
- Water Loss Management and Conservation Planning
- Utility Demand and Revenue Forecasting
- Asset Management and Capital Improvement Plans

"With assistance from R/M's financial team, water rate applications to the Public Service Commission have never been easier. R/M's experts have extensive financial knowledge and know how to apply it. R/M's relationships and location in Madison make working with state agencies a breeze. They successfully navigate the bureaucracy in Madison and deliver results."

— City of Racine, WI

City of Racine, WI



Water & Wastewater Rates, Conservation & Water Loss Planning

City of Franklin, WI



Impact Fees & Assessments Studies, Expert Witness

City of Hudson, WI



Consolidation Feasibility Study



We propose to

1. Update existing impact fees for sewer, water, and park facilities.
2. Evaluate the feasibility of imposing impact fees for facilities in other departments.
3. Perform a public needs assessment and impact fee study for each department that the City selects from the feasibility evaluation.

The detail on which tasks will be performed, the cost for each task, and the estimated completion dates for these tasks are listed on the following Level of Effort page for the 3 items above. As mentioned above, we will provide updates every two weeks at a minimum. The departments/areas that are eligible for impact fees according to state statutes beyond the sewer utility, water utility, and parks are as follows:

1. Public works facilities (includes highways as defined by WI statutes 240.01 (22), other transportation facilities, solid waste and recycling facilities, and traffic control devices)
2. Storm water facilities
3. Fire protection/emergency medical services facilities
4. Law enforcement facilities
5. Library facilities

Our project scope and timeline assume that the appropriate experts within the City will cooperate with us to provide timely responses to our data inquiries. Any incomplete or delayed data could result in delays to the project; if that seems likely, we will inform you immediately.

Items not included in the scope of this project are as follows:

- An independent evaluation or physical inventory of the facilities.
- Attendance at any meetings not mentioned explicitly in the scope.
- Development of capital improvement plans.



SERVICES

- Impact Fee Studies
- Recommendations
- Fee Updates

PROJECT TEAM

- Ed Maxwell, MBA
- Bridgot Gysbers

IMPACT FEE STUDY AND UPDATES

R/M prepared several impact fee studies and updates from 2002 through 2015. In 2020, R/M provided another impact study that developed and recommended impact fees to comply with the standards in Wisconsin Statutes s. 66.0617(6).

The sections for parks, transportation, law enforcement, the library, and the fire department and emergency medical services each contains an inventory of existing facilities, a list of planned projects, the service standards, existing deficiencies, and the calculations of the impact fee. The conclusion of the report recommended the City revise impact fees due to the potential for growth in the near future.

The City adopted the recommended fees, along with the recommended discount for low-income housing. R/M is currently working on an update to the water, sewer, and transportation fees.

CLIENT CONTACTS

Peggy Steeno, CPA, MBA

Director of Administration

414.427.7504

psteeno@franklinwi.gov

VILLAGE OF SLINGER, WI



SERVICES

- Impact Fee Studies
- Recommendations
- Fee Updates

PROJECT TEAM

- Ed Maxwell, MBA
- Bridgot Gysbers

IMPACT FEE STUDY AND UPDATES

The Village of Slinger hoped to update impact fees to support the costs of improvement while still protecting the current taxpayers. R/M emphasized effective communication with weekly updates, periodic conference calls with progress reports, and feedback to ensure that economic consultants held themselves accountable to both project budget and schedule.

By coordinating timely responses with Village experts to identify facility needs, incomplete or delayed data was avoided. The Village was provided with a finalized study that explained the existing facilities, projected needs, and offered recommendations for fees in detail. R/M presented the report to the Village Board, who adopted the new fees.

CLIENT CONTACTS

Margaret Wilber
Village Administrator
262.644.5265
mwilber@vi.slinger.wi.gov

VILLAGE OF EAGLE, WI



SERVICES

- Impact Fee Studies
- Recommendations
- Fee Updates

PROJECT TEAM

- Ed Maxwell, MBA
- Bridgot Gysbers

POLICE AND LIBRARY IMPACT FEE UPDATES

The Village of Eagle looked to update its police and library impact fees to help support costs of improvements. Experts from both the library and police departments collaborated with R/M staff to identify facility needs.

Our economic consultants provided the Village with a report explaining our recommendations in detail, drafted an ordinance with those changes, and attended a board meeting to explain changes to the residents affected. The Village adopted the proposed fees.

CLIENT CONTACTS

Richard Spurrell

Village President

262.544.4811

spurrell@eagle-wi.gov



SERVICES

- Impact Fee Studies
- Recommendations
- Fee Updates

PROJECT TEAM

- Ed Maxwell, MBA
- Bridgot Gysbers

IMPACT FEE UPDATES

Since the City had not updated its impact fee study for its water supply facilities since 2006, the City hired R/M to do a complete revision of the water impact fees. Working with water utility staff and using the water system master plan, R/M identified the areas of greatest future growth and developed a forecast.

With that forecast and the service standards, R/M determined what number of new projects could be attributed to new growth and calculated new impact fees accordingly. The City adopted those fees in 2021.

CLIENT CONTACTS

David Lythjohan

General Manager of
Cedarburg Light and Water
Utility

262.375.7650

dlythjohan@
cedarburglightandwater.org



TEAM MEMBERS

**ED MAXWELL, M.B.A., M.ED.**

Economic Consultant
Project Manager
Madison Office

Ed earned his MBA in finance and investment banking from the Wisconsin School of Business. Before joining R/M, he worked in private-sector finance, analyzing capital investments, forecasting expenses and revenue, and crafting department budgets. At R/M, he has created impact fee studies, financial improvement plans, transportation utility fees, cash-flow forecasts, and rate studies for utilities throughout the state.

**BRIDGOT GYSBERS**

Economic Consultant
Team Member
Madison Office

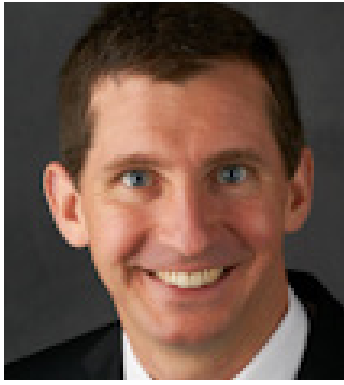
Bridgot has 16 years of experience in utility rate-making in energy, gas, water and sewer utilities, including involvement with the most complex investor-owned rate cases. At R/M, Bridgot has worked on various municipal projects including impact fee studies, special assessments, transportation utilities, GASB 34 reporting requirements, various regulatory filing assistance, amongst others. Bridgot continues to use her background, along with recent project experience at R/M, to find financial and management solutions for municipalities.

**GREG CALHOUN, P.E.**

Vice President/Engineer
Principal-in-Charge
Waukesha Office

Greg is a project manager and engineer with nine years of engineering experience in both the private and public sectors. He specializes in municipal engineering and has worked on dozens of roadways and infrastructure improvement projects for a variety of municipalities. Greg is also adept at stormwater management design and permitting and is well-versed in the requirements of various regulatory agencies such as WDNR and WisDOT.

Ed's, Bridgot's, and Greg's resumes are provided on the following pages.



EDWARD F. MAXWELL

ECONOMIC CONSULTANT

Before joining R/M, he worked in private-sector finance, analyzing capital investments, forecasting expenses and revenue, and crafting department budgets. At R/M, he creates financial solutions for all clients, from municipalities to corporate businesses.

CONTACT

608.819.2600
emaxwell@ruekert-mielke.com
Madison

EDUCATION

- Bachelor of Arts in English - Lawrence University, Appleton
- Master of Business Administration - Finance & Investment Banking - Wisconsin School of Business, Madison



» MBA «
**Finance & Investment
Banking**

EXPERIENCE

Water Cost of Service, Rate Design, & Public Fire Protection Charges

Edward has created cost of service analysis and performed rate design for water utilities throughout Wisconsin. He has guided utilities through the process of submitting the applications with the Public Service Commission all the way to implementing the approved rates. He has assisted utilities such as the City of Racine Water Utility in changing their method of recovering costs for public fire protection to allow municipalities flexibility to meet their needs and to ensure utilities gain revenue that suffices to cover their expenses while complying with all relevant regulations.

Stormwater Cost of Service and Rate Design

Edward has analyzed cost of service and designed rates for stormwater utilities across the state, including communities such as the City of Fitchburg and the Village of Fox Point. Partnering with municipal employees and other stakeholders, he creates cogent narratives that explain these rate designs in an accessible manner. He has presented to finance committees, committees of the whole, and city councils to advance the proposed rate structures.

Wastewater Cost of Service & Rate Design

Edward has analyzed cost of service and designed rates for utilities for communities ranging from the Village of Thiensville, Wisconsin, to the City of Erie, Pennsylvania. For Erie's sanitary sewer utility, Edward forecasted the cash flow and the rate increases needed to fund the increased debt service from all the infrastructure upgrades required in the next ten years.

Utility Financial Best Practices Review

Edward has provided comprehensive reviews of stormwater utility financial best practices. Interviewing numerous utilities throughout the state and researching industry best practices, Edward has provided key insights to clients so that they can optimize their financial practices. Most recently, he offered counsel to the City of Watertown, focusing on improving their credit policy and approach to capital expenditures.

Reserve Capacity Assessment Studies

Edward has conducted Reserve Capacity Assessment studies and offered recommendations for fee schedules. Based on the study he performed for the City of Hartford sanitary sewer utility, Edward proposed several alternatives that would ensure Hartford sewer's capital expenditures for new development would be fully funded, and he provided a detailed list of advantages and disadvantages that informed decision makers.



EDWARD F. MAXWELL

ECONOMIC CONSULTANT



Impact Fee Studies

Edward has created impact fee studies for utilities and municipalities. By partnering with utility and municipal staff to assess capital needs, Edward has developed impact fees to meet the demands placed on communities from new growth. Edward has drafted ordinances to codify the fees and ensure compliance with state statutory changes. These ordinances have been adopted by municipal clients as part of approving the new impact fees. Additionally, he has spoken at public hearings and before governing bodies to explain the fees in detail.

Presentations

Edward has presented actionable recommendations to executives at numerous corporations. He presented a comprehensive real-estate portfolio strategy regarding store locations in and near malls to Starbucks. He recommended specific courses of action to American Family Insurance regarding potential venture-capital investments. Edward presented multi-million-dollar manufacturing cost-saving measures for manufacturing at both Kimberly-Clark and Springs Window Fashions.

Stormwater Credit Application Reviews

Edward has reviewed stormwater credit applications on behalf of clients such as the City of Greenfield. The applications come from developers who had installed stormwater management features in hopes of earning credit. Edward has evaluated the applications and offered detailed feedback explaining the municipality's decision to the developers, including analysis and references to the credit policy.

Ordinance Revisions

Edward has revised ordinances for municipalities to ensure compliance with law changes and to reflect best practices. For the Village of Fox Point, he revised the storm water ordinances so that Fox Point was complying with NR 151 and had language that encouraged green infrastructure.

Valuation

Edward has valued utilities, companies, projects, and startups using several valuation methods, including discounted cash flow analysis. These valuations have informed negotiations so that clients can make smart financial decisions.

Expense Evaluation

Edward has analyzed expenses at several large corporations. At Lands' End, he performed ROI analysis on marketing vendor contracts to determine the most fiscally advantageous supplier. Edward also analyzed channel spend by geographic region to help management decide where to concentrate its marketing spend.

Capital Projects Evaluation

Edward has analyzed numerous capital projects, including equipment to revamp the largest product line at Springs Window Fashions. Using the capital asset pricing model, he determined the rate of return on these investments.

Forecasting

Edward has forecasted demand and expenses. Analyzing trends, he has forecasted demand for several products nationwide. He has forecasted expenses for departments at several corporations on line items including obsolescence, marketing, and selling.



BRIDGOT A. GYSBERS

ECONOMIC CONSULTANT

Bridgot joined Ruekert & Mielke, Inc. (R/M) in 2020 as a Economic Consultant. She has 16 years of experience which includes both municipal and investor-owned utility regulation in energy, gas, water, and sewer utilities. Bridgot has developed the revenue requirement for the majority of water rate cases that are regulated in Wisconsin along with a few where she analyzed the cost of service and designed rates. She was the lead auditor for several of the most complex investor-owned rate cases involving electric, gas, and water utilities. She comes to R/M with a wide range of experience in utility regulation. At R/M, she continues to use her background to find financial and management solutions for public utilities.

CONTACT

608.819.2600

bgysbers@ruekert-mielke.com

Madison

EDUCATION

- Bachelor of Science, Business Administration, Accounting
- Marian University, Fond du Lac, WI
- National Association of Regulatory Utility Commissioners (NARUC) Rate School, West Coast
- Wisconsin Public Utility Institute, Energy Utility Basics, Madison, WI

16+

» years «
experience

EXPERIENCE

Water Rate Case Applications

An application must be filed with the PSCW before a public utility can raise its rates. Bridgot managed the water rate case application request program. She sent out water rate case application requests and responded to application inquiries. In coordination with Information Technology at the PSCW, she made programming adjustments to the water rate case application on an as needed basis. This added additional efficiencies in the water rate case application process.

Initial Screening of Water Rate Case Applications

PSCW has an initial screening process for water rate case applications. This mechanism was implemented to ensure “clean” PSCW water rate case application filings from utilities which in turn expedites the rate case process. Bridgot has performed the initial screenings of these water rate case applications on an as needed basis.

Water and Electric Municipal Revenue Requirement

Bridgot has 16 years of experience in developing the revenue requirement for both municipal water and electric utilities in Wisconsin. Bridgot has been involved in some of the most highly complex municipal water revenue requirements, which included Milwaukee, Madison, and Waukesha. Each of these were disputed cases which appeared before the Public Service Commission of Wisconsin (PSCW) for Final Decision. In her role as Commission staff witness, her focus was on the revenue requirement, where she prepared testimony, drafted briefing memorandums, briefed Commissioners on issues in the case, and was involved in the preparation of the Final Order and Decision.

Investor-Owned Utilities Revenue Requirement

Bridgot developed the revenue requirement for the most highly complex investor-owned utilities in Wisconsin, which included Madison Gas and Electric Company (MG&E) and Northern States Power Company (NSP). She also reviewed water revenues and electric net investment rate base for several Superior Water, Light and Power Company (SWLP) rate cases. Each of these investor-owned utility cases was disputed and appeared before the PSCW for Final Decision. In her role as lead auditor, her focus was on the revenue requirement where she also developed the audit program, coordinated audit with Commission staff, summarized findings and conclusions,



BRIDGOT A. GYSBERS

ECONOMIC CONSULTANT

EXPERIENCE (CONT.)

and communicated those findings with the Company and Commission staff. In addition, as Commission staff witness, she also prepared the notice of proceeding, testimony, briefing memorandum, decision matrix, and Order and Final Decision.

Water, Electric, and Gas PSCW Commission Staff Expert Witness

Bridgot served as PSCW Commission staff expert witness in several disputed rate proceedings which included Milwaukee, Madison, and Waukesha along with Madison Gas and Electric Company (MG&E), Northern States Power Company (NSP), and Superior Water, Light and Power Company (SWLP). She filed testimony which focused on the revenue requirement. The revenue requirement included a review of net investment rate base, revenues, and expenses. For each of these areas she reviewed the reasonableness of the utility projections for the test year.

Impact Fees and Alternative Funding Mechanisms

The water rate application at the PSCW identifies those municipalities that have adopted and have implemented impact fees and other capital recovery mechanisms. In 2018, Bridgot developed a process at the PSCW for the review of impact fees to provide accounting guidance on the disclosure of those assets funded by impact fees for water rate case applications and PSCW annual reports.

Sewer Revenue Requirement

Bridgot developed the sewer revenue requirement for Plymouth Utilities prior to de-regulation which occurred in 2014. Sewer rate case filings are more infrequent, as there are only 3 sewer utilities that remain regulated with the PSCW.

Water Cost of Service Study and Rate Design

Bridgot has analyzed the cost of service and designed rates in several water municipalities in Wisconsin, which included facilitating discussions to explain the need for rate changes and impact it will have on customers.

Water Simplified Rate Case Filings

The simple rate case mechanism is to allow municipal water and sewer utilities to receive an inflationary level of rate increase with minimal effort and no rate hearing requirement. Bridgot reviewed and analyzed

approximately 40 simplified water rate increases annually. She also presented to various groups in the industry on this simple rate case mechanism and provided support on an as needed basis.

Electric and Gas Investor-Owned and Municipal Affiliated Interest Agreements

Bridgot was the lead auditor who managed and processed the majority of the electric and gas affiliated interest and/or intermunicipal agreements that were filed with the Public Service Commission (PSCW) from 2014 through 2017. In her role, she prepared the Notice of Investigation (NOI), analyzed the terms of the agreement along with other expert PSCW Commission staff and prepared Commission memo and Order and Final Decision. The majority of the agreements that she reviewed were filed by either WEC Energy Group (WEC) and Wisconsin Power and Light (WP&L) of varying complexities.

Investor-Owned Holding Company Audit

Bridgot was the lead auditor that managed the holding company program at the PSCW from 2014 through 2017. The holding companies that she audited included Alliant Energy Corporation and Madison Gas and Electric Company. For each of these audits, Bridgot developed the audit program, summarized findings and conclusions, communicated findings with Company personnel, and finalized PSCW Commission staff findings in a letter to the Company.

Draft Reports to the Legislature on Wisconsin Investor-Owned Utilities

Wis. Stats. § 196.795(7)(ar) and Wis. Stats. § 13.171(2) require that the PSCW submit to the Legislature a report that summarizes the impact that each holding company system has on our Wisconsin utilities. This report is due and filed with the Legislature every 2 years. Bridgot prepared the report in coordination with the feedback received from our Wisconsin utilities. She also presented the report to the PSCW and finalized the version of the report that was sent to the Legislature.

Water Utility and Investor-Owned Utility Acquisitions

Bridgot was involved in the acquisition of Integrys by Wisconsin Energy Corporation to form WEC Energy Group in 2014. In her role as PSCW Commission staff, she was involved in the development of the data requests along with developing an issues list for the Commission.



BRIDGOT A. GYSBERS

ECONOMIC CONSULTANT



EXPERIENCE (CONT.)

PSCW WEGS and IOUS Annual Reporting Program

Pursuant to Wis. Stats. § 196.07, every utility shall file with the PSCW an annual report that is due on or before April 1 annually. Bridgot oversaw this program for approximately 12 years. She responded to utility accounting and PSCW program-related inquiries. In addition, she was involved in the annual report review process along with ensuring utilities file timely annual reports with the PSCW.

Regulatory Accounting Changes

PSCW receives inquiries on changes to generally accepted accounting principles (GAAP) and the impact that has had on PSCW utility accounting. Bridgot has responded to these utility inquiries by providing the proper accounting treatment from the PSCW perspective.

PSCW Uniform System of Accounts and Utility Reference Manual Update

The PSCW has established an accounting framework for utilities to use in reporting financial information. The accounting framework that is used for municipal and investor-owned utilities is the Uniform System of Accounts. In addition, the Water Utility Reference Manual is also used by water and sewer utilities as a supplement to the Uniform System of Accounts. Bridgot oversaw and provided accounting input that led to various updates of both the Uniform System of Accounts and Utility Reference Manual.

Municipal Clerk and Treasurer Institute. Some of the topics covered include PSC annual reports, rate case process, varying topics as part of the revenue requirement, funding mechanisms, construction authorization and continuing property records, conservation and record retention.

- Attended the National Association of Regulatory Utility Commissioners (NARUC) Subcommittee on Accounting and Finance in 2015. Bridgot provided feedback from Wisconsin to this committee on a per request basis.
- Presented at American Water Works Association annual conference in 2013 on the re-design of a compliance program that was being developed in Wisconsin. At this conference, Bridgot also was part of a panel discussion with others to discuss small systems and funding mechanisms available to water utilities.

SELECTED PUBLICATIONS

- Served as a member of American Water Works Association (AWWA) and Wisconsin American Water Works Association (WIAWWA). Bridgot has been involved with the IT & Security Committee, Small Systems Committee, and Finance Committee of WIAWWA.
- Contributions made to Wisconsin American Water Works Association and Wisconsin Rural Water Association newsletters on an as needed basis.
- Presented and participated in panel discussion to various groups, which includes American Water Works Association, Wisconsin American Water Works Association, Wisconsin Rural Water Association, League of Wisconsin Municipalities, Municipal Electric Utilities of Wisconsin, and



GREGORY R. CALHOUN, P.E.

PROJECT MANAGER

Greg is a project manager and engineer with nine years of engineering experience in both the private and public sectors. He specializes in municipal engineering, and has worked on dozens of roadway and infrastructure improvement projects for a variety of municipalities. Greg is also adept at stormwater management design and permitting, and is well-versed in the requirements of various regulatory agencies such as WDNR and WisDOT. His strong work ethic and communication skills will make him a valuable part of any engineering project.

CONTACT

262.953.3038
gcalhoun@ruekert-mielke.com
Waukesha

EDUCATION

- Bachelor of Science,
Civil Engineering
- Marquette University

REGISTRATIONS & AFFILIATIONS

- Professional Engineer - WI

9+
» years «
experience

EXPERIENCE

City Engineer

City of Elkhorn, WI

As Elkhorn's City Engineer from 2017-2020, responsibilities included plan and construction documentation review, private development review, roadway improvement projects, utility projects, storm water management and regional storm water planning, completing bi-annual road ratings, estimating costs and planning for future Capital Improvement Projects, and consulting for all engineering related matters. Other responsibilities included attending Council and Committee meetings, coordinating with officials and departments, and communicating with the public.

Annual Street Improvement Program

City of Elkhorn, WI

Project manager responsible for the planning and design of Elkhorn's annual street improvement program. Each program included the selection of various streets to be improved within the City, specification of the best treatment type for each roadway, and completion of design, plans, and bidding documents.

Road Reconstruction Design & Construction Management

- City of Pewaukee
- City of Elkhorn
- City of Burlington
- City of Lake Geneva
- Village of Darien
- Village of Waterford

WPDES MS4 Permitting

- City of Elkhorn
- City of Greenfield

Joseph Road Reconstruction Project

City of Pewaukee

Project engineer responsible for the management, planning, and design of roadway, utility, and stormwater improvements on Joseph Road. The roadway was reconstructed and widened to address existing deficiencies and construct new water main, sanitary sewer, and storm sewer. The project also included jacking and boring water main underneath railroad tracks, and significant coordination with WDNR.

Kendall Street Reconstruction Project

City of Burlington

Project engineer responsible for design and bidding of the reconstruction of a 0.5-mile roadway section in a residential portion of Burlington, WI. The project also included watermain, sanitary sewer, and storm sewer replacement, as well as the design and replacement of all curb ramps and private driveways on the street. Permit coordination with the WDNR was also a requirement.

ESTIMATED FEE

We offer to complete the proposed scope for a price **not to exceed \$32,222**; this will include reimbursable expenses. Detail on each component of the scope and price is included in the Level of Effort page.

- Updating existing impact fees will cost \$14,626
- Conducting a feasibility analysis for other areas will cost \$6,246
- Developing impact fees for each of the 5 areas will cost \$2,270 (or a total of \$11,350 for all 5 areas)

We will perform this work according to the attached Ruekert & Mielke, Inc. Standard Terms and Conditions (Non-Engineering Services).

Upon written request from the City, we would be happy to perform work beyond the scope laid out for our standard hourly rates in effect when the work is performed.

LEVEL OF EFFORT

Level of Effort for City of Lake Geneva - Impact Fee Study

TASK DESCRIPTION	EMPLOYEE HOURS BY CLASSIFICATION				REIMBURSABLE COSTS / EXPENSES	Estimated Completion Date (assumes approval by mid February)	TOTAL TASK COST
	Greg Calhoun	Ed Maxwell	Bridgot Gysbers	Nicki Hippo			
	Project Advisor	Project Manager	Economic Consultant 2	AA			
	\$172	\$160	\$150	\$80			
Update existing impact fees							
Write and send initial data request after reviewing relevant documents		4				Mid February	\$640
Lead kickoff meeting in person		6	2		\$50	Late February	\$1,310
Gather information from City staff and online resources to create inventory of all existing relevant facilities for the 3 departments		5	1			31-Mar	\$950
Work with City staff to identify needed capital projects and their costs for the 3 departments	3	9				30-Apr	\$1,956
Determine or create appropriate growth forecast for next 20 years, separated into relevant categories		6				30-Apr	\$960
Define and apply the City's preferred service standards & growth forecast to the existing inventory and the needed capital projects for the 3 departments		9				31-May	\$1,440
Update the impact fees to reflect current and future needs, including debt payments on projects for future growth and current fund balances		6				9-Jun	\$960
Write a study that explains the existing facilities, the projected needs, the standards, the impact fee calculations, and the recommendations in detail for the 3 departments with existing impact fees. This study will include the housing affordability evaluation required by state statute.		15	2	2		29-Jul	\$2,860
Provide a draft ordinance with needed statutory updates in conjunction with the City attorney		6	2			30-Apr	\$1,260
Present the impact fee study for existing and new fees at one meeting of the City's choosing (includes time to create PowerPoint presentation)		10				31-Aug	\$1,600
Attend public hearing for existing and new fees		4			\$50	14-Oct	\$690
Subtotal	3	80	7	2	\$100		\$14,626
Develop feasibility analysis for impact fees for the 5 other eligible areas							
Write and send initial data request		2				Mid February	\$320
Talk with each of the department heads via videoconference to discuss future capital needs and how much of the need is due to new growth	4	4				15-Mar	\$1,328
Correspond with City staff after initial conversations to identify specific needed capital projects and their costs for the 5 areas under consideration	4	10				15-Apr	\$2,288
Write memo to City Council explaining which areas should have impact fees and why		8	2	0.5		30-Apr	\$1,620
Present memo to City Council and answer questions		4			\$50	31-May	\$690
Subtotal	8	28	2	0.5	\$50		\$6,246
Develop impact fees for 1 to 5 of the other eligible areas (fees listed below per area)							
Work with City staff to develop suitable service standards required by state statute		2				30-Jun	\$320
Gather information from City staff and online resources to create inventory of all existing relevant facilities for area in question		2				30-Jun	\$320
Apply service standard to existing facilities and future projects, along with future growth forecast, to determine impact fee		3				8-Jul	\$480
Add to study to delineate for each of the new impact fees the following: existing facilities, the projected needs, the standards, the impact fee calculations, and the recommendations. This will include the housing affordability evaluation required by state statute.		6	1	0.5		29-Jul	\$1,150
Subtotal per Eligible Area	0	13	1	0.5	\$0		\$2,270
Subtotal for All 5 Eligible Areas	0	65	5	2.5	\$0		\$11,350
ESTIMATED TOTAL HOURS (INCLUDES IMPACT FEES DEVELOPED FOR ALL 5 AREAS)	11	173	14	5	\$150		\$32,222

STANDARD TERMS & CONDITIONS

Ruekert & Mielke, Inc. Standard Terms and Conditions (Non-Engineering Services)

Effective March 7, 2014

A. Standards of Performance

The standard of care for all professional engineering and related services performed or furnished by Engineer under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with any services performed or furnished by Engineer.

B. Authorized Representative

With the execution of this Agreement, Engineer and Owner shall designate specific individuals to act as Engineer's and Owner's representatives with respect to the services to be performed or furnished by Engineer and duties and responsibilities of Owner under this Agreement. Such individuals shall have authority to transmit instructions, receive information, and render decisions relative to the Assignment on behalf of the respective party whom the individual represents.

C. Payments to Engineer

Invoices will be prepared in accordance with Engineer's standard invoicing practices and will be submitted to Owner by Engineer monthly, unless otherwise agreed. Invoices are due and payable within 30 days of receipt. If Owner fails to make any payment due Engineer for services and expenses within 30 days after receipt of Engineer's invoice therefore, the amounts due Engineer will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day. In addition, Engineer may, after giving seven days written notice to Owner, suspend services under this Agreement until Engineer has been paid in full all amounts due for services, expenses, and other related charges.

D. Ownership and Reuse of Documents

All documents prepared or furnished by Engineer pursuant to this Agreement are instruments of service, and Engineer shall retain an ownership and property interest therein (including the copyright and the right of reuse at the discretion of the Engineer) whether or not the Project is completed. Engineer grants Owner a limited license to use the documents on the Project, extensions of the Project, and for related uses of the Owner, subject to receipt by Engineer of full payment due and owing for all services relating to preparation of the documents. Such limited license shall not create any rights in third parties. Reuse of any documents pertaining to this Agreement by Owner shall be at Owner's sole risk; and Owner agrees to indemnify, defend, and hold Engineer harmless from all claims, damages, and expenses including reasonable attorney's fees arising out of such reuse of documents by Owner or by others acting through Owner.

E. Owner Provided Information

Engineer shall have the right to rely on the accuracy of any information provided by Owner. Engineer will not review this information for accuracy.

F. Permits and Approvals

It is the responsibility of the Owner to obtain all necessary permits and approvals for the Project. Engineer will assist the Owner as mutually agreed to in writing.

G. Limit of Liability

To the fullest extent permitted by law, the total liability, in the aggregate, of Engineer and Engineer's officers, directors, partners, employees, agents, and consultants, or any of them to Owner and anyone claiming by, through, or under Owner, for any and all injuries, losses, damages and expenses, whatsoever arising out of, resulting from, or in any way related to this Agreement from any cause or causes including but not limited to the negligence, professional errors or omissions, strict liability or breach of contract or warranty, express or implied, of Engineer or Engineer's officers, directors, partners, employees, agents, and consultants, or any of them, shall not exceed the total amount of \$2,000,000.

H. Insurance

Engineer will maintain insurance coverage for Workers' Compensation, General Liability, and Automobile Liability and will provide certificates of insurance to Owner upon request.

I. Termination of Contract

Either party may at any time terminate this Agreement with 7 days written notice for cause in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. Owner may terminate this Agreement for convenience with 30 days written notice, or the Project may be suspended by Owner with 30 days written notice. In the event of suspension or cancellation for convenience by Owner, Owner shall pay to Engineer all amounts owing to Engineer under this Agreement, for all work performed up to the effective date of notice.

J. Indemnification and Allocation of Risk

1. To the fullest extent permitted by law, Engineer shall indemnify and hold harmless Owner, Owner's officers, directors, partners, and employees from and against costs, losses, and damages (including but not limited to reasonable fees and charges of engineers, architects, attorneys, and other professionals, and reasonable court or arbitration or other dispute resolution costs) caused solely by the negligent acts or omissions of Engineer or Engineer's officers, directors, partners, employees, and consultants in the performance of Engineer's services under this Agreement.

2. To the fullest extent permitted by law, Owner shall indemnify and hold harmless Engineer, Engineer's officers, directors, partners, employees, and consultants from and against costs, losses, and damages (including but not limited to reasonable fees and charges of engineers, architects, attorneys, and other professionals, and reasonable court or arbitration or other dispute resolution costs) caused solely by the negligent acts or omissions of Owner or Owner's officers, directors, partners, employees, and consultants with respect to this Agreement.

3. To the fullest extent permitted by law, Engineer's total liability to Owner and anyone claiming by, through, or under Owner for any injuries, losses, damages and expenses caused in part by the negligence of Engineer and in part by the negligence of Owner or any other negligent entity or individual, shall not exceed the percentage share that Engineer's negligence bears to the total negligence of Owner, Engineer, and all other negligent entities and individuals.

4. The indemnification provision of paragraph J.1. is subject to and limited by the provisions agreed to by Owner and Engineer in paragraph G. "Limit of Liability," of this Agreement.

K. Independent Contractor

All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Owner and Engineer and not for the benefit of any other party. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either Owner or the Engineer. Engineer's services under this Agreement are being performed solely for the Owner's benefit, and no other entity shall have any claim against Engineer because of this Agreement or the performance or nonperformance of services hereunder. Owner agrees to include a provision in all contracts with contractors and other entities involved in this Project to carry out the intent of this paragraph.

L. Force Majeure

Engineer shall not be liable for any loss or damage due to failure or delay in rendering any service called for under this Agreement resulting from any cause beyond Engineer's reasonable control.

M. Severability and Waiver of Provisions

Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Engineer, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision. Non-enforcement of any provision by either party shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

N. Dispute Resolution

Owner and Engineer agree that they shall first submit any and all unsettled claims, counterclaims, disputes, and other matters in questions between them arising out or relating to this Agreement or the breach thereof ("disputes") to mediation as a condition precedent to litigation.

O. Public Records

Engineer agrees to comply with the requirements of Wisconsin Statutes Sections 19.32 to 19.39 and Sections 19.81 to 19.98 – Wisconsin Public Records Law and Open Meetings Law.

END OF DOCUMENT



Responses from Departments concerning potential use of impact fees.

Yes, impact fees would be of interest for the library, especially considering the statutes indicated "improved" facilities. We will still have, post-current renovation project, non ADA compliant sections of the building (west wing split level that does not have an elevator or lift and basement). If making those accessible would fall under impact fees, as well as improving the meeting room space (also not in the current project scope), that would be helpful for the library. If we're talking about expansion, library expansion in the future might not be an expansion of our current physical footprint but instead a small branch, *or* 24/7 vending machine for material pick up somewhere convenient and accessible, or other outreach option. If these are impact fee related opportunities, that would be great!

Thank you,
Emily

Emily Kornak, Library Director
Lake Geneva Public Library

If I read the statute correctly, and I am not an Attorney, this would include pavement maintenance and the addition of traffic signals if warranted. I am wondering about the NW corner of Townline and Edwards development, if we could get \$\$ to install a signal? Or repair Townline, (curb and gutter, storm sewer...)

Because (6)(a) says this; *Shall bear a rational relationship to the need for new, expanded or improved public facilities that are required to serve land development.*

And (6)(f) says this; *May not include amounts necessary to address existing deficiencies in public facilities.*

Tom Earle, Director.

My short answer is Yes, Impact Fees would be useful to continue in both the Water and Wastewater Utility.

My list of things they could be applied for are generally included in the last public facilities needs review done by C-S and incorporated by Ehlers into the existing fee report.

Expanding on that, beyond the "known future improvements" envisioned in the last PFNR (which I feel was pretty comprehensive), I believe we could not only update what new infrastructure may be necessary to serve development, but also include what are the "downstream effects" of having them connected to the system - upsizing water main, upsizing sewer mains, additional filtration needs, boost pump improvements, lift station pump improvements, etc. Understanding these are sort of "deficiencies within the system", but they would not be without the additional growth.

Further, it may be a wise idea to evaluate using the Impact Fee Zone approach outlined in statute. It may offer a more realistic cost to get things stretched way beyond our current system (ex. south of Pioneer), without greatly impacting areas that would be much more of an infill type of development (ex. New Vistas on Edwards).

I appreciate the opportunity to comment and am available as you see necessary to discuss further.

Josh Gajewski
Utility Director

Impact Fee

Under Wisconsin State Statute 66.0617(1)(a) it states:

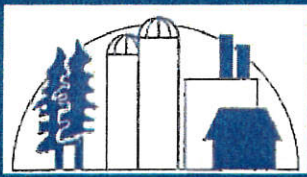
"Capital costs" means the capital costs to construct, expand or improve public facilities, including the cost of land, and including legal, engineering and design costs to construct, expand or improve public facilities, except that not more than 10 percent of capital costs may consist of legal, engineering and design costs unless the municipality can demonstrate that its legal, engineering and design costs which relate directly to the public improvement for which the impact fees were imposed exceed 10 percent of capital costs. "Capital costs" does not include other noncapital costs to construct, expand or improve public facilities, vehicles; or the costs of equipment to construct, expand or improve public facilities.

Year-over-year, the Lake Geneva Fire Department's services to the community continues to trend in an upwards direction. Our community continues to grow and thus increasing our calls for service. Our Fire Station 1 structure and infrastructure continues to deteriorate due to age and we strive to be creative in our utilization of limited funding to fix our building while maintaining a high level of functionality.

We foresee using the impact fees to potentially expand our current Station 1 facility and updating/upgrading to a state-of-the-art facility. This will allow us to better serve our community as we continue to experience an increase in demand for Fire and EMS services.

We further expect that our continued growth may lead us to looking at additional existing facilities or perhaps building a new Firehouse. Selecting the latter option would require legal involvement, engineering and design costs to construct, etc. All said requirements would fall within the guidelines set forth in the statute.

In summary, as our city continues to grow and age, our services are increasing in demand every year. We would have a significant interest in pursuing the Impact fees option as presented.



Planning Implementation Tools

Impact fees



Center for Land Use Education

www.uwsp.edu/cnr/landcenter/

updated April 2008

TOOL DESCRIPTION

An impact fee is a financial tool available to Wisconsin cities, villages and towns to pay for anticipated capital costs associated with new development. Capital costs refer to the one-time cost of constructing, expanding or improving physical, public facilities such as highways or sewage treatment systems. Prior to developing or imposing an impact fee, a municipality must conduct a detailed needs assessment to determine the portion of facility costs necessitated by the new development. The impact fee may not be used to pay for inadequacies in the current system. Rather than distributing costs associated with new development among existing property owners (generally in the form of increased property taxes), impact fees are collected from the developer or property owner at the time of building permit. Impact fees do not cover operational or maintenance costs which can be significant over the lifetime of a facility.

COMMON USES

Financing of Public Facilities

Together with subdivision regulations, impact fees provide a good mechanism to ensure that new developments are adequately served by public facilities. Fees are calculated based on the size, type and location of development and anticipated public facility needs. Facilities that are eligible for financing by impact fees are strictly limited by state statute and are summarized below.

Eligible Uses for Impact Fees:

- Highways, transportation facilities, and traffic control devices
- Sewage and water treatment facilities
- Water pumping, storage and distribution systems
- Parks, playgrounds and land for athletic fields
- Solid waste and recycling facilities
- Fire, law enforcement, and emergency medical facilities
- Libraries

Ineligible Uses:

- School district facilities
- Vehicles
- Operation and maintenance expenses
- Deficiencies in existing public facilities
- Purposes other than those for which the fees were collected

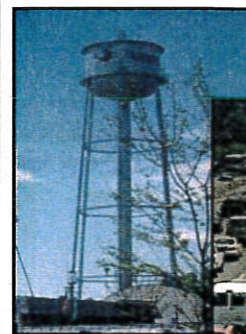
(Wis. Stat. § 66.0617(1)(f))

Figure 1: Impact fees can be used to offset the capital cost of public facilities attributable to new development

Parks and athletic fields



Water facilities



Highways



Transportation facilities



Photos © Regents of the University of Minnesota. Used with permission of the Metropolitan Design Center.

Figure 2: Comparison of local government financing tools

Local Government Financing Toolbox:

- **Impact fee:** fee collected from property owner at time of building approval to cover a share of anticipated public facility improvements.
Example: fees to expand a sewage treatment plant serving a new industrial site
- **Fee-in-lieu of dedication:** financial contribution imposed on a developer as a condition of subdivision approval.
Example: funds to purchase or make initial improvements to a public park serving a new subdivision
- **Property tax:** annual tax levy assessed on property owners in a local taxing jurisdiction based on the value of land and improvements.
Example: tax to fund local government services, infrastructure and personnel
- **Special assessment:** a special levy to fund improvements benefiting a specific area of existing development.
Example: levy to extend sewer and water service to newly annexed neighborhood
- **User fee:** a fee charged to cover the use of community facilities or services.
Example: annual fee collected from residents for garbage or recycling services

IMPLEMENTATION

CREATION

Municipalities that are experiencing moderate or high levels of new development, and have a comprehensive plan and capital improvements plan in place are in a strong position to implement an impact fee program. As illustrated below, the first step is to conduct a **needs assessment** for each anticipated public facility.

Figure 3: Example Park Needs Assessment

	Population	Park Acres	Share	Cost
Current	2,500	20		
Deficiency		+5	50%	\$10,000
Projected	+500	+5	50%	\$10,000
Total	3,000	30		\$20,000

Service Level Standard: 10 park acres per 1,000 residents.

1. Inventory existing public facilities – *village has 20 park acres.*
2. Identify desired service level standard – *village wants to provide 10 park acres for every 1,000 residents.*
3. Identify existing facility deficiencies based on service level standard – *5 more acres needed to serve 2,500 current residents.*
4. Identify public facility, improvement or expansion needs based on projected growth and service level standard – *addition of 500 new residents will necessitate 5 additional park acres.*
5. Estimate reasonable capital costs of anticipated facilities – *new park facilities, totaling 10 acres, will cost roughly \$20,000.*
6. Subtract cost of facilities attributable to deficiencies – *\$10,000 is attributable to deficiencies and \$10,000 to new development.*
7. Calculate impact fee based on anticipated growth – *\$10,000 divided among 250 anticipated new homes is \$40 per home.*

Many communities opt to hire a planning consultant to conduct the needs assessment and draft the impact fee ordinance. The ordinance usually includes a purpose section, definitions, fee schedule, exemptions, and procedures for appeal, refunds or amendments. A class 1 notice and public hearing are required prior to adopting the ordinance.

ADMINISTRATION

For impact fee ordinances enacted after January 1, 2008, impact fees must be collected at the time building permits are issued. Collected fees are placed in separate interest-bearing accounts and must be used within ten years for the capital improvement originally specified. If fees are not used within this time period they must be refunded with interest to the current property owner. This time period may be extended up to three years based on written documentation of hardship or extenuating circumstances. Detailed accounting records are necessary in case the impact fee is appealed or refunded. A five-year capital improvement plan should be maintained to anticipate future public improvements and regularly update the fee schedule.

Report Card: Impact Fees

Cost	Money or staff resources required to implement tool.
A	Staff and monetary resources are needed upfront to create an impact fee program. A consultant may be required to assist with creating the public facilities needs assessment, capital improvement plan, or fee schedule. Assessment of fees can be tied to an existing permitting process, thereby reducing staff time and costs. Impact fees pay for capital costs of public facilities but do not cover operation or maintenance costs.
Public Acceptance	The public's positive or negative perception of the tool.
B	Existing residents are generally supportive of impact fees because they limit tax increases due to new development. Developers, new homebuyers and businesses are generally less supportive because they must pay the impact fee. Those that feel the impact fees are too high could locate elsewhere.
Political Acceptance	Politician's willingness to implement tool.
B	Politicians that are faced with increasing development costs and limited revenues are generally willing to examine the use of impact fees. Approximately one hundred Wisconsin municipalities administer impact fee programs, showing they are well-accepted.
Equity	Fairness to stakeholders regarding who incurs costs and consequences.
A	Impact fees benefit local communities by providing income without raising local taxes. While they do not alter the total cost of providing services or infrastructure, they shift capital expenses from taxpayers-at-large to the developers and new homebuyers generating the costs. Depending on market conditions, studies show that impact fees can increase the cost of new housing or restrict housing supplies. However, state statutes allow communities to reduce or eliminate fees for low-cost housing. To be considered equitable, impact fees must be closely tied to development costs.
Administration	Level of complexity to manage, maintain, enforce, and monitor the tool.
A	The difficulty of administering an impact fee ordinance varies with the pace of new development, the clarity of local ordinances, and the reasonableness of local fees. Fees are generally considered reasonable if they are based on a needs assessment, bear a rational relationship to a need resulting from the development, and recover a proportional share of the capital costs of new facilities.
Scale	The geographic scale at which tool is best implemented.
Municipal	Only cities, villages and towns may use impact fees in Wisconsin. (2005 Wisconsin Act 477 prohibited county use of impact fees).

GRADING EXPLANATION

A - Excellent

B - Above Average

C - Average

D - Below Average

F - Failing

Grades are subjective ratings and should be considered in light of local circumstances.

Figure 4: Average development fee for single-family dwelling units in Wisconsin, 2006

Facility	#	Ave. Fee
Fire/EMS	21	\$474.20
Library	15	\$454.39
Park/Rec. ¹	80	\$937.42
Police/Law	17	\$339.98
Transportation	5	\$402.67
Stormwater	6	\$1,557.50
Sewer ²	53	\$2,414.55
Water ³	33	\$1,438.82
Other	18	\$415.88
Total	91	\$3,207.34

= number of communities with fees out of 112 surveyed.

¹ Includes Park Impact Fee, Fee-in-lieu of Parkland Dedication, Bike/Ped. Trail Fees and Park Development Fees.

² Includes Sewer Impact Fee, Sewer Connection Fee and Sewer RCA Fees.

³ Includes Water Impact Fee and Water Connection Fee.

WISCONSIN EXAMPLES

Village of Campbellsport

The Village of Campbellsport in Fond du Lac County adopted water and wastewater impact fees in February 2006. The fees are assessed based on water meter size and are due prior to the issuance of building permits. A typical residential meter less than one inch in diameter is charged a fee of \$1,850 to cover water and wastewater facilities. Larger meters, associated with more intense development, are assessed between \$4,625 (for a one inch meter) and \$148,000 (for an eight inch meter). Rates are determined based on standards developed by the Wisconsin Public Service Commission and a needs assessment. Exemptions are available for low-cost housing.

Figure 5: Village of Campbellsport Water Tower



Village of Menomonee Falls

The Village of Menomonee Falls in Waukesha County requires impact fees for sewers, water facilities, parks and other public facilities outlined in its capital improvement plan. The village also maintains a program that provides developers and landowners with credits for the voluntary dedication of land, physical improvements, or construction of public facilities necessitated by the development. The credits directly offset the cost of impact fees normally charged to the landowner. (See Sec. 42-159 of the Village Code)

FOR MORE INFORMATION

Libby, Lawrence W. and Carmen Carrion. 2004. *Development Impact Fees*. Ohio State University Extension Factsheet CDFS-1558-04. Available at: <http://ohioline.osu.edu/cd-fact/1558.html>.

Nicholas, James C., Arthur C. Nelson, and Julian C. Juergensmeyer. 1991. *A Practitioner's Guide to Development Impact Fees*. Chicago: Planners Press.

www.impactfees.com – An online impact fee resource provided by Duncan Associates. Includes frequently asked questions, state and local links, surveys, publications, case law, and other resources.

ACKNOWLEDGEMENTS

Document prepared by Rebecca Roberts, 2008. Design and layout by Robert Newby. We gratefully acknowledge the thoughtful review and contributions of Dean Uelmen, Campbellsport Village President; Alan Probst, UW-Extension Local Government Center; and Anna Haines, Lynn Markham, Douglas Miskowiak and Eric Olson, UW-Extension Center for Land Use Education.

Figure 1 photos © Regents of the University of Minnesota. Used with permission of the Metropolitan Design Center. Figure 4 data from the 2006 Community Development & Impact Fee Survey conducted by Ruekert-Mielke, available at: www.ruekert-mielke.com. Figure 5 photo from the Village of Campbellsport. Village of Campbellsport impact fee ordinance and needs assessment available at: <http://campbellsport.govoffice.com> (click on "Sewer and Water" and "Impact Fees"). Village of Menomonee Falls Code of Ordinances available at: www.menomonee-falls.org (click on "Code of Ordinances").



UW
Extension

Impact Fees & Needs Assessment Update

Current Impact Fees

- Park: \$3,614
- Sewer: \$2,415
- Water: \$3,122

What Are Impact Fees?

The Village of Menomonee Falls has seen and is expecting population growth and significant residential, commercial, institutional, and industrial development now and in the future. As a result, the village has constructed expanded park, water supply, sanitary sewer, and fire station facilities and is planning for additional facilities to meet the anticipated demands of future development. Impact fees are charged to developers or builders of new sites to help offset some of these expected future costs.

Fee Amounts

The amount of the impact fee is based on a ~~reasonable~~ estimate of the demand that a new development will create for public facilities. Impact fee law requires that impact fees must bear a rational relationship to the need for new, expanded, or improved public facilities.

In 2014, the village retained Trilogy Consulting to update the Public Facilities Needs Assessment and Impact Fee Study to update the parks, water supply, sanitary sewer, and fire stations facilities needs and capital costs to serve the village through the year 2035 and to determine appropriate and fair impact fees to recover a portion of the costs for those facilities. The Public Facilities Needs Assessment contains detailed projects lists and estimated costs upon which the impact fees are based.

- [Wisconsin § 66.0617](#)
- [Menomonee Falls Code of Ordinances Sec. 42-145](#)

How Are My Impact Fees Being Spent?

The impact fee statute allows the use of impact fees for a wide variety of public facilities projects. Impact fees may be used to pay for a proportionate share of capital costs of highways, traffic control facilities, sewerage facilities, storm water facilities, water supply facilities, parks facilities, solid waste and recycling facilities, fire protection facilities, law enforcement facilities, emergency medical facilities, and libraries that are necessary to serve related growth. However, impact fees may not be used for the purchase of vehicles and equipment, or for school district facilities.

What Is a Needs Assessment?

The needs assessment is the document that lays out the projects that the village intends to construct in the future along with the associated costs of these project. These lists of projects and costs are then used to determine the amounts of the impact fees by future development. The list of projects can be greater than the amounts of the impact fees that a municipality collects as is the case for the village. Impact fees cannot be used on a project that is not in this needs assessment.

Amendment Two

On April 2nd, 2018 the Village Board approved Amendment Number 2 to the Public Facilities Needs Assessment and Impact Fee Study Update, and on October 2nd, 2017 the Village Board approved Amendment Number 1 to the Public Facilities Needs Assessment and Impact Fee Study Update, with the original Public Facilities Needs Assessment and Impact Fee Study Update being approved in January of 2015.

View the [Public Facilities Needs Assessment and Impact Fees \(PDF\)](#)

SERVICES ONLINE

What you need at your finger tips

Select Language ▼

66.0617 Impact fees.

(1) DEFINITIONS. In this section:

- (a) "Capital costs" means the capital costs to construct, expand or improve public facilities, including the cost of land, and including legal, engineering and design costs to construct, expand or improve public facilities, except that not more than 10 percent of capital costs may consist of legal, engineering and design costs unless the municipality can demonstrate that its legal, engineering and design costs which relate directly to the public improvement for which the impact fees were imposed exceed 10 percent of capital costs. "Capital costs" does not include other noncapital costs to construct, expand or improve public facilities, vehicles; or the costs of equipment to construct, expand or improve public facilities.
- (b) "Developer" means a person that constructs or creates a land development.
- (c) "Impact fees" means cash contributions, contributions of land or interests in land or any other items of value that are imposed on a developer by a municipality under this section.
- (d) "Land development" means the construction or modification of improvements to real property that creates additional residential dwelling units within a municipality or that results in nonresidential uses that create a need for new, expanded or improved public facilities within a municipality.
- (e) "Municipality" means a city, village, or town.
- (f) "Public facilities" means all of the following:
 - 1. Highways as defined in s. 340.01 (22), and other transportation facilities, traffic control devices, facilities for collecting and treating sewage, facilities for collecting and treating storm and surface waters, facilities for pumping, storing, and distributing water, parks, playgrounds, and land for athletic fields, solid waste and recycling facilities, fire protection facilities, law enforcement facilities, emergency medical facilities and libraries. "Public facilities" does not include facilities owned by a school district.
 - 2. Notwithstanding subd. 1., with regard to impact fees that were first imposed before June 14, 2006, "public facilities" includes other recreational facilities that were substantially completed by June 14, 2006. This subdivision does not apply on or after January 1, 2018.
- (g) "Service area" means a geographic area delineated by a municipality within which there are public facilities.
- (h) "Service standard" means a certain quantity or quality of public facilities relative to a certain number of persons, parcels of land or other appropriate measure, as specified by the municipality.

(2) GENERAL.

- (a) A municipality may enact an ordinance under this section that imposes impact fees on developers to pay for the capital costs that are necessary to accommodate land development.
 - (b) Subject to par. (c), this section does not prohibit or limit the authority of a municipality to finance public facilities by any other means authorized by law, except that the amount of an impact fee imposed by a municipality shall be reduced, under sub. (6) (d), to compensate for any other costs of public facilities imposed by the municipality on developers to provide or pay for capital costs.
 - (c) Beginning on May 1, 1995, a municipality may impose and collect impact fees only under this section.
- (3) PUBLIC HEARING; NOTICE. Before enacting an ordinance that imposes impact fees, or amending an existing ordinance that imposes impact fees, a municipality shall hold a public hearing on the proposed ordinance or amendment. Notice of the public hearing shall be published as a class 1 notice under ch. 985, and shall specify where a copy of the proposed ordinance or amendment and the public facilities needs assessment may be obtained.

(4) PUBLIC FACILITIES NEEDS ASSESSMENT.

- (a) Before enacting an ordinance that imposes impact fees or amending an ordinance that imposes impact fees by revising the amount of the fee or altering the public facilities for which impact fees may be imposed, a municipality shall prepare a needs assessment for the public facilities for which it is anticipated that impact fees may be imposed. The public facilities needs assessment shall include, but not be limited to, the following:
 - 1. An inventory of existing public facilities, including an identification of any existing deficiencies in the quantity or quality of those public facilities, for which it is anticipated that an impact fee may be imposed.
 - 2. An identification of the new public facilities, or improvements or expansions of existing public facilities, that will be required because of land development for which it is anticipated that impact fees may be imposed. This identification shall be based on explicitly identified service areas and service standards.

3. A detailed estimate of the capital costs of providing the new public facilities or the improvements or expansions in existing public facilities identified in subd. 2., including an estimate of the cumulative effect of all proposed and existing impact fees on the availability of affordable housing within the municipality.
 - (b) A public facilities needs assessment or revised public facilities needs assessment that is prepared under this subsection shall be available for public inspection and copying in the office of the clerk of the municipality at least 20 days before the hearing under sub. (3).
- (5) DIFFERENTIAL FEES, IMPACT FEE ZONES.**
- (a) An ordinance enacted under this section may impose different impact fees on different types of land development.
 - (b) An ordinance enacted under this section may delineate geographically defined zones within the municipality and may impose impact fees on land development in a zone that differ from impact fees imposed on land development in other zones within the municipality. The public facilities needs assessment that is required under sub. (4) shall explicitly identify the differences, such as land development or the need for those public facilities, which justify the differences between zones in the amount of impact fees imposed.
- (6) STANDARDS FOR IMPACT FEES.** Impact fees imposed by an ordinance enacted under this section:
- (a) Shall bear a rational relationship to the need for new, expanded or improved public facilities that are required to serve land development.
 - (am) May not include amounts for an increase in service capacity greater than the capacity necessary to serve the development for which the fee is imposed.
 - (b) May not exceed the proportionate share of the capital costs that are required to serve land development, as compared to existing uses of land within the municipality.
 - (c) Shall be based upon actual capital costs or reasonable estimates of capital costs for new, expanded or improved public facilities.
 - (d) Shall be reduced to compensate for other capital costs imposed by the municipality with respect to land development to provide or pay for public facilities, including special assessments, special charges, land dedications or fees in lieu of land dedications under ch. 236 or any other items of value.
 - (e) Shall be reduced to compensate for moneys received from the federal or state government specifically to provide or pay for the public facilities for which the impact fees are imposed.
 - (f) May not include amounts necessary to address existing deficiencies in public facilities.
 - (fm) May not include expenses for operation or maintenance of a public facility.
 - (g) Except as provided under this paragraph, shall be payable by the developer or the property owner to the municipality in full upon the issuance of a building permit by the municipality. Except as provided in this paragraph, if the total amount of impact fees due for a development will be more than \$75,000, a developer may defer payment of the impact fees for a period of 4 years from the date of the issuance of the building permit or until 6 months before the municipality incurs the costs to construct, expand, or improve the public facilities related to the development for which the fee was imposed, whichever is earlier. If the developer elects to defer payment under this paragraph, the developer shall maintain in force a bond or irrevocable letter of credit in the amount of the unpaid fees executed in the name of the municipality. A developer may not defer payment of impact fees for projects that have been previously approved.
- (7) LOW-COST HOUSING.** An ordinance enacted under this section may provide for an exemption from, or a reduction in the amount of, impact fees on land development that provides low-cost housing, except that no amount of an impact fee for which an exemption or reduction is provided under this subsection may be shifted to any other development in the land development in which the low-cost housing is located or to any other land development in the municipality.
- (7r) IMPACT FEE REPORTS.** At the time that the municipality collects an impact fee, it shall provide to the developer from which it received the fee an accounting of how the fee will be spent.
- (8) REQUIREMENTS FOR IMPACT FEE REVENUES.** Revenues from each impact fee that is imposed shall be placed in a separate segregated interest-bearing account and shall be accounted for separately from the other funds of the municipality. Impact fee revenues and interest earned on impact fee revenues may be expended only for the particular capital costs for which the impact fee was imposed, unless the fee is refunded under sub. (9).
- (9) REFUND OF IMPACT FEES.** Except as provided in this subsection, impact fees that are not used within 8 years after they are collected to pay the capital costs for which they were imposed shall be refunded to the payer of fees for the property with respect to which the impact fees were imposed, along with any interest that has accumulated, as

described in sub. (8). Impact fees that are collected for capital costs related to lift stations or collecting and treating sewage that are not used within 10 years after they are collected to pay the capital costs for which they were imposed, shall be refunded to the payer of fees for the property with respect to which the impact fees were imposed, along with any interest that has accumulated, as described in sub. (8). The 10-year time limit for using impact fees that is specified under this subsection may be extended for 3 years if the municipality adopts a resolution stating that, due to extenuating circumstances or hardship in meeting the 10-year limit, it needs an additional 3 years to use the impact fees that were collected. The resolution shall include detailed written findings that specify the extenuating circumstances or hardship that led to the need to adopt a resolution under this subsection. For purposes of the time limits in this subsection, an impact fee is paid on the date a developer obtains a bond or irrevocable letter of credit in the amount of the unpaid fees executed in the name of the municipality under sub. (6) (g).

- (10) **APPEAL.** A municipality that enacts an impact fee ordinance under this section shall, by ordinance, specify a procedure under which a developer upon whom an impact fee is imposed has the right to contest the amount, collection or use of the impact fee to the governing body of the municipality.

History: 1993 a. 305; 1997 a. 27; 1999 a. 150 s. 524; Stats. 1999 s. 66.0617; 2005 a. 203, 477; 2007 a. 44, 96; 2009 a. 180; 2017 a. 243.

An association of developers had standing to challenge the use of impact fees. As long as individual developers had a personal stake in the controversy, the association could contest the use of impact fees on their behalf. Further, individual developers subject to the impact fees do have the right to bring their own separate challenges. *Metropolitan Builders Association of Greater Milwaukee v. Village of Germantown*, 2005 WI App 103, 282 Wis. 2d 458, 698 N.W.2d 301, 04-1433.

Sub. (6) allows a municipality to impose impact fees for a general type of facility without committing itself to any particular proposal before charging the fees. The needs assessment must simply contain a good-faith and informed estimate of the sort of costs the municipality expects to incur for the kind of facility it plans to provide. Sub. (9) requires impact fees ordinances to specify only the type of facility for which fees are imposed. A municipality must be allowed flexibility to deal with the contingencies inherent in planning. *Metropolitan Builders Association of Greater Milwaukee v. Village of Germantown*, 2005 WI App 103, 282 Wis. 2d 458, 698 N.W.2d 301, 04-1433.

Subs. (2) and (6) (b) authorize municipalities to hold developers responsible only for the portion of capital costs whose necessity is attributable to their developments. A municipality cannot expect developers' money to subsidize the existing residents' proportionate share of the costs. If impact fees revenues exceed the developers' proportionate share of the capital costs of a project, the municipality must return those fees to the current owners of the properties for which developers paid the fees. *Metropolitan Builders Association of Greater Milwaukee v. Village of Germantown*, 2005 WI App 103, 282 Wis. 2d 458, 698 N.W.2d 301, 04-1433.

When the plaintiff home builders association alleged a town enacted an impact fee ordinance that disproportionately imposed the town's costs on development and the ordinance contained a mechanism for appealing these issues, but the association did not use it, the circuit court did not erroneously exercise its discretion when it concluded the association should have used the ordinance's appeal process before bringing its claims to court. *St. Croix Valley Home Builders Association, Inc. v. Township of Oak Grove*, 2010 WI App 96, 327 Wis. 2d 510, 787 N.W.2d 454, 09-2166.

The primary purpose of a tax is to obtain revenue for the government as opposed to covering the expense of providing certain services or regulation. A "fee" imposed purely for revenue purposes is invalid absent permission from the state to the municipality to exact such a fee. A "fee in lieu of room tax" that did not help the city recoup its investment in a development but rather was a revenue generator for the city that was collected from the owners of condominiums in a specific development who chose not rent their units to the public was imposed without legislative permission and was therefore an illegal tax. *Bentivenga v. City of Delavan*, 2014 WI App 118, 358 Wis. 2d 610, 856 N.W.2d 546, 14-0137.

Rough Proportionality and Wisconsin's New Impact Fee Act. *Ishikawa*. Wis. Law. Mar. 1995.



Impact Fees

Statute 66.0617 = One time fee imposed on new development designed to recover the proportionate share of new, improved or expanded capital costs needed to serve new growth

- Water facilities
- Sewer facilities
- Storm facilities
- Parks, Playgrounds and land for athletic fields
- Highways and transportation facilities
- Traffic control devices
- Solid waste and recycling facilities
- Fire protection facilities
- Law enforcement facilities
- EMS facilities
- Libraries



Impact Fees (continued)

Cannot use for anything not specifically listed in the Statute

- City, Village or Town Halls
- Facilities owned by a school district
- Vehicles (Fire truck)

Timeline for spending impact fees:

- 2017 Act 243 modified timeline for spending and refunding impact fees
- 8-Years from time of collection for all facilities except sewer
- 10-Years from time of collection for sanitary sewer facilities and lift stations
 - ✓ Can be extended by 3-years due to hardship (need resolution specifying situation)



Impact Fee Process

Public Facilities Needs Assessment

- Inventory of existing facilities
- Identification of new, improved or expanded costs by type
- Deficiency/growth analysis to determine impact fee share of facility costs
- Impact of fees on affordable housing

Study placed on file for 30-day period in office of Clerk
Impact Fee ordinance prepared and public hearing held after
30-day period is over



Impact Fee Process (continued)

Consider reasonable service level standards for use in impact fee calculation

Park Type	Existing Acres	Service Level Acres/1,000 Population	2005 Population	2005 Acreage Need	Surplus/(Deficiency)	Deficiency %	Growth %
Neighborhood Park	5.00	2.00	11,195	22.39	(17.39)	78%	22%
Community Park	120.85	15.44	11,195	172.85	(52.00)	30%	70%
Regional Park	140.00	10.00	11,195	111.95	28.05	0%	100%



Impact Fee Practical Considerations

Consider time period between fee implementation and when facility will be constructed. Don't want to lose out on revenue, BUT do need to make sure that project will happen

Update the study as conditions change

- Comprehensive Plan Update
- Project is completed and actual costs are known
- Project scope changes

Water impact fees and PSC

- PSC staff will use Impact fee study as grounds to determine utility based vs. contributed asset addition
- Allow for extra time in rate case if you have water impact fees

There is a difference between connection fees and impact fees!



Lake Geneva

IT'S ALWAYS BEEN THE PLACE

Impact Fee Needs Assessment and Feasibility Report

Version 3.0

January 26, 2004

Presented by:



EHLERS
& ASSOCIATES INC.

I. Introduction and Background

In November 2001, Ehlers and Associates was contracted with to provide an update to the original impact fee study that was completed in 1990.

The original impact fees as established by the City were enacted prior to the State of Wisconsin creating Section 66.0617 in 1993, and were adopted under the Special Assessment powers of the City. The City currently has implemented the following three impact fees under its Special Assessment authority:

- Sewer Utility \$1,344 per REU (Residential Equivalency Unit)
- Water Utility \$ 805 per REU
- Parks
 - Single Family \$ 50 per unit
 - Multiple Family
 - 1st unit \$ 50 per unit
 - 2nd unit \$ 25 per unit
 - 3rd unit \$ 15 per unit
 - 4+ units \$ 10 per unit

The 1993 Act established a framework necessary to be utilized for any impact fee created and enacted after May 1, 1995. The basis of Section 66.0617 is sub. 2, which states, "...a political subdivision may enact an ordinance under this section that imposes impact fees on developers to pay for the capital costs that are necessary to accommodate land development."

While the City has been collecting impact fees under special assessment authority, the City recognizes the need to adopt impact fees for additional areas outside of the special assessment area.

II. Background of Impact Fees

The 1993 Act that established Section 66.0617 was predicated on providing Wisconsin municipalities with a framework for the enactment of impact fees. The law was established to ensure that impact fees established carried a rational relationship to infrastructure necessary for land development to occur.

The law defined "Public Facilities" to mean "...highways, as defined in Section 340.01(22), and other transportation facilities, traffic control devices, facilities for collecting and treating sewage, facilities for collecting and treating storm and surface waters, facilities for pumping, storing and distributing water, parks, playgrounds and other recreational facilities, solid waste and recycling facilities,

fire protection facilities, law enforcement facilities, emergency medical facilities and libraries except that, with regard to counties, "public facilities" does not include highways, as defined in Section 340.01(22), other transportation facilities or traffic control devices. "Public Facilities" does not include facilities owned by a school district."

The law further defined the need to conduct a Public Facilities Needs Assessment, hold a public hearing on the proposed implementation of the impact fees, provided a framework for differential impact fee zones, standards for impact fees, ability to have a low-cost housing exemption, established expenditure/accounting requirements for fees collected, establishes a mechanism for the refunding of unspent impact fees, and also a framework for the impact fees to be established.

III. Inventory of Existing Public Facilities

General Government

The City's current general government infrastructure includes a 41,500 square foot City Hall that houses general government and police department functions. The facility was constructed in 1998, with adequate space for expansion of the police department.

There are no deficiencies noted in the General Government area.

Public Works

The Public Works department currently includes two structures, one masonry structure of 6,000 square feet, unknown construction date, and a metal shed of approximately 5,612 square feet, unknown construction.

There are no deficiencies noted in the Public Works area.

Library

The library is currently located in a facility comprised of 13,894 square feet, unknown construction date. Although not included in this report, it is anticipated that the library may be expanding at a future date to meet the needs of the community.

The City is currently studying the library, but has yet to define any deficiencies in the library.

Fire Department

The City is currently serviced by a single fire station of 9,728 square feet, unknown construction date. The city does utilize garage space at a water storage facility owned and operated by the Water Utility.

The City would categorize the space utilized by the Fire Department at the water storage facility as a deficiency to be addressed when development requires expansion of the existing fire station, or the construction of a second facility.

Parks & Recreation

The City currently operates approximately 148 acres of parkland, comprised of open space, community parks, neighborhood parks, special use sites, and playlots. The park facilities include play structures, playfields, trails, picnicking, water recreating and sledding.

The City commissioned and adopted a Park and Open Space Plan in 1999, which is on file and available at the City Hall.

As indicated in the Park and Open Space Plan, there are no identified deficiencies in the City's park system. However, as additional residential areas are developed, the need will arise to provide for additional neighborhood classified parks.

Water Utility

The Water Utility currently operates with four(4) production wells with a capacity of 6 million gallons per day (MGD). Current average daily use is 1.4 MGD, with a high low range of 1 MGD in the winter months, to 2.2 MGD in the peak summer months.

Production capacity is limited by the Water Commissions filtration capabilities of 4 MGD.

The City has the capability to store 1.7 MG in two(2) elevated storage tanks, with another 1.7 MG stored within the capacity of the distribution/transmission mains.

The City distributes the water through a series of over 209,000 feet of mains.

Based upon the standards that the City has employed historically, the City desires to maintain excess capacity in production/filtration/storage of greater than 2:1.

Sewer Utility

The Sewer Utility currently operates a collection and treatment system with rated capacity of 2.5 MGD. The Department of Natural Resources (DNR) recognizes plant capacity of 90% of the rated capacity, or 2.25 MGD. The current average daily use is approximately 1.3 MGD, but can peak out significantly higher. Although rated for 2.5 MGD, the plant can support a peak capacity in the range of 2.8 to 3.0 MGD, for limited periods of time.

IV. Expansion of Facilities to Meet Needs of Growth

The City of Lake Geneva, current population 7,196, has been experiencing steady growth over the past years, averaging approximately 150 units per year. The average is skewed higher with significant years of growth in 1997 and 1998.

In determining the growth areas for the City, Village Engineers Crispell-Snyder, Inc. reviewed potential development areas and estimated that full build-out would result in a population equivalent of 45,535 additional residents, or an equivalent of 23,328 additional residential equivalent units. The growth memorandum prepared by Crispell-Snyder, Inc. dated January 26, 2004 has been incorporated as Exhibit A and is attached. It has further been assumed that there will be no significant changes to community demographics.

Below are the anticipated new water & sewer facility infrastructure that would be necessary to accommodate the growth as envisioned in the Crispell-Snyder memorandum:

Sewer Utility

The City has identified the need to increase the capacity of the wastewater treatment plant and the interceptor sewer main/force main system transmitting wastewater to the treatment plant in order to accommodate the new growth.

Cost estimates for the increased transmission capability are as follows:

Northwest	\$1,994,000
Highway 50	350,000
Highway H	450,000
Highway 12	370,000
Southeast	1,140,500
Old Highway 120	2,247,500
WWTP Improvements	<u>24,494,581</u>

Construction Total	\$31,046,581
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Construction Contingencies	6,209,316
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Eng., Legal & Admin. (see Note)	<u>6,209,316</u>
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Total Projects	<u>\$43,465,213</u>
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Note: Engineering, Legal & Administrative costs included design, engineering, and construction management services.

The City anticipates that the above construction/expansion costs will not have a benefit towards the existing residents of the community.

Water Utility

The City has identified the need to develop additional elevated storage transmission mains and ultimately the siting and construction of a new water supply sources. Dependent upon development considerations, it is anticipated that an additional 3.2 million gallons will need to be stored/elevated and an additional 11,195 gallons per minute will need to be produced. Further, the City will need to construct a number of boosted zone stations, pressure reduction stations and significant installations of transmission classified water mains. Cost estimates are as follows:

Northwest Area	\$2,085,000
North Area	495,000
Stoneridge Subdivision	1,855,000
South Area	5,231,500
Area 15	1,526,500
Deep Well Construction	<u>16,904,568</u>
Construction Sub-Total	\$28,097,568
Construction Contingency	5,619,514
Eng., Legal & Admin. (see Note)	<u>5,619,514</u>
Total	<u>\$39,336,596</u>

Note: Engineering, Legal & Administrative costs included design, engineering, and construction management services.

The City anticipates that the above construction/expansion costs will not have a benefit towards the existing residents of the community.

Fire Department

The Fire Department currently utilizes garage space at a facility owned and operated by the Water Utility. It is anticipated that the growth in the community will necessitate either the expansion of the existing Fire Station, or the development of a second satellite station. It is believed that the latter is the most likely scenario, and is anticipated to be necessary in either 2008 or 2009.

Currently, the City is utilizing approximately 10,800 square feet to service the current population. Based upon the above, the current per capita square foot fire facility space is 1.5 square feet per capita. Based upon the anticipated total developed area population, the City would need to add 68,300 square feet to maintain the same per capita/square foot ratio. It is not anticipated that the

same ratio will be needed in the future, so a ratio of 1 square foot per capita has been utilized. Therefore, it is anticipated that 45,535 square feet of space will need to be added in the future.

In estimating the construction costs associated with building new fire facility space, it is anticipated that 25% of the facility will be "administrative" use, carrying construction costs in the \$120 - \$160 range. The remainder of the space needs will be for equipment storage and will carry construction costs in the \$85 to \$110 range. For purposes of this analysis, the administrative area will be cost estimated at \$150 per square foot, and the equipment storage areas will be cost estimated at \$100 per square foot.

Based upon an anticipated need of 45,535 square feet, the following are the anticipated costs:

Administrative Area	11,385 sq. ft @ \$150 =	\$1,707,750
Equipment Area	34,150 sq. ft. @ \$100 =	\$3,415,000
Engineering/Architectural	10%	512,275
Land/Contingencies	30%	<u>\$1,536,825</u>
Total		\$7,171,850

The City anticipates that the above construction/expansion costs will not have a benefit towards the existing residents of the community.

Parks

The City's Park and Open Space Plan, included by reference, identifies the need for the City to continue creating neighborhood parks with the development of new residential subdivisions. No new community or regional parks are identified as being necessary to develop with the growth that is anticipated.

The City's typical neighborhood park is between 3 and 5 acres, and includes some minor play structures. The Outdoor Recreation Plan calls for at least 1.8 acres per 1,000 residents, with a service radius not greater than 0.5 miles.

Assuming that the City will purchase and develop 1.8 acres of land per 1,000 residents, the City would need to purchase 82 acres (rounded) of land to service the developed population. It is estimated that the cost of land will average \$40,000 per acre, totaling \$3,280,000.

For the purposes of the impact fees, the City is estimating that improvement costs for the neighborhood park system will average \$25,000 per net developed

acre. It is estimated that based upon the 82 acres of land to service the developed population will result in an additional \$2,050,000 of cost.

Therefore, the total neighborhood park system will result in development costs of \$5,330,000.

There are no other deficiencies identified in the Park and Open Space Plan.

V. Impact Fee Methodology

The methodology that the City is utilizing in determining the impact fee assessments is prescribed in Section 66.0617, Wisconsin Statutes, and is summarized as follows:

New Capital Costs to Support Growth

Minus

Existing Facility Deficiencies

Divided by

Anticipated Unit Growth

Equals

Proposed Impact Fee

Sewer Utility

Capital Costs	\$43,465,213
Less Existing Facility Deficiencies	0
Divided by Residential Equivalent Units	23,328
Proposed Impact Fee	\$1,863.22
Rounded Fee	\$1,865

Water Utility

Capital Costs	\$39,336,596
Less Existing Facility Deficiencies	0
Divided by Residential Equivalent Units	23,328
Proposed Impact Fee	\$1,686.24
Rounded Fee	\$1,690

Fire Department Facilities

Capital Costs	\$7,171,850
Less Existing Facility Deficiencies	0
Divided by Residential Equivalent Units	23,328
Proposed Impact Fee	\$307.44
Rounded Fee	\$310

Parks & Recreation

Capital Costs	\$5,330,000
Less Existing Facility Deficiencies	0
Divided by Residential Equivalent Units	23,328
Proposed Impact Fee	\$228.48
Rounded Fee	\$230

Total Proposed Impact Fees

Sewer Utility	\$1,865
Water Utility	1,690
Fire Department Facilities	310
Parks & Recreation	230
Total Proposed Impact Fee	\$4,095.00

VI. Effects of Proposed Fee on Affordable Housing

Lake Geneva Affordable House	\$ 195,616
WHEDA 30 year Mortgage Rate	5.375%
Estimated Monthly Payment (Not Including Taxes)	\$ 1,106.18
Proposed Impact Fee	\$ 4,095
Estimated 30 Year Mortgage Rate	5.375%
Estimated Monthly Payment (Not Including Taxes)	\$ 23.16

The imposition of the impact fee represents an increase of 2.09% of the monthly mortgage costs for the above home. Assuming a mortgage affordability calculation of 2.5 times gross earnings, the "affordable home" would require a household income level of \$78,246 and the "affordable home" plus the impact fee would require an income level of \$79,884, a difference of \$1,638 annually.

VII. Development Zones



Based upon discussion by City Staff and the City Council, it is the determination of the City that the impact fees shall be implemented uniformly over the developable areas as identified in Exhibit B. Although Section 66.0617(5), Wisconsin Statutes, allows for differential zones to be applied, the City believes that a uniform fee is equitable for the community.

VIII. Low Cost Housing Exemption

Section 66.0617(7), Wisconsin Statutes, allows for a "Low-Cost Housing" exemption from the fee. Based upon direction of the City, the City is not of the opinion that a low-cost housing exemption should be implemented at this time.

IX. Conclusions

Based upon the foregoing analysis and assumptions, the City of Lake Geneva should proceed with revising existing and adopting new impact fees as follows:

Wastewater Fee	\$ 1,865
Water Fee	\$ 1,690
Fire Department	\$ 310
Parks	\$ 230
Total	<u>\$ 4,095</u>

The above represents an equitable assessment to new development for infrastructure that will need to be constructed in order to meet the needs of the City's new growth. The improvements laid out heretofore represent a rational relationship stemming from the growth that is anticipated to occur.

The City should review the impact fee ordinance and methodology periodically to ensure that the assumptions utilized in the analysis remain accurate.

Exhibit A

CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made this 1st day of January, 2004, between the undersigned parties, who agree to keep confidential and not to disclose to any third party, the information and documents ("Confidential Information") which are disclosed to them by the other party, in connection with the business relationship between them.

1. DEFINITION OF CONFIDENTIAL INFORMATION

Confidential Information shall mean all information, in any form, which is disclosed by one party to the other party, which is not generally known to the public, and which has economic value, and which is the subject of this Agreement.

2. OBLIGATIONS OF THE PARTIES

The parties agree to keep confidential and not to disclose to any third party, the Confidential Information which is disclosed to them by the other party, in connection with the business relationship between them.

CONFIDENTIAL	CONFIDENTIAL
CONFIDENTIAL	CONFIDENTIAL
CONFIDENTIAL	CONFIDENTIAL
CONFIDENTIAL	CONFIDENTIAL

CONFIDENTIAL CONFIDENTIAL

The parties agree to keep confidential and not to disclose to any third party, the Confidential Information which is disclosed to them by the other party, in connection with the business relationship between them. The parties agree to keep confidential and not to disclose to any third party, the Confidential Information which is disclosed to them by the other party, in connection with the business relationship between them.

The parties agree to keep confidential and not to disclose to any third party, the Confidential Information which is disclosed to them by the other party, in connection with the business relationship between them.





MEMORANDUM

TO: Jim Mann
Ehlers & Associates, Inc.

FROM: Diane Thoune
Crispell-Snyder, Inc.

DATE: January 26, 2004

SUBJECT: City of Lake Geneva
Impact Fee Utilities Planning
Project No. 03014.BQ

General

Because of rapid residential and commercial development, the City of Lake Geneva wishes to assess impact fees to alleviate the cost of new municipal water and sewer facilities. This study is a summary of the facilities needed to serve new development. Cost estimates for the new facilities are also provided. This is a planning report intended for use in calculating impact fees only; the actual size and location of facilities may change during design. This report also does not offer a timeline for the rate of development. Impact fees are only charged to new development and do not account for current deficiencies in the system. Impact fees should be examined at a maximum interval of every 5 years, to assure that development is taking place as predicted.

A study area was chosen based on which areas around the City are expected to develop most quickly. The study area is the same for the analysis of both the water and wastewater facilities. The study areas are shown on Figures 1 and 2. Both maps are broken down further into service areas. For the wastewater study, the study areas are based on elevation and the flow of water. On the water map, the service areas are based on different pressure zones. Each of the service areas is divided into smaller areas of varying land use. The expected population, wastewater production, and water use are based on land use. The names of the service areas are based on the "Extra-Territorial Sewer and Water Study," by Crispell-Snyder, Inc., 1990.

LAKE GENEVA P.O. Box 550 700 Geneva Parkway, 53147 (262) 348-5600 FAX (262) 348-9979	GERMANTOWN W175 N11117 Stonewood Drive, Suite 100, 53022 (262) 250-8000 FAX (262) 250-8011	RACINE 6011 Durand Avenue, Suite 500, 53406 (262) 554-8530 FAX (262) 554-1503
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Wastewater

The wastewater study area includes seven main service areas with several smaller areas of varying land use. The seven service areas are Areas B and D; Area G; Area H and its subparts; Area K; Area I; Areas M and L; and Area J. A summary of all areas, their land use, and estimated wastewater production is shown in Table 1.

Areas B and D are located northwest of the City near Lake Como. Area B is expected to contain low-density, single-family development. Area D is expected to be a mix of residential development with single-family homes and multiple family residences. Most of this service area drains toward Lake Como, while the rest will drain to the existing system. One new 2,241 gpm lift station and a 16-inch force main are required. The sizing calculations for all lift stations are shown in Table 2.

Area G contains proposed commercial development and is located at the intersection of Highways 12 and 50. A 288 gpm lift station will be located in this area. A 6-inch force main will transport the lifted sewage to the existing system. It will then flow by gravity to the treatment plant.

Areas H, H-1, H-2, H-3, and H-4 are planned for light industrial, single-family, commercial, institutional (middle school), and multi-family land use. These areas can be served by gravity sewers flowing to the nearby existing interceptor sewers.

Area K is divided into two sections. One section is expected to contain single-family, one-acre lots, while the other section will contain multi-family development with an existing trailer park. The whole area will be served by a 806 gpm lift station with an 8-inch force main. This will empty into the existing interceptor sewers to the north.

Area I is expected to contain single-family residential development. The entire area drains to the north, where it is bounded by STH 12. A 358 gpm lift station will be located there. A 6-inch force main will carry the pumped wastewater to the west to existing interceptor sewers.

Area L is planned for single-family residential and some commercial development along Highway H. Area M is planned for low-density residential development with some one-acre and some five-acre lots. Almost the entire portion of both areas drains to a point along the railroad track. An 868 gpm lift station will be located there, and a 12-inch force main will run to the northeast to the City's existing interceptor sewers. One small area in the northeast part of M cannot be served by this lift station. Because there will be very low-density development in this area, the City will not require the residents to hook up to the municipal sewer system. Another lift station will not be added in that location.

Area J is a large section on the south side of the lake. The area is expected to contain mixed residential development. The entire area drains to the northwest, where a 4,468 gpm lift station will be located. A 12-inch and a 16-inch force main will carry wastewater east and north to existing interceptor sewers.

Water

The water map, Figure 2, has the same boundary as the wastewater map. It is divided into five major areas, which represent different service areas and pressure zones. These areas are divided further based on the different land uses discussed in the wastewater section above.

The maximum water use, fire flow needs, water supply capacity, and required storage capacity were analyzed in each of the pressure zones. This analysis determined which new facilities are needed in each pressure zone. A summary of water use can be found in Table 3. It was assumed that each person uses 125 gpd. It was also assumed that all new wells will be deep wells, and will have a flow rate of 1,000 gpm. The water supply capacity needed to serve the entire new service area was based on the maximum day demand. That demand was calculated by multiplying the average day demand by a peaking factor. Using the projected population of the new service area, a peaking factor was found on Figure 3. The maximum day demand is 14.7 MGD. As shown in Table 4, 11,195 gpm of well capacity is needed. Table 5 shows the necessary booster station capacities in the high pressure zones. Table 6 is a summary of the storage capacity needed in the different service areas.

Most of Areas 1, 2, and 4 northwest of the City will be on a separate pressure system from the rest of the City. Three pressure relieving valves will separate this zone from the existing system. It will also have a separate elevated storage tank and booster station. With a projected maximum water demand of 1.12 MGD, this area requires a 776 gpm booster station and a 300,000 gallon tower.

A small section north of the City can be served on the existing high pressure system. This section includes Areas 4, 4-C, 5-A, 7, and 8. A 12-inch water main from the City system will provide water to these areas.

The proposed Stoneridge Subdivision is also located north of the City. Areas 5, 5-B, and 5-C make up this section. These areas have high elevations and require a boosted pressure zone. Two pressure relieving valves will separate this area from the rest of the system. This area will require a 1,501 gpm booster station. A 200,000 gallon elevated storage tank has been proposed for this area. At ultimate development, the area will require 443,514 gallons of storage.

Area 13 and all its sub-sections will be on the same pressure system as the existing Host Drive tower. Areas 14 and 16 will also run on this same pressure system. It will be possible to fill the new tower with the new wells or through the existing system. All of these areas combined have an average day water demand of 4.83 MGD. A 2.0 million gallon tower will be necessary to serve Areas 13, 14, and 16, as shown on Figure 2. As an option, the City could construct one 1.0 million gallon tower when development begins and another 1.0 million gallon tower when storage needs increase. In this way, the City can avoid the problem of poor cycling and stagnant water in the tower.

Area 15 is a small high pressure zone that will require its own tower and 1,275 gpm booster station. The area has an average day demand of 0.56 MGD. The tower will have a capacity of 400,000 gallons. Two pressure relieving valves will separate this area from the rest of the system.

Population

A population projection is necessary to determine an impact fee. The population projection for this study was based on the type of residential land use, the number of residential equivalent units (REUs), and an assigned number of population equivalents (PE) per acre. An REU is equivalent to one household, whether it is a one-family, multi-family, condominium, cooperative, rental, or owner-occupied unit. According to year 2000 census data, each household in the City of Lake Geneva contains 2.33 people. The PEs assigned to each type of development are based on widely used conservative estimates. These calculations are shown in Table 1. PEs were assigned to commercial and industrial areas to determine wastewater production and water use, but these areas won't contribute to the population of the City. REUs for these areas are based on their service needs compared to residential development. It was determined that the new residential population of the study area when development is complete will be 45,535 people. The number of residential equivalent units (REUs), which includes all types of development, will be 23,328.

Cost Estimates

The cost estimates for all the new wastewater and water facilities required to serve the study area are shown in Tables 7 and 8. For wastewater, the total cost is \$43,465,213, while the total cost for water facilities is \$39,336,596. The average cost per gpm of water from a typical deep well is shown in Table 9. This cost estimate includes the cost of treatment, which was assumed to be necessary at all well sites. The costs of elevated storage tanks are based on a manufacturer's quote of \$1.25 per gallon for large towers and \$1.75 per gallon for small towers. The wastewater treatment plant improvements are based on a cost per REU, as calculated from recently bid projects. The costs of sanitary sewer, water main, valves, and lift stations are based on recent bid prices. Only the costs of sewers and water mains greater than eight inches in diameter are included in the cost estimates. Sewers and water mains sized eight inches and smaller are paid for by the developer.

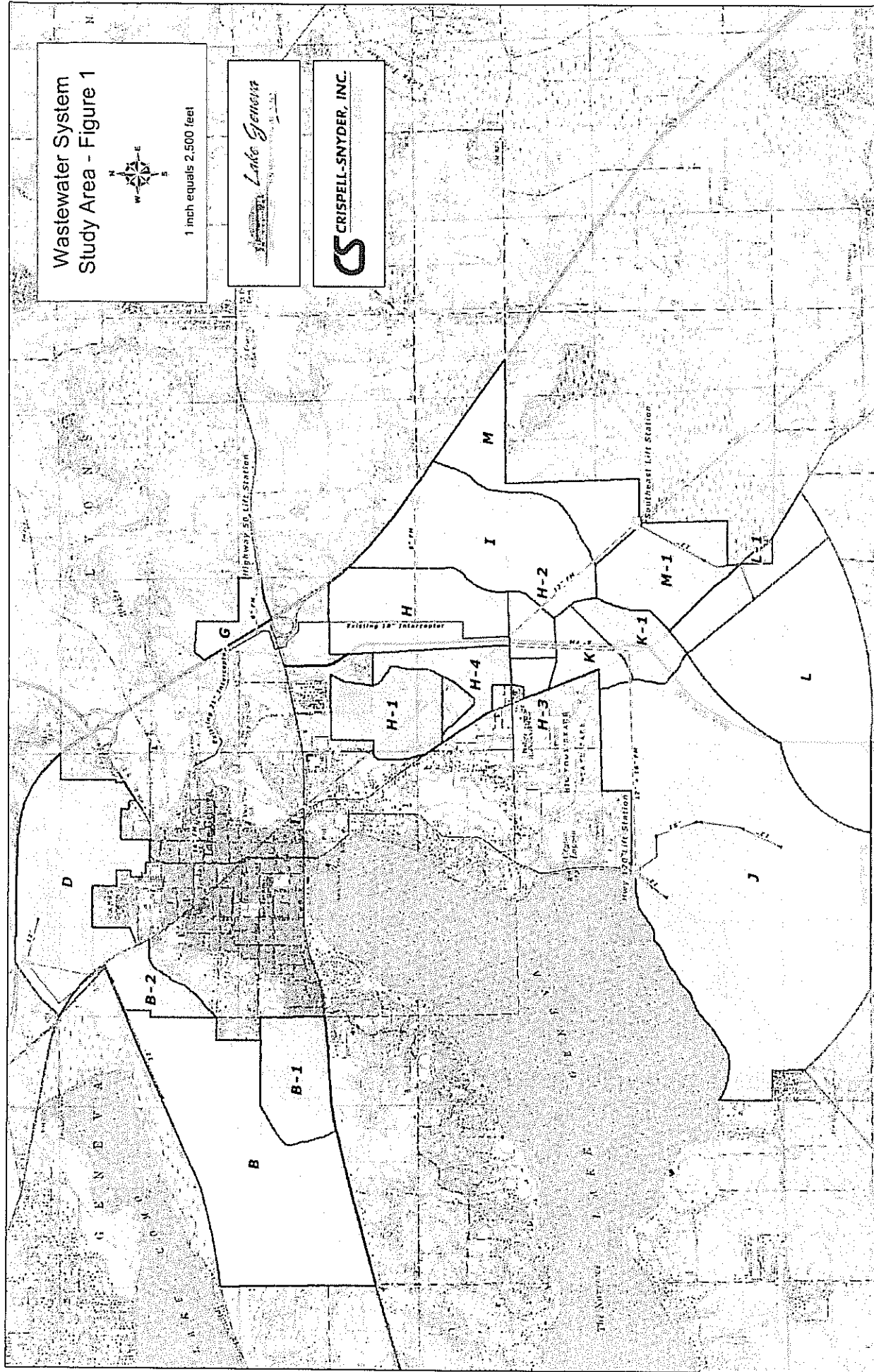
Wastewater System
Study Area - Figure 1



1 inch equals 2,500 feet

Lake Geneva

CS CRISPELL-SNYDER, INC.



Water System
Study Area - Figure 2



1 inch equals 2,500 feet

Lake Geneva

CRISPELL-SNYDER, INC.

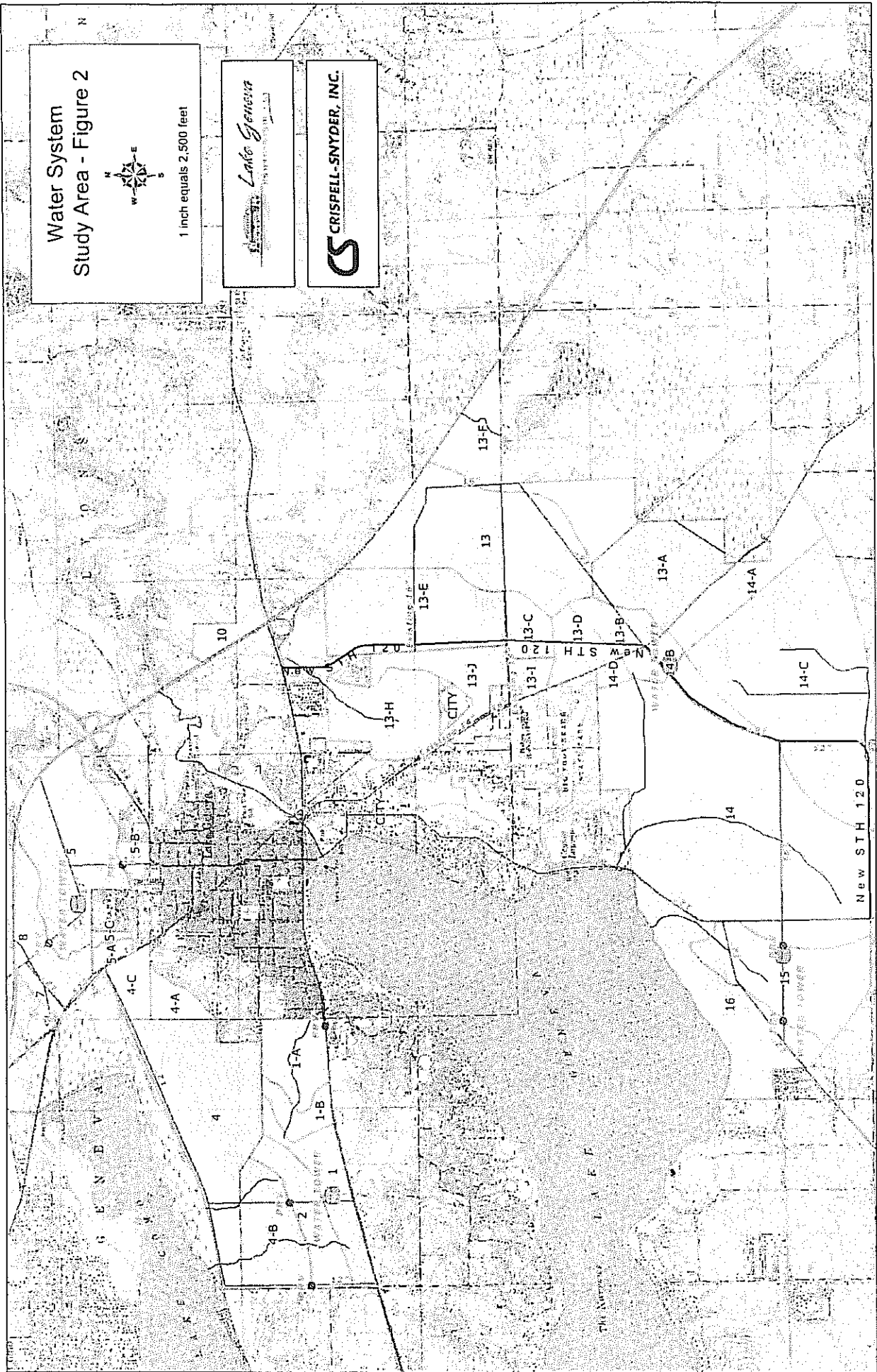


TABLE 1
CITY OF LAKE GENEVA
IMPACT FEE UTILITIES PLANNING
P.N. 03014BQ

Wastewater Production and Population Projection

Sewerage Study Area	Land Use	Total Area (acres)	Developable Area (acres)	REUs per acre	Total REUs per Area	Population Equivalent	Average Flow (gpd)	Peaking Factor ³	Design Flow (gpd)
B	Low Density Residential ¹	699	506	2	1,011	2,356	235,605	2.9	683,254
B-1	Low Density Residential	164	116	2	232	541	54,127	3.9	211,097
B-2	Low Density Residential	92	69	2	137	320	31,982	3.9	124,730
D	Mixed Residential	438	323	10.73	3,467	8,079	807,911	2.9	2,342,943
G	Commercial	55	37	12.88	481	1,121	112,070	3.7	414,660
H	Business / Light Industrial	281	211	8.58	1,812	4,222	422,163	3.3	1,393,139
H-1	Low Density Residential	168	116	2	231	539	53,931	3.9	210,329
H-2	Commercial	56	42	12.88	536	1,249	124,927	3.7	462,232
H-3	Institutional ²	29	29	N/A	N/A	N/A	7,500	4.2	31,500
H-4	Multi-family Residential	104	78	19.31	1,504	3,505	350,487	3.4	1,191,654
I	Low Density Residential	408	299	2	598	1,394	139,400	3.7	515,779
J	Mixed Residential	1,478	953	10.73	10,227	23,828	2,382,781	2.7	6,433,508
K	Low Density Residential, 1-acre lots	79	57	1.00	57	134	13,351	3.3	44,060
K-1	Multi-family Residential, trailer park	102	73	19.31	1,408	3,280	327,954	3.3	1,082,248
L	Low Density Residential	606	267	2	535	1,246	124,620	3.3	411,245
L-1	Commercial, Frontage	130	74	12.88	956	2,228	222,780	3.3	735,176
M	Low Density Residential, 5-acre lots	211	126	0.20	25	59	5,885	3.3	19,422
M-1	Low Density Residential, 1-acre lots	209	109	1.00	109	255	25,488	3.3	84,112
TOTAL		5311	3486	---	23,328	54,355	5,442,964	---	16,391,088

TOTAL RESIDENTIAL POPULATION = 45,535
TOTAL RESIDENTIAL REUS = 19,543

NOTES:

¹ Wetland areas and land set aside for public use such as streets and parks have been subtracted.

² Peaking factors in lift station service areas are based on the total population in those areas. All others are based on the population of the individual area.

³ Low density residential development is expected to contain approximately half-acre lots.

⁴ Lake Geneva Middle School. The flow is based on a population of approximately 750 students and a flowrate of 10 gpcpd.

TABLE 2
CITY OF LAKE GENEVA
IMPACT FEE UTILITIES PLANNING
P.N. 03014BQ

New Lift Stations

	Northwest Lift Station	Highway 50 Lift Station	Highway H Lift Station	Highway 12 Lift Station	Southeast Lift Station	Old Highway 120 Lift Station
Areas Served	B, B-2, D	G	K, K-1	I	L, L-1, M, M-1	J
Average Daily Flow (gpd)	1,075,498	112,070	341,306	139,400	378,774	2,382,781
Population	10,755	1,121	3,413	1,394	3,788	23,828
Peaking Factor	3.0	3.7	3.4	3.7	3.3	2.7
Maximum Day Demand (gpd)	3,226,495	414,660	1,160,439	515,779	1,249,955	6,433,508
Pumping Capacity (gpm)	2,241	288	806	358	868	4,468

TABLE 3
CITY OF LAKE GENEVA
IMPACT FEE UTILITIES PLANNING
P.N. 03014BQ

Water Use

Northwest Area

Study Area	Land Use	Total Area (acres)	Developable Area (acres)	REUs per acre	Population Equivalent	Average Use (gpd)
1	Low Density Residential	114	85	2	395	49,385
1-A	Low Density Residential	100	70	2	325	40,643
1-B	Low Density Residential	47	34	2	158	19,719
2	Low Density Residential	105	77	2	358	44,701
4	Low Density Residential	351	254	2	1183	147,937
4-A	Low Density Residential	39	29	2	135	16,882
4-B	Low Density Residential	143	100	2	467	58,426
TOTAL					3022	377,693

North Area

Study Area	Land Use	Total Area (acres)	Developable Area (acres)	REUs per acre	Population Equivalent	Average Use (gpd)
4	Low Density Residential	351	254	2	1183	147,937
4-C	Low Density Residential	55	41	2	193	24,148
5-A	Mixed Residential	17	12	10.73	312	39,039
7	Mixed Residential	20	12	10.73	310	38,737
8	Mixed Residential	105	76	10.73	1,904	237,969
TOTAL					3903	487,830

Stoneridge Subdivision

Study Area	Land Use	Total Area (acres)	Developable Area (acres)	REUs per acre	Population Equivalent	Average Use (gpd)
5	Mixed Residential	271	203	10.73	5,083	635,370
5-B	Mixed Residential	37	28	10.73	696	87,054
5-C	Mixed Residential	8	6	10.73	158	19,780
TOTAL					5,938	742,204

South Area

Study Area	Land Use	Total Area (acres)	Developable Area (acres)	REUs per acre	Population Equivalent	Average Use (gpd)
10	Commercial	55	37	12.88	1,121	140,082
13	Low Density Residential	408	299	2	1,394	174,250
13-A	Low Density Residential, 1-acre lots	210	110	1	257	32,086
13-B	Multi-family Residential	62	46	19.31	2,086	260,719
13-C	Commercial	56	42	12.88	1,249	156,154
13-D	Low Density Residential, 1-acre lots	66	49	1	114	14,312
13-E	Business / Light Industrial	281	211	8.58	4,221	527,649
13-F	Low Density Residential, 5-acre lots	211	126	0.2	59	7,358
13-H	Low Density Residential	168	116	2	539	67,414
13-I	Institutional ¹	29	29	N/A	N/A	9,000

13-J	Multi-family Residential	104	78	19.31	3,505	438,104
14	Mixed Residential	1034	593	10.73	14,819	1,852,351
14-A	Commercial (frontage)	130	74	12.88	2,228	278,484
14-B	Multi-family Residential	39	26	19.31	1,149	143,652
14-C	Low Density Residential	606	267	2	1,246	155,774
14-D	Low Density Residential, 1-acre lots	14	9	1	20	2,493
16	Mixed Residential	247	181	10.73	4,536	567,044
TOTAL					38,543	4,826,927

Area 15

Study Area	Land Use	Total Area (acres)	Developable Area (acres)	REUs per acre	Population Equivalent	Average Use (gpd)
15	Mixed Residential	242	178	10.73	4,450	556,257

¹ Lake Geneva Middle School. The flow is based on a population of approximately 750 students and a water use of 12 gpcpd.

TABLE 4
CITY OF LAKE GENEVA
IMPACT FEE UTILITIES PLANNING
P.N. 03014BQ

Well Capacity Summary

	Total Average Demand (gpd)	Peaking Factor ¹	Maximum Day Demand (gpd)	Maximum Demand (gpm)	Firm Water Supply Needed ² (gpm)
All Areas	6,990,911	2.1	14,680,913	10,195	11,195

¹ Based on the population calculated in Table 1 and using Figure 3.

² The maximum day demand must be provided with one well out of service. It was assumed that a deep well produces 1,000 gpm.

TABLE 5
CITY OF LAKE GENEVA
IMPACT FEE UTILITIES PLANNING
P.N. 03014BQ

High Pressure Zones

Northwest Area

Study Area	Land Use	Population Equivalent	Average Use (gpd)
1	Low Density Residential	395	49,385
1-A	Low Density Residential	325	40,643
1-B	Low Density Residential	158	19,719
2	Low Density Residential	358	44,701
4	Low Density Residential	1183	147,937
4-A	Low Density Residential	135	16,882
		2,554	319,267
		Peaking factor	3.5
		Maximum Day Demand (gpd)	1,117,435
		Booster Station Capacity (gpm)	776
		Pump Capacity (gpm, three pumps)	388

Stoneridge Subdivision

Study Area	Land Use	Population Equivalent	Average Use (gpd)
5	Mixed Residential	5,083	635,370
5-C	Mixed Residential	158	19,780
		5,241	655,151
		Peaking factor	3.3
		Maximum Day Demand (gpd)	2,161,997
		Booster Station Capacity (gpm)	1,501
		Pump Capacity (gpm, four pumps)	500

Area 15

Study Area	Land Use	Population Equivalent	Average Use (gpd)
15	Mixed Residential	4,450	556,257
		Peaking factor	3.3
		Maximum Day Demand (gpd)	1,835,647
		Booster Station Capacity (gpm)	1,275
		Pump Capacity (gpm, four pumps)	425

TABLE 6
CITY OF LAKE GENEVA
IMPACT FEE UTILITIES PLANNING
P.N. 03014BQ

Water Storage and Well Capacity Summary

Study Area	Maximum Day Demand ¹ x 0.25 (gallons)	Required Fire Storage ² (gallons)	Three-Hour Pumped Capacity ³ (gallons)	Total Required Storage (gallons)
Northwest Area	321,039	120,000	139,679	301,360
North Area	402,460	120,000	201,230	321,230
Stoneridge Subdivision	593,764	120,000	270,250	443,514
South Area	3,016,829	630,000	1,508,415	2,138,415
Area 15	458,912	120,000	229,456	349,456

¹ Maximum Day Demand = Average Day Demand * peaking factor.

² Fire storage is based on 3,500 gpm for 3 hours in commercial areas and 1,000 gpm for 2 hours in single-family residential areas.

³ Three-hour pumped capacity is calculated with the largest well or pump in the planning area out of service.

TABLE 7
CITY OF LAKE GENEVA
IMPACT FEE UTILITIES PLANNING
P.N. 03014BQ

Preliminary Cost Estimates - Wastewater System Improvements

Number	Item	Unit	Quantity	Unit Price	Total
NORTHWEST					
1	12" Interceptor Sewer	LF	8,900	\$80	\$712,000
2	16" Force Main	LF	9,700	\$60	\$582,000
3	Sewage Pumping Station (2,241 gpm)	LS	1		\$700,000
				SUBTOTAL	\$1,994,000
HIGHWAY 50					
4	Sewage Pumping Station (288 gpm)	LS	1		\$350,000
HIGHWAY H					
5	Sewage Pumping Station (806 gpm)	LS	1		\$450,000
HIGHWAY 12					
6	Sewage Pumping Station (358 gpm)	LS	1		\$370,000
SOUTHEAST					
7	12" Interceptor Sewer	LF	4,500	\$80	\$360,000
8	12" Force Main	LF	5,100	\$55	\$280,500
9	Sewage Pumping Station (868 gpm)	LS	1		\$500,000
				SUBTOTAL	\$1,140,500
OLD HIGHWAY 120					
10	12" Interceptor Sewer	LF	2,550	\$80	\$204,000
11	15" Interceptor Sewer	LF	2,750	\$60	\$165,000
12	12" & 16" Force Main	LF	10,300	\$95	\$978,500
13	Sewage Pumping Station (4,468 gpm)	LS	1		\$900,000
				SUBTOTAL	\$2,247,500
14	Treatment Plant Improvements	REU	23,328	\$1,050	\$24,494,581

ESTIMATED CONSTRUCTION COST \$31,046,581

CONTINGENCIES (20%) \$6,209,316

ENGINEERING, LEGAL, AND ADMINISTRATIVE (20%) \$6,209,316

ESTIMATED PROJECT COST \$43,465,213

TABLE 8
CITY OF LAKE GENEVA
IMPACT FEE UTILITIES PLANNING
P.N. 03014BQ

Preliminary Cost Estimates - Water System Improvements

Number	Item	Unit	Quantity	Unit Price	Total
NORTHWEST AREA					
1	12" Water Main	LF	17250	\$60	\$1,035,000
2	12" PR Valve in Vault	EA	3	\$25,000	\$75,000
3	1,196 gpm Booster Station	EA	1	\$450,000	\$450,000
4	300,000 Gallon Water Tower	EA			\$525,000
				SUBTOTAL	\$2,085,000
NORTH AREA					
5	12" Water Main	LF	8250	\$60	\$495,000
STONERIDGE SUBDIVISION					
6	12" Water Main	LF	8000	\$60	\$480,000
7	12" PR Valve in Vault	EA	2	\$25,000	\$50,000
8	1,941 gpm Booster Station	EA	1	\$450,000	\$450,000
9	500,000 Gallon Water Tower	EA			\$875,000
				SUBTOTAL	\$1,855,000
SOUTH AREA					
10	16" Water Main	LF	28350	\$70	\$1,984,500
11	12" Water Main	LF	12450	\$60	\$747,000
12	2.0 Million Gallon Water Tower	EA			\$2,500,000
				SUBTOTAL	\$5,231,500
AREA 15					
13	16" Water Main	LF	2250	\$70	\$157,500
14	12" Water Main	LF	2650	\$60	\$159,000
15	16" PR Valve in Vault	EA	2	\$30,000	\$60,000
16	1,105 gpm Booster Station	EA	1	\$450,000	\$450,000
17	400,000 Gallon Water Tower	EA			\$700,000
				SUBTOTAL	\$1,526,500
18	Deep Wells	gpm	11,195	\$1,510	\$16,904,568

ESTIMATED CONSTRUCTION COST \$28,097,568

CONTINGENCIES (20%) \$5,619,514

ENGINEERING, LEGAL, AND ADMINISTRATIVE (20%) \$5,619,514

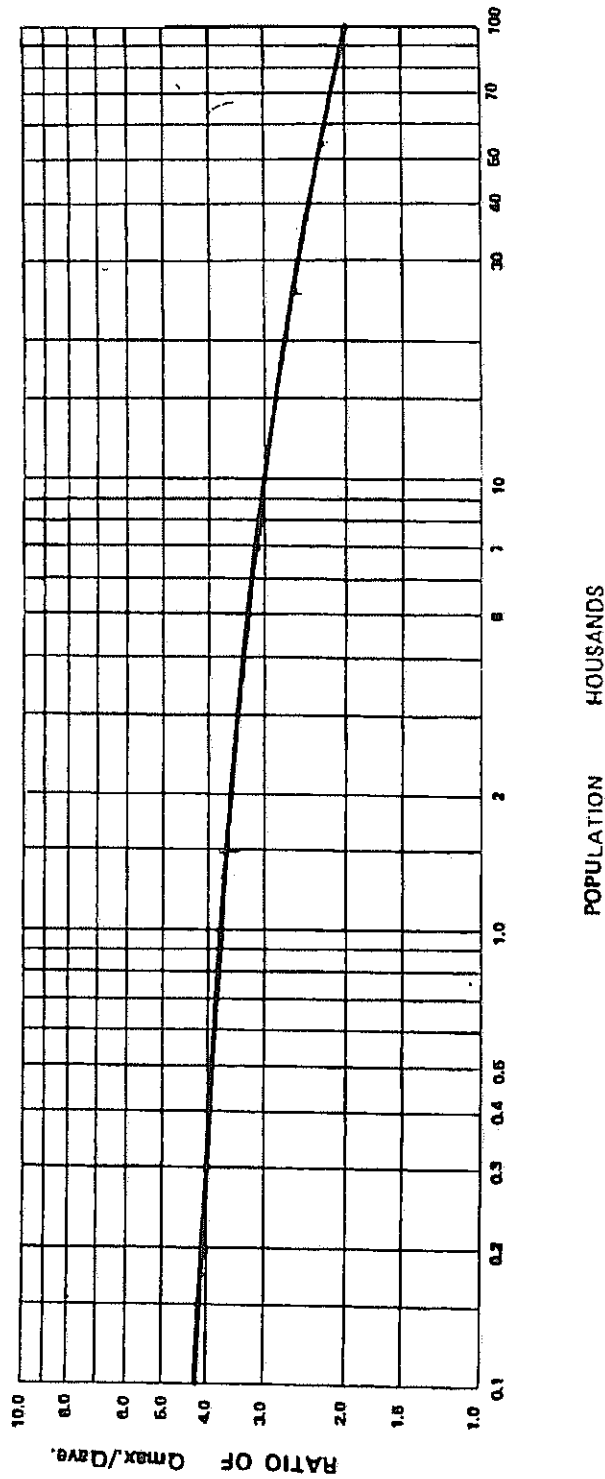
ESTIMATED PROJECT COST \$39,336,596

TABLE 9
CITY OF LAKE GENEVA
IMPACT FEE UTILITIES PLANNING
P.N. 03014BQ

Deep Well Cost Estimate

Item	Cost
Well Construction & Testing	\$270,000
Treatment Facility Building / Site Work	\$340,000
Mechanical Equipment (Pumps & Treatment)	\$650,000
Electrical / Controls Construction & Generator	\$250,000
TOTAL	\$1,510,000
Cost per gpm (assume 1,000 gpm per well)	\$1,510

FIGURE 3
RATIO OF EXTREME FLOW TO DAILY AVERAGE FLOW



Qmax: Maximum Rate of Sewage Flow (Peak Hourly Flow)

Qave: Average

$$\text{Source } Q_{\max}/Q_{\text{ave}} = \frac{18 + \sqrt{P}}{4 + \sqrt{P}} \quad (P = \text{population in thousands})$$

Fair, G.M. and Geyer, J.C. "Water Supply and Waste-Water Disposal"
1st Ed., John Wiley & Sons, Inc., New York (1954), p. 136

Exhibit B

January 26, 2004



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