



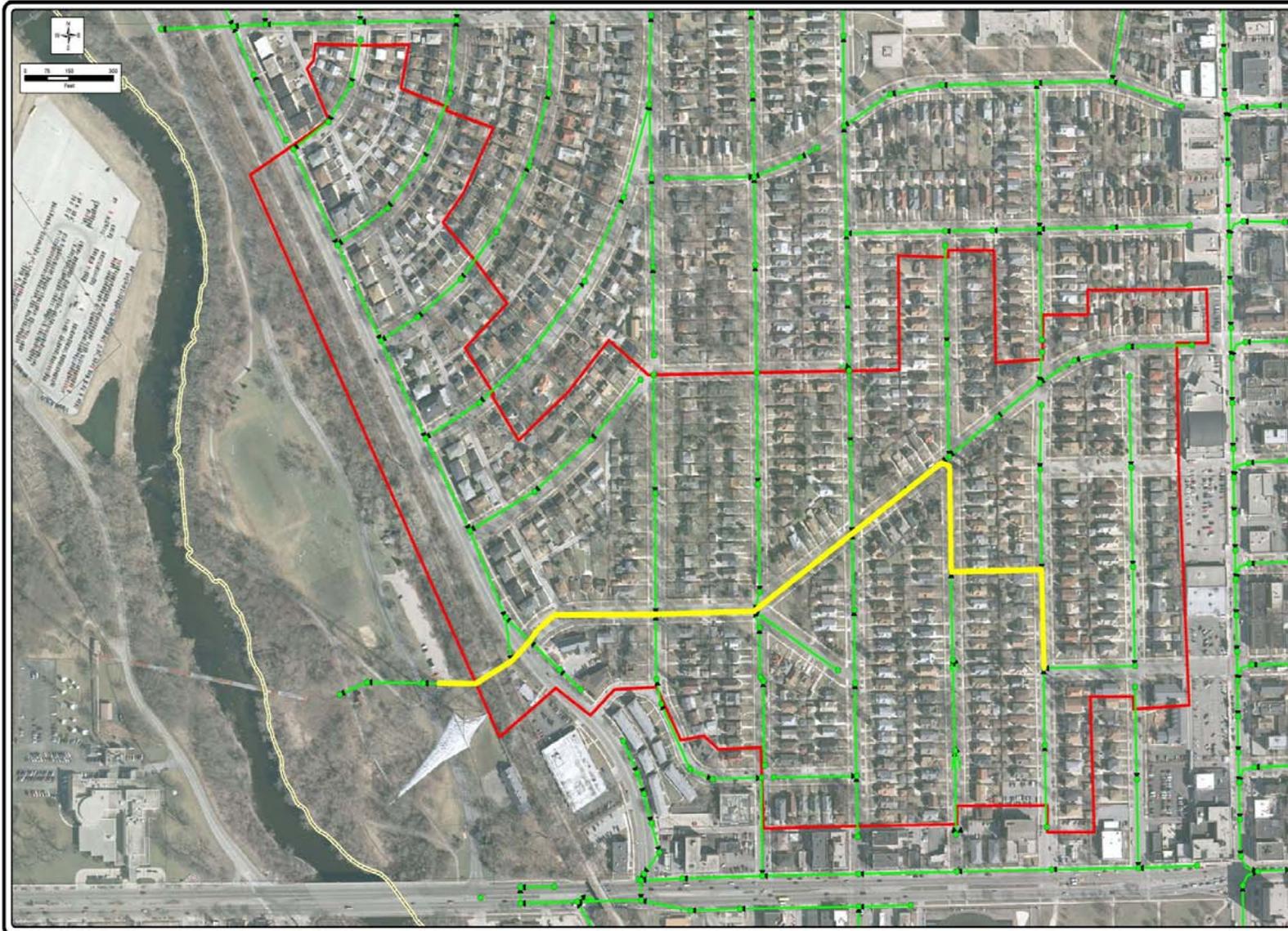
Comprehensive Sewer Planning Update Meeting

M. Chris Swartz, Village Manager
Mustafa Emir, Village Engineer
Stephanie Walker, Finance Director
Village Board • May 14, 2012



Tonight's Agenda

- Update on Facility Plan Implementation
- Update on Financial Plan Implementation
- Storm Sewer Utility Mechanics and Detailed Analysis



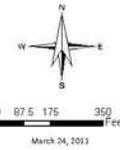
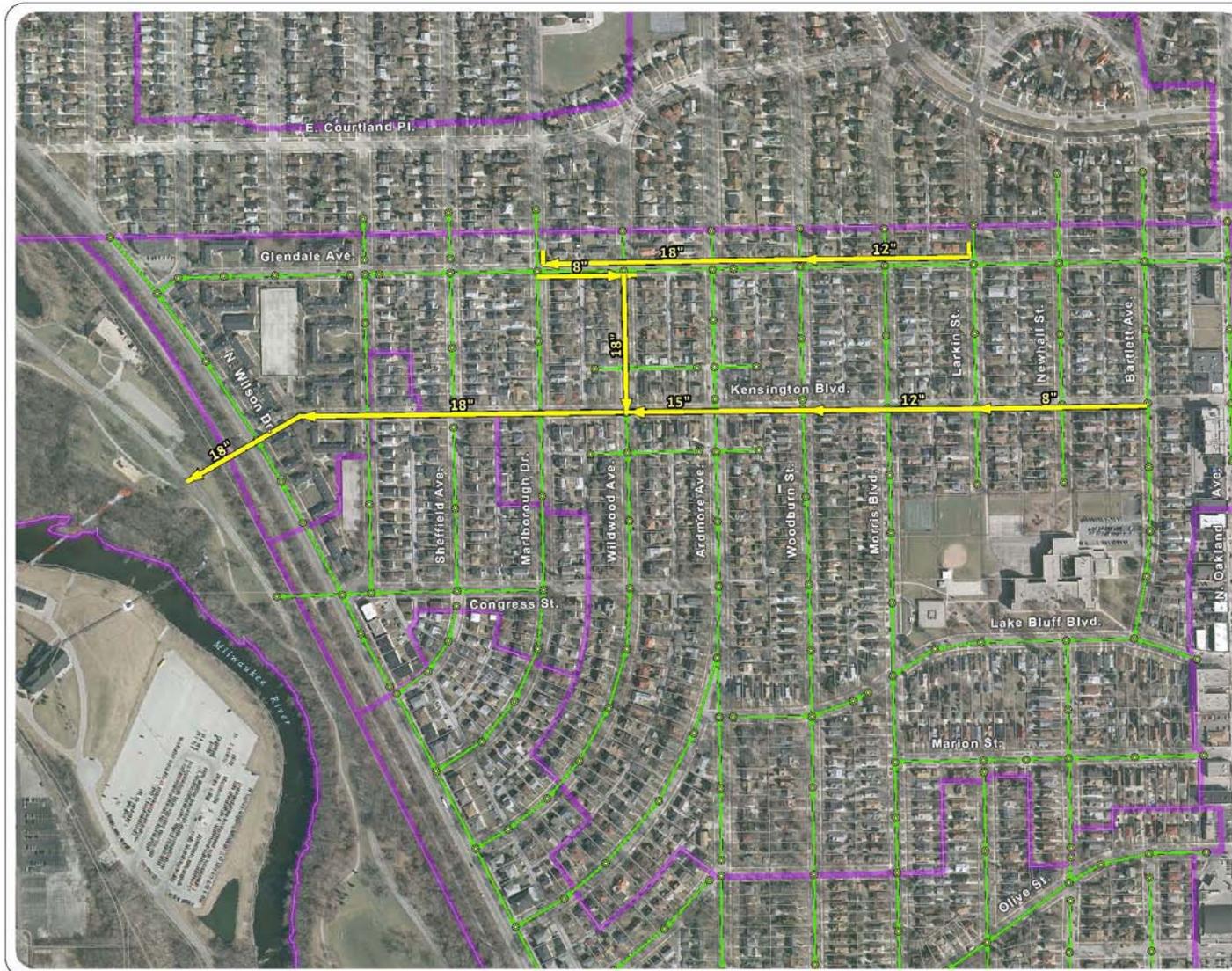
BASIN 1 - PROPOSED SANITARY IMPROVEMENTS

VILLAGE OF SHOREWOOD
MILWAUKEE COUNTY, WISCONSIN



FIGURE 1
3646.002

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Legend

- Proposed Improvements**
- Sanitary Pipes
- Existing Sanitary Sewer**
- Sanitary Pipes
- Sanitary Manholes
- Sewer Shed Basins

VILLAGE OF SHOREWOOD, WISCONSIN

BASIN 6
PRELIMINARY DESIGN
MEMO

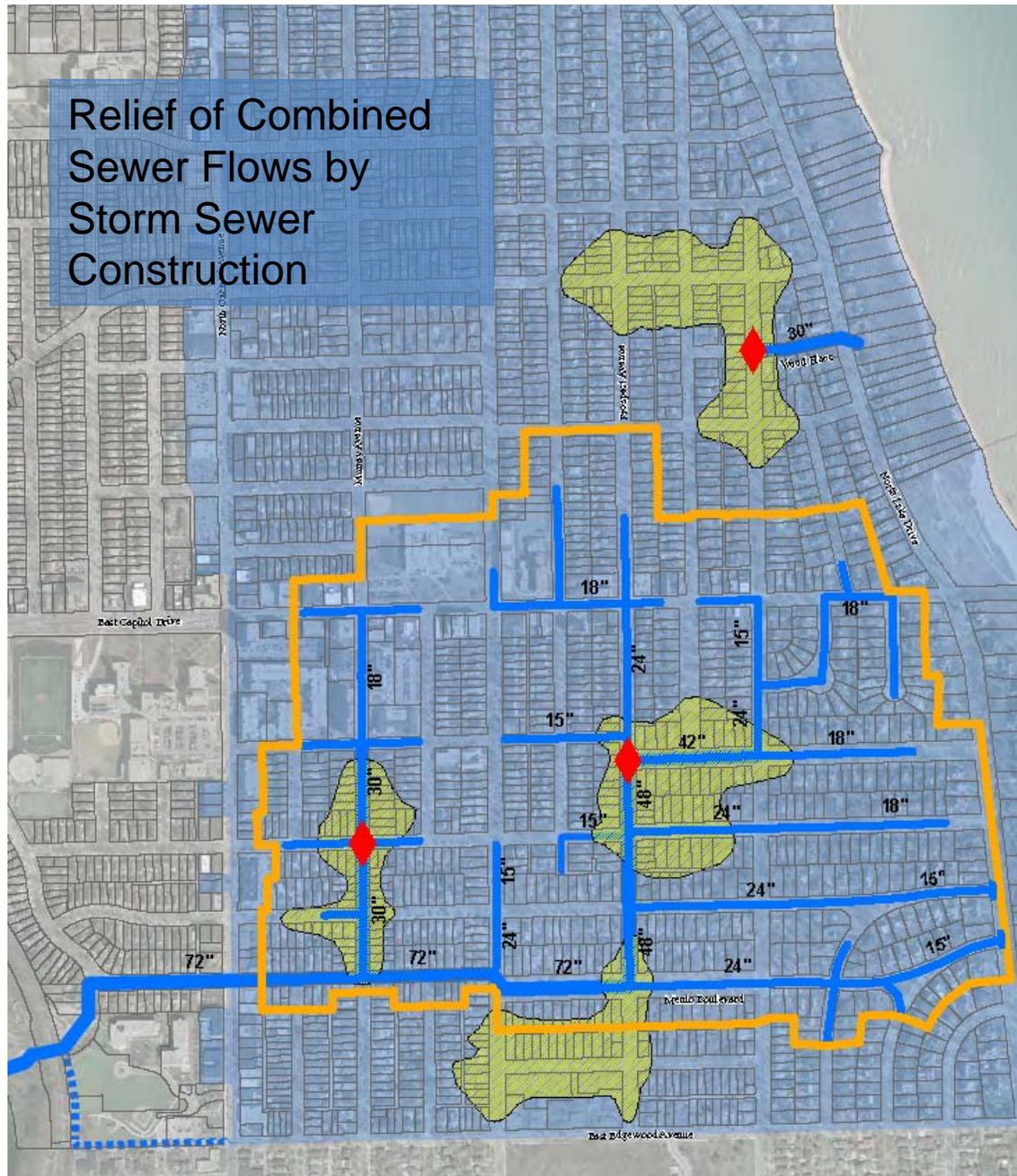
FIGURE 3
KENSINGTON
ALTERNATE ROUTE

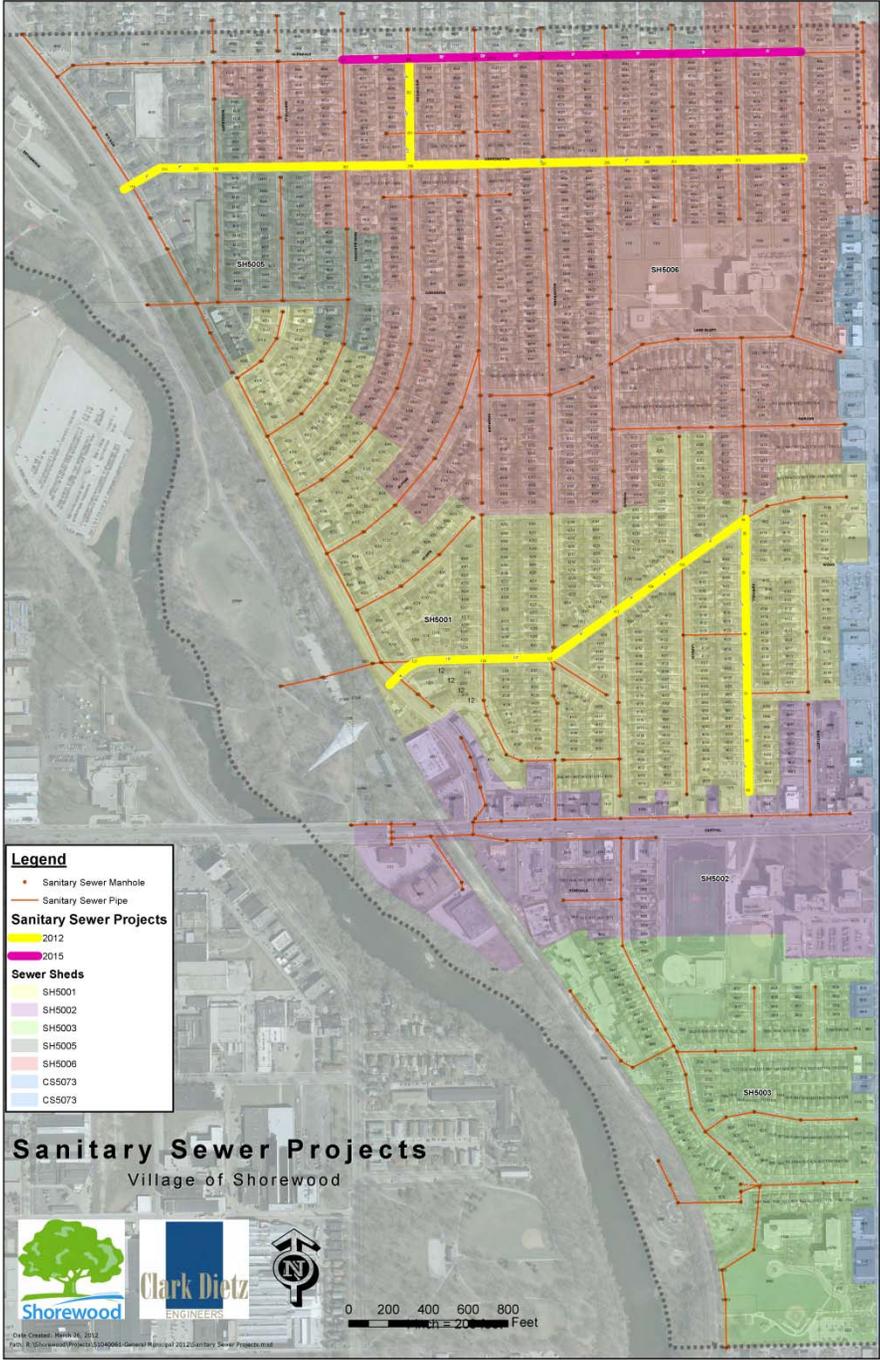


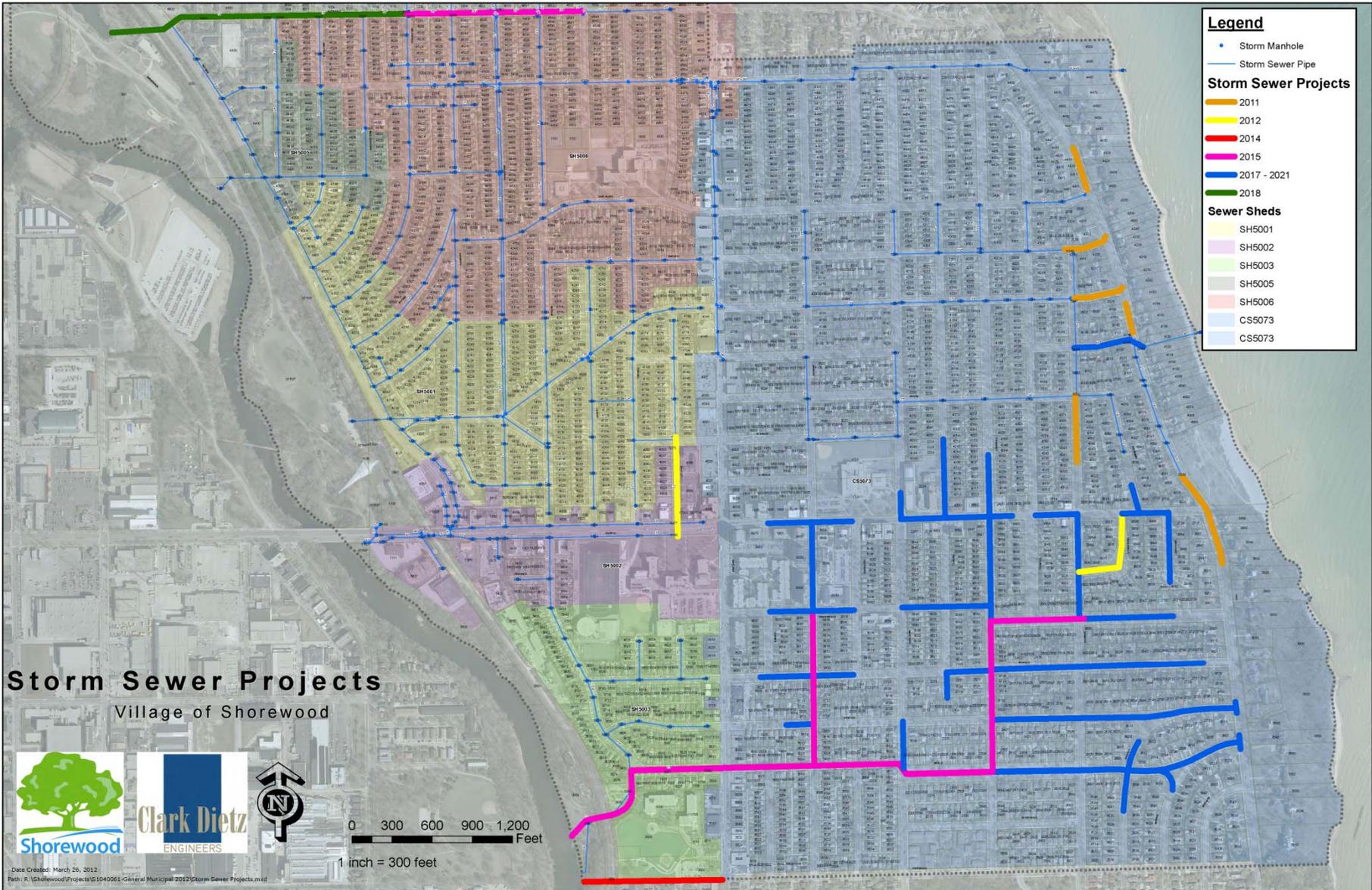


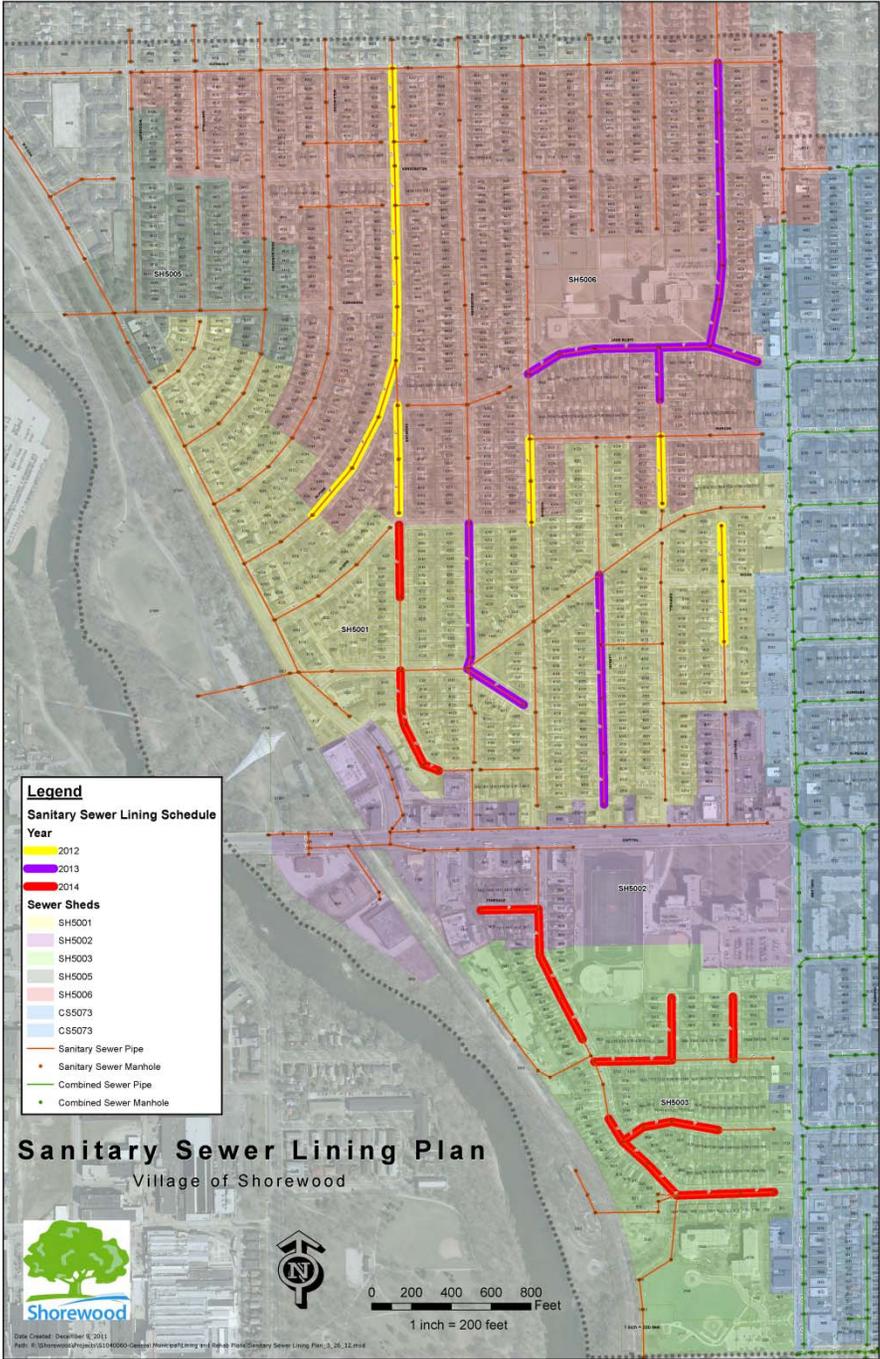
Alternate 2
Combined Sewer Upgrades

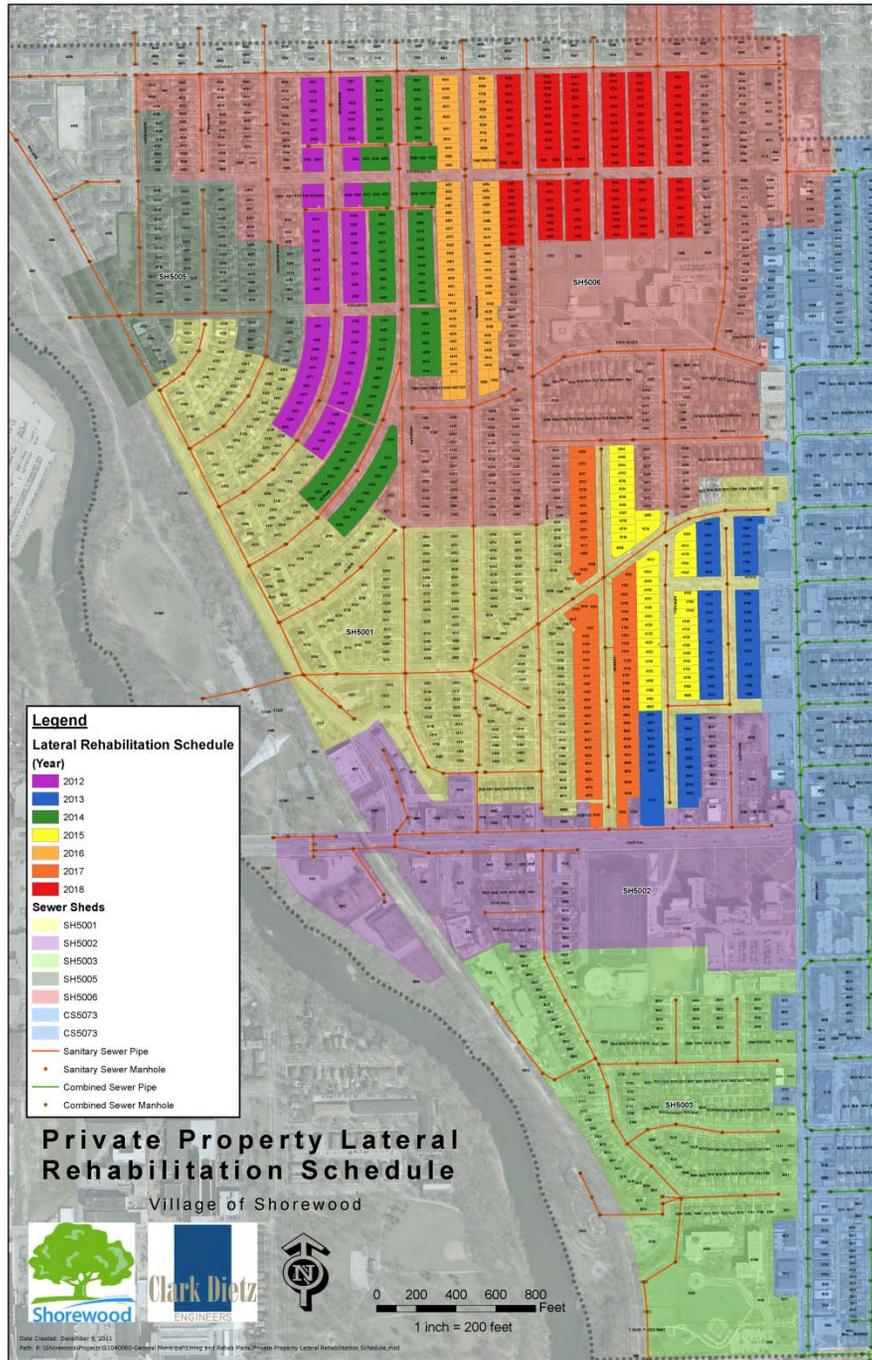
Relief of Combined Sewer Flows by Storm Sewer Construction













Proposed Funding Plan

- Developed in Winter/Spring 2011
- Mixture of funding sources:
 - Property taxes
 - Sewer utility fees (“sanitary sewer”)
 - Proposed creation of stormwater utility fees
 - MMSD grants for 25% of lateral rehab program
 - No special assessments planned
- Mixture of General Obligation and Revenue Bonds
 - 15, 20 and 25 year bond periods proposed



Project Costs

Location	Project(s)	Original Cost	10/5/11 Update	3/19/12 Update	Projects in Construction or Completed	Amount Remaining to be Constructed
Basin 1	Storm and sanitary improvements	\$1.74 million	\$2.35 million	\$3.1 million	\$3.1 million	\$0
Basin 6	Storm and sanitary improvements	\$5.50 million	\$5.38 million	\$5.61 million	\$3.33 million	\$2.28 million
Separated Area	Sewer pipe lining and lateral rehabs	\$4.90 million	\$3.65 million	\$3.65 million	_____	\$3.65 million
Combined North	Pipe upgrades and Wood Pl. outfall	\$5.22 million	\$4.11 million	\$3.7 million	\$950,000	\$2.75 million
Combined South	Storm sewer construction and drainage way	\$15.05 million	\$15.05 million	\$16 million	_____	\$16 million
Total		\$32.41 million	\$30.54 million	\$32.06 Million	\$7.38 Million	\$24.68 Million



Implementation Plan- Total Funding By Source

General Tax Levy	\$ 6,342,112
Sanitary Utility	\$11,996,044
Storm Utility	\$10,500,000
<u>MMSD Grant</u>	<u>\$ 840,000</u>
Total	\$ 29,688,156

Facility Plan Impact on average Homeowner Cost



Estimated Annual Increase in Homeowner Costs due to Sewer Projects (Owner of Home Assessed at \$300,000)

<u>Year</u>	<u>Property Tax Bill - Village Share</u>	<u>Sanitary Sewer Utility Fee</u>	<u>Stormwater Utility Fee</u>	<u>Change from Base Year (2012)</u>
2012 – Base	2,084	343	\$ -	2448
2013	9	65	-	53
2014	12	85	-	76
2015	24	118	44	165
2016	39	175	92	285
2021	128	176	201	484
Peak 2025	144	207	264	594
2030	99	170	245	493
2035	46	-	219	244
2040	0	-	174	153

Storm Water Utility



One of the most important potential funding tools would be the institution of a storm water utility fee. This fee, when combined with other sources, is a very effective financial tool. The storm water utility fee is a very effective method of financing storm water projects because:

- Fees are charged against all developed parcels
- Fees are based on runoff volume generated
- Revenues are kept in separate, dedicated fund
- Applicable to operations as well as debt service
- Dependable and predictable source of revenue
- Does not rely on property value



Stormwater Utility Methodology

- OBJECTIVE: Establish the billing unit for utility fee
- The UNIT is based on how much runoff comes from the representative property.
- Review of Single Family Properties
- Review of Duplex properties
- Description of representative property size: 5,700 SF
- Review of imperviousness: 2,900 SF
- Perviousness: 2,800 SF
- Representative UNIT runoff potential: 480,200

Derivation of Non-Residential Fees



- Determine total ACTUAL area
- Determine ACTUAL IMPERVIOUS and PERVIOUS areas
- Determine runoff potential
- Determine how many times more than single/duplex
- Determines how many times more than single family

ERU Distribution



Types	ERU	Percent of total
• single/dupl	3224.0	75%
• exempt	429.7	10%
• multi-fam	250.2	6%
• comm	363.0	8%
• condo	55.181	1%



Further questions/discussion...

How does the Board want to move forward with the storm water sewer utility?