

Should Your Community Have a Plan for Managing Storm Water and Water Resources?

Storm water runoff often carries pollution from our daily activities that degrades the quality of our water resources. This type of pollution is referred to as nonpoint pollution because it has no single discharge point into a storm water collection system or into a surface water. A variety of activities cause nonpoint pollution, including driving on roads, fertilizing lawns and agricultural land, plowing farm fields, constructing buildings and roads, and removing snow from streets and highways. The more land we develop for housing, schools, business, and industry, the more we need to be aware of what is required to control storm water runoff and its accompanying pollution.

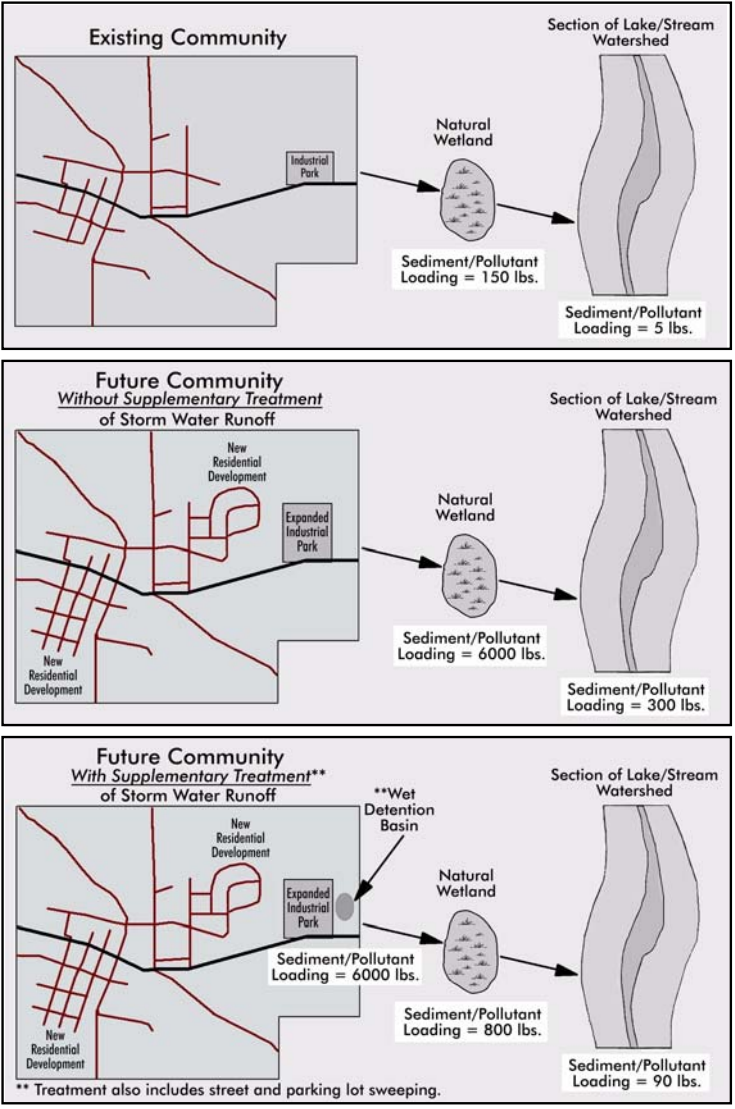
"Urban and rural nonpoint pollution is the leading cause of water quality problems in Wisconsin, degrading or threatening an estimated 40 percent of our streams, 90 percent of our inland lakes, many of the Great Lakes harbors and coastal waters, many wetland areas and substantial groundwater resources in Wisconsin."
 Wisconsin Department of Natural Resources

To address the rapidly growing problem of polluted runoff from nonpoint sources, the WDNR has written eight administrative rules (which went into effect October 1, 2002). Under one of the new rules, incorporated cities, villages, towns, and counties with a population density of 1,000 or more per square mile will be required to implement a storm water management plan (by March 10, 2008) which includes public education, leaf collection practices, pesticide and fertilizer usage, and management of other sources of polluted runoff. Under another, the current 5-acre rule is being extended to construction sites of one acre or more.

With the rapid pace of growth in this part of the state, many small communities are likely to reach the WDNR's population threshold for mandatory implementation of a storm water management plan in the next several years. However, some communities, are being proactive and are already developing storm water management plans with assistance from Cedar Corporation's Water Resources Group and grant funding from the WDNR.

The drawings on the right show how basic supplementary treatment of storm water runoff, such as the construction of a wet detention basin and sweeping of streets and parking lots, can significantly reduce the amount of polluted sediment that accumulates in our water resources. *(continued on page 3)*

Hypothetical Example of How Land Development and Supplementary Storm Water Runoff Treatment Can Affect Annual Sediment/Pollutant Loading in Our Water Resources*



* Computer modeling programs, such as HydroCAD and P8 Urban Catchment Model, are typically used to predict the current and future quantity and quality of storm water runoff.

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Local Village & City Tax and Utility Rates

City/Village	Estimated 2002 Pop.	Local Effective Mill Rate ❖	Total Effective Mill Rate ❖	Assessed Value Ratio	Quarterly Water Rate*	Quarterly Sewer Rate*	Annual LOCAL User Cost**	Annual TOTAL User Cost ❖
Alma	942	\$4.35	\$23.90	86.27%	\$46.10	\$59.35	\$856.80	\$2,811.80
Altoona	6,756	\$4.71	\$20.12	96.79%	\$48.38	\$50.00	\$864.50	\$2,405.50
Amery	2,856	\$11.39	\$28.41	82.08%	\$41.75	\$118.50	\$1,780.00	\$3,482.00
Baldwin	2,971	\$7.95	\$21.88	105.69%	\$45.09	\$102.40	\$1,384.95	\$2,777.95
Balsam Lake	970	\$7.88	\$24.09	76.46%	\$65.55	\$84.31	\$1,387.45	\$3,008.45
Barron	3,336	\$7.24	\$23.90	95.54%	\$29.25	\$63.31	\$1,094.23	\$2,760.23
Black River Falls	3,612	\$9.10	\$27.80	88.86%	\$56.50	\$70.50	\$1,418.00	\$3,288.00
Bloomer	3,364	\$5.18	\$19.70	96.60%	\$76.89	\$207.19	\$1,654.29	\$3,106.29
Boycerville	1,058	\$3.51	\$26.08	79.38%	\$37.35	\$92.46	\$870.25	\$3,127.25
Boyd	676	\$5.67	\$24.70	90.11%	\$82.13	\$209.81	\$1,734.75	\$3,637.75
Centuria	893	\$7.48	\$25.68	70.12%	\$56.75	\$82.69	\$1,305.75	\$3,125.75
Chetek	2,191	\$8.31	\$22.78	98.17%	\$55.18	\$70.76	\$1,334.75	\$2,781.75
Chippewa Falls	13,114	\$10.51	\$27.57	79.28%	\$55.86	\$55.34	\$1,495.80	\$3,201.80
Clayton	522	\$9.07	\$26.09	85.68%	\$41.44	\$59.66	\$1,311.37	\$3,013.37
Clear Lake	1,067	\$6.06	\$23.79	81.45%	\$16.38	\$92.54	\$1,041.65	\$2,814.65
Colfax	1,155	\$10.24	\$27.38	89.53%	\$73.88	\$71.06	\$1,603.75	\$3,317.75
Dresser	736	\$9.82	\$23.92	85.58%	\$33.44	\$170.31	\$1,797.00	\$3,207.00
Durand	1,981	\$5.65	\$28.23	90.32%	\$51.76	\$93.94	\$1,147.77	\$3,405.77
Eau Claire	62,368	\$7.77	\$22.66	98.41%	\$52.38	\$51.00	\$1,346.52 ‡	\$2,835.52 ‡
Elk Mound	803	\$7.84	\$30.30	82.12%	\$70.80	\$117.56	\$1,537.46	\$3,783.46
Ellsworth	3,025	\$6.92	\$25.09	83.87%	\$38.30	\$57.69	\$1,075.96	\$2,892.96
Elmwood	838	\$5.55	\$32.21	72.23%	\$71.51	\$81.31	\$1,166.30	\$3,832.30
Fall Creek	1,263	\$8.60	\$26.47	86.30%	\$40.80	\$70.42	\$1,304.88	\$3,091.88
Frederic	1,247	\$11.03	\$28.27	82.82%	\$41.25	\$117.50	\$1,738.00	\$3,462.00
Glenwood City	1,207	\$8.23	\$25.24	85.31%	\$40.50	\$62.50	\$1,235.00	\$2,936.00
Hammond	1,445	\$8.79	\$23.97	87.01%	\$86.79	\$90.09	\$1,586.52	\$3,104.52
Hudson	9,657	\$5.77	\$20.86	95.29%	\$68.30	\$64.21	\$1,107.04	\$2,616.04
Luck	1,223	\$7.74	\$24.40	76.33%	\$37.65	\$86.01	\$1,268.62	\$2,934.62
Menomonie	15,180	\$8.27	\$29.02	81.59%	\$61.43	\$60.82	\$1,316.00	\$3,391.00
Milltown	896	\$9.40	\$24.15	88.99%	\$43.63	\$70.85	\$1,397.93	\$2,872.93
Mondovi	2,667	\$6.10	\$26.26	82.31%	\$53.59	\$82.50	\$1,154.35	\$3,170.35
New Richmond	6,654	\$8.30	\$20.36	99.72%	\$57.69	\$110.51	\$1,502.77	\$2,708.77
North Hudson	3,624	\$5.18	\$23.28	74.33%	\$68.30	\$53.51	\$1,005.24	\$2,815.24
Osceola	2,600	\$6.72	\$19.73	88.97%	\$63.25	\$115.00	\$1,385.00	\$2,686.00
Prescott	3,811	\$6.37	\$21.05	97.32%	\$94.69	\$112.69	\$1,466.50	\$2,934.50
Rice Lake	8,391	\$14.55	\$31.88	75.36%	\$57.24	\$48.89	\$1,879.53	\$3,612.53
River Falls (Pierce Cnty.)	12,811	\$3.29	\$23.26	95.57%	\$57.06	\$101.44	\$962.99	\$2,959.99
River Falls (St. Croix Cnty.)	(Total Pop.)	\$3.32	\$21.41	95.06%	\$57.06	\$101.44	\$965.99	\$2,774.99
Roberts	1,080	\$6.43	\$20.75	96.57%	\$40.84	\$147.34	\$1,395.74	\$2,827.74
Somerset	1,736	\$6.70	\$22.90	95.56%	\$92.54	\$143.69	\$1,614.89	\$3,234.89
Spring Valley	1,214	\$7.00	\$33.10	66.42%	\$58.58	\$67.93	\$1,206.03	\$3,816.03
St. Croix Falls	2,054	\$9.96	\$25.25	80.24%	\$85.90	\$103.16	\$1,752.24	\$3,281.24
Stanley	1,916	\$5.83	\$24.76	87.65%	\$106.06	\$98.44	\$1,401.00	\$3,294.00
Thorp	1,565	\$5.61	\$25.18	88.52%	\$83.81	\$113.81	\$1,351.50	\$3,308.50
Turtle Lake (Barron Cnty.)	1,078	\$10.97	\$34.05	76.80%	\$51.75	\$59.56	\$1,542.25	\$3,850.25
Turtle Lake (Polk Cnty.)	(Total Pop.)	\$10.97	\$34.18	77.45%	\$51.75	\$59.56	\$1,542.25	\$3,863.25
Wilson	188	\$4.15	\$27.46	66.43%	\$64.63	\$92.50	\$1,043.50	\$3,374.50
Woodville	1,174	\$6.35	\$23.85	79.61%	\$96.94	\$69.40	\$1,300.35	\$3,050.35

Information compiled as of December 2002. Please let us know if there are any corrections to this chart (800-472-7372).

❖ Effective mill rate is per \$1,000 of valuation, based on the year 2002 tax levy.

* Based on comparison of net quarterly bills for 18,750 gallons/2,500 cubic feet.

** A family's annual cost to municipality based on local taxes on \$100,000 home + water/sewer costs for an average family of 3.

❖ A family's annual cost based on total taxes on \$100,000 home + water/sewer costs for an average family of 3.

‡ Includes a quarterly storm sewer fee of \$39 per ERU (3000 sq. ft.).

Impact Fees Can Help Offset the Cost of Public Facilities

Impact fees have been used on a limited basis since the 1920's, but they are becoming more commonplace as communities look for ways to offset the increasing cost of providing adequate public facilities for new growth.

Municipalities charge impact fees to developers based on the rationale that existing property owners should not pay the full cost of public facilities needed for new development. With impact fees, developers pay their fair share, while existing residents pay a smaller share through their property taxes.

Examples of public facilities that can be constructed, expanded, or improved using impact fees are streets, sidewalks, trails, water systems, sanitary sewer systems, storm sewer systems, libraries, parks and recreation facilities, general government facilities, police, and fire protection facilities.

How Do Communities Impose Impact Fees?

In order for municipalities to impose impact fees for new development, they must adopt an impact fee ordinance according to Wisconsin Stats. Sec. 66.0617.

Before the ordinance can be adopted, a needs assessment must be completed for each public facility/system. The needs assessment will include the following steps:

- ▶ Inventory existing system.
- ▶ Identify the capacity and deficiencies.
- ▶ Project growth rate (5, 10, or 20 years).
- ▶ Determine projects attributed to new growth.
- ▶ Prepare maps and detailed cost estimates for improvements needed over the projected time period (costs may include construction, land acquisition, capital costs, and 10% legal/engineering fees).
- ▶ Recommend impact fee for each system/facility.

Administrative Requirements

The collected impact fees must be kept in separate accounts. The fees can be used only for specified improvements that are needed because of growth. If the funds are not used within a specific time period, they must be returned to each landowner.

Other Options

Communities that do not want to impose impact fees have a couple of other options for offsetting public facilities costs. One option is a sanitary sewer hook-up fee, which is charged for any new hook-ups, and can be used to fund any part of the sanitary sewer system. Another option is to impose a parkland dedication fee, which can be a fee and/or actual land dedication. The fees can be used to fund any part of the park system.

Area Communities That Have Recently Adopted Impact Fee Ordinances

Among the communities in western Wisconsin that have recently adopted impact fee ordinances are Woodville, Somerset, and Prescott. Cedar Corporation conducted the needs assessment for these three communities and assisted with preparation of their ordinances.

We are currently conducting needs assessments for the Town of Troy in St. Croix County and the Town of Oak Grove in Pierce County, who are also considering impact fee ordinances.

If your community would like to know more about impact fees, please call Suzanne Peoples at Cedar Corporation, 1-800-472-7372.

Managing Storm Water and Water Resources *(Continued from page 1)*

Cedar Corporation provides a full range of water resources management services including the following:

Planning

- Land Use
- Ordinances
- GIS Mapping
- Lake & Watershed Plans
- Lake Classification Plans
- Storm Water Management Plans
- Wellhead Protection Plans
- Monitoring & Testing (Water & Soils)
- Financing & Grants

Analytical Modeling

- Water Quality
- Hydrologic & Hydraulic
- Ground Water
- Lake
- GIS

Protection

- Wetland Restoration
- Erosion Control
- Shoreline Restoration
- Best Management Practices
- Ground Water Remediation

WDNR Grants Help Finance Street Sweepers

The WDNR has two grant programs that will fund a share of the cost difference between a conventional broom sweeper and a high efficiency sweeper (with the ability to pick up fine material from road surfaces). Both programs award grants through a competitive application process (applications are due April 15).

The Targeted Runoff Management Grant will fund 70% of the cost difference. The Urban Nonpoint Source Grant will fund 50% of the cost difference.

If, for example, a conventional sweeper costs \$20,000 and a high efficiency sweeper costs \$30,000, the TRM grant will fund \$7,000 (70% of the \$10,000 difference) and the UNPS grant will fund \$5,000 (50% of the \$10,000 difference).



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Area Communities Receive Community Development Block Grants

The CDBG program in Wisconsin has undergone several changes. CDBG-Public Facilities grants are now awarded on a continual basis rather than once a year. Application review times have been shortened, and communities can proceed with engineering work before submitting a pre-application.

The CDBG Housing Program may also undergo significant changes if proposed Administrative Rule changes are adopted. The proposed changes would base the grant awards primarily on census data rather than on local survey data and matching funds.

Recent CDBG-PF Grant Awards

City of Amery - \$500,000 for water tower, well, and water main improvements.

Village of Baldwin - \$350,000 for sanitary sewer and water main improvements.

City of Black River Falls - \$313,000 for water main improvements.

Village of Boyceville - \$117,000 for new well construction.

Village of Somerset - \$84,000 for street reconstruction, including redesign of a railroad underpass.

Village of Woodville - \$119,000 for street reconstruction and storm sewer.

Recent CDBG-PFED Grant Awards

City of Menomonie - \$300,000 for street reconstruction and storm sewer system to serve the new Ford Motor Company Distribution Center.

City of Menomonie - \$375,000 for street reconstruction and sewer and water extension to serve the new TNT Logistics facility.

Recent CDBG-Housing Grant Awards

City of Chetek - \$201,000 for housing rehabilitation and homebuyer assistance.

City of Menomonie - \$193,000 for housing rehabilitation and homebuyer assistance.

Village of Spring Valley - \$287,000 for housing rehabilitation and homebuyer assistance.

Cedar Corporation has helped 30 area communities receive nearly \$30 million in CDBG grant funding over the past 12 years. If you would like more information about the Community Development Block Grant Program, or other grants, please call Wendy Sander at 1-800-472-7372.

Recent FEMA and CDBG-Emergency Grants Awarded to Area Communities

Village of Osceola - \$475,248 FEMA/Hazard Mitigation Grant for acquisition, demolition, and relocation assistance for flood-damaged mobile home park, plus \$187,000 CDBG-EAP grant for additional emergency relocation assistance.

City of St. Croix Falls - \$84,950 FEMA/Hazard Mitigation Grant for acquisition, demolition, and relocation assistance for flood-damaged property.

Village of Spring Valley - \$84,600 FEMA Grant for Fire Department equipment.

City of Menomonie - \$227,025 FEMA Grant for Fire Department equipment.