

# Minutes

## Storm Water Committee Meeting

New Berlin City Hall, 3805 S. Casper Drive, Council Chambers  
June 10, 2003

Please note: Minutes are unofficial until approved by the Utility Committee at their next regularly scheduled meeting.

Present: Alderman Gallagher, Alderman Wilkens, Mayor Wysocki, and City Engineer J.P. Walker

Absent: Alderman Bullerman

Others Present: Ray Grzys (Director Utilities and Streets), Cathy Schwalbach (Project Engineer-Stormwater), Eric Nitschke (Division Engineer), Chuck Trevorrow (Storm water Supervisor)

Meeting called to order at 4:45 p.m. by Alderman Gallagher sitting in for Alderman Bullerman

### Item SW 01-03 Approval of the May 13, 2003 minutes

- Motion by Mayor Wysocki to approve the May 13, 2003 minutes. Second by J.P. Walker. Upon voting, motion passed unanimously.

### Item SW 14-03 Water Quality in Re-Development (Discussion Only)

- Staff requested a discussion regarding water quality requirements in re-development projects. Currently the City's Storm Water Ordinance addresses new developments and re-developments increasing impervious areas more than 0.5 acres. There is no current policy regarding re-development requests that do not increase imperviousness more than 0.5 acres.
- Eric Nitschke expressed concern that some developments going in now are not required to do anything while others are. An example was a company who is doing an upgrade to their site but is not increasing impervious part of the site. They are not required to install water quality improvements like plantings, landscaping, stormceptors, rain gardens, etc.
- The committee agreed that we need to have standards for new development and re-development of those less than 0.5 acres. Mayor Wysocki suggested that perhaps people could contribute X-amount of dollars when they need extra capacity or extra features such as a vortex. Businesses can't always reduce the size of the building or parking lot. Every year there will be benchmarks and future targets that the DNR sets. It will be difficult for current properties to help us meet future needs.
- Alderman Gallagher suggested that the requirements be changed to include large buildings and parking lots that contribute more than 1000 square feet should have to meet Storm Water standards. If they take out a building permit, they should be required to meet all of our current standards.
- Eric Nitschke added that redevelopment standards are coming out soon regarding DNR water quality. Mayor Wysocki suggested adding rain gardens or additional landscaping requirements and that the policy should be reformatted to include water quality issues.
- Alderman Gallagher stated that many businesses in the Industrial Park could not comply with current ordinances and have little green space. Discussion was made regarding an impact fee. J.P. Walker added that when new development connects to Storm water possibly they should pay an impact fee like they are required to pay for water and sewer. He suggested that there be a code improvement and that Engineering should gather information from DNR and list options to improve water quality.

### Item SW 15-03 Calculation of "Buy-in to Existing Storm Water Management Facilities

Staff requested a discussion regarding the current policy for charging developers to buy into existing drainage facilities. Currently, the cost of design and construction are calculated for the entire facility. Then, after a factor of inflation is used, a total cost is arrived at. The percentage of required calculated use is then multiplied into the total cost, and a price is placed on the buy-in.

Staff has a concern that this policy of billing is short changing the true value of the facilities that are being bought into. In many cases the regional facility was placed in an area where land values are much lower than the developing areas that

are required to have storage. This leads to lower buy-in costs than if the developer were required to build a facility on their own property. Staff is looking for a recommendation to follow per discussion with the Storm Water Committee.

- Eric Nitschke stated that there is nothing on the books except what was done by Staff in the past. He stated the Qdoba development as an example of buy-in to SP-2. The overall design and construction cost was divided by quarter acre foot of storage space and the figure was \$25,000 per quarter acre of storage. He said that this cost does not reflect how much it would cost the developer to build an underground facility.
- Mayor Wysocki said that the concern to staff is the issue of value, the current cost value not previous values.
- Mr. Nitschke stated for example, the Walgreens development would need approximately one acre of storage, which would cost approximately \$100,000, as compared to a buy-in price of \$25,000. If the City has to make repairs or upgrade, the Storm Water Utility must bear the brunt of the cost.
- Mayor Wysocki stated that the buy-in policy must be structured so that legitimate contributions are made to buy-into Storm Water Management. Once you put the facility in place, it is paid by the businesses it serves. We make the initial investment and purchase and get the money back when the properties around it develop and buy-in. He added that if we do build an underground facility, we could make an area above it a park, jogging path, etc.
- Staff was instructed to research for ideas from other cities, the DNR and outside of the state regarding a policy for buy-in to existing Storm Water Management Facilities.

**Item SW 13-03 was not discussed and will be kept as Old Business**

Motion to adjourn by Mayor Wysocki. Second by J.P. Walker. Upon voting the motion passed unanimously. Meeting adjourned at 5:30 pm.