



Dave Wepking
Director
Department of Public Works
dwepking@westalliswi.gov
414.302.8888

March 2, 2021

Honorable Mayor & Members of the Common Council
7525 W. Greenfield Ave.
West Allis, Wisconsin 53214

Mayor Devine & Council Members:

The Common Council approved Section 1.075 of the Revised Municipal Code dealing with Storm Water Management System User Fees. This was precipitated by a Wisconsin Public Service Commission decision requiring municipalities having storm water utilities/user fees incorporate some type of system of credits for non-residential properties which might have storm water systems that reduce the impact of storm water management in respective municipalities.

Throughout the years various non-residential properties have requested the City to evaluate a potential reduction in their storm water fees due to improvements made on-site that reduces the impact of storm water being used within the City's storm water system.

Recently, a representative requested the City to review a potential storm water fee reduction to the City's Engineering Department for the property located at 3001 S. 108th Street, West Allis, WI. Staff concluded that in accordance with the Storm Water Ordinance, the property is entitled to a reduction in their storm water service charge. In accordance with paragraph 7(d) of the Ordinance, as the Director of Public Works, I recommend that the property at 3001 S. 108th Street storm water fees be adjusted by reducing the total number of ERUs by 25%. At this rate, this will result in an annual reduction in storm water charges of approximately \$414.00. I further recommend that this adjustment be made retroactive to August 1, 2020. Paragraph 7 of the Ordinance recognizes that due to unique characteristics of certain non-residential properties within the city, the costs of providing storm water management services to these properties may be lessened. The paragraph describes factors that might contribute to the "unique characteristics" and provides for potential adjustments to the rate and describes how a non-residential customer must make application for such adjustments.

By Ordinance, the Public Works Committee has thirty (30) days to determine if they wish to review this recommendation prior to implementation. Should there be any questions regarding the above recommended reduction in storm water service charges for this property, I would be happy to address them before the Committee.

Respectfully submitted,

David

Wepking

Digitally signed by David
Wepking
Date: 2021.02.23
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David Wepking
Director of Public Works

cc: Sharon Bell, Boulder Venture
Peter Daniels, City Engineer
Jason Kaczmarek, Director of Finance
Rob Hutter, Principal Engineer
Karyn Rittenhouse, Water Systems Supervisor

Attachment: February 18, 2021 Communication



Dave Wepking
 Director
 Department of Public Works
 dwepking@westalliswi.gov
 414.302.8888

February 18, 2021

Sharon Bell
 Boulder Venture
 311 East Chicago Street #210
 Milwaukee, WI 53202

RE: Stormwater Ordinance Charge

Dear Ms. Bell:

Thank you for your request for a storm water fee reduction for the property at 3001 S.108th Street. I have reviewed your request with Robert Hutter, Principal Engineer, in an effort to determine what credit may be given to the storm water fee.

As shown in the table listed below, the peak 10-year storm runoff has been reduced by 61.86%. The storm water still gets in to the storm sewer, just at a reduced rate. Although the runoff has been reduced, the City still has to provide and maintain storm sewer to the property and the property still benefits from the City's Storm Sewer System. Because of this, I am proposing a deduction of 25% to the storm water fee for the 3001 S.108th property. The total number of ERUs will be reduced from 20.12 to 15.09. If more development occurs at this property, the rate can be re-evaluated at that time.

Highway 100 Commercial Development Pond Storm Water Reduction Calculations			
Area	2-Year Storm (cfs)	10-Year Storm (cfs)	100-Year Storm (cfs)
Existing Conditions			
	27.86	40.41	67.08
Proposed Conditions			
Subcatchment 1 (Into Pond)	27.11	40.25	68.13
Pond (Outflow)	9	12.19	16.96
Undetained	0.35	0.74	1.73
Total Peak Discharge	9.07	12.33	17.23
Allowable Discharge	22.29	32.33	53.66
% Reduction	59.31%	61.86%	67.89%
The pond detains storm water and helps clean the storm water. However, the storm water still flows to the City of West Allis Storm Sewer. So, the City's cost of operation and maintenance is not reduced.			

You also inquired about retroactive credits. According to West Allis Municipal Code:

Application of Adjustments. Any ERU adjustment or adjustment multiplier granted shall thereafter be used to calculate the customer's user charges. The reduction shall only apply for the period of time subsequent to the filing of the request for adjustment. There shall be no retroactive adjustment for user charges imposed prior to the filing of the request.

(OVER)



I will be communicating this intent to the West Allis Common Council on March 2, 2021 to recommend this reduction. This recommendation will, in turn, be reviewed by the Public Works Committee who may either accept it or have 30 days to review it. I will be recommending that this adjustment be made retroactive to August 1, 2020.

Section 1.075 of the Revised Municipal Code, the Storm Water Ordinance, also allows the non-residential customer 30 days from the receipt of this notification to submit a written request to the Common Council's Public Works Committee seeing a review of my recommendation.

Sincerely,

A handwritten signature in cursive script that reads "Dave Wepking".

Dave Wepking
Director

cc: Jason Kaczmarek
Rob Hutter
Karyn Rittenhouse,