

**Public Hearing  
May 6, 2019**

A Public Hearing Regarding Proposed Special Assessments for a Sanitary Sewer and Watermain Construction Project Along 4 Mile Road in the Village of Caledonia, Wisconsin

Present: Trustee Weatherston, Trustee Stillman, Trustee Wanggaard, Trustee Martin, Trustee Prott, and President Dobbs

Absent: Trustee Wishau was excused

Also present: Village Administrator Tom Christensen, Utility Director Anthony Bunkelman, Attorney John Bjelajac

**1. Meeting Called to Order**

President Dobbs called the Public Hearing to order at 6:06 p.m., at the Caledonia Village Hall, located at 5043 Chester Lane, Racine, WI.

**2. Public Hearing Items as per Notice of Public Hearing:**

Bunkelman presented the sewer and watermain project.

**The following is a breakdown of project costs for the watermain:**

Watermain extension is proposed as 16" main along East Frontage Road and 4 Mile Road. Portion of watermain installed along 4 Mile Road are assessable.

Estimated project costs - \$1,338,563

Estimated service costs - \$119,445

Watermain special assessments - \$284,087.84

Water service special assessments - \$80,744.34

Estimated total water costs - \$1,458,008

Water Assessments - \$364,832.18 or approx. 25%. The balance of the costs is paid by TID #4 and the Utility District.

Although a 16" watermain will be installed, residential properties are assessed on an 8" equivalent watermain. The Utility District to pay for the oversized portion. Each home is provided with a water lateral. Each parcel greater than 12 acres has an additional assessment per acre over the 12 acres.

**Commercial Properties:**

12" equivalent watermain and sanitary sewer are assessable and is the minimum size for Commercial. Each parcel greater than 12 acres has an additional assessment per acre over the 12 acres.

**The following is a breakdown of project costs for the sanitary sewer:**

Sanitary Sewer is proposed as 12" main West and 30" East

Estimated project costs - \$4,042,886

Estimated lateral costs - \$387,359

Sanitary Main special assessments - \$603,325.15

Sanitary Lateral special assessments - \$139,929.99

Estimated total SS costs - \$4,430,244

Sewer assessments - \$743,255.14 or approx. 16.7%. The balance of the costs is paid by TID #4 and the Utility District.

Residential properties requires 8" sanitary sewer as the minimum size and is assessable at that size. Each parcel greater than 12 acres has an additional assessment per acre over the 12 acres.

**Amount of Residential Special Assessment:**

Base	Service/Lateral	Total Assessment \$31,625.18
Water - \$9,431.59	Water - \$3,603.29	
Sewer - \$10,440.30	Sewer - \$8,150.00	

Per acre amount above 12 acres

Water - \$1,379.01  
Sewer - \$5,161.82

**Amount of Commercial Assessment:**

Base	Service/Lateral	Total Assessment \$44,572.19
Water - \$14,147.39	Water - \$8,898.33	
Sewer - \$15,633.14	Sewer - \$5,893.33	

Per acre amount of 12

Water - \$1,379.01  
Sewer - \$5,161.82

**Payment of Special Assessments:**

Watermain hook up is elective or triggered by an event such as the sale of property. 60 days from date of connection there is no interest. A 20 year payment plan is given with a 4.5% interest rate (rate given to village). Each year owner does not connect reduces the number of years available to pay. Payments are spread across property taxes. If by the end of 20 years there is no connection made, the assessment becomes due in full within 60 days of connection. Unimproved properties shall have the same payment plan at time of the occurrence of a trigger event.

Sanitary Sewer is mandatory. Full payment within 60 days from date of connection at no interest. 20 year payment plan is given with a 4.5% interest rate. Unimproved properties shall have the same payment plan at time of the occurrence of a trigger event.

**Trigger Events:**

Conveyance of Property (exemptions exist)  
Land Divisions (Plat or CSM)  
Development of Property (exemptions exist)  
Connection to sewer/water

**Connection Fees Residential/Vacant Land:**

Sanitary Sewer - \$5,100 (Base charge \$2,550/REU \$2,550)  
Water Impact Fee - \$1,550 (REU based on ¾" water meter)

Connection Fees Commercial/Vacant Land:

Sanitary Sewer per ordinance based on water meter size (base charge \$2,550/REU \$2,550)  
Water Impact Fee per ordinance based on water meter size (\$1,550 per REU)

### **Public Comments**

Mike Dwyer, 2410 Parcel no. 17 questioned his CSM and was told the Engineers Report will be modified to include a 20 year payment plan for a CSM trigger event.

Thomas Michaels, 12708 4 Mile Rd, asked the reason for sewer and water and stated it was for the Industrial Park? Bunkelman explained that sewer and water was predicated on the DeBack Farms being developed, but at the same time, 4 Mile Road was included to be reconstructed and it made the most sense to install the utilities prior to the road reconstruction. Michaels thought the numbers were really high and felt some people will be struggling to make these payments. He also complained about the truck traffic and felt his property value has declined and felt this project has been a pain.

Brad Dagen, Attorney for Michele and Howard Miller, 13420 4 Mile Road, asked where the 4.5% rate came from? It was the borrowing rate the Village received. Who is paying for the upgrade to oversize the pipe? The oversizing is being paid for by the Utility District. A residential property is being assessed for an 8" and commercial for a 12" main. Are the laterals in the right of way and will it tear up the roads? No, they are extended into the property lines. Dagen felt the cost from the lateral to the house was a little expense compared to other projects he's worked on. The laterals were calculated based on past projects and Foth was also involved with the project plan. Where is there an additional connection fee of \$5,100.00. Atty. Bjelajac stated that it is a contribution toward the entire system. Other folks who are currently hooked up to the sanitary sewer system along that route paid in some fashion toward the entire system and the connection fee is a contribution towards those capital costs that have already been incurred. Bunkelman continued by explaining the \$5,100 is based upon the base charge of \$2,550 for water meter size and REU of \$2,500. Dagen thought the fee was disproportionate and felt that it was a benefit for WisPark how is a benefit to the residents. Bjelajac explained that this project was set up so the large properties are not subsidizing the small properties and WisPark is not being subsidized by you folks. Dagen stated that it seemed to him that WisPark and a couple of the other developments are going to benefit from this more than the 14 homeowners. Bjelajac stated that WisPark has paid for every benefit that that they have received in this project and those effected properties along 4 Mile are not subsidizing WisPark at all. Dagen asked if all the documents distributed to the homeowners are on file at the village. Bunkelman referred back to his presentation where it showed the cost percentages of what was being assessed, what was being subsidized by the TID and for the oversizing. 25% for water and 16.7% for sewer of the total project costs. Dagen asked if there is any projected use for water and sewer for these industrial areas. Bunkelman stated yes, the equivalent costs is based off of the 8" equivalent on the residential side and 12" equivalent on the commercial side but what was actually installed was a 16". As far as the sewer, an 8" and 12" the difference was the oversizing costs which was the 68% and 71%. Bunkelman also stated that WisPark property was assessed based off of the 12" and they had the acreage multiplier attached to it as well. Dagen will stop by the village hall and pick up the project report.

Shirley Lockowitz, 12616 4 Mile Rd, said the residents should have known about this before the project started. She also felt that Fran Martin did not give a "rats butt" about protecting the green space. Martin's reply was that she hasn't voted yet.

Bill Hurtienne, 13510 4 Mile Rd, had concerns about the amount of traffic on 4 Mile Rd. He said it is now a truck route and no one gave a "rat's ass" about the property owners when they sold the facility down the road. The road will be reconstructed to a Class A. Hurtienne stated that nothing was said about the \$5,100 assessment. He also said that the truck traffic was supposed to go out on the Frontage Road not 4 Mile Road.

Darlene Daines, 13010 4 Mile Rd, said her property is ruined from all the water. Power was down 3 times during the winter. Semi's are parked on the side of the road constantly.

A resident thought the Board is giving the business park incentives and asked for an explanation.

John Bjelajac stated that in any appraisal process for a property is Municipal sanitary sewer and water that adds to that property. He will be available for any further questions and the presentation.

Someone asked what is the next step? Bunkelman explained that a Resolution to approve the Special Assessments will be on the next Board agenda which is tentatively May 20<sup>th</sup>.

Sue Gracyainy asked about the road itself and is it finished? Bunkelman states that there is some restoration to be done and next year a total reconstruction to turn it into a Class A. The road reconstruction will not be assessed.

President Dobbs asked three times if there were any further questions.

The presentation will be placed on the website.

Being none the Public hearing closed at 6:57 p.m.

Trustee Martin asked if the citizens can contest the sewer and water benefit to their properties.

Atty. Bjelajac stated that the short answer is no, this project like all the projects that are done is under the police power which is the inherent right of the Village to do things and that process does not require taking consideration of separate appraisals of properties.

Motion to Trustee Wanggaard to adjourn. Second by Trustee Stillman. Motion carried unanimously.  
Public hearing closed at 6:59 p.m.

Respectfully submitted,

Karie Pope  
Village Clerk