

INFORMATION PACKET

THIS PACKET CONTAINS IMPORTANT INFORMATION RELATING TO RECURRING CHARGES FOR STORM WATER MANAGEMENT SERVICES THAT HAVE BEEN CHARGED ON YOUR ANNUAL UTILITY BILL.

SUMMARY: The Village of Hobart created a Storm Water Utility on July 17, 2007 to fairly charge Hobart residents and businesses for federally and state required clean up of surface water in Hobart. Hobart has approximately 20% tax-exempt land compared to about 3% to 4% tax-exempt land in neighboring communities. By putting the cost on a utility fee basis, all property owners are paying toward storm water improvements.

For 2007, the average residential property tax payer paid approximately \$102 for storm water improvements. In 2008, the cost is recovered through a utility charge rather than through the tax levy. Under this formula, the average residential taxpayer saves approximately \$30 per year for storm water improvements.

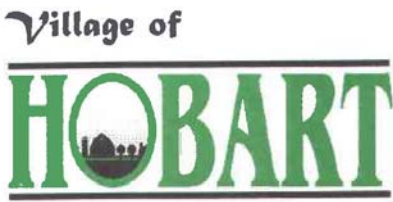
The U.S. Environmental Protection Agency and the Wisconsin DNR are mandating new standards for removing sediment before it deposits into area streams or lakes. By 2008, Hobart will be required to remove sediment from 20% of existing development and 80% of new development. By 2012, sediment removal required is 40% from existing development and 40% from re-construction.

The Village has put together a six-year budget to accomplish these mandates. The Village Board has established a citizen Storm Water Advisory Committee to oversee the utility, and make recommendations to the Board. No one will be coming by your property unless there is a specific, approved public project, or there is a specific complaint regarding a storm water issue.

The following **Questions** and **Answers** provide an overview of the Village of Hobart Storm Water Utility, and explain the cost to be charged against your property. We hope this will answer most of your questions.

What is the Storm Water Utility? The Storm Water Utility is a municipal utility district that operates in the same fashion as a sanitary sewer or water utility. Charges collected by the Storm Water Utility are used for the administration, planning, construction and maintenance of the Village's existing and future storm water management systems. These systems include all natural and man-made storm water conveyance facilities operated and maintained by the Village, including retention/detention ponds, ditches, storm sewers, road and waterways.

A citizen Storm Water Advisory Committee spend approximately six months drafting a storm water utility ordinance at public meetings held twice per month. Following this action, the Storm Water Utility Ordinance was discussed at six public meetings prior to the Village Board voting on it. The Storm Water Utility Ordinance, budget, and related information can be viewed and printed off of the Village of Hobart website, which is <http://www.hobart-wi.org>. A complete copy of the adopted



ordinance can be obtained at the Village Hall and on the village website. All properties within the Village are subject to the fees charged by the Utility.

Why was the Storm Water Utility created? Wisconsin Department of Natural Resources (WDNR) Regulations (NR 216 "Phase I") require local government in urban areas to reduce the volume of sediments and pollutants being discharged to lakes, rivers, and streams from Ashwaubenon Creek, Duck Creek, Dutchman's Creek, Hemlock Creek, Lancaster Brook, Silver Creek, And Trout Creek in Hobart. The Storm Water Utility is a mechanism to raise the revenue needed to plan for and comply with these regulations. As opposed to property taxes, the Storm Water Utility bases its charges on the amount of hard surface (impervious) area located on a property. The Village's decision to use the Utility was based upon the fact that this system more equitably distributes costs than property taxes.

How is my charge calculated? Utility charges are based upon "Equivalent Runoff Units" or "ERU's". An ERU is equal to **4000** square feet of impervious area. Impervious area is defined as "*horizontal surface that has been compacted or covered with a layer of material so it is highly resistant to infiltration by rain water. It includes, but is not limited to, semi-impervious surfaces, such as compacted clay, as well as streets, roofs, sidewalks, parking lots, driveways, and other similar surfaces.*"

The ERU base unit of **4,000** square feet is equal to the average impervious area located on a single-family property. The hard surfaces were measured from Brown County aerial photographs taken in 2005. A single-family residence will pay **\$6.00/month**, which equates to **\$72.00/year**. Each single-family property is billed for one ERU. Other classes of residential property are billed based upon a derivative of one ERU. Duplex properties are charged 0.75 ERU per side, which equates to **\$4.50/side per month** or **\$54.00** per side per year.

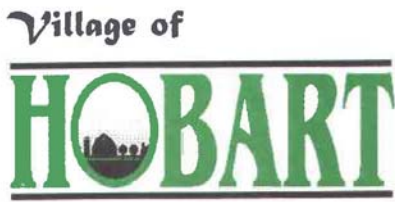
All other types of property are considered "non-residential," which is defined as "*multi-family buildings, commercial, industrial, institutional, governmental property and parking lots.*" The ERU total for non-residential properties is site-specific, based upon actual impervious area located on the property measured in square feet. The number of ERUs is calculated using the following formula:

$$\text{Total Impervious Area} / \underline{\mathbf{4,000}} \text{ square feet} = \text{Number of ERUs}$$

Each ERU is equal to a **\$72.00/year** charge. (**\$6.00** monthly). For example, a non-residential property assessed with 10 ERUs would pay **\$720.00/year** (**\$60.00/monthly**).

How was the impervious area for non-residential property calculated? Impervious area for your development site was calculated based upon measurements of hard surface from the year 2005 digital air photographs from Brown County. If you disagree with the total square feet of impervious area that we used in our calculation, please contact our office, so we can resolve any discrepancies.

Who is responsible for paying the Utility charges? By Ordinance, the Owner of the property is ultimately responsible for paying these charges. All charges are billed annually by Brown County Treasurer as a utility charge.



In the case of multi-tenanted commercial buildings, the entire charge will be placed against the service account of the unit that the Owner of the property is operating from. If the Owner does not maintain an office on the site, a separate bill will be issued to the Owner's address of record.

Are there any adjustments of storm water fees?

Storm Water Utility Fees will be adjusted under the following conditions.

Revision of Storm Water Utility Revenue - The estimated expenditures for the management of storm water shall be revised at a frequency determined by the Village Board. The fees will be adjusted accordingly and will follow established Village procedures for this adjustment of utility (water and sewer) rates.

Application for Credit for eligible non-residential property owners – The Village has established and utilized a credit application form for consideration of fee reduction. It is the responsibility of the property owner to apply for a credit.

Change in Developed Condition of Parcel – In the case of residential property; the revised utility rate will take effect from the date of water meter installation. With all other development, the revised utility rate will be applied upon review of the actual impervious area or upon filing of a final plat or certified survey map.

Can I get credit for on-site storm water management systems I may have been required to install? Yes, for eligible non-residential properties. If you have constructed on-site storm water management systems to comply with the Storm Management Ordinance, you may apply for a credit. A credit is a reduction in the total charge per ERU paid by a parcel of land. A credit does not change the number of ERU's on a site, but rather reduces the charge to be paid for each ERU.

For information on how credits are determined and how to apply for credit, a copy of the Utility's "Credit Policy" is available at the Village Hall.

What if I have questions? Questions regarding any aspect of the Hobart Storm Water Utility may be directed by e-mail, mail, fax, or telephone to:

Village of Hobart
2990 South Pine Tree Road
Oneida, WI 54155

Telephone: 869-1011
e-mail: joe@hobart-wi.org
Fax: 869-2048

