

**VILLAGE OF WINDSOR  
ORDINANCE 2016-32**

**AMENDMENT OF IMPACT FEES ORDINANCE  
To Include Addendum to Water System Needs Assessment Study  
for a New Storage Tank and Well Facility**

**THE VILLAGE BOARD FOR THE VILLAGE OF WINDSOR, LOCATED IN DANE COUNTY, WISCONSIN, DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION ONE:** Windsor Municipal Code Sections 10-136 is hereby amended to read as set forth on the attached Exhibit A, which is incorporated by reference as if set forth in full herein.

**SECTION TWO:** The Addendum to Water Needs Assessment Study attached as Exhibit B, which is incorporated by reference as if set forth in full herein, is hereby approved by the Village Board and the Finance Director shall prepare an impact fee schedule and accounts consistent therewith.

**SECTION THREE:** This Ordinance shall become effective following its adoption by the Village Board and publication or posting in the manner required by law.

The above and foregoing Ordinance was adopted at a duly noticed meeting of the Village Board of the Village of Windsor held on November 3, 2016, by a vote of \_\_\_\_ in favor and \_\_\_\_ opposed.

**VILLAGE OF WINDSOR**

\_\_\_\_\_  
Robert E. Wipperfurth, Village President

\_\_\_\_\_  
Donald G. Madelung, Trustee

\_\_\_\_\_  
Bruce Stravinski, Trustee

\_\_\_\_\_  
Alan Buchner, Trustee

***Attested by:***

\_\_\_\_\_  
Monica M. Smith, Trustee

\_\_\_\_\_  
Christine Capstran, Village Clerk

Published: \_\_\_\_\_

Effective: \_\_\_\_\_

**Incorporated by Reference:**

Exhibit A: Impact Fee Ordinance, as amended

Exhibit B: Addendum to Water Needs Assessment Study, prepared by Baxter & Woodman, by Jerry Groth, P.E., dated October 20, 2016

EXHIBIT A

AMENDMENT TO WINDSOR MUNICIPAL CODE SECTION 10-136

Windsor Municipal Code Section 10-136 is amended to read as follows:

DIVISION 4. - IMPACT FEES<sup>[2](#)</sup>

Sec. 10-136. - Basis for impact fees.

The following Village documents contain the needs assessments for the impact fees identified in section 10-132 and demonstrate Village compliance with the requirements of Wis. Stats. § 66.0617(3):

(1) Public water impact fees.

- a. Public Facilities Needs Assessment for Public Water Impact Fees prepared by Strand Associates, Inc., dated February 10, 2005; and
- b. Report on Impact Fees prepared by Virchow, Krause & Company, dated February 18, 2005.
- c. Water System Needs Assessment Study for a new storage tank and well facility meant for the Village's southernmost portion of its water service area, formerly referred to as Windsor Sanitary District No. 1, prepared by Baxter & Woodman, by Jerry Groth, P.E., dated September 8, 2016.
- d. Addendum to Water Needs Assessment Study, prepared by Baxter & Woodman, by Jerry Groth, P.E., dated October 24, 2016.

## EXHIBIT B



### Addendum to Water Needs Assessment Study

DATE: October 24, 2016  
TO: Village of Windsor  
FROM: Jerry Groth, P.E.  
SUBJECT: Commercial and Multifamily Impact Fee Recovery

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The purpose of this addendum to the Water Needs Assessment Study is to define the methodology for assessing commercial and multifamily properties for impact fees that utilize an Equivalent Residential User (ERU) or Single Family Unit (SFU) basis.

#### Background

A Water System Needs Assessment Study dated September 8, 2016 was completed for the Village of Windsor to help establish impact fees for a new storage tank and well facility meant for the Village's southernmost portion of its water service area, formerly referred to as Windsor Sanitary District No. 1 (WSD No. 1). This study developed an impact fee for new Equivalent Residential Users after a review of new water facility requirements to meet expected growth and outlining probable capital costs for providing the new facilities, which included a new well and elevated tank.

#### Methodology

Recent assessments for recovery of required infrastructure costs in Windsor been based on an "Equivalent Residential User" or ERU basis, with one (1.0) ERU for each single family lot and two (2.0) ERUs for duplexes.

Commercial property "ERU equivalents" shall be based on lot size for commercial/retail lots, based on "three (3.0) ERU equivalents per acre", based on average single family lot sizes of approximately 14,520 square feet each or 1/3 of an acre (43,560 square feet per acre).

Multifamily (including apartments, condominiums, and senior housing, but not duplexes) shall be established on a value of 2/3's of the total number of living units, which is based on DNR code NR 811.29 for estimating pumping capacity requirements.