
Amendment No. 1

Public Facilities Needs Assessment **and Impact Fee Update**

Prepared for the
Village of Menomonee Falls

by Trilogy Consulting, LLC

September 22, 2017



INTRODUCTION

In 2014, Trilogy Consulting prepared the Public Facilities Needs Assessment and Impact Fee Study Update, revising the parks, water supply, sanitary sewer and fire stations facilities needs and capital costs to serve new development in the Village of Menomonee Falls through the year 2035, and calculating appropriate and fair impact fees to recover a portion of the costs for those facilities.

Since the 2014 update, the Village has identified additional park, sanitary sewer, and fire facilities needed to serve new development. This amendment adds those facilities to the list of facilities contained in the 2014 study, and identifies the proportionate share of the cost related to serving new development for each of the new projects. Other assumptions in the study—forecasts of population and households, land use, and development, estimated project costs for previously identified projects, and the allocation of project costs between the share required to serve new development and the share required to remedy existing deficiencies—were not updated in this amendment.

Together with the 2014 study, this amendment satisfies the requirements of Wisconsin State Statute §66.0617, properly allocates the capital costs for the facilities between existing development and new development, and may be used by the Village as the basis for imposing impact fees and using impact fee revenues to fund the proportionate share of new capital facilities required to serve new development.

The amended tables and analysis are detailed below.

PARK FACILITIES

Inventory of Existing and Planned Facilities

Table 7 - Amended shows the inventory of parkland as of 2000, as well as the planned future parkland acquisitions and development. As of 2000, the Village owned and maintained approximately 1,291.8 acres of total parkland, of which 1,256.1 was developed. Planned parkland through 2035 includes approximately 1,501.5 acres, of which 1,384.5 acres will be developed. This was amended from the 2014 study to include the acquisition and development of a 0.35-acre expansion to Mill Pond Park for the development of additional parking space.

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Table 7 - Existing and Planned Acres of Parkland - AMENDED

Park Classification	2000 Existing	2000 Existing	New /	New / Planned	Planned 2035	Planned 2035
	Land (acres) (1)	Developed Parks (acres) (1)	Planned Acquisition (acres) (2)	Development (acres) (2)	Total Developed / Undeveloped Parkland (acres)	Developed Parkland
Mini-Park						
Centennial Plaza		0.20	0.20		0.20	0.20
John Taylor Park		0.80	0.80		0.80	0.80
River Road Park			1.50	1.50	1.50	1.50
Subtotal		1.00	1.00	1.50	2.50	2.50
Neighborhood Park						
Kiwanis Park		3.30	3.30		3.30	3.30
Municipal Park		1.50	1.50		1.50	1.50
Subtotal		4.80	4.80	0.00	4.80	4.80
Community Park						
Oakwood Park		22.00	38.00	60.00	60.00	60.00
Riverside Park		18.00	18.00		18.00	18.00
Rotary Park		21.10	21.10	2.14	23.24	23.24
Village Park		18.00	18.00		18.00	18.00
Willowood Park		26.50	26.50		26.50	26.50
Willowood Community Forest Preserve		141.10	141.10		141.10	141.10
SW Community Park			47.26	47.26	47.26	47.26
NW Community Park			117.00		117.00	0.00
Subtotal		246.70	224.70	109.40	451.10	334.10
Special Purpose Park						
Mill Pond Park		1.70	1.70	0.35	2.05	2.05
Mill Pond Plaza		0.50	0.50		0.50	0.50
Old Falls Village Park		18.80	18.80		18.80	18.80
Pedestrian Bridge Park			3.00	3.00	3.00	3.00
Subtotal		21.00	21.00	3.35	24.35	24.35
Urban Green Space						
Lime Kiln Park		19.40	19.40		19.40	19.40
Maple Road Park		13.20		13.20	13.20	13.20
Menomonee River Pkwy		37.50	37.50		37.50	37.50
Rivers Edge Park		15.80	15.80		15.80	15.80
Tower Hill Park		22.40	22.40		22.40	22.40
Tamarack Preserve		910.00	910.00		910.00	910.00
Subtotal		1018.30	1005.10	13.20	1018.30	1018.30
Total Park Acreage		1291.80	1256.60	209.25	1501.05	1384.05
Recreational Trails (miles)						
Menomonee River Trail		3.00	3.00		3.00	3.00
Tamarack Trail		2.00	2.00		2.00	2.00
Pershing Avenue Trail			1.20	1.20	1.20	1.20
Rivers Edge / Rotary Park Trail			1.00	1.00	1.00	1.00
Bugline Trail Connection			0.20	0.20	0.20	0.20
Total Trail Mileage		5.00	5.00	2.40	7.40	7.40

Notes:

(1) Information regarding existing acres of parkland and developed parks is from the 2011-2015 Comprehensive Outdoor Recreation Plan.

Service Level Standards and Deficiency/Growth Analysis

The amended service level standards and amounts of parkland and miles of trails needed to address existing deficiencies are shown in Table 8 - Amended. The future service level standard is the parkland the Village desires for its residents in terms of acres per 1,000 residents. Standards are calculated separately for each type of park and for parkland acquisition as distinct from parkland development, since the plans include some parks that will be acquired but not developed as well as some existing parkland that will be developed in the future. The 0.35-acre addition to Mill Pond Park was included in the calculation of standards for Special Purpose Parks. When these amended standards are applied to the 2000 population and compared to existing acres of parks as of 2000, the Village had deficiencies in mini parks, community parks and trail miles. Therefore, a proportionate share of the new parks planned in each of these categories was allocated to existing deficiencies and may not be charged to new development in the form of impact fees.

Table 8 - Village-Owned Parks and Trails Service Level Standards and Deficiency/Growth Analysis - AMENDED

Park Type	2035			Service Level Standard (Acres or Miles/1,000 Residents)	2000			Surplus / (Deficiency)	New Parks		Deficiency %
	Desired Park Land (Acres)	Forecast Population	2035		Population	Minimum Acres Required	2000 Existing Parks (acres)		(acres)	Growth %	
Mini-Park	2.50	39,063		0.06	32,647	2.00	1.00	(1.00)	1.50	33%	67%
Neighborhood Park - Acquired	4.80	39,063		0.12	32,647	3.90	4.80	0.90	0.00	100%	0%
Neighborhood Park - Developed	4.80	39,063		0.12	32,647	3.90	4.80	0.90	0.00	100%	0%
Community Park - Acquired	451.10	39,063		11.55	32,647	377.10	246.70	(130.40)	204.40	36%	64%
Community Park - Developed	334.10	39,063		8.55	32,647	279.10	224.70	(54.40)	109.40	50%	50%
Special Purpose Park - Acquired	24.35	39,063		0.62	32,647	20.20	21.00	0.80	3.35	100%	0%
Special Purpose Park - Developed	24.35	39,063		0.62	32,647	20.20	21.00	0.80	3.35	100%	0%
Urban Green Space - Acquired	1018.30	39,063		26.07	32,647	851.10	1,018.30	167.20	0.00	100%	0%
Urban Green Space - Developed	1018.30	39,063		26.07	32,647	851.10	1,005.10	154.00	13.20	100%	0%
Linear Park - Recreational Trails (miles)	7.40	39,063		0.19	32,647	6.20	5.00	(1.20)	2.40	50%	50%

Allocation of Costs and Park Impact Fee Calculation

A detailed list of completed and planned park facilities improvements and actual or estimated capital costs is shown in Table 9 - Amended. The list of projects included in the 2014 impact fee update was amended to include costs for the expansion of Mill Pond Park. No other project costs were updated.

Project costs were allocated between the share of costs needed to serve future growth and development and costs needed to remedy existing deficiencies based on the percentages shown in Table 8 – Amended for each type of park and each project type (land acquisition, park development, and recreational trails).

Of the total of \$10.3 million of completed and planned projects, approximately 57 percent, or \$5.8 million, is allocated to future growth and therefore eligible for recovery through impact fees. The remaining 43 percent, or \$4.5 million, is attributable to existing deficiencies and must be funded by other sources. As the Village carries out these projects, the size, location, configuration, or estimated costs may vary from this plan. However, the amount of impact fee revenues used to finance the projects should be based on the percentages shown in Table 9 - Amended.

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Table 9 - Planned Park Improvements, Estimated or Actual Costs and Allocation of Costs - AMENDED

	Park Type	Total Cost	Future Growth %	Future Deficiency %	Future Share of Costs	Deficiency Share of Costs
Completed Projects ⁽¹⁾						
Land Acquisition						
Oakwood Park	Community	\$430,000	36%	64%	\$154,800	\$275,200
River Road Park	Neighborhood	\$113,649	100%	0%	\$113,649	\$0
NW Community Park	Community	\$2,047,500	36%	64%	\$737,100	\$1,310,400
SW Community Park	Community	\$0	36%	64%	\$0	\$0
Park Development						
Oakwood Park	Community	\$2,291,459	50%	50%	\$1,145,730	\$1,145,730
Planned Projects ⁽²⁾						
Land Acquisition						
Pedestrian Bridge Park	Special Purpose	\$271,389	100%	0%	\$271,389	\$0
Rotary Park Expansion	Community	\$345,100	36%	64%	\$124,236	\$220,864
Mill Pond Park Expansion ⁽¹⁾	Special Purpose	\$180,875	100%	0%	\$180,875	\$0
Park Development						
River Road Park	Mini	\$379,945	33%	67%	\$125,382	\$254,563
NW Community Park Design ⁽¹⁾	Community	\$40,000	50%	50%	\$20,000	\$20,000
SW Community Park Design ⁽¹⁾	Community	\$50,000	50%	50%	\$25,000	\$25,000
SW Community Park Development	Community	\$1,655,474	50%	50%	\$827,737	\$827,737
Pedestrian Bridge Park	Special Purpose	\$113,983	100%	0%	\$113,983	\$0
Maple Road Park	Urban Green Space	\$1,085,557	100%	0%	\$1,085,557	\$0
Rotary Park Expansion	Community	\$401,450	50%	50%	\$200,725	\$200,725
Mill Pond Park Expansion/Parking Lot ⁽¹⁾	Special Purpose	\$495,351	100%	0%	\$495,351	\$0
Recreational Trails						
Pershing Avenue	Linear Park	\$162,834	50%	50%	\$81,417	\$81,417
Rivers Edge Park	Linear Park	\$135,695	50%	50%	\$67,847	\$67,847
Bugline Trail Connection ⁽¹⁾	Linear Park	\$115,000	50%	50%	\$57,500	\$57,500
Subtotal Land Acquisition Costs		\$3,388,513	47%	53%	\$1,582,049	\$1,806,464
Subtotal Parkland Development Costs		\$6,513,219	62%	38%	\$4,039,464	\$2,473,755
Subtotal Recreational Trail Costs		\$413,528	50%	50%	\$206,764	\$206,764
Total Costs		\$10,315,260	57%	43%	\$5,828,278	\$4,486,983

Notes:

(1) Actual or estimated costs provided by Village staff.

(2) Except as otherwise noted, estimated costs for future projects are taken from the 2011 Impact Fee Study, adjusted for inflation using the Engineering News Record 20-City Construction Cost Index.

The calculation of the proposed park facilities impact fee is shown in Table 10. Based on the projected population increase of 6,416 residents between 2000 and 2035, impact fee eligible costs amount to \$908 per capita. The fees per dwelling unit for three categories of residential units were calculated based on the costs of park facilities per capita and estimated persons per unit. The calculated impact fee per single family home is \$2,415, while the calculated fees per two-bedroom unit and one-bedroom or studio multi-family units are \$1,816 and \$1,135, respectively.

Table 10 - Park Impact Fee Calculation - AMENDED

<u>Impact Fee Costs per Capita</u>	
Total Impact Fee Eligible Costs	\$5,828,278
2000 - 2035 Population Increase	6,416
Impact Fee Costs per Capita	\$908.00
 <u>Proposed Impact Fee Schedule ⁽¹⁾</u>	
Impact Fee per Three-Bedroom Unit or Single Family Home ⁽²⁾	\$2,415
Impact Fee per Two-Bedroom Unit ⁽³⁾	\$1,816
Impact Fee per Studio or One-Bedroom Unit ⁽⁴⁾	\$1,135

Notes:

(1) Average persons per unit are estimated based on data from the U.S. Census Bureau 2008-2012 Community Survey. Average persons per household for owner-occupied housing in the Village was 2.66; average persons per household for renter-occupied housing was 1.62.

(2) 2.66 persons per unit.

(3) 2.00 persons per unit.

(4) 1.25 persons per unit.

SANITARY SEWER FACILITIES

Sanitary Sewer Facilities and Cost Allocation

Table 17 – Amended shows the actual costs of completed projects and estimated costs for planned projects that have not yet been completed. The list of proposed facilities was amended to include estimated costs for a new sewer extension to serve an area on the north side of the Village that is currently served by the Village of Germantown.

The Crossroads Shopping Center and Bancroft Drive sewer extension is attributable entirely to serving new development. The land that will be served by this extension is not currently connected to the Menomonee Falls sanitary sewer system. In addition, this extension and the transfer of customers from the Germantown system to the Menomonee Falls system is necessary in order free up capacity in the Germantown system to allow it to provide service to an undeveloped area in Menomonee Falls, directly west of the Crossroads Shopping Center, which would be very costly for Menomonee Falls to serve.

As shown, of the total amended project costs of \$29.9 million, approximately \$14.2 million is attributable to the need to serve future development and may be recovered through impact fees. Based on the recoverable costs and the projected increase of 5,180 RECs between 2000 and 2035, the proposed sewer impact fee per REC is \$2,737.

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Table 17 - Allocation of Sanitary Sewerage Project Costs - AMENDED

Project Description	Project ID	Total Capital Cost	Special Assessment / TIF Share	Net Cost	Future Growth %	Future Growth Cost	Developer Contribution	Net Future Growth Cost
Completed Projects ⁽¹⁾								
Trunk Sewer 1	s-2	\$67,658	\$0	\$67,658	51.9%	\$35,115		\$35,115
Section 12 Interceptor	s-20	\$53,967	\$0	\$53,967	94.3%	\$50,891	\$53,967	\$0
Tamarack Trail Interceptor	s-21	\$191,018	\$0	\$191,018	94.4%	\$180,321	\$191,018	\$0
Hale Ave Interceptor	s-22	\$185,500	\$0	\$185,500	100.0%	\$185,500		\$185,500
Section 23 Interceptor	s-23	\$226,748	\$0	\$226,748	94.3%	\$213,823	\$200,148	\$13,675
Sussex WTF	s-24	\$1,913,426	\$521,791	\$1,391,635	61.1%	\$850,289		\$850,289
Lannon Interceptor	s-25	\$324,100	\$256,396	\$67,704	88.9%	\$60,189		\$60,189
Lannon Interceptor Pump Station	s-26	\$837,200	\$662,309	\$174,891	61.1%	\$106,858		\$106,858
Silver Spring Interceptor	s-27	\$6,594,100	\$4,594,200	\$1,999,900	88.9%	\$1,777,911		\$1,777,911
Silver Spring Interceptor Pump Station	s-28	\$516,200	\$336,300	\$179,900	61.1%	\$109,919		\$109,919
Brookfield WTF and Riverview Interceptor	s-29	\$886,867	\$0	\$886,867	13.5%	\$119,727		\$119,727
Section 12 Interceptor	s-30	\$253,463	\$253,463	\$0	94.3%	\$0		\$0
Tamarack Trail Interceptor	s-31	\$1,266,847	\$817,091	\$449,756	94.4%	\$424,570		\$424,570
Section 1 Interceptor	s-32	\$1,129,000	\$1,129,000	\$0	94.4%	\$0		\$0
Section 25 Interceptor	s-33	\$283,300	\$0	\$283,300	94.4%	\$267,435		\$267,435
Appleton Ave and 124th St	s-34	\$708,934	\$663,981	\$44,953	75.0%	\$33,715		\$33,715
Trunk Sewer 5	s-4	\$892,243	\$0	\$892,243	15.2%	\$135,621		\$135,621
Trunk Sewer 17	s-10	\$161,602	\$0	\$161,602	17.3%	\$27,957		\$27,957
Trunk Sewer 18	s-11	\$199,546	\$0	\$199,546	21.1%	\$42,104		\$42,104
Trunk Sewer 19	s-12	\$955,726	\$0	\$955,726	24.5%	\$234,153		\$234,153
Trunk Sewers 22 and 23	s-13	\$604,638	\$0	\$604,638	0.0%	\$0		\$0
Trunk Sewers 6a and 6b	s-5	\$3,383,669	\$0	\$3,383,669	79.3%	\$2,683,250		\$2,683,250
Sussex WTF Expansion	s-19	\$1,877,778	\$0	\$1,877,778	85.2%	\$1,599,867		\$1,599,867
Section 31 Sewers	s-15	\$3,422,749	\$416,751	\$3,005,998	84.8%	\$2,549,086		\$2,549,086
Basin 10 Interceptor	s-35	\$179,288	\$14,196	\$165,092	88.9%	\$146,767		\$146,767
Projects Yet to be Completed ⁽²⁾								
Sewer from Menomonee River Pkwy to Main St	Main St	\$880,387	\$0	\$880,387	100.0%	\$880,387		\$880,387
Trunk 14 Sanitary Sewer - El Rio Drive	Main St	\$770,745	\$0	\$770,745	100.0%	\$770,745		\$770,745
Crossroad Shopping Center & Bancroft Drive ⁽³⁾	Bancroft	\$1,123,828	\$0	\$1,123,828	100.0%	\$1,123,828		\$1,123,828
Total		\$29,890,527	\$9,665,479	\$20,225,048	72.2%	\$14,610,026	\$445,133	\$14,178,667

Notes:

- (1) Actual costs, special assessments and developer contributions provided by Village staff.
- (2) Estimated costs taken from the 2011 impact fee study, updated for inflation using the Engineering News Record 20-City Construction Cost Index.
- (3) Estimated costs provided by Village staff.

Table 18 - Sewer Impact Fee Calculation - AMENDED

Impact Fee Eligible Costs	\$14,178,667
Projected Number of RECs between 2000 and 2035	5,180
Impact Fee per REC	\$2,737

FIRE FACILITIES

Service Level Standards and Deficiency/Growth Analysis

The list of proposed fire facilities, service level standards, and analysis of the proportionate share of facilities required to serve new development was amended to include a portion of the service and wash bays at the Village’s new public works facility. These facilities were included in the fire facilities needs assessment and impact fee because the facilities were designed specifically for servicing fire equipment.

Table 22 – Amended shows the development of the service level standards for space per on-duty personnel and garage space per vehicle, including the new servicing and wash bay facilities. The new servicing and wash bay facilities were treated as garage space and the service level standard was calculated in terms of square feet per vehicle, since these facilities will be used to service department vehicles. The space needs for service and wash bays shown on Table 22 – Amended represents the approximate amount of space in the new facility attributable to Fire Department needs. A detailed allocation of space needs for fire equipment is shown in Table 22a. The 5,007 square feet of facility space will provide a service level standard of 124 square feet of administrative space (office and storage space) per on-duty employee and 116 square feet of service bay space per vehicle based on the forecast number of personnel and vehicles needed to serve development in the Village through 2035. Prior to constructing this facility, the Village did not have a facility for washing and servicing fire equipment.

Table 22 - Summary of Existing Facilities and Recommended Future Facilities - AMENDED

<u>Summary of Current Facilities</u>								
Location	Admin / Living Quarters (SF)	Personnel per Shift	SF / Person	Garage Space (SF)	No. of Vehicles	SF / Vehicle	Total Usable Interior Space (SF)	
Station No. 1	4,728	1	4,728	2,129	4	532	6,857	
Station No. 2	1,313	1	1,313	3,972	5	794	5,285	
Station No. 3	9,505	9	1,056	4,800	6	800	14,305	
Station No. 4	2,952	2	1,476	3,893	7	556	6,845	
Total	18,498	13	1,423	14,794	22	672	33,292	
<u>Forecast Future Facilities</u>								
Location	Admin / Living Quarters (SF)	Personnel per Shift	SF / Person	Garage Space (SF)	No. of Vehicles	SF / Vehicle	Total Usable Interior Space (SF)	
Station No. 1 - Renovation / Replacement ⁽¹⁾	5,000	2	2,500	3,200	4	800	8,200	
Station No. 2 - Addition	2,513	1	2,513	3,972	5	794	6,485	
Station No. 3 - No change	9,505	9	1,056	4,800	6	800	14,305	
Station No. 4 - Addition	3,962	2	1,981	3,893	7	556	7,855	
Station No. 5 - New Station ⁽¹⁾	5,000	2	2,500	3,200	4	800	8,200	
Subtotal	25,980	16	10,550	19,065	26	3,751	45,045	
Service and Wash Bays for Fire Equipment at DPW Facility	1,985	16	124	3,022	26	116	5,007	

Notes:

(1) Usable interior space estimated based on total gross area of 8,804 square feet, garage space of 3,200 square feet, and assuming approximately 10% of the administrative/living quarters area is "unassigned" space.

Table 22a - Summary of Service and Wash Bays for Fire Equipment at DPW Facility

	Total Area (SF)	Cost per SF	Total Cost	Percentage Allocated to Fire	Area Allocated to Fire (SF)	Cost Allocated to Fire
Service Bay #1	1,632	\$165.00	\$269,280	100%	1,632	\$269,280
Oversizing of Other Service Bays	7,802	\$165.00	\$1,287,330	10%	780	\$128,733
Wash Bay	1,648	\$280.00	\$461,440	37%	610	\$170,733
Office / Personnel Area	5,331	\$175.00	\$932,925	15%	800	\$139,939
Mezzanine Storage	7,905	\$95.00	\$750,975	15%	1,186	\$112,646
Subtotal Construction	24,318		\$3,701,950	21%	5,007	\$821,331
Fuel Dispensing and Management Systems			\$281,795	16%		\$45,087
Site Acquisition, Demolition & Abatement			\$815,000	5%		\$40,750
Sitework, Grading & Utilities			\$1,290,796	5%		\$64,540
Site Paving			\$975,543	5%		\$48,777
Subtotal						\$154,067
Total						\$1,020,485

Source: 8/28/2017 email from Village staff. Costs include administration, design, engineering and inspection.

Table 23 - Amended shows the updated analysis of deficiencies in existing facility space, in terms of square feet, and the proportionate shares of new facilities needed to remedy existing deficiencies and serve future development. The service level standards were defined as the approximate total planned amount of administrative/living quarter space per on-duty personnel and the total amount of garage space per vehicle. These standards were then applied to the desired number of on-duty personnel per shift and current number of vehicles as of 2010 to calculate the amount of facility space required in 2010 to provide the same level of service. The required facility space was compared to the actual amount of facility space provided to quantify any deficiencies in facility space, and the percentage of the planned increase in facility space needed to remedy those existing deficiencies versus the percentage of space to serve future development was calculated.

Since the Village did not previously have a facility for washing and servicing fire equipment, most of this space is attributable to serving existing development (existing fire department personnel and equipment). Based on the 2035 service level standards, the existing facility space deficiency for administrative space was 1,613 square feet, or 81 percent, and the deficiency for washing and servicing bays was 2,557 square feet, or 85 percent of the new bays. Therefore, only 19 percent of the administrative space and 15 percent of the service bays can be attributed to the need to serve future development.

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Table 23 - Fire Department Service Level Standards & Deficiency / Growth Analysis - AMENDED

Building Area	2035 Facilities Space (SF)	2035 No. of Staff and Vehicles	2035 Service Level Standard (SF per Employee or Vehicle)	Existing No. of Staff and Vehicles	Required Existing Facilities using 2035 Standards (SF)	Existing Facilities (SF)	Surplus / (Deficiency) (SF)	Growth %	Deficiency %
Admin / Living Quarters	25,980	16	1,624	13	21,109	18,498	(2,611)	65%	35%
Garage Space	19,065	26	733	22	16,132	14,794	(1,338)	69%	31%
Admin Space at DPW Service Facility	1,985	16	124	13	1,613	0	(1,613)	19%	81%
Service/Wash Bays at DPW Facility	3,022	26	116	22	2,557	0	(2,557)	15%	85%
Combined	50,052				41,411	33,292	(8,119)	52%	48%

Allocation of Costs and Fire Impact Fee Calculation

Table 24 - Amended shows the actual or estimated capital costs to expand and improve the Village's fire station facilities and the allocation of those costs between the proportionate shares to remedy existing deficiencies and serve future development. This analysis was amended to add the servicing and wash bay facilities. No other costs or allocations were updated.

In total, of the estimated \$8.0 million in improvements, approximately \$3.0 million, or 38%, is attributable to the need to serve future development and may be recovered through impact fees. The remaining \$5.0 million, or 62%, is needed to remedy existing deficiencies and must be funded from other sources.

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Table 24 - Deficiency / Growth Allocation of Costs to Upgrade Fire Department Facilities - AMENDED

Location	Description ⁽⁴⁾	Estimated / Actual Cost	Future Growth %	Deficiency %	Future Growth Share of Costs	Deficiency Share of Costs
Station No. 1 ⁽¹⁾	Replace Existing Space (6,857 sf)	\$2,707,367	0%	100%	\$0	\$2,707,367
	Additional Space (1,387 sf)	\$547,633	69%	31%	\$376,083	\$171,550
	Subtotal Station (8,244 sf)	\$3,255,000	12%	88%	\$376,083	\$2,878,917
Station No. 2 ⁽²⁾	Addition to Station (add living quarters, locker rooms and showers)	\$339,996	65%	35%	\$221,359	\$118,637
Station No. 3	None	\$0	0%	0%	\$0	\$0
Station No. 4 ⁽²⁾	Addition to station (add sleeping quarters)	\$283,330	65%	35%	\$184,466	\$98,865
Station No. 5 ⁽¹⁾⁽³⁾	New station					
	Administrative space	\$2,181,463	65%	35%	\$1,420,269	\$761,194
	Garage space	\$743,537	69%	31%	\$510,618	\$232,918
	Land Acquisition	\$200,000	66%	34%	\$132,026	\$67,974
	Subtotal Station No. 5	\$3,125,000	66%	34%	\$2,062,914	\$1,062,086
DPW Facility	Administrative space	\$299,965	19%	81%	\$56,244	\$243,722
	Fire Equipment Service/Wash Bays	\$720,520	15%	85%	\$110,849	\$609,670
Total		\$8,023,812	38%	62%	\$3,011,914	\$5,011,898

Notes:

(1) Actual costs provided by Village staff, November 2014.

(2) Estimated costs are taken from the 2011 impact fee study, inflated using the Engineering News Record 20-City Construction Cost Index.

(3) Split between costs for garage space versus administrative and living quarter space is based on the estimates used in the 2011 impact fee study, updated to reflect actual costs.

(4) Source: Village of Menomonee Falls Fire Department.

Since the fire department serves both residential and nonresidential development, the impact fee eligible costs were allocated between residential and nonresidential development. Table 25 – Amended shows the allocation of the updated impact fee share of costs between residential and nonresidential development.

Table 25 - Allocation of Fire Impact Fee Costs to Land Use Categories - AMENDED

Land Use Category	Incremental Development 2010 - 2035	Average Value / Unit	Total Value of Forecast Improvements	Percent of Total Incremental Value	Allocated Share of Future Growth Costs
Residential Dwelling Units ⁽¹⁾	1,987	\$276,633	\$549,542,583	70.3%	\$2,116,897
Industrial (Square Foot) ⁽²⁾⁽³⁾	1,142,562	\$80	\$91,404,958	11.7%	\$352,102
Commercial / Institutional (Square Foot) ⁽²⁾⁽³⁾	1,225,564	\$115	\$140,939,887	18.0%	\$542,915
Total			\$781,887,427	100.0%	\$3,011,914

Notes:

(1) Average value based on a weighted average of new housing construction in the Village of Menomonee Falls between January 1, 2010 and October 2014, from U.S. Census Bureau (see Table 3).

(2) Square feet of new building area constructed is forecast by assuming an increase in nonresidential developed acres in proportion to forecast population and household growth for 2010-2035 (approx. 13%), deducting 25% for right-of-way and other undevelopable land, and applying an assumed Floor Area Ratio of 0.23.

(3) Excluding land, average value per square foot based on 2009 RS Means cost estimates.

The calculation of the amended fire facilities impact fees is shown in Table 26. Based on the projected population increase of 3,437 residents between 2010 and 2035, impact fee eligible costs allocated to residential development amount to \$616 per capita. The impact fee per single family home is \$1,638, while the fees per two-bedroom unit and one-bedroom or studio multi-family units are \$1,232 and \$770, respectively.

The costs allocated to industrial development and commercial/institutional development were divided by the forecast square feet of new building construction to arrive at fees of \$0.31 per square foot for industrial development and \$0.44 per square foot for commercial/institutional development. These fees reflect the generally higher value per square foot of commercial buildings as compared to industrial buildings.

Table 26 - Calculation of Fire Facilities Impact Fee - AMENDED

Development Type	Impact Fee Allocation	Incremental Development: 2010 - 2035	Proposed Fee	Units
Residential	\$2,109,801	3,437	\$614	per capita
Industrial	\$350,922	1,142,562	\$0.31	per square foot
Commercial / Institutional	\$541,096	1,225,564	\$0.44	per square foot
Residential Fees per Dwelling Unit ⁽¹⁾	Total			
Three-Bedroom Unit or Single-Family Home ⁽²⁾	\$1,633			
Two-Bedroom Unit ⁽³⁾	\$1,228			
Studio and One-Bedroom Apartment ⁽⁴⁾	\$767			

Notes:

(1) Average persons per unit are estimated based on data from the U.S. Census Bureau 2008-2012 Community Survey. Average persons per household for owner-occupied housing in the Village was 2.66; average persons per household for renter-occupied housing was 1.62.

(2) 2.66 persons per unit.

(3) 2.00 persons per unit.

(4) 1.25 persons per unit.

CONCLUSIONS

The intent of this amendment was to revise the list of parks, sanitary sewer, and fire facilities to include additional facilities and improvements identified by the Village since the 2014 impact fee update. This amendment, together with the 2014 impact fee update, provides a basis for the Village to apply impact fees collected under its existing ordinance to the projects listed in this amendment. If actual costs vary from the costs estimated in this amendment, impact fees may be applied to the actual project costs based on the impact fee eligible percentages identified in this amendment.

The Village may also amend its ordinance to increase the amounts of impact fees collected based on the findings of this report. However, since the assumptions used in the 2014 impact fee update were not revised by this amendment, most of the estimated costs included in this report, and therefore the calculated fees, are not in current dollars. In addition, the Village’s impact fee ordinance includes a schedule of fees through 2020, with annual inflationary increases to the fees to account for increases in project costs and interest costs. Therefore, it is recommended that the Village update the entire impact fee study before adopting new impact fees.