



CAPITAL IMPROVEMENT PLAN (CIP)

2021-2030

City of Fitchburg, Wisconsin

Council Proposed Amendments 8/3/20



City of Fitchburg
 CIP Amendments Submitted
 2021 - 2030

#	Project	Sponsor	Amendment Description	Changes To Total Project Costs						Total
				2021	2022	2023	2024	2025	2026-30	
Mayor's Proposed CIP				26,489,592	9,405,368	22,335,189	23,695,344	11,678,737	44,104,965	137,709,195
1	1040 Town of Madison	Arata-Fratta	Change funding source to debt	-	235,000	(235,000)	-	-	-	-
2	1713 Fitchburg Drone Program	Arata-Fratta	Shift to operating budget	(31,350)	-	-	-	-	-	(31,350)
3	2141 Public Safety Facility	Arata-Fratta Maldonado	Reduce facility size and return to expansion of City Hall	-	(825,000)	(4,587,500)	(4,587,500)	-	-	(10,000,000)
4	3495 Lacy/Seminole Intersection, Lacy E. Seminole N	Clauder Udell	Accelerate to 2021; update cost	1,890,000	-	-	-	-	(1,600,000)	290,000
5	4717 Curry Court Flooding	Clauder	Remove curb and gutter portion of project (assessed)	-	-	(110,000)	-	-	-	(110,000)
6	4719 Upsize Schumann Drive Storm Sewer	Clauder	Accelerate to 2025	-	-	-	75,000	800,000	(875,000)	-
7	4723 Lacy/Seminole Regional Stormwater	Gerhardt	Accelerate to 2021	3,190,100	-	-	-	(3,190,100)	-	-
8	4724 Lacy/Seminole Storm Ponds for Roads	Gerhardt	Accelerate to 2021	942,650	-	-	-	(942,650)	-	-
9	4726 Storm Sewer on Florann Drive and Lyman Lane	Gerhardt	Accelerate to 2021	180,000	-	-	(180,000)	-	-	-
10	6212 McKee Farms Park	Arata-Fratta	Accelerate siding project to 2021	75,000	-	-	(75,000)	-	-	-
11	NEW Hub Phase 1	Arata-Fratta Maldonado	Add project to 2021	2,688,000	-	-	-	-	-	2,688,000
12	NEW Hub Phase 2	Arata-Fratta Maldonado	Add project to 2022	-	5,085,500	-	-	-	-	5,085,500
13	NEW Northwest Teen Center	Maldonado Arata-Fratta	Add project to 2021/2022	2,000,000	1,000,000	-	-	-	-	3,000,000
14	NEW Hybrid and Electrical Vehicles & Equipment	Gerhardt	Encourage hybrid purchases	20,000	20,000	20,000	20,000	20,000	50,000	150,000

City of Fitchburg
 CIP Amendments Submitted
 2021 - 2030

#	Project	Sponsor	Amendment Description	Changes To Capital Property Tax Levy						
				2021	2022	2023	2024	2025	2026-30	Total
Mayor's Proposed CIP				1,808,056	1,997,222	2,341,582	2,452,890	2,586,661	16,727,092	27,913,503
1	1040 Town of Madison	Arata-Fratta	Change funding source to debt	-	(353,250)	(185,000)	-	-	-	(538,250)
2	1713 Fitchburg Drone Program	Arata-Fratta	Shift to operating budget	-	-	-	-	-	-	-
3	2141 Public Safety Facility	Arata-Fratta Maldonado	Reduce facility size and return to expansion of City Hall	-	-	-	-	-	-	-
4	3495 Lacy/Seminole Intersection, Lacy E. Seminole N	Clauder Udell	Accelerate to 2021; update cost	-	-	-	-	-	-	-
5	4717 Curry Court Flooding	Clauder	Remove curb and gutter portion of project (assessed)	-	-	-	-	-	-	-
6	4719 Upsize Schumann Drive Storm Sewer	Clauder	Accelerate to 2025	-	-	-	-	-	-	-
7	4723 Lacy/Seminole Regional Stormwater	Gerhardt	Accelerate to 2021	-	-	-	-	-	-	-
8	4724 Lacy/Seminole Storm Ponds for Roads	Gerhardt	Accelerate to 2021	-	-	-	-	-	-	-
9	4726 Storm Sewer on Florann Drive and Lyman Lane	Gerhardt	Accelerate to 2021	-	-	-	-	-	-	-
10	6212 McKee Farms Park	Arata-Fratta	Accelerate siding project to 2021	45,000	-	-	(45,000)	-	-	-
11	NEW Hub Phase 1	Arata-Fratta Maldonado	Add project to 2021	-	-	-	-	-	-	-
12	NEW Hub Phase 2	Arata-Fratta Maldonado	Add project to 2022	-	-	-	-	-	-	-
13	NEW Northwest Teen Center	Maldonado Arata-Fratta	Add project to 2021/2022	-	-	-	-	-	-	-
14	NEW Hybrid and Electrical Vehicles & Equipment	Gerhardt	Encourage hybrid purchases	20,000	20,000	20,000	20,000	20,000	50,000	150,000

City of Fitchburg
 CIP Amendments Submitted
 2021 - 2030

#	Project	Sponsor	Amendment Description	Changes To Borrowing (inc. TID, SA, Utility)						
				2021	2022	2023	2024	2025	2026-30	Total
Mayor's Proposed CIP				13,654,500	5,257,310	17,205,000	18,005,000	4,900,000	12,467,800	71,489,610
1	1040 Town of Madison	Arata-Fratta	Change funding source to debt	-	538,250	-	-	-	-	538,250
2	1713 Fitchburg Drone Program	Arata-Fratta	Shift to operating budget	-	-	-	-	-	-	-
3	2141 Public Safety Facility	Arata-Fratta Maldonado	Reduce facility size and return to expansion of City Hall	-	(825,000)	(4,587,500)	(4,587,500)	-	-	(10,000,000)
4	3495 Lacy/Seminole Intersection, Lacy F. Seminole N	Clauder Udell	Accelerate to 2021; update cost	1,890,000	-	-	-	-	(1,600,000)	290,000
5	4717 Curry Court Flooding	Clauder	Remove curb and gutter portion of project (assessed)	-	-	-	-	-	-	-
6	4719 Upsize Schumann Drive Storm Sewer	Clauder	Accelerate to 2025	-	-	-	-	800,000	(800,000)	-
7	4723 Lacy/Seminole Regional Stormwater	Gerhardt	Accelerate to 2021	3,190,100	-	-	-	(3,190,100)	-	-
8	4724 Lacy/Seminole Storm Ponds for Roads	Gerhardt	Accelerate to 2021	942,650	-	-	-	(942,650)	-	-
9	4726 Storm Sewer on Florann Drive and Lyman Lane	Gerhardt	Accelerate to 2021	-	-	-	-	-	-	-
10	6212 McKee Farms Park	Arata-Fratta	Accelerate siding project to 2021	-	-	-	-	-	-	-
11	NEW Hub Phase 1	Arata-Fratta Maldonado	Add project to 2021	if needed	-	-	-	-	-	-
12	NEW Hub Phase 2	Arata-Fratta Maldonado	Add project to 2022	-	5,085,500	-	-	-	-	5,085,500
13	NEW Northwest Teen Center	Maldonado Arata-Fratta	Add project to 2021/2022	2,000,000	1,000,000	-	-	-	-	3,000,000
14	NEW Hybrid and Electrical Vehicles & Equipment	Gerhardt	Encourage hybrid purchases	-	-	-	-	-	-	-

City of Fitchburg
 CIP Amendments Submitted
 2021 - 2030

#	Project	Sponsor	Amendment Description	Changes To Operating Costs						Total
				2021	2022	2023	2024	2025	2026-30	
Mayor's Proposed CIP				145,682	494,292	577,593	652,970	928,567	6,403,182	9,202,286
1	1040 Town of Madison	Arata-Fratta	Change funding source to debt	-	-	-	-	-	-	-
2	1713 Fitchburg Drone Program	Arata-Fratta	Shift to operating budget	7,000	10,000	-	-	-	-	17,000
3	2141 Public Safety Facility	Arata-Fratta Maldonado	Reduce facility size and return to expansion of City Hall	-	-	-	-	TBD	TBD	-
4	3495 Lacy/Seminole Intersection, Lacy E. Seminole N	Clauder Udell	Accelerate to 2021; update cost	-	-	-	-	-	-	-
5	4717 Curry Court Flooding	Clauder	Remove curb and gutter portion of project (assessed)	-	-	-	-	-	-	-
6	4719 Upsize Schumann Drive Storm Sewer	Clauder	Accelerate to 2025	-	-	-	-	-	-	-
7	4723 Lacy/Seminole Regional Stormwater	Gerhardt	Accelerate to 2021	-	-	-	-	-	-	-
8	4724 Lacy/Seminole Storm Ponds for Roads	Gerhardt	Accelerate to 2021	-	-	-	-	-	-	-
9	4726 Storm Sewer on Florann Drive and Lyman Lane	Gerhardt	Accelerate to 2021	-	-	-	-	-	-	-
10	6212 McKee Farms Park	Arata-Fratta	Accelerate siding project to 2021	-	-	-	-	-	-	-
11	NEW Hub Phase 1	Arata-Fratta Maldonado	Add project to 2021	40,000	40,000	40,000	40,000	40,000	200,000	400,000
12	NEW Hub Phase 2	Arata-Fratta Maldonado	Add project to 2022	-	110,000	50,000	50,000	50,000	250,000	510,000
13	NEW Northwest Teen Center	Maldonado Arata-Fratta	Add project to 2021/2022	100,000	100,000	100,000	100,000	100,000	500,000	1,000,000
14	NEW Hybrid and Electrical Vehicles & Equipment	Gerhardt	Encourage hybrid purchases	(6,000)	(12,000)	(18,000)	(24,000)	(30,000)	(195,000)	(285,000)

2021-2030 Proposed Capital Project Amendment

Submitted by: Alder Arata-Fratta

Project # & Name: #1040 – Town of Madison

SECTION I: Description of proposed amendment

This amendment is to change the funding source for this project from tax levy to borrowing and combine the 2022 and 2023 equipment and infrastructure costs into 2022. The utility portion would remain funded by rates and the replacement fund would remain funded by tax levy.

Since the annexation of the Town will be an expensive undertaking for the city and the total expenditures are unknown, it will make more sense to borrow the money to cover the expenditures of the annexation. Some of the expenditures would be equipment, and infrastructure investment and reconstruction.

Combined the expenditures for 2022 and 2023 is almost \$600,000. If debt is instead issued to pay for all that equipment needed during the annexation process, it will release the burden of using tax levy that can then be used to cover other projects in the CIP.

SECTION II: Changes to Project Costs

If amendment changes the costs identified in the capital improvement plan, please detail below. If not, skip to SECTION III

Cost Breakdown	Amount Identified in Plan	Proposed Revision	Proposed Amended Project Costs
Planning/Design/Engineering			
Construction			
Equipment/Vehicles/Furnishings			
Internal Staff Charges			
Other (describe)			
Contingency			
Total			

SECTION III: Changes to Project Completion Year

Proposed Amendment modifies the identified year of project completion as follows:

First Five Years

Total Project Cost	2021	2022	2023	2024	2025
As Identified in Plan		\$353,250	\$278,700	\$95,011	\$96,361
As Amended		\$588,250	\$43,700	\$95,011	\$96,361

Back Five Years

Total Project Cost	2026	2027	2028	2029	2030
As Identified in Plan	\$97,752	\$99,185	\$100,661	\$102,180	\$103,745
As Amended	\$97,752	\$99,185	\$100,661	\$102,180	\$103,745

SECTION IV: Changes to Funding Source

Proposed Amendment modifies the funding sources for the project as follows:

First Five Years

Source	2021	2022	2023	2024	2025
Capital Property Tax Levy		↓\$353,250	↓\$185,000		
Borrowing		+\$538,250			
Utility Rates Assessed Other (describe)		+\$50,000	↓\$50,000		
Other (describe)					
TOTAL		+\$235,000	↓\$235,000		

Back Five Years

Source	2026	2027	2028	2029	2030
Capital Property Tax Levy					
Borrowing					
Utility Rates Assessed Other (describe)					
Other (describe)					
TOTAL					

SECTION V: Changes to Operating Impact

Proposed Amendment modifies the future operating budget impacts for the project as follows:

First Five Years

Item Description	2021	2022	2023	2024	2025
Net Cost					

Back Five Years

Item Description	2026	2027	2028	2029	2030
Net Cost					

Capital Improvement Program (CIP)

2021 *thru* 2030

City of Fitchburg, WI

Project #	1040
Project Name	Town of Madison - New

Type	Equipment	Department	Admin
Useful Life	varies	Contact	City Administrator
Category	Equipment Replace/ Resurface P	Priority	1 Urgent

Description

The City will be taking over the Town of Madison in October 2022 under the existing agreement. Assessed value ~\$125,000,000 and ~115 parcels. Much of the infrastructure is expected to need evaluation/repairs and there will be service needs for the area.

2019 Budget: Pre-funding for 2019 removed by Council amendment #6.

2020-2029 CIP Update: Project removed due to uncertainty. If the agreement continues as it stands, the amounts included are likely not sufficient. If the agreement is modified, the amounts included are likely inaccurate. Will re-establish the CIP project when more details are known.

2021-2030 CIP Update: Project re-created with some updates

Infrastructure:

- 2023: \$250,000 (80% levy; 8% water; 8% sewer; 4% stormwater)
- 2024: \$50,000 (40% levy; 20% water; 20% sewer; 20% stormwater)
- 2025: \$50,000 (40% levy; 20% water; 20% sewer; 20% stormwater)
- 2026: \$50,000 (40% levy; 20% water; 20% sewer; 20% stormwater)
- 2027: \$50,000 (40% levy; 20% water; 20% sewer; 20% stormwater)

Equipment Costs

- 2022: Snow Plow \$191,000 (lead time to build in time for snow season)
- 2022: Two patrol squads, including equipment and installation \$67,500 each, total \$135,000
- 2022: Equipment for new polling location \$27,250
- 2023: Senior Center vehicle \$20,000

Replacement Fund Costs, cost net of sale price divided over useful life for 2023, 3% inflation added each year after

- 2022: Snow Plow \$16,900
- 2022: Two patrol squads, including equipment and installation \$12,500
- 2023: Senior Center vehicle \$1,800

Justification

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Capital Improvement Program (CIP)

2021 thru 2030

City of Fitchburg, WI

Expenditures	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Equip/Vehicles/Furnishings (non-hwy, non-util)		162,250	20,000								182,250
Equip/Vehicles/Furnishings (highway)		191,000									191,000
Maint of Existing Facilities (highway)			165,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	305,000
Maint of Existing Facilities (util storm)			10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	80,000
Maint of Existing Facilities (water)			20,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	90,000
Maint of Existing Facilities (sewer)			20,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	90,000
Replacement Fund			43,700	45,011	46,361	47,752	49,185	50,661	52,180	53,745	388,595
Total		353,250	278,700	95,011	96,361	97,752	99,185	100,661	102,180	103,745	1,326,845

Funding Sources	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Capital Property Tax Levy		353,250	228,700	65,011	66,361	67,752	69,185	70,661	72,180	73,745	1,066,845
Utility - Rates (stormwater)			10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	80,000
Utility - Rates (water)			20,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	90,000
Utility - Rates (sewer)			20,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	90,000
Total		353,250	278,700	95,011	96,361	97,752	99,185	100,661	102,180	103,745	1,326,845

Budget Impact/Other

Additional Staff Positions (full-time \$100,000/position, including benefits inflated 5%/year starting 2023):
 3 police officers, January 2022 start
 1 social worker, July 2022 start
 1 public works/parks maintenance worker, October 2022 start
 election workers for additional polling location \$6,000/year (\$2,000 in 2022, partial year)

Ongoing Operating Costs:
 operating costs of squads \$2,500 each / year
 body cameras for new officers \$6,560 in 2022

Assessing LTE Staff (one-time) \$25,000 in 2022

Note: This is not an exhaustive list but rather a conversation starter. More detailed analysis to be completed in coming years.

Budget Items	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Staff Cost		402,000	506,000	531,000	557,250	584,812	613,753	644,141	676,048	709,550	5,224,554
Maintenance		5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	45,000

Capital Improvement Program (CIP)

2021 *thru* 2030

City of Fitchburg, WI

Small Equipment	6,560									6,560
Total	413,560	511,000	536,000	562,250	589,812	618,753	649,141	681,048	714,550	5,276,114



To: City Council and Mayor
From: Misty Dodge, Finance Director
Date: July 30, 2020
Subject: Proposed 2021-2030 CIP Amendment – #1040 Town of Madison

The City has adopted a financial policy that states ***“The city shall fully fund ongoing equipment and roadway maintenance costs from annual levy/expenditure restraint funds.”*** In practice, the City uses a \$500,000 threshold as a first step in determining if a project should be paid with borrowed funds or property taxes. The purpose of the threshold is to focus our borrowing efforts on legacy or generational projects.

This adopted financial policy is important for two reasons:

- 1) Borrowed money is more expensive. The total cost of a project is more when paid by borrowing due to both the cost to complete the actual borrowing and the interest costs that must be paid.
- 2) The City’s current direct debt burden is high. This observation was made by a third-party expert in municipalities across the country. Moody’s, the City’s credit rating agency, indicates in our latest credit report that one of our credit challenges is our “high fixed costs and overall net direct debt burden”. The full credit report is available here: http://www.fitchburgwi.gov/DocumentCenter/View/19915/Moodys-Investors-Service_-Final-Credit-Opinion-Fitchburg-WI

The proposed CIP amendment consolidates all of the equipment costs related to the Town of Madison into 2022 simply to meet the \$500,000 first step threshold. It is important to note, however, that the City will need to provide the list of specific items that are included in each borrowing. The \$538,250 in proposed borrowing is actually comprised of:

- \$191,000 snow plow
- \$20,000 senior center vehicle
- two \$67,500 police squads
- \$27,250 in equipment for a new polling location
- \$250,000 in infrastructure costs (some funded by utilities)

I believe paying for these items with property tax levy is more appropriate and adheres to the City’s adopted financial policy. The City will receive a levy limit adjustment for costs related to the Town of Madison and the properties annexed into the City will begin paying property taxes towards the City’s budget. The closure of TID #4 is also timed to coincide with the Town of Madison to account for any additional costs beyond the levy limit adjustment. In addition, the CIP includes several large legacy or generational projects in the next ten years. I believe it is more important to use our borrowing capacity for those projects.

2021-2030 Proposed Capital Project Amendment

Submitted by: Alder Arata-Fratta

Project # & Name: # 1713 – Fitchburg Drone Program

SECTION I: Description of proposed amendment

This amendment shifts this project from the Capital Improvement Plan to the operating budget. The new cost for this drone will be under \$10,000, therefore it should be discussed as a part of the operating budget.

SECTION II: Changes to Project Costs

If amendment changes the costs identified in the capital improvement plan, please detail below. If not, skip to SECTION III

Cost Breakdown	Amount Identified in Plan	Proposed Revision	Proposed Amended Project Costs
Planning/Design/Engineering			
Construction			
Equipment/Vehicles/Furnishings	\$31,350	↓\$31,350	\$-0-
Internal Staff Charges			
Other (describe)			
Contingency			
Total	\$31,350	↓\$31,350	\$-0-

SECTION III: Changes to Project Completion Year

Proposed Amendment modifies the identified year of project completion as follows:

First Five Years

Total Project Cost	2021	2022	2023	2024	2025
As Identified in Plan	\$31,350				
As Amended	\$-0-				

Back Five Years

Total Project Cost	2026	2027	2028	2029	2030
As Identified in Plan					
As Amended					

SECTION IV: Changes to Funding Source

Proposed Amendment modifies the funding sources for the project as follows:

First Five Years

Source	2021	2022	2023	2024	2025
Capital Property Tax Levy					
Borrowing					
Utility Rates Assessed Other (describe)					
Other (describe) Grants/Donations	↓\$31,350				
TOTAL	↓\$31,350				

Back Five Years

Source	2026	2027	2028	2029	2030
Capital Property Tax Levy					
Borrowing					
Utility Rates Assessed Other (describe)					
Other (describe)					
TOTAL					

SECTION V: Changes to Operating Impact

Proposed Amendment modifies the future operating budget impacts for the project as follows:

First Five Years

Item Description	2021	2022	2023	2024	2025
Small Equipment	+\$7,000	+\$10,000			
Net Cost	+\$7,000	+\$10,000			

Back Five Years

Item Description	2026	2027	2028	2029	2030
Net Cost					

Capital Improvement Program (CIP)

2021 *thru* 2030

City of Fitchburg, WI

Project #	1713
Project Name	Fitchburg Drone Program



Type	Equipment	Department	Admin - FACTv (cable)
Useful Life	5 Years	Contact	FACTv Manager
Category	Apparatus & Equipment	Priority	3 Important

Description

The City of Fitchburg Drone program is a collaborative use of sharing resources and funds to use a drone for various city operations. FACTv, Public Works, Police, and Fire will use the drone for various functions including, but not limited to: aerial video and photography, economic development, public safety, and mapping. Each department that participates will have to obtain and maintain a license to fly the drone, including continuing education and flight hours, through the Fitchburg Drone Program.

2020 Phase 1: Training and licensing (operating budget)

2021 Phase 2: Drone purchase and use (capital budget & operating budget)

- Main drone \$30,000
- Protective case \$350
- iPad for the drone \$500
- Other misc equipment/accessories \$500

After the initial purchase in 2021, a replacement fund is set-up for replacement every five years.

Funding allocated 25%/department: FACTv, Public Works (of which 25% allocated to stormwater), Police, Fire.

Note: Even though this project is not funded in the Mayor's Proposed 2020-2029 CIP, the project is left in the document for discussion purposes.

2020-2029 Council Amendment: Approved initial purchase with 100% grant funding. Did not include replacement fund.

Justification

The drone program would be a shared resource. By teaming up with the other departments, we can share our resources such as costs, equipment, and training. This helps the city avoid multiple purchases of drones when we can save money and have more control on how drones are used for the city's purposes. Drones have helped in cutting time and resources on different operations for cities and municipalities along with adding new resources that would need to be done by an actual helicopter or plane.

Expenditures	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Equip/Vehicles/Furnishings (non-hwy, non-util)	31,350										31,350
Replacement Fund		0	0	0	0	0	0	0	0	0	0
Total	31,350	0	31,350								

Capital Improvement Program (CIP)

2021 *thru* 2030

City of Fitchburg, WI

Funding Sources	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Capital Property Tax Levy	0	0	0	0	0	0	0	0	0	0	0
Grants/Donations (non-util)	31,350										31,350
SRF - Cable Fund (transfer)	0	0	0	0	0	0	0	0	0	0	0
Utility - Rates (stormwater)	0	0	0	0	0	0	0	0	0	0	0
Total	31,350	0	31,350								

Budget Impact/Other

Phase 1 includes training costs such as spare batteries, misc equipment, training and testing, and a secondary drone.
 Once the main drone is purchased ongoing costs such as repairs, batteries, and on-going training will be needed.



Memo

City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711
608-270-4226
www.fitchburgwi.gov

To:	Misty Dodge, Pat Marsh, Mayor, Common Council
From:	Jeremy Crosby, Community Media Services Manager
Date:	July 27, 2020
Subject:	Fitchburg Drone Program

This memo is to ask the Common Council to consider funding the Fitchburg Drone Program for the 2021 Budget. As you know, we were able to restructure of purchase costs which took this project out of CIP and moved it into the operating budget. We went from a \$30,000 project down to \$7,000 in year 1, \$10,000 in year 2, and \$6,000 in year 3 and beyond. We are still working collaboratively between many departments to ensure we have good equipment, great pilots, and a strong program moving forward.

Here is some quick background on the overall project. A small task group comprised of Fitchburg Access Community Television (FACTv), Department of Public Works, and the Fitchburg Police and Fire Departments developed this program. We are working together to bring this important resource to our community to serve these departments by performing in daily tasks all the way to helping manage emergency situations.

The departments working together to bring this resource to the City of Fitchburg are resolved to develop a program that is committed to safety and regular training, as well as building protocols, policies and procedures. Combining our resources to responsibly avoid overlapping expense while working together in a collaborative manner to utilize the equipment in the most efficient manner is the goal of this effort.

Drone use for municipalities across Wisconsin and the US increases every day. As we learn more about how this great resource is making daily tasks like surveying large areas quickly to aiding in search and rescue emergencies, we believe this is a necessary resource to provide for the citizens of Fitchburg now and into the future.

Below you will find comments from each department head that is part of the project:

Fitchburg Access Community Television - FACTv:

Our role in the project along with the many uses for a drone make this a great investment to our community. FACTv would be the coordinating department for the drone program. From purchasing to training, and helping all departments with potential projects, we can help make this program take flight!

FACTv is already known for capturing great video and photos for various city projects, shows, and much more! As with any piece of equipment, having a drone gives us another tool to use when it comes to our production services. Drones give us the access from above that we have never had. We can use this drone for many different purposes.

The sky is the limit! From promotional videos, event coverage, news coverage, department project videos, paid projects, and supporting other department's drone operations, we can put this drone to work for our city.

Promotional Videos: economic development projects, city assets monitoring - parks & public spaces, highlights from around the city, any promo videos that can use aerial shots to enhance the video.

Event Coverage: overhead shots from events year-round, groundbreakings & ribbon cuttings, community events, public events.

News Coverage: aerial shots for news stories, events, public safety scenes, traffic scenes, developing stories.

Department Videos: training videos, city assets gathering, aerial photos & videos, highlight videos.

Paid Projects: FACTv already offers video production services for hire; aerial video capability provides new opportunities to develop untapped revenue streams.

Support Other Department Drone Operations: assist with Public Works Department, Police Department, and Fire Department.

I believe the drone program will not only be cost effective by sharing the drones; I also believe by building a program around the use of a drone ensures better trained operators, better video and phone media, and limits the use of random purchases of drones and drone usage.

Jeremy Crosby

Community Media Services Manger

Fitchburg Access Community Television- FACTv

Fitchburg Police Department:

The police department would benefit greatly with the addition of a multi-purpose, city shared drone program. While this department's use of the tool would be occasional, those occasions which rise to the level of its need tend to be of high importance regarding life and property safety. A large number of those needs also occur outdoors and into areas not normally traveled by vehicle or foot. Drones and the unique technology they are able to equip are an asset which increases officer and citizen safety, which is paramount.

In addition to the obvious benefits of more easily locating missing persons, search and rescue operations, and criminals at large, there are numerous other law enforcement functions and services this department provides to the city: crash and crime scene documentation, evidence collection, special event planning and monitoring, natural disasters, department training, and more. The use of the drone has the potential to increase efficiencies, safety, quality of investigations and documentation, and further enhance the trust and confidence the citizens of Fitchburg have with their police department in carrying out our common goals.

With having a city shared drone program, there will be collaboration between departments assisting in each others' goals, as well as the added benefit of building bridges among them. Other nearby local agencies have had incredible successes with their drone programs and they continue to grow. With the amount of added benefits to the nearly handful of city departments in the program, this would be a wise investment which would have clearly measurable returns supporting the program into the future.

Chad Brecklin

Chief of Police

Fitchburg Fire Department:

The primary purpose of the unmanned aerial vehicle (UAV, aka drone) is to advance the City's ability to promote our community through economic development. It will also be used to advance mapping, planning, and engineering (through elevated water tank- and other utility inspections). This tool is being requested to limit unnecessary climbs on the City's elevated infrastructure. It can also be used to record damage assessments when it comes to declaration of disaster- and assist public works in prioritizing their immediate effort.

The intent of involving Police and Fire was to maximize the use of the resource. Operators/pilots will be trained to the public safety level (safer level of training). In addition to its intended purpose, it makes sense to make UAVs available for large area searches, situational awareness (during emergency responses), and other pre-planned events (festivals, walks/runs, and exterior public assembly). From a firefighting standpoint, a UAV can be used to provide an elevated perspective on the incident that can help with incident awareness and strategy selection. We also see the value in using recorded video for training purposes.

The fire department looked into UAV assets a couple years ago- but could not justify the purchase of a UAV for fire-only functions. However, if this is a shared, City resource, I would like to extend our support for maximizing the overall use. I understand the necessity of FACTv's request... the return on investment is expanded when it can be used as a city-wide asset.

JOE PULVERMACHER, EFO, CFO

Fire Chief/ Emergency Management Director

Public Works Department:

UAS (Unmanned Aerial Systems) usage by our public safety departments presents a list of obvious practical uses that warrant the acquisition of a UAS. An additional scope of UAS usage by the Public Works department also exists. UAS could be used for any of the following to improve efficiency, save money, and increase safety:

Public works desired uses:

- Stormwater outfall surveys
- Vegetation and tree health management
- Solar panel inspection
- Aerial surveys for projects
- Stormwater ERU calculations for impervious area
- Stormwater emergency management damage assessments

Other possible Uses:

- Volumetrics of stockpiles materials
- 3d orthomosaics and imagery
- Change detection
- Landuse and landcover analysis
- Digital surface models and digital terrain model creation
- Construction inspections
- Property and asset monitoring
- Water quality, level, and temperature monitoring

Hardware considerations that the Public Works department would be interested in acquiring are as follows:

- UAS with on board GPS
- Multispectral sensor that can display near infrared.
- Thermal camera

Software considerations would depend on what is acquired for the Police and Fire departments, and could be provided at a later date. Utilization of a UAS in the Public Works department would greatly benefit staff, as well as the public with its many uses. We look forward to discussing this proposal further in the near future.

Bill Balke

Public Works Director

2021-2030 Proposed Capital Project Amendment

Submitted by: Alders Arata-Fratta and Maldonado

Project # & Name: #2141 – Police Facility

SECTION I: Description of proposed amendment

This amendment changes the project from a 75,000 square feet stand-alone Police Department building with a cost of \$35 million to a 50,000 square feet expansion of the current City Hall for \$25 million. The construction schedule remains the same with design in 2022 and building construction in 2023/2024.

Recent events have brought renewed attention to policing and the continuing increase of police resources. That is, funding a new, stand-alone building at this time would have perplexing impact within the City of Fitchburg and its community of color. However, there is a real need for more space in the Police Department. This amendment aims to provide that space while addressing the needs of other departments and services within City Hall. This expansion aims at providing higher City Hall capacity for the smart and engaging growth of our city. For example, one of the many things that the COVID-19 pandemic has shown us is that city employees can work remotely and successfully provide city services. We hope that the modified development will allow for the rearrangement of space and a novel design for the future city hall.

Note: The intention is that this reduction will help to fund for the cost of the new hub project in the North Fish Hatchery Road corridor (see two separate amendments that add phase 1 and 2 of the hub project) and a new teen center in the Jamestown neighborhood (see separate amendment).

SECTION II: Changes to Project Costs

If amendment changes the costs identified in the capital improvement plan, please detail below. If not, skip to SECTION III

Cost Breakdown	Amount Identified in Plan	Proposed Revision	Proposed Amended Project Costs
Planning/Design/Engineering	\$2,700,000	↓\$825,000	\$1,875,000
Construction	\$32,300,000	↓\$9,175,000	\$23,125,000
Equipment/Vehicles/Furnishings			
Internal Staff Charges			
Other (describe)			
Contingency			
Total	\$35,000,000	↓\$10,000,000	\$25,000,000

SECTION III: Changes to Project Completion Year

Proposed Amendment modifies the identified year of project completion as follows:

First Five Years

Total Project Cost	2021	2022	2023	2024	2025
As Identified in Plan		\$2,700,000	\$16,150,000	\$16,150,000	
As Amended		\$1,875,000	\$11,562,500	\$11,562,500	

Back Five Years

Total Project Cost	2026	2027	2028	2029	2030
As Identified in Plan					
As Amended					

SECTION IV: Changes to Funding Source

Proposed Amendment modifies the funding sources for the project as follows:

First Five Years

Source	2021	2022	2023	2024	2025
Capital Property Tax Levy					
Borrowing		↓\$825,000	↓\$4,587,500	↓\$4,587,500	
Utility Rates Assessed Other (describe)					
Other (describe)					
TOTAL		↓\$825,000	↓\$4,587,500	↓\$4,587,500	

Back Five Years

Source	2026	2027	2028	2029	2030
Capital Property Tax Levy					
Borrowing					
Utility Rates Assessed Other (describe)					
Other (describe)					
TOTAL					

SECTION V: Changes to Operating Impact

Proposed Amendment modifies the future operating budget impacts for the project as follows:

First Five Years

Item Description	2021	2022	2023	2024	2025
TBD					
Net Cost					

Back Five Years

Item Description	2026	2027	2028	2029	2030
Net Cost					

Capital Improvement Program (CIP)

2021 *thru* 2030

City of Fitchburg, WI

Project #	2141
Project Name	Police Facility

Type	Improvement	Department	Police Department
Useful Life		Contact	Police Chief
Category	General Equipment	Priority	2 Very Important

Description

In 2014, a Space Needs Analysis and Project Building Program study was completed on the City Hall Campus by Dimension - Madison Design Group. The report was presented with recommendations on February 9, 2015. On February 17, 2015, a presentation was made before the Committee of the Whole. The estimate provided is for a stand alone facility. Land acquisition costs are not included. A minimum of 4 acres will be needed. A new off-site police facility would mitigate the need for City Hall and the Community/Senior Center expansion via abandoned space remodeling. Furniture and fixtures are included in the requested amount.

2016-2020 CIP Amendment: Project postponed to a future CIP.

2017-2021 CIP Update: On April 21, 2014 the City Hall Expansion Oversight Committee accepted the Space needs report. Land acquisition costs still not included.

2017-2021 CIP Amendment: Delayed to 2022 or later. Keep some interim funding paid by property tax levy.

2018-2027 CIP Update: Title changed from Police Facility/City Hall Remodel to Public Safety Facility. The details of the project will be determined in the next few years. Reinstated the dollar amounts from the Mayor's proposed 2017-2021 CIP but delayed to construction in 2022/2023

2018 Budget Update: F100 Fund Balance (in lieu of ERP aid) used to fund 2018 cost.

2019-2028 CIP Update: The public safety facility are being moved up one year to facilitate occupancy in 2022 (site determination 2019, design 2020, construction 2021/2022). The police department has existing space needs in the evidence storage room, evidence lab, armory, squad room, and meeting spaces that all currently need to be addressed. An increase in police department staffing is anticipated in the next five years and is likely to be significant due to the growth in Fitchburg and the absorption of the Town of Madison. Additionally, funds have been budgeted in this account to address short-term needs in 2017 and 2018. Moving the project up may reduce these expenditures to address short-term needs due to the occupying a larger facility earlier.

2019-2028 CIP Council Amendment: Add \$300,000 for land acquisition in 2020 as a result of change from standalone facility to addition on new facility. Change project title from "Public Safety Facility" to "Police Station Addition". Split project into two phases: Phase I \$6.4 million in 2024 and Phase II \$10 million in 2030.

2020-2029 CIP Council Amendment: Delay planning, update costs for a single project, split construction costs over two years, and remove land acquisition. 75,000 sq ft facility for \$35,000,000. Also administratively changed title from "Police Station Addition" to "Police Facility" based on Council amendment approved.

Note: Assumes costs for telephone system and door access will be included in this project as an item within the overall facility budget.

Previously authorized funding:

2017: Planning/Design/Engineering short-term remodel (\$25,000 levy)

2018: Maintenance of Existing Facility short-term remodel (\$100,000 F100 FB in lieu ERP)

Capital Improvement Program (CIP)

2021 *thru* 2030

City of Fitchburg, WI

12/31/19 fund balance: \$104,776

Justification

As described in the Space Needs Analysis and Project Building Program study.

Expenditures	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Planning/Design/Eng		2,700,000								0	2,700,000
Construction of New Facilities/Additions			16,150,000	16,150,000						0	32,300,000
Total		2,700,000	16,150,000	16,150,000						0	35,000,000

Funding Sources	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Borrowing (non-util, GO debt)		2,700,000	16,150,000	16,150,000						0	35,000,000
Total		2,700,000	16,150,000	16,150,000						0	35,000,000

Budget Impact/Other

Space Needs Study: Sewer and Water: \$200--\$300/mo. Natural gas: \$.50/sq ft /year at 78,874 sq ft (new police bldg.)=\$39,437. Electric: \$1.25/sqft/year =\$98,593

Budget Items	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Maintenance	0	0	0	10,000	10,000	10,000	10,000	10,000	10,000	10,000	70,000
Other (Insurance, Utilities)	0	0	0	75,000	75,000	75,000	75,000	75,000	75,000	75,000	525,000
Total	0	0	0	85,000	595,000						

2021-2030 Proposed Capital Project Amendment

Submitted by: Alders Clauder and Udell

Project # & Name: #3495 – Lacy/Seminole Intersect, Lacy E, Seminole N

SECTION I: Description of proposed amendment

Accelerate the Lacy/Seminole intersection improvements from 2025/2026 to 2021 and update the total cost based on the new estimate received. The decision of a roundabout or traffic signals will be discussed during the design process. Included in this amendment is the option that is the most expensive to allow for both options to be fully considered.

Based on the development occurring in the TID, the Lacy/Seminole intersection needs to happen near the same time as the new buildings are open and should not wait. The other parts of the project would remain in 2025/2026, as included by the Mayor, due to the financial uncertainty surrounding the TID.

According to the City Engineer, it is best to construct the intersection as a stand-alone project and not combine it with the Lacy Road project currently under contract with Promega. Also, the estimated land acquisition/TLE costs are included with the design costs.

SECTION II: Changes to Project Costs

If amendment changes the costs identified in the capital improvement plan, please detail below. If not, skip to SECTION III

Cost Breakdown	Amount Identified in Plan	Proposed Revision	Proposed Amended Project Costs
Planning/Design/Engineering	\$192,000	+\$248,000	\$440,000
Construction	\$1,408,000	+\$42,000	\$1,450,000
Equipment/Vehicles/Furnishings			
Internal Staff Charges			
Other (describe)			
Contingency			
Total	\$1,600,000	+\$290,000	\$1,890,000

SECTION III: Changes to Project Completion Year

Proposed Amendment modifies the identified year of project completion as follows:

First Five Years

Total Project Cost	2021	2022	2023	2024	2025
As Identified in Plan	\$-0-				\$975,000
As Amended	\$1,890,000				\$975,000

Back Five Years

Total Project Cost	2026	2027	2028	2029	2030
As Identified in Plan	\$7,144,000				
As Amended	\$5,544,000				

SECTION IV: Changes to Funding Source

Proposed Amendment modifies the funding sources for the project as follows:

First Five Years

Source	2021	2022	2023	2024	2025
Capital Property Tax Levy					
Borrowing					
Utility Rates Assessed Other (describe)					
Other (describe) TID #9	+\$1,890,000				
TOTAL	+\$1,890,000				

Back Five Years

Source	2026	2027	2028	2029	2030
Capital Property Tax Levy					
Borrowing					
Utility Rates Assessed Other (describe)					
Other (describe) TID #9	↓\$1,600,000				
TOTAL	↓\$1,600,000				

SECTION V: Changes to Operating Impact

Proposed Amendment modifies the future operating budget impacts for the project as follows:

First Five Years

Item Description	2021	2022	2023	2024	2025
Net Cost					

Back Five Years

Item Description	2026	2027	2028	2029	2030
Net Cost					

Capital Improvement Program (CIP)

2021 *thru* 2030

City of Fitchburg, WI

Project #	3495
Project Name	Lacy/Seminole Intersect, Lacy E, Seminole N - Rev



Type	Improvement	Department	Public Works - Streets
Useful Life	20 Years	Contact	PW Director/City Engineer
Category	Street Improvements	Priority	3 Important

Description

Potential roundabout or otherwise controlled intersection at Lacy Road/Seminole, reconstruct Lacy from rural to urban section from just west of Lacy/Seminole intersection to Savannah Oaks School. Reconstruct Seminole from rural to urban section from just south of Lacy/Seminole intersection to Schumann. Includes multi-use path on west side Seminole, and north side Lacy, with sidewalk on the other sides. Includes storm sewer/water main/sanitary sewer/street lights.

Notes:

- 1) Stormwater ponds associated w/ roads listed as separate project #4724.
- 2) TID 9 Amendment #2 funding:
 - A) Lacy Rd east (within 1/2 mile) Total cost = \$1,856,445, 50% funded by TID.
 - B) Roundabout total cost \$1,251,154, 100% funded by TID.
 - C) Seminole north inside TID Total cost \$1,790,550 100% funded by TID.
 - D) Seminole north (within 1/2 mile) Total Cost \$833,175 30% funded by TID.
 - E) Seminole South of Lacy/Seminole intersection (within 1/2 mile) \$404,570 100% funded by TID.

2020-2029 CIP Council Amendment: Accelerate project from 2023/2024 to 2021/2022 and allocate the design costs based on a percentage of the total project. Note: it is intended that in the 2021-2030 CIP, project #3492 Fitchrona Road (Lacy to Nesbitt) will be delayed to 2023 so both projects don't occur in the same year.

2021-2030 CIP Update: Water rates changed to impact fees. TID portion changed to TID borrowing. Due to uncertainty in TID #9, delayed all projects to 2025/2026. Updated costs and TID 9 Amendment #2 funding as follows:

- A) Lacy Road East (within 1/2 mile) Total Cost = \$2,480,000, 50% funded by TID (\$1,240,000)
- B) Roundabout total cost \$1,600,000, 100% funded by TID (\$1,600,000)
- C) Seminole north inside TID Total Cost = \$2,577,000, 100% funded by TID (\$2,577,000)
- D) Seminole north (within 1/2 mile) Total Cost = \$974,000, 30% funded by TID (\$292,200)
- E) Seminole south of Lacy/Seminole intersection (within 1/2 mile) Total Cost = \$488,000, 100% funded by TID (\$488,000)

Justification

Development within the TID #9 area will necessitate a better corridor.

Expenditures	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Planning/Design/Eng					975,000						975,000

Capital Improvement Program (CIP)

2021 *thru* 2030

City of Fitchburg, WI

Construction of New Facilities/Additions		7,144,000	7,144,000
Total	975,000	7,144,000	8,119,000

Funding Sources	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Borrowing (non-util, GO debt)					168,400	1,216,600					1,385,000
Utility - Impact Fees					19,000	137,500					156,500
Utility - Rates (stormwater)					37,000	268,200					305,200
Utility - Rates (sewer)					9,100	66,000					75,100
TIF borrowing					741,500	5,455,700					6,197,200
Total					975,000	7,144,000					8,119,000

Budget Impact/Other

Maintenance costs increase with an expanded road.



Public Works
5520 Lacy Road
Fitchburg, WI 53711-5318
Phone: (608)270-4260
Fax: (608)270-4275
www.fitchburgwi.gov

To: City Council and Mayor
From: Bill Balke, Director of Public Works/City Engineer
Date: July 29, 2020
Subject: Proposed 2021-2030 CIP Amendment #4 - #3495 Lacy Seminole Intersection Improvements

There are three projects impacted by proposed CIP amendments that are interrelated. CIP Projects #3495, #4723, and #4724. All of them were scheduled for 2025 in the Mayor's Proposed CIP and have been proposed by Council to be accelerated to 2021.

These projects on their own are complex and will require the majority of the year for design, public involvement, and acquisition of real estate for construction. Ideally projects should be let for bidding in December – February time frame as many local contractors are still filling the schedule for the year. Giving the contractor the most flexibility to complete a project helps lower bid costs.

CIP #3495 Lacy Seminole Intersection Improvements (Proposed Amendment #4)

The intersection improvements to Seminole Highway and Lacy Road are also complex. The Nesbitt Road and Fitchrona Road roundabout took 16 months to complete from design authorization to bid award. The design contract for the proposed intersection improvements would include public and policy involvement on alternatives, design, stormwater improvements, platting, eminent domain real estate acquisition, and construction. Construction could occur in 2022.



To: City Council and Mayor
From: Misty Dodge, Finance Director
Date: July 30, 2020
Subject: Proposed 2021-2030 CIP Amendment – #3495 Lacy/Seminole Intersection

There were several projects, funded in whole or in part by TID #9, that were delayed in the Mayor's Proposed CIP due to financial uncertainty within the TID. There are now several Council Proposed Amendments to the CIP to accelerate these projects. The purpose of this staff memo is to share some of the details about the uncertainty so Council can make an informed decision on priorities.

1. If the TID does not have sufficient increment to pay all of the costs incurred, it is only the City of Fitchburg taxpayers that are responsible for the loss. Throughout the life of the TID, the property taxes that would otherwise go to all of the overlying jurisdictions (school, county, MATC) are diverted to pay for the costs shown in the TID project plan. However, if there is a deficit at the end of the TID's life, the full deficit falls to the City and is not shared with or repaid by the other overlying jurisdictions. Because of this risk the City has an adopted financial policy that states: "The City has determined that it will borrow for TID related expenditures only when a development agreement or agreements for a significant amount of tax base has been secured or when the history of the development of an area (market conditions) clearly indicate that development will support the projected debt load." This is important because the City will still be obligated to make all debt payments even if the TID does not have enough cash to do so itself.
2. Much of the incremental value and revenue for the TID is unknown at this point. The two biggest projects anchoring this TID are both under construction. They will also both be assessed by the State as manufacturing parcels. In the past, the City has assumed the assessed value from the State will be approximately 60% to 2/3rd of the construction costs. Recent projects are showing an even larger disparity which would result in less than expected tax increment revenue for the TID. The PAYGO structure for the development incentives isolates the City from risk of lower revenue due to lower values. However, the City does bear the risk for any infrastructure projects paid up-front by the TID if there is lower revenue due to lower values.
3. The cost of many projects are higher than originally expected. The amended project plan for the TID includes estimated costs for a variety of TID-funded projects. Based on recent bid prices, the City is learning that the costs in the project plan may be understated.
4. There is currently a projected cash flow deficit through the life of the TID. Based on the projections included in the TID #9 annual report prepared by Ehlers (the City's financial advisor), an additional ~\$16 million of value is needed to cash flow the projects as shown in the Mayor's Proposed CIP. The full report is available here: <http://www.fitchburgwi.gov/DocumentCenter/View/21048/TID-9-2020-Annual-Report>. Page 5 shows the additional value needed for cash flow.

The City will have a better indication of the likelihood of the TID successfully paying for these projects in a few years. The large buildings should be completed and the final values will be known. The expectation is that having better information before the projects are initiated will allow for more educated and effective decision making.

2021-2030 Proposed Capital Project Amendment

Submitted by: Alder Clauder

Project # & Name: #4717 - Curry Court Flooding

SECTION I: Description of proposed amendment

Remove the curb and gutter portion of this project to reduce cost to the homeowners. This project is on a dead-end street and curb and gutter should not be needed.

SECTION II: Changes to Project Costs

If amendment changes the costs identified in the capital improvement plan, please detail below. If not, skip to SECTION III

Cost Breakdown	Amount Identified in Plan	Proposed Revision	Proposed Amended Project Costs
Planning/Design/Engineering			
Construction	\$110,000	↓\$110,000	\$-0-
Equipment/Vehicles/Furnishings			
Internal Staff Charges			
Other (describe)			
Contingency			
Total	\$110,000	↓\$110,000	\$-0-

SECTION III: Changes to Project Completion Year

Proposed Amendment modifies the identified year of project completion as follows:

First Five Years

Total Project Cost	2021	2022	2023	2024	2025
As Identified in Plan	\$40,000	\$45,000	\$560,000		
As Amended	\$40,000	\$45,000	\$450,000		

Back Five Years

Total Project Cost	2026	2027	2028	2029	2030
As Identified in Plan					
As Amended					

SECTION IV: Changes to Funding Source

Proposed Amendment modifies the funding sources for the project as follows:

First Five Years

Source	2021	2022	2023	2024	2025
Capital Property Tax Levy					
Borrowing					
Utility Rates Assessed Other (describe)			↓\$110,000		
Other (describe)					
TOTAL			↓\$110,000		

Back Five Years

Source	2026	2027	2028	2029	2030
Capital Property Tax Levy					
Borrowing					
Utility Rates Assessed Other (describe)					
Other (describe)					
TOTAL					

SECTION V: Changes to Operating Impact

Proposed Amendment modifies the future operating budget impacts for the project as follows:

First Five Years

Item Description	2021	2022	2023	2024	2025
Net Cost					

Back Five Years

Item Description	2026	2027	2028	2029	2030
Net Cost					

Capital Improvement Program (CIP)

2021 *thru* 2030

City of Fitchburg, WI

Project #	4717
Project Name	Curry Court Flooding - Revised



Type	Improvement	Department	Public Works - Storm
Useful Life	20 Years	Contact	PW Director/City Engineer
Category	Utility & Urban Services	Priority	3 Important

Description

Notes - The purpose of this project would be to analyze the flooding problem at Curry Court, determine alternatives to fix the issue, and provide a price estimate for each alternative. We anticipate that fixing the issue would involve building a pump station to send the water south to Murphy Creek. Any alternative to fix the flooding at Curry Court would be contingent upon first improving the street to include curb, gutter, and storm sewers to collect the water. This would be assessed to the home owners.

2021-2030 CIP Update: Accelerated from starting in 2023 to starting in 2021.

Current timeline:

2021 - Collect data and model flooding problems, determine alternatives to fix the problem, provide concept-level plans and a cost estimate for each alternative. Select alternative that will be selected for design. (accelerated from 2023)

2022 - Develop design plans. (accelerated from 2024)

2023 - Improve the road and construct the selected alternative. The cost to improve the road is approximately \$160,000, of which approximately \$110,000 is assessable. We anticipate that the average lot would be assessed approximately \$10,000. The actual cost of the solution to the flooding problem will be determined once it has been designed. The cost to construct the alternative to address the flooding will be determined when it is designed. A placeholder of \$400,000 has been included. (accelerated from 2025)

Justification

The Curry Court neighborhood was built during a time when stormwater drainage was not always considered and houses were often built using the natural topography of the land. Unfortunately, Curry Court was built on a very flat area with no natural outlet and the neighborhood has dealt with stormwater issues for years. In the past few years, flooding has been worse than normal due to the record-high groundwater throughout the community.

Expenditures	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Planning/Design/Eng	40,000	45,000									85,000
Construction of New Facilities/Additions			560,000								560,000
Total	40,000	45,000	560,000								645,000

Funding Sources	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Capital Property Tax Levy			50,000								50,000
Utility - Assessed (storm)			110,000								110,000

Capital Improvement Program (CIP)

2021 *thru* 2030

City of Fitchburg, WI

Utility - Rates (stormwater)	40,000	45,000	400,000	485,000
Total	40,000	45,000	560,000	645,000

Budget Impact/Other

If a lift station is installed to pump water away from Curry Court, there would be cost associated with maintaining the equipment.



Public Works
5520 Lacy Road
Fitchburg, WI 53711-5318
Phone: (608)270-4260
Fax: (608)270-4275
www.fitchburgwi.gov

To: City Council and Mayor
From: Bill Balke, Director of Public Works/City Engineer
Date: July 29, 2020
Subject: Proposed 2021-2030 CIP Amendment #5 - #4717 Curry Court Flooding

The CIP included curb and gutter as a potential stormwater management solution to the area. Removing the curb and gutter from the project would restrict the options for potential solutions being considered. Staff would propose leaving the curb and gutter in the project description for now and letting the stormwater study determine if it can be eliminated as an option. An amendment can be made at the conclusion of the study whether or not eliminating curb and gutter would be a benefit to the flooding solution.

2021-2030 Proposed Capital Project Amendment

Submitted by: Alder Clauder

Project # & Name: #4719 – Upsize Schumann Drive Storm Sewer

SECTION I: Description of proposed amendment

Return construction of this project to 2025. The Mayor's Proposed 2021-2030 CIP delayed this project several years from 2025 to 2028/2029. This project is important and should not be delayed.

SECTION II: Changes to Project Costs

If amendment changes the costs identified in the capital improvement plan, please detail below. If not, skip to SECTION III

Cost Breakdown	Amount Identified in Plan	Proposed Revision	Proposed Amended Project Costs
Planning/Design/Engineering	\$75,000	No change	\$75,000
Construction	\$800,000	No change	\$800,000
Equipment/Vehicles/Furnishings			
Internal Staff Charges			
Other (describe)			
Contingency			
Total	\$875,000	No change	\$875,000

SECTION III: Changes to Project Completion Year

Proposed Amendment modifies the identified year of project completion as follows:

First Five Years

Total Project Cost	2021	2022	2023	2024	2025
As Identified in Plan				\$-0-	\$-0-
As Amended				\$75,000	\$800,000

Back Five Years

Total Project Cost	2026	2027	2028	2029	2030
As Identified in Plan			\$75,000	\$800,000	
As Amended			\$-0-	\$-0-	

SECTION IV: Changes to Funding Source

Proposed Amendment modifies the funding sources for the project as follows:

First Five Years

Source	2021	2022	2023	2024	2025
Capital Property Tax Levy					
Borrowing					
Utility Rates Assessed Borrowing				+\$75,000	+\$800,000
Other (describe)					
TOTAL				+\$75,000	+\$800,000

Back Five Years

Source	2026	2027	2028	2029	2030
Capital Property Tax Levy					
Borrowing					
Utility Rates Assessed Borrowing			↓\$75,000	↓\$800,000	
Other (describe)					
TOTAL			↓\$75,000	↓\$800,000	

SECTION V: Changes to Operating Impact

Proposed Amendment modifies the future operating budget impacts for the project as follows:

First Five Years

Item Description	2021	2022	2023	2024	2025
Net Cost					

Back Five Years

Item Description	2026	2027	2028	2029	2030
Net Cost					

Capital Improvement Program (CIP)

2021 *thru* 2030

City of Fitchburg, WI

Project #	4719
Project Name	Upsize Schumann Drive Storm Sewer - Revised

Type	Improvement	Department	Public Works - Storm
Useful Life	30 Years	Contact	PW Director/City Engineer
Category	Utility & Urban Services	Priority	4 Less Important

Description

Upsize the storm sewer between the Seminole Glen kettle and Schumann Greenway in order to reduce the amount of water entering the kettle. Note: design of the project expected to be completed by City staff.

2021-2030 CIP Update: Added \$75,000 for planning and design in 2028 and delay construction from 2025 to 2029.

Justification

In the last few years, heavy precipitation has caused up to ~20 feet of water in the Seminole Glen kettle that took months to infiltrate. The neighborhood is concerned that the standing water may kill legacy oaks within the kettle and alter its ecosystem. There is also a safety concern because of the steep banks when there is a large amount of water in the kettle. Currently, we are diverting water from the Stoner Prairie neighborhood from entering the kettle, by pushing it downstream to the Schumann Greenway. However, this is not a good long-term solution because the storm sewer between the kettle and the Schumann Greenway was not designed to take the additional flow, and thus could cause surcharge (i.e., storm manholes popping off) and street flooding.

Note: the project would not be assessed because at the time of development, the solution of discharging into the kettle was approved by the City. Since that time the valve to the kettle was closed as a result of neighbor concerns.

Expenditures	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Planning/Design/Eng								75,000			75,000
Construction of New Facilities/Additions									800,000		800,000
Total								75,000	800,000		875,000

Funding Sources	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Utility - Borrowing (storm)									800,000		800,000
Utility - Rates (stormwater)								75,000			75,000
Total								75,000	800,000		875,000

Budget Impact/Other

2021-2030 Proposed Capital Project Amendment

Submitted by: Alder Gerhardt

Project # & Name: #4723 - Lacy/Seminole Regional Stormwater

SECTION I: Description of proposed amendment

This amendment pairs with the amendment to #3495 “Lacy/Seminole Intersect, Lacy E, Seminole N” that is expected to be submitted by other alders based on the discussion at the Finance Committee meeting when the projects were discussed. Since that project is anticipated to be moved up to 2021, this amendment moves this regional stormwater project in tandem with that to 2021.

With the kettle in this area and the rapid development due to TID #9, the stormwater projects in this area must be prioritized along with road development. This justification exists in the CIP project description and as such, the project is listed as an urgent priority 1 project. Since storm water projects often intersect with road projects, this project should be considered along with any change to #3495.

A study of the subzero kettle is already underway and was approved by the council on 5/26/20 as resolution R-102-20, which will help inform this project for the new 2021 timeline.

This amendment also pairs with the amendment to CIP project #4724 as well.

SECTION II: Changes to Project Costs

If amendment changes the costs identified in the capital improvement plan, please detail below. If not, skip to SECTION III

Cost Breakdown	Amount Identified in Plan	Proposed Revision	Proposed Amended Project Costs
Planning/Design/Engineering			
Construction			
Equipment/Vehicles/Furnishings			
Internal Staff Charges			
Other (describe)			
Contingency			
Total			

SECTION III: Changes to Project Completion Year

Proposed Amendment modifies the identified year of project completion as follows:

First Five Years

Total Project Cost	2021	2022	2023	2024	2025
As Identified in Plan	\$-0-				\$3,190,100
As Amended	\$3,190,100				\$-0-

Back Five Years

Total Project Cost	2026	2027	2028	2029	2030
As Identified in Plan					
As Amended					

SECTION IV: Changes to Funding Source

Proposed Amendment modifies the funding sources for the project as follows:

First Five Years

Source	2021	2022	2023	2024	2025
Capital Property Tax Levy					
Borrowing					
Utility Rates Assessed Borrowing	+\$797,100				↓\$797,100
Other (describe) TIF Borrowing	+\$2,393,000				↓\$2,393,000
TOTAL	+\$3,190,100				↓\$3,190,100

Back Five Years

Source	2026	2027	2028	2029	2030
Capital Property Tax Levy					
Borrowing					
Utility Rates Assessed Other (describe)					
Other (describe)					
TOTAL					

SECTION V: Changes to Operating Impact

Proposed Amendment modifies the future operating budget impacts for the project as follows:

First Five Years

Item Description	2021	2022	2023	2024	2025
Net Cost					

Back Five Years

Item Description	2026	2027	2028	2029	2030
Net Cost					

Capital Improvement Program (CIP)

2021 *thru* 2030

City of Fitchburg, WI

Project #	4723
Project Name	Lacy/Seminole Regional Stormwater - Revised

Type	Improvement	Department	Public Works - Storm
Useful Life	30 Years	Contact	PW Director/City Engineer
Category	Utility & Urban Services	Priority	1 Urgent

Description

Regional stormwater study, design, and construction for the area including TID #9 boundary area near Lacy/Seminole and south of boundaries (Obrien's) . Per North Stoner Prairie Neighborhood Plan (Appendix H, Conceptual Stormwater Management Plan), part of TID 9 north of Lacy has the potential to discharge to Obrien farm to the southwest of Lacy/Seminole, which is part of an enclosed depression. In addition to TID 9, there is a large drainage area (both urbanized and rural) feeding into to this enclosed depression. There is no natural outlet to this area.

2021-2030 CIP Update: Delay construction of drainage infrastructure from 2022 to 2025. Change TID funding from cash to borrowing.

2020 - Perform a comprehensive drainage study of the area, with potential recommendations for pumping plans if needed, identification of potential drainage infrastructure, identification of retention areas, identification of low impact development techniques or recommended stormwater ordinance changes, or recommended conditions on development. TID #9 Amendment #2 includes 75% funding (\$225,000 of \$300,000 total). Remaining 25% to be paid through stormwater utility.

2025 (delayed from 2022) - Following a drainage study of the area, construct recommended drainage infrastructure. Infrastructure could be potentially upstream of enclosed depression, within enclosed depression, or downstream. TID #9 Amendment #2 includes 75% funding (\$2,393,000 of \$3,190,100 total). Remaining 25% to be paid through stormwater utility.

Justification

As Fitchburg continues to urbanize, comprehensive stormwater management strategies will become critical to mitigate and manage flooding. This is a critical area as there is no natural outlet from the area.

While the individual lots within the Stoner Prairie neighborhood will be able to meet the requirements of the City’s stormwater ordinance, we are concerned about development because large portions of the neighborhood drain to kettles with no natural outlets. The Stoner Prairie Neighborhood Plan sets forth concept-level ideas for how to deal with stormwater within the neighborhood; however, these ideas need to be developed more fully.

The large kettle located to the south of Sub-Zero Parkway has been full for the past year and water levels continue to increase. The Stoner Prairie Neighborhood Plan indicates that the kettle would provide protection from two back-to-back 100-year storm events; however, this assumes that the kettle is empty. If the kettle is full of water, it does not provide that protection, and there is currently no regional plan for how to deal with water if the kettle were to overflow. There is the potential of flooding public and private facilities within and outside of the watershed.

Expenditures	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Construction of New Facilities/Additions					3,190,100						3,190,100
Total					3,190,100						3,190,100

Capital Improvement Program (CIP)

2021 *thru* 2030

City of Fitchburg, WI

Funding Sources	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Utility - Borrowing (storm)					797,100						797,100
TIF borrowing					2,393,000						2,393,000
Total					3,190,100						3,190,100

Budget Impact/Other

Maintenance costs are a placeholder and can be better estimated once design is identified.

Budget Items	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Maintenance		5,000	5,150	5,304	5,464	5,628	5,796	5,970	6,149	6,334	50,795
Total		5,000	5,150	5,304	5,464	5,628	5,796	5,970	6,149	6,334	50,795



Public Works
5520 Lacy Road
Fitchburg, WI 53711-5318
Phone: (608)270-4260
Fax: (608)270-4275
www.fitchburgwi.gov

To: City Council and Mayor
From: Bill Balke, Director of Public Works/City Engineer
Date: July 29, 2020
Subject: Proposed 2021-2030 CIP Amendment #7 - #4723 Lacy Seminole Regional Stormwater

There are three projects impacted by proposed CIP amendments that are interrelated. CIP Projects #3495, #4723, and #4724. All of them were scheduled for 2025 in the Mayor's Proposed CIP and have been proposed by Council to be accelerated to 2021.

These projects on their own are complex and will require the majority of the year for design, public involvement, and acquisition of real estate for construction. Ideally projects should be let for bidding in December – February time frame as many local contractors are still filling the schedule for the year. Giving the contractor the most flexibility to complete a project helps lower bid costs.

CIP #4723 Lacy Seminole Regional Stormwater (Proposed Amendment #7)

The current regional Sub Zero – North Stoner Prairie Stormwater basin study will not have results until the end of the 2020. Several months of data collection of groundwater levels are needed to determine the effect of infiltration on basin levels. Solutions will need to be vetted by the public and policymakers before a contract can be let for design. Platting and eminent domain real estate acquisition will take between 4-8 months to complete. A construction contract for the regional stormwater solution may be possible by the end of 2021. Construction could start no sooner than 2022.



To: City Council and Mayor
From: Misty Dodge, Finance Director
Date: July 30, 2020
Subject: Proposed 2021-2030 CIP Amendment – #4723 Lacy/Seminole Regional Stormwater

There were several projects, funded in whole or in part by TID #9, that were delayed in the Mayor's Proposed CIP due to financial uncertainty within the TID. There are now several Council Proposed Amendments to the CIP to accelerate these projects. The purpose of this staff memo is to share some of the details about the uncertainty so Council can make an informed decision on priorities.

1. If the TID does not have sufficient increment to pay all of the costs incurred, it is only the City of Fitchburg taxpayers that are responsible for the loss. Throughout the life of the TID, the property taxes that would otherwise go to all of the overlying jurisdictions (school, county, MATC) are diverted to pay for the costs shown in the TID project plan. However, if there is a deficit at the end of the TID's life, the full deficit falls to the City and is not shared with or repaid by the other overlying jurisdictions. Because of this risk the City has an adopted financial policy that states: "The City has determined that it will borrow for TID related expenditures only when a development agreement or agreements for a significant amount of tax base has been secured or when the history of the development of an area (market conditions) clearly indicate that development will support the projected debt load." This is important because the City will still be obligated to make all debt payments even if the TID does not have enough cash to do so itself.
2. Much of the incremental value and revenue for the TID is unknown at this point. The two biggest projects anchoring this TID are both under construction. They will also both be assessed by the State as manufacturing parcels. In the past, the City has assumed the assessed value from the State will be approximately 60% to 2/3rd of the construction costs. Recent projects are showing an even larger disparity which would result in less than expected tax increment revenue for the TID. The PAYGO structure for the development incentives isolates the City from risk of lower revenue due to lower values. However, the City does bear the risk for any infrastructure projects paid up-front by the TID if there is lower revenue due to lower values.
3. The cost of many projects are higher than originally expected. The amended project plan for the TID includes estimated costs for a variety of TID-funded projects. Based on recent bid prices, the City is learning that the costs in the project plan may be understated.
4. There is currently a projected cash flow deficit through the life of the TID. Based on the projections included in the TID #9 annual report prepared by Ehlers (the City's financial advisor), an additional ~\$16 million of value is needed to cash flow the projects as shown in the Mayor's Proposed CIP. The full report is available here: <http://www.fitchburgwi.gov/DocumentCenter/View/21048/TID-9-2020-Annual-Report>. Page 5 shows the additional value needed for cash flow.

The City will have a better indication of the likelihood of the TID successfully paying for these projects in a few years. The large buildings should be completed and the final values will be known. The expectation is that having better information before the projects are initiated will allow for more educated and effective decision making.

2021-2030 Proposed Capital Project Amendment

Submitted by: Alder Gerhardt

Project # & Name: #4724 - Lacy/Seminole Storm Ponds for Roads

SECTION I: Description of proposed amendment

This amendment pairs with the amendment to #3495 “Lacy/Seminole Intersect, Lacy E, Seminole N” that is expected to be submitted by other alders based on the discussion at the Finance Committee meeting when the projects were discussed. Since that project is anticipated to be moved up to 2021, this amendment moves this storm ponds for roads project in tandem with that to 2021.

With the kettle in this area and the rapid development due to TID #9, the stormwater projects in this area must be prioritized along with road development. This project is listed as an urgent priority 1 project. Since storm water projects often intersect with road projects, this project should be considered along with any change to #3495.

This amendment also pairs with the amendment to CIP project #4723 as well.

SECTION II: Changes to Project Costs

If amendment changes the costs identified in the capital improvement plan, please detail below. If not, skip to SECTION III

Cost Breakdown	Amount Identified in Plan	Proposed Revision	Proposed Amended Project Costs
Planning/Design/Engineering			
Construction			
Equipment/Vehicles/Furnishings			
Internal Staff Charges			
Other (describe)			
Contingency			
Total			

SECTION III: Changes to Project Completion Year

Proposed Amendment modifies the identified year of project completion as follows:

First Five Years

Total Project Cost	2021	2022	2023	2024	2025
As Identified in Plan	\$-0-				\$942,650
As Amended	\$942,650				\$-0-

Back Five Years

Total Project Cost	2026	2027	2028	2029	2030
As Identified in Plan					
As Amended					

SECTION IV: Changes to Funding Source

Proposed Amendment modifies the funding sources for the project as follows:

First Five Years

Source	2021	2022	2023	2024	2025
Capital Property Tax Levy					
Borrowing					
Utility Rates Assessed Other (describe)					
Other (describe) TID #9	+\$942,650				↓\$942,650
TOTAL	+\$942,650				↓\$942,650

Back Five Years

Source	2026	2027	2028	2029	2030
Capital Property Tax Levy					
Borrowing					
Utility Rates Assessed Other (describe)					
Other (describe)					
TOTAL					

SECTION V: Changes to Operating Impact

Proposed Amendment modifies the future operating budget impacts for the project as follows:

First Five Years

Item Description	2021	2022	2023	2024	2025
Net Cost					

Back Five Years

Item Description	2026	2027	2028	2029	2030
Net Cost					

Capital Improvement Program (CIP)

2021 *thru* 2030

City of Fitchburg, WI

Project #	4724
Project Name	Lacy/Seminole Storm Ponds for Roads- Revised

Type	Improvement	Department	Public Works - Storm
Useful Life	30 Years	Contact	PW Director/City Engineer
Category	Utility & Urban Services	Priority	3 Important

Description
Stormwater Ponds associated with road construction for TID 9 Amendment 2 (Lacy and Seminole). Stormwater facility locations not yet identified, however, anticipated to be in the vicinity of Fitchrona/Lacy, and in the vicinity of Seminole/Lacy. TID 9 Amendment 2 includes funding for this improvement (\$1,049,000)
2021-2030 CIP Update: Updated cost based on current estimate from \$891,650 to \$942,650. Delayed from 2021 to 2025.
Previously authorized funding: 2020: design \$157,350, funded by TIF #9

Justification
Conversion of rural roads to urban cross sections will require compliance with stormwater regulations.
Assumed that existing roads have accounted for the needed stormwater and any adjustments now are the result of the TID.

Expenditures	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Construction of New Facilities/Additions					942,650						942,650
Total					942,650						942,650

Funding Sources	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
TIF #9					942,650						942,650
Total					942,650						942,650

Budget Impact/Other
Future required maintenance includes mowing and other vegetation maintenance. Beyond 2029, future dredging anticipated to remove accumulated sediment.

Budget Items	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Maintenance		5,000	5,150	5,304	5,464	5,628	5,796	5,970	6,149	6,334	50,795

Capital Improvement Program (CIP)

2021 *thru* 2030

City of Fitchburg, WI

Total	5,000	5,150	5,304	5,464	5,628	5,796	5,970	6,149	6,334	50,795
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Public Works
5520 Lacy Road
Fitchburg, WI 53711-5318
Phone: (608)270-4260
Fax: (608)270-4275
www.fitchburgwi.gov

To: City Council and Mayor
From: Bill Balke, Director of Public Works/City Engineer
Date: July 29, 2020
Subject: Proposed 2021-2030 CIP Amendment #8 - #4724 Stormwater Ponds for Lacy Seminole Improvements

There are three projects impacted by proposed CIP amendments that are interrelated. CIP Projects #3495, #4723, and #4724. All of them were scheduled for 2025 in the Mayor's Proposed CIP and have been proposed by Council to be accelerated to 2021.

These projects on their own are complex and will require the majority of the year for design, public involvement, and acquisition of real estate for construction. Ideally projects should be let for bidding in December – February time frame as many local contractors are still filling the schedule for the year. Giving the contractor the most flexibility to complete a project helps lower bid costs.

CIP #4724 Stormwater Ponds for Lacy Seminole Improvements (Proposed Amendment #8)

The stormwater design for the intersection improvements will need to account for construction outside the immediate area for the intersection project, and not be adverse to the regional stormwater solutions. Intersection alternatives will need to be vetted by the public and policymakers before the technical design can begin. Platting and eminent domain real estate acquisition will take between 4-8 months to complete. A construction contract for the intersection improvements may be possible by the end of 2021 for construction in 2022.



To: City Council and Mayor
From: Misty Dodge, Finance Director
Date: July 30, 2020
Subject: Proposed 2021-2030 CIP Amendment – #4724 Lacy/Seminole Storm Ponds for Roads

There were several projects, funded in whole or in part by TID #9, that were delayed in the Mayor's Proposed CIP due to financial uncertainty within the TID. There are now several Council Proposed Amendments to the CIP to accelerate these projects. The purpose of this staff memo is to share some of the details about the uncertainty so Council can make an informed decision on priorities.

1. If the TID does not have sufficient increment to pay all of the costs incurred, it is only the City of Fitchburg taxpayers that are responsible for the loss. Throughout the life of the TID, the property taxes that would otherwise go to all of the overlying jurisdictions (school, county, MATC) are diverted to pay for the costs shown in the TID project plan. However, if there is a deficit at the end of the TID's life, the full deficit falls to the City and is not shared with or repaid by the other overlying jurisdictions. Because of this risk the City has an adopted financial policy that states: "The City has determined that it will borrow for TID related expenditures only when a development agreement or agreements for a significant amount of tax base has been secured or when the history of the development of an area (market conditions) clearly indicate that development will support the projected debt load." This is important because the City will still be obligated to make all debt payments even if the TID does not have enough cash to do so itself.
2. Much of the incremental value and revenue for the TID is unknown at this point. The two biggest projects anchoring this TID are both under construction. They will also both be assessed by the State as manufacturing parcels. In the past, the City has assumed the assessed value from the State will be approximately 60% to 2/3rd of the construction costs. Recent projects are showing an even larger disparity which would result in less than expected tax increment revenue for the TID. The PAYGO structure for the development incentives isolates the City from risk of lower revenue due to lower values. However, the City does bear the risk for any infrastructure projects paid up-front by the TID if there is lower revenue due to lower values.
3. The cost of many projects are higher than originally expected. The amended project plan for the TID includes estimated costs for a variety of TID-funded projects. Based on recent bid prices, the City is learning that the costs in the project plan may be understated.
4. There is currently a projected cash flow deficit through the life of the TID. Based on the projections included in the TID #9 annual report prepared by Ehlers (the City's financial advisor), an additional ~\$16 million of value is needed to cash flow the projects as shown in the Mayor's Proposed CIP. The full report is available here: <http://www.fitchburgwi.gov/DocumentCenter/View/21048/TID-9-2020-Annual-Report>. Page 5 shows the additional value needed for cash flow.

The City will have a better indication of the likelihood of the TID successfully paying for these projects in a few years. The large buildings should be completed and the final values will be known. The expectation is that having better information before the projects are initiated will allow for more educated and effective decision making.

2021-2030 Proposed Capital Project Amendment

Submitted by: Alder Gerhardt

Project # & Name: #4726 - Storm Sewer on Florann Drive and Lyman Lane

SECTION I: Description of proposed amendment

This amendment moves this project from 2024 up to 2021.

This stormwater issue creates dangerous levels of ice buildup during the winter, which cannot be controlled with snowplows or salt. Neighbors have tried all manner of interventions, and they are not able to control the ice themselves. It has become a serious safety concern. It requires intervention from the city.

Testimony from neighbors is included in a supplementary document.

SECTION II: Changes to Project Costs

If amendment changes the costs identified in the capital improvement plan, please detail below. If not, skip to SECTION III

Cost Breakdown	Amount Identified in Plan	Proposed Revision	Proposed Amended Project Costs
Planning/Design/Engineering			
Construction			
Equipment/Vehicles/Furnishings			
Internal Staff Charges			
Other (describe)			
Contingency			
Total			

SECTION III: Changes to Project Completion Year

Proposed Amendment modifies the identified year of project completion as follows:

First Five Years

Total Project Cost	2021	2022	2023	2024	2025
As Identified in Plan	\$-0-			\$180,000	
As Amended	\$180,000			\$-0-	

Back Five Years

Total Project Cost	2026	2027	2028	2029	2030
As Identified in Plan					
As Amended					

SECTION IV: Changes to Funding Source

Proposed Amendment modifies the funding sources for the project as follows:

First Five Years

Source	2021	2022	2023	2024	2025
Capital Property Tax Levy					
Borrowing					
Utility					
Rates	+\$90,000			↓\$90,000	
Assessed	+\$90,000			↓\$90,000	
Other (describe)					
Other (describe)					
TOTAL	+\$180,000			↓\$180,000	

Back Five Years

Source	2026	2027	2028	2029	2030
Capital Property Tax Levy					
Borrowing					
Utility					
Rates					
Assessed					
Other (describe)					
Other (describe)					
TOTAL					

SECTION V: Changes to Operating Impact

Proposed Amendment modifies the future operating budget impacts for the project as follows:

First Five Years

Item Description	2021	2022	2023	2024	2025
Net Cost					

Back Five Years

Item Description	2026	2027	2028	2029	2030
Net Cost					

Capital Improvement Program (CIP)

2021 *thru* 2030

City of Fitchburg, WI

Project #	4726
Project Name	Storm Sewer on Florann Drive and Lyman Lane - New

Type	Improvement	Department	Public Works - Storm
Useful Life	30 Years	Contact	PW Director/City Engineer
Category	Utility & Urban Services	Priority	3 Important

Description

Install public storm sewer in the terrace of Florann Drive and Lyman Lane to allow residents to tie private sump discharges into the storm sewer.

Justification

The sump pumps along Florann Drive and Lyman Lane run continuously throughout the year. This causes problems especially in the winter when ice builds up in the street. Plow trucks are unable to remove the ice and salt cannot keep up with the formation of ice. Ice buildup is a safety concern and reduces the life of the pavement. The City receives multiple complaints each winter regarding ice buildup. According to residents and the Streets Supervisor, this has been a problem for at least the last 5+ years.

Expenditures	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Construction of New Facilities/Additions				180,000							180,000
Total				180,000							180,000

Funding Sources	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Utility - Assessed (storm)				90,000							90,000
Utility - Rates (stormwater)				90,000							90,000
Total				180,000							180,000

Budget Impact/Other

Supporting Document

Amendment to #4726 "Storm Sewer on Florann Drive and Lyman Lane – New"

Testimony at CIP Public Hearing on June 23, 2020

CITIZEN REGISTRATION FORM

Meeting of Comm. Council Date 6/23/20 Agenda Item # Florann Storm Sewer
(Council, Plan Commission, etc)

NAME: RON GATTI EMAIL: 
(Please print)

ADDRESS: 2780 FLORANN DR
VILLAGE/CITY/TOWN: Fitchburg

REPRESENTING: Self
(Organization, Business, Self, etc.)

I WISH TO: SPEAK: In support of the above matter
 In opposition to the above matter
 Answer questions if needed

OR

I WISH TO: REGISTER ONLY In support of the above matter
 In opposition of the above matter

ADDITIONAL COMMENTS: _____

SIGNATURE: _____

CITIZEN REGISTRATION FORM

Meeting of _____ Date 6/23/2020 Agenda Item # CIP
(Council, Plan Commission, etc)

NAME: DEB PATTERSON EMAIL: 
(Please print)

ADDRESS: 2780 Florann dr
VILLAGE/CITY/TOWN: _____

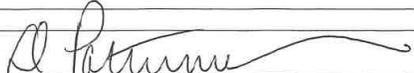
REPRESENTING: _____
(Organization, Business, Self, etc.)

I WISH TO: SPEAK: In support of the above matter
 In opposition to the above matter
 Answer questions if needed

OR

I WISH TO: REGISTER ONLY In support of the above matter
 In opposition of the above matter

ADDITIONAL COMMENTS: _____

SIGNATURE: 

CITIZEN REGISTRATION FORM

Meeting of _____ Date 6-23-2020 Agenda Item # CIP

NAME: Diane Lensmeyer EMAIL _____
(Please print)

ADDRESS: 2794 Florann Dr

VILLAGE/CITY/TOWN: Fitchburg

REPRESENTING: Self
(Organization, Business, Self, etc.)

I WISH TO: SPEAK: In support of the above matter
 In opposition to the above matter
 Answer questions if needed

OR

I WISH TO: REGISTER ONLY In support of the above matter
 In opposition to the above matter

ADDITIONAL COMMENTS: _____

SIGNATURE: Diane G. Lensmeyer

Email Testimony and Photographs

Date: June 30, 2020

RE: Project #4726 – Storm Sewer on Florann Drive and Lyman Lane

Dear Julia and Gabriella,

Thank you for your email regarding the Public Hearing the CIP project #4726 (Storm Sewer on Florann and Lyman) held June 23, 2020 at the Common Council meeting. Winter residential sump pump discharges and subsequent thick ice build-up in the curb-gutter is a problem that we agree needs fixing. We live at 2780 Florann Drive and must chop and remove ice 2-3 inches thick (see photos pg 2) across our driveway curb several times each winter. It is a difficult and frustrating task in conjunction with snow shoveling. We are in favor of and appreciate your help to expedite this project sooner than 2024. The Fitchburg Environmental Engineer (Claudia Guy) sent a letter to Florann Dr and Lyman Ln residents with a one-sentence description of the project and public hearing announcement. In the weeks leading up to the public hearing, I left 3 voicemail messages to the engineer asking for more project details but have yet to hear from her. It would be nice to be able to comment on the approach to the problem and cost to homeowners. If details are not yet available for a project 4 years out, how can we choose to support or oppose the project other than in need of it?

The root problem is that this neighborhood was built (early 1970s) in a low area where the water table is likely near the surface throughout most of the year. This neighborhood was not constructed with proper water infrastructure to keep pace with current climate precipitation change. Water in the curb flows north on our block of Florann Dr, from Cheryl Dr to the curb drain at the intersection corner of Jacquelyn Dr. Another curb drain is located on Cheryl Dr at the intersection corner of Florann Dr. On our block, resident sump pumps with hoses extending to the curb can successfully prevent basements from flooding. Houses with full basements pump ground water from deeper in the water table than those with half-basements (raised-ranch houses). Full-basement houses consequently end up pumping more

water and for considerably longer periods during the year because of this. Spring, summer, and early fall pumping does not appear to be a problem for the neighborhood.

There are 3 houses that pump water to the curbs on Florann year-round, including during winter: 5590 Cheryl Dr, 2788 Florann Dr, and 2790 Florann Dr. The latter house address probably pumps 75-90% of the total winter discharges. Under very cold conditions, water pumped to the curb freezes before it gets to the curb drain (see photos). Depending on how cold the temperature gets along with flow volume, ice begins building up near the north drain (450 ft from the 2788 Florann discharge site) and grows south to impact the 5 houses at the north end of the street (see photos), as close as 125 ft from this discharge point. The 3 houses at 2778, 2780, and 2784 Florann Dr are not impacted at all by this described discharge location. However, the house at 5590 Cheryl Dr pumps water to the curb on Florann Dr that directly impacts these 3 houses. We get ice buildup in our driveway (see photos) from this which is only 160 ft from their discharge point on Florann Dr.

We realize this CIP project will not help any of us this coming winter. However, the problem can be solved quickly for the 3 uppermost houses on our block if the homeowner at 5590 Cheryl Dr would change their pump discharge from Florann Dr to Cheryl Dr. The owner currently pumps water due west from the house to the Florann Dr curb. If the homeowner were to instead pump water due south to the Cheryl Dr curb, the water would flow directly into the existing curb drain. Doing this would eliminate the problem completely for 3 of the 10 houses on our block and help reduce the total flow to the other 7 houses down the block. We feel, however, this solution is best presented to the homeowner by City government rather than by neighbors. It is important to note that this property was not identified on the map in the May 20, 2020 letter as potentially assessable because it would not receive benefits from the project, yet it is an important source of winter pumping discharge that impacts our Florann Dr block. We look forward to having future open City and neighborhood discussions regarding the Florann Dr storm sewer project. Please keep us informed as to the status of the project. Thank you for asking for our input at this early project stage.

Respectfully,
Ronald Gatti and Deborah Patterson
2780 Florann Drive



Gatti chopping and shoveling ice 2019.



Ice buildup north 2019



Ice buildup over curb 2019.



Ice buildup south 2019.



Ice buildup south 2019.



Ice buildup north 2019.

Date: July 2, 2020 at 4:06:27 PM CDT

Subject: FW: Florann Drive storm sewer/ice issue

My name is Bob Branaugh and I live at 2784 Florann Drive. We were unable to attend the Public Hearing regarding Storm Sewer for Florann Drive on June 23rd but are very interested in the project. I have read the letter to you that Ron Gatti and Deb Patterson wrote dated June 30th. I agree with everything in that letter. We have to chop 2 to 3 inches of ice from the bottom of our driveway several times every winter. Our sump pump is not active and our pump hose is not out during the winter, so we do not contribute to the ice problem. The house at the corner of Cheryl and Florann drive pumps continuously year round to the Florann Drive gutter, about 20 feet downhill from an existing storm drain. This water runs down the gutter and builds up (and freezes) in front of all our driveways. If this home pumped to the existing drain it would solve the issue for the first 3 houses on this block. This property however was not identified on the map in the May 20th letter but is the source of the issue for our home. The next 2 houses to the North of mine are heavy pumpers (year round). This water runs down to a drain at the corner of Florann and Jaqueline. I would very much like to see this issue addressed sooner than the 2024 time frame.

Thank you for your attention to this issue and look forward to future discussions on the project.

Bob and Beth Branaugh
2784 Florann Drive
Fitchburg, WI 53711

Sent: Saturday, July 4, 2020 1:52 PM

Subject: CIP Project # 4726 - Florann Dr/Lyman Ln Storm Sewer

Thank you for reaching out to my neighbors Ron & Deb regarding the above-referenced project. They kindly provided a copy of your email of 6/29/20 at 10:44pm.

I fully support an amendment to the CIP to make this project happen next year. My home is one of those most affected by the ice buildup from the runoff - it can get 4 to 5 inches thick!

However, I do think an additional amendment would greatly improve the project; and to not make this change would greatly diminish its effectiveness. The storm sewer line should be extended to include the property at 5590 Cheryl Drive (which is at the corner of Florann and Cheryl). The sump pump discharge from this property emanates from the side of the house, not the front. While 5590 has a storm sewer grate in the front, there is a fire hydrant and city water line very close to it, likely making access to the grate problematic. The storm sewer line wouldn't need to be extended far, likely only around 15 to 20 feet to include this property. The discharge from 5590 tends to freeze up in front of 2778, 2780, and 2784 Florann. If 5590 is not included in the project those three properties will be condemned to having ice in front of their homes every winter.

Again, thank you for your interest in this project and moving its time table to the near-future. Please feel free to contact me with any questions or concerns you have.

Sincerely,
Christopher Niemcek
2800 Florann Drive

Photos from Christopher Niemcek

"These three are from March 2019 when the ice was level with the top of the curb."







Public Works
5520 Lacy Road
Fitchburg, WI 53711-5318
Phone: (608)270-4260
Fax: (608)270-4275
www.fitchburgwi.gov

To: City Council and Mayor
From: Bill Balke, Director of Public Works/City Engineer
Date: July 29, 2020
Subject: Proposed 2021-2030 CIP Amendment #9 - #4726 Lyman Lane/Florann Stormwater Improvements

Public Works sent out a public hearing notice for projects requiring assessments within the next 10 years indicating that the project is pending and encourage the property owners to attend the public hearing for questions. This notice also allowed them to begin to prepare for and budget for the pending assessments. Since the project was proposed in 2025, the property owners may be surprised by the date change and pending 2021 assessment. It is possible the date change may cause an unexpected financial impact to their livelihoods.

2021-2030 Proposed Capital Project Amendment

Submitted by: Alder Arata-Fratta

Project # & Name: #6212 - McKee Farms Park Improvement

SECTION I: Description of proposed amendment

This amendment accelerates the replacement of the siding for the McKee Farms Park main shelter from 2024 to 2021. The McKee Farms Park is one of the most used community parks in the City and we need to keep it updated.

SECTION II: Changes to Project Costs

If amendment changes the costs identified in the capital improvement plan, please detail below. If not, skip to SECTION III

Cost Breakdown	Amount Identified in Plan	Proposed Revision	Proposed Amended Project Costs
Planning/Design/Engineering			
Construction			
Equipment/Vehicles/Furnishings			
Internal Staff Charges			
Other (describe)			
Contingency			
Total			

SECTION III: Changes to Project Completion Year

Proposed Amendment modifies the identified year of project completion as follows:

First Five Years

Total Project Cost	2021	2022	2023	2024	2025
As Identified in Plan	\$-0-			\$75,000	
As Amended	\$75,000			\$-0-	

Back Five Years

Total Project Cost	2026	2027	2028	2029	2030
As Identified in Plan					
As Amended					

SECTION IV: Changes to Funding Source

Proposed Amendment modifies the funding sources for the project as follows:

First Five Years

Source	2021	2022	2023	2024	2025
Capital Property Tax Levy	+\$45,000			↓\$45,000	
Borrowing					
Utility Rates Assessed Other (describe)					
Other (describe) Project Fund Balance	+\$30,000			↓\$30,000	
TOTAL	+\$75,000			↓\$75,000	

Back Five Years

Source	2026	2027	2028	2029	2030
Capital Property Tax Levy					
Borrowing					
Utility Rates Assessed Other (describe)					
Other (describe)					
TOTAL					

SECTION V: Changes to Operating Impact

Proposed Amendment modifies the future operating budget impacts for the project as follows:

First Five Years

Item Description	2021	2022	2023	2024	2025
Net Cost					

Back Five Years

Item Description	2026	2027	2028	2029	2030
Net Cost					

Capital Improvement Program (CIP)

2021 *thru* 2030

City of Fitchburg, WI

Project #	6212
Project Name	McKee Farms Park Improvement - Revised

Type	Improvement	Department	Parks, Recreation, and Fore
Useful Life	20 Years	Contact	Parks Director
Category	Parks & Greenway Improvements	Priority	3 Important



Description

McKee Park is considered a community park as it is utilized by all Fitchburg residents. It includes a multi-use shelter with restrooms, picnic tables, a bicycle/pedestrian path system (over a mile long), large parking areas (152 car capacity), two softball diamonds, seven soccer fields, one full-court basketball, three play equipment areas (including Kids Crossing), six lighted tennis courts, two sand volleyball courts, an area for seasonal ice skating, benches/memorial benches, and landscaping. The park also has 5 acres of tall turf grass in various areas throughout the park. Portions of the park facilitate storm water drainage, including four detention ponds, two waterways, and a green way.

The McKee Farms Park shelter is located at 2930 Chapel Valley Rd. and is the only shelter that has an indoor room and kitchen available to rent. The indoor shelter can accommodate up to 30 people while the outdoor pavilion can seat up to 150 and the grounds can support even larger groups. Restrooms and a water fountain are located at the shelter.

Projects included within this CIP are updated each year. See below:

Upcoming projects:

- 2020: Extend splashpad parking area \$15,000 park fees
- 2023: Fix tennis court fencing \$25,000 levy - moved to operating
- 2024: Replace siding on main shelter \$75,000 funded \$45K by levy and \$30K by project balance reallocated from dumpster enclosure (previously all levy)
- 2026: Replace Kids Crossing \$750,000 50/50 borrowing/donations

Prior funding authorized:

- 2016: Dumpster enclosure \$30,000 levy (re-allocated to partially fund siding the shelter in 2024)
- 2018: Replace concrete at entrance of shelter \$40,000 levy
- 2019: Splashpad changing room \$20,000 park fees

12/31/19 fund balance: \$84,244

Justification

The McKee Farms Park shelter was constructed in 1997-1998.

Continue implementation of the McKee Park Master Plan as adopted by the Common Council on January 12, 2012. Continue to enhance the park using a combination of property taxes and park fees. Replace aging equipment as needed using property taxes.

Capital Improvement Program (CIP)

2021 *thru* 2030

City of Fitchburg, WI

Expenditures	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Maint of Existing Facilities (non-hwy, non-util)			0	75,000		750,000					825,000
Total			0	75,000		750,000					825,000

Funding Sources	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Borrowing (non-util, GO debt)						375,000					375,000
Capital Property Tax Levy			0	45,000							45,000
Grants/Donations (non-util)						375,000					375,000
Project Fund Balance Applied				30,000							30,000
Total			0	75,000		750,000					825,000

Budget Impact/Other

2021-2030 CIP Update: Tennis court maintenance of \$25,000 moved from capital to operating.

2021-2030 Proposed Capital Project Amendment

Submitted by: Alders Arata-Fratta and Maldonado

Project # & Name: NEW - North Fish Hatchery Road Hub Phase 1 Park North of Traceway Drive

SECTION I: Description of proposed amendment

This amendment brings forward a new proposed project located within the Nine Springs Golf Course Community Park in the City's North sector. This park and the surrounding neighborhoods are included in the Healthy Neighborhood Program and this area lacks recreational activity zones for underserved communities. In total this hub project encompasses three different phases. Phase 1: Recreation Facility Structure and Community Structure on the north side of Traceway Drive (this amendment); Phase 2: Community Structure (separate amendment #12); and Phase 3: Golf Course Operations and Maintenance/Storage (no amendment).

Park fees in lieu of land dedication and park improvement fees should fund this project. Currently there are almost \$2 million in fees collected and there are more expected to be received. It is the intention of this amendment that if there are not sufficient park fees to pay for the project, debt will instead be issued. If debt is needed, the intention is to come from the reduction of the police facility CIP project proposed by amendment #03.

See attached documents for additional details and pictures.

SECTION II: Changes to Project Costs

If amendment changes the costs identified in the capital improvement plan, please detail below. If not, skip to SECTION III

Cost Breakdown	Amount Identified in Plan	Proposed Revision	Proposed Amended Project Costs
Planning/Design/Engineering	\$-0-	+\$288,000	\$288,000
Construction	\$-0-	+\$2,400,000	\$2,400,000
Equipment/Vehicles/Furnishings			
Internal Staff Charges			
Other (describe)			
Contingency			
Total	\$-0-	+\$2,688,000	\$2,688,000

SECTION III: Changes to Project Completion Year

Proposed Amendment modifies the identified year of project completion as follows:

First Five Years

Total Project Cost	2021	2022	2023	2024	2025
As Identified in Plan	\$-0-				
As Amended	\$2,688,000				

Back Five Years

Total Project Cost	2026	2027	2028	2029	2030
As Identified in Plan					
As Amended					

SECTION IV: Changes to Funding Source

Proposed Amendment modifies the funding sources for the project as follows:

First Five Years

Source	2021	2022	2023	2024	2025
Capital Property Tax Levy					
Borrowing	If needed				
Utility Rates Assessed Other (describe)					
Other (describe) Park Fees	+\$2,688,000				
TOTAL	+\$2,688,000				

Back Five Years

Source	2026	2027	2028	2029	2030
Capital Property Tax Levy					
Borrowing					
Utility Rates Assessed Other (describe)					
Other (describe)					
TOTAL					

SECTION V: Changes to Operating Impact

Proposed Amendment modifies the future operating budget impacts for the project as follows:

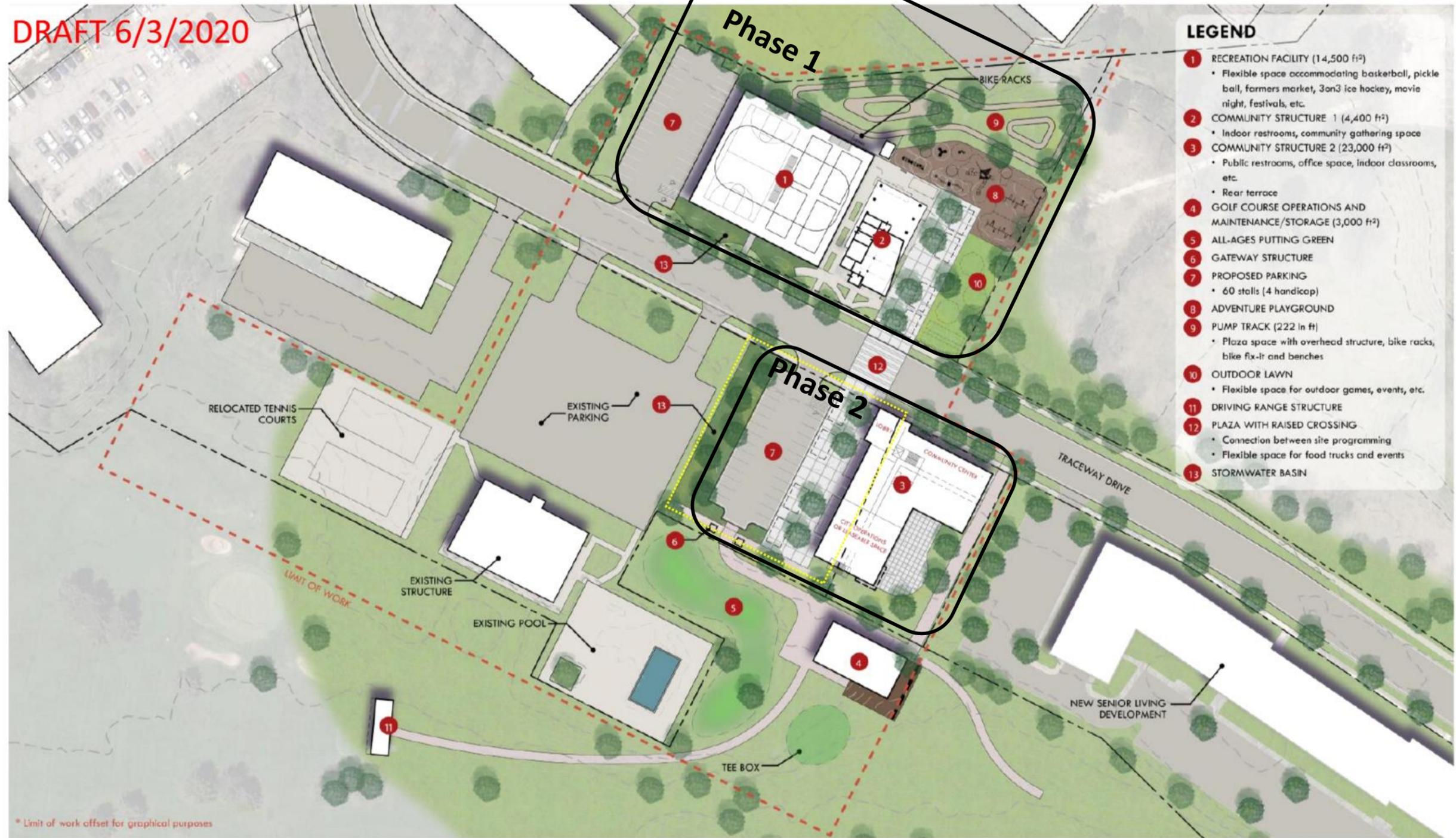
First Five Years

Item Description	2021	2022	2023	2024	2025
Staff and building maintenance	+\$40,000	+\$40,000	+\$40,000	+\$40,000	+\$40,000
Net Cost	+\$40,000	+\$40,000	+\$40,000	+\$40,000	+\$40,000

Back Five Years

Item Description	2026	2027	2028	2029	2030
Staff and building maintenance	+\$40,000	+\$40,000	+\$40,000	+\$40,000	+\$40,000
Net Cost	+\$40,000	+\$40,000	+\$40,000	+\$40,000	+\$40,000

DRAFT 6/3/2020



* Limit of work offset for graphical purposes

Private land - Subject to restrictions which may impede land conversion or sale. Land use designated thereon for illustrative purposes only.



AYRES
04.20.2020

FITCHBURG NEIGHBORHOOD HUB | CONCEPT PLAN

Ayres Associates Inc | 101 East Ridger Road Madison WI 53713 | 608.255.0800 | www.ayresassociates.com | # 0676

Phase 1



Phase 2



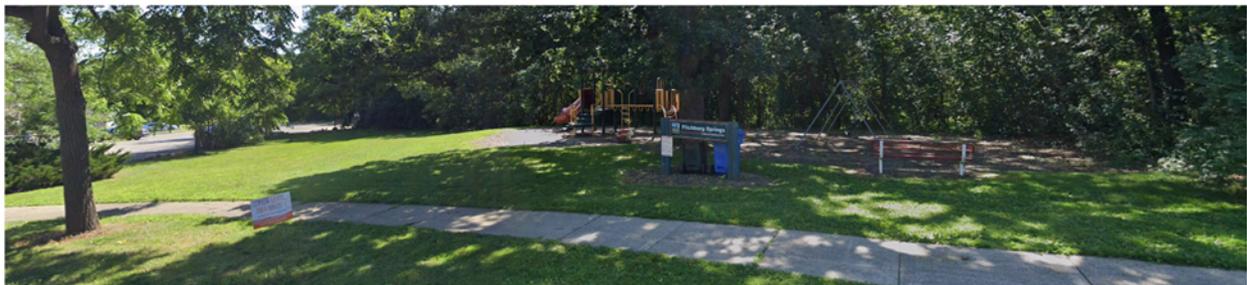


HUB Phase 1 additional information:

The primary beneficiaries of this project (located on Traceway Drive, red star on map) are residents of all the apartment buildings surrounding the Nine Springs Golf course, along with Fitchburg apartment dwellers north of Post Road and east of Fish Hatchery Road, as shown in brown tinted areas on this map. Also included will be new high-density developments under construction south of Traceway Dr, on Index Rd and Bowman Dr. For a sense of the number of families involved, there are 810 units south of Post Road, 493 units north of Post Road, and 532 units on the east side of Fish Hatchery Road, not counting the developments on Traceway or Bowman Cir.



Since the city owned Golf Course is considered a park, even though there is little access to it for the majority of these residents, the city had never invested in appropriate park space for all these residents, not even a playground or picnic shelter, except one tiny park and playground on the far western edge of the golf course on Leopold Way (yellow Star on map) as shown in this photo:



As part of a city supported Health Impact Assessment conducted in 2014 by the Childhood Obesity Prevention Collaborative, with assistance from Public Health Madison & Dane County, the City of Madison, and many community members, it was determined that this area is significantly lacking recreational opportunities. There are recommendations made by the study, found at <http://www.fitchburgwi.gov/463/Nine-Springs-Golf-Course-Park-Master-Pla> which the HUB will correct.

Fitchburg Neighborhood Hub – Opinion of Probable Construction Cost

Phase I Construction

Community Shelter Building (1 story building w/ clerestory

- +/- 3,800 sqft interior, 1,800 sqft exterior covered structure
 - +/- 5,600 sqft total
- Estimated Cost Range: \$900,000.00-\$1,300,000.00
 - Approx. \$160 to \$215 per square foot

Site Design and Utilities

- | | |
|---------------------|---------------|
| Plaza and Hardscape | Landscaping |
| Parking Lot | Site Lighting |
| Playground | Utilities |
| Bike Track | Restoration |
| Site Furnishings | Signage |
- Estimated Cost Range: \$850,00.00 - \$1,100,000.00

TOTAL PHASE 1 RANGE - \$1,750,000.00 - \$2,400,000.00

Design and Engineering Fee Estimate: 8-12% of Total Construction Cost



MEMORANDUM

City of Fitchburg

Planning and Zoning, and Parks, Recreation, and Urban Forestry Departments

TO: Misty Dodge, Finance Director
FROM: Planning and Zoning, and Parks, Recreation, and Urban Forestry Depts.
DATE: July 29, 2020
SUBJECT: **Staff comments on Proposed 2021 CIP Amendments**

Amendment #11:

- See attached memo identifying amount of parkland funds available as of current date.
- Staff envisions seeking out additional significant grant funding sources, including Dane County CDBG and Wisconsin DNR, to offset City construction costs.
- Staff recommends proceeding with construction of the bike track and covered hard court area at a later point in time. (Note: The covered hard court area is identified as "Recreation Facility Structure" in Section I of the amendment, but it is staff's understanding that the cost of said facility has not been accounted for in Sections II., III., and IV. of the amendment.



Scott Endl – Director
Parks, Recreation & Forestry
5520 Lacy Road, Fitchburg, WI 53711
Scott.endl@fitchburgwi.gov
608-270-4288

Memo

To: Julia Arata-Fratta'

Ref: Parkland dedication fees status

Date: June 29, 2020

Cc Finance Director Dodge
 City Administrator Marsh

Current Parkland fund available

- Park land dedication \$862,571.84
- PI Area Community Parks \$ 28,274.93

Total \$890,846.77

Encumbrances of those funds

- McGaw Park Pickleball courts \$320,000
- McGaw Park water line to existing shelter \$ 75,000
- McKee Farms Park Inclusive Playground \$130,000
- McKee Splashpad changing room \$ 42,000
- Splashpad parking lot expansion \$15,000
- NSGC improvements \$51,000

Total \$633,000

Unencumbered funds \$257,846.77

New developments fee in lieu of dedication Collected / in the process – not Specific Park

Collected

- Artisan Village \$441,660
- Lot 12 Orchard point – QR Retirement Community \$562,900

In the process – from my staff comments

- Lot 10 Orchard point \$389,700
- 3101 Fish Hatchery Road – Juice plant \$679,810

Total \$2,074,070

2021-2030 Proposed Capital Project Amendment

Submitted by: Alders Arata-Fratta and Maldonado

Project # & Name: NEW – North Fish Hatchery Road Hub Phase 2 Neighborhood Center South of Traceway Drive

SECTION I: Description of proposed amendment

This amendment includes construction of a community/neighborhood building and partnership with not-for-profit organizations to run community-centered programs as tenants or to staff with City staff if needed. Operational costs will be paid by the tenants. The Library and Police Department can have a presence there to create partnerships and outreach with the community.

This project is essential for the North section of the City of Fitchburg and, combined with the reconstruction of Fish Hatchery Road, will revitalize the whole area by serving underrepresented communities. The City's Golf Course will host the new community building and serve the surrounding neighborhoods under the Healthy Neighborhood Program.

As shown in the map, a piece of land is needed to complete this phase. The cost included in the amendment is based on the park fee in lieu of land dedication calculation. An appraisal will be needed.

See attached documents for additional details and pictures.

SECTION II: Changes to Project Costs

If amendment changes the costs identified in the capital improvement plan, please detail below. If not, skip to SECTION III

Cost Breakdown	Amount Identified in Plan	Proposed Revision	Proposed Amended Project Costs
Planning/Design/Engineering	\$-0-	+\$540,000	\$540,000
Construction	\$-0-	+\$4,500,000	\$4,500,000
Equipment/Vehicles/Furnishings			
Internal Staff Charges			
Other (describe) Land acquisition	\$-0-	+\$45,500	\$45,500
Contingency			
Total	\$-0-	+\$5,085,500	\$5,085,500

SECTION III: Changes to Project Completion Year

Proposed Amendment modifies the identified year of project completion as follows:

First Five Years

Total Project Cost	2021	2022	2023	2024	2025
As Identified in Plan		\$-0-			
As Amended		\$5,085,500			

Back Five Years

Total Project Cost	2026	2027	2028	2029	2030
As Identified in Plan					
As Amended					

SECTION IV: Changes to Funding Source

Proposed Amendment modifies the funding sources for the project as follows:

First Five Years

Source	2021	2022	2023	2024	2025
Capital Property Tax Levy					
Borrowing		+\$5,085,500			
Utility Rates Assessed Other (describe)					
Other (describe)					
TOTAL		+\$5,085,500			

Back Five Years

Source	2026	2027	2028	2029	2030
Capital Property Tax Levy					
Borrowing					
Utility Rates Assessed Other (describe)					
Other (describe)					
TOTAL					

SECTION V: Changes to Operating Impact

Proposed Amendment modifies the future operating budget impacts for the project as follows:

First Five Years

Item Description	2021	2022	2023	2024	2025
Land Appraisal		+\$10,000			
Feasibility/Operational Study		+\$50,000			
Utilities/maintenance			\$-0- (tenants)	\$-0- (tenants)	\$-0- (tenants)
Management of Building		+\$50,000	+\$50,000	+\$50,000	+\$50,000
Net Cost		+\$110,000	+\$50,000	+\$50,000	+\$50,000

Back Five Years

Item Description	2026	2027	2028	2029	2030
Utilities/maintenance	\$-0- (tenants)				
Management of Building	+\$50,000	+\$50,000	+\$50,000	+\$50,000	+\$50,000
Net Cost	+\$50,000	+\$50,000	+\$50,000	+\$50,000	+\$50,000

**2021-2030 Proposed Capital Project Amendment #12
Supporting Document – Additional Details**

Submitted by: Alders Arata-Fratta and Maldonado

Project # & Name: NEW – North Fish Hatchery Road Hub Phase 2 Neighborhood Center South of Traceway Drive

Additional information on the proposed amendment:

Operational Cost: The City will build the community facility and partner or collaborate with not-for-profit organizations to run their programs. These organizations will pay the City a nominal rent and be responsible for utilities and the building maintenance. The City will be responsible for selecting tenants and will only guide programs through Healthy Neighborhood Program. This project will include neighborhood engagement and design/build costs.

Phase 2: Community Center Building (see attached documents): A two-story building with shell space and core elements (~23,500 sq.ft.)

Estimated cost range: \$4,000,000 to \$4,465,000

Approx. \$170 to \$191 per square foot

Project funding: \$4.5M in borrowing. The borrowing for this project will not be new debt, it will come from the reduction of the design cost and construction costs for the stand-alone police station (see Amendment #03)

It will include a “feasibility/operational” study/cost for the budget 2022/2023 to examine/propose operational model(s) like tenants/revenues.

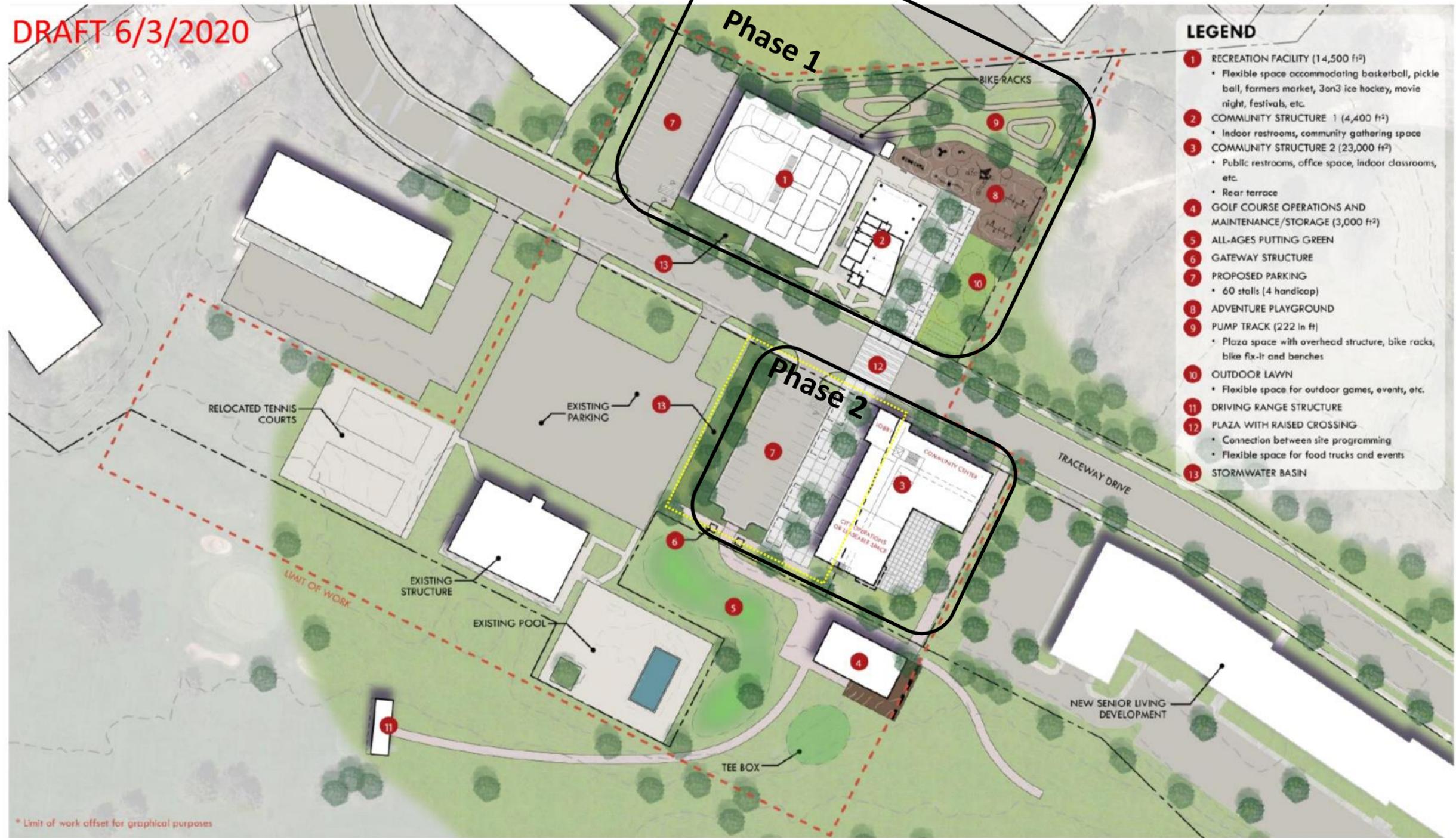
City will explore and identify potential partnership and collaboration with the City of Madison through the Arbor Hills/Leopold Neighborhood Resource Team (NRT) and grants available from Dane County CDBC grants.

Land Acquisition Needed:

As shown in the map, there is a portion of the land proposed for this phase that is not currently owned by the City. That land encompasses approximately 0.7 acres. There are three identified options related to that piece of land:

1. City purchase (included in this amendment) – If the City pursued purchase, an appraisal of the property would be needed to identify a price. Without funding to perform an appraisal, the appropriate value for land acquisition is unknown.
 - a. Per the City’s parkland dedication requirement, the City equates the value of one acre of land at \$65,000.
 - b. Given that this land is 0.7 (70%) of an acre, and using the aforementioned City valuing method, we came up with a value of \$45,500.
 - c. Note: this valuation method does not take in to account fair market value as would be expected in a standard “arms-length” real estate transaction
2. Donation to the City, via parkland dedication – Subject to the land owner’s desire and assuming they move on new residential development in that area that would necessitate said dedication.
3. Re-design of the Hub concept to ensure that all Hub development takes place on current City land holdings – This option would not be optimal from an overall Hub design perspective, and would also have design implications for the north side of Traceway. This re-design could potentially be accommodated in a future “feasibility/operational” study for the neighborhood center.

DRAFT 6/3/2020



- LEGEND**
- 1 RECREATION FACILITY (14,500 ft²)
 - Flexible space accommodating basketball, pickle ball, farmers market, 3on3 ice hockey, movie night, festivals, etc.
 - 2 COMMUNITY STRUCTURE 1 (4,400 ft²)
 - Indoor restrooms, community gathering space
 - 3 COMMUNITY STRUCTURE 2 (23,000 ft²)
 - Public restrooms, office space, indoor classrooms, etc.
 - Rear terrace
 - 4 GOLF COURSE OPERATIONS AND MAINTENANCE/STORAGE (3,000 ft²)
 - 5 ALL-AGES PUTTING GREEN
 - 6 GATEWAY STRUCTURE
 - 7 PROPOSED PARKING
 - 60 stalls (4 handicap)
 - 8 ADVENTURE PLAYGROUND
 - 9 PUMP TRACK (222 in ft)
 - Plaza space with overhead structure, bike racks, bike fix-it and benches
 - 10 OUTDOOR LAWN
 - Flexible space for outdoor games, events, etc.
 - 11 DRIVING RANGE STRUCTURE
 - 12 PLAZA WITH RAISED CROSSING
 - Connection between site programming
 - Flexible space for food trucks and events
 - 13 STORMWATER BASIN

* Limit of work offset for graphical purposes

Private land - Subject to restrictions which may impede land conversion or sale. Land use designated thereon for illustrative purposes only.



AYRES
04.20.2020

FITCHBURG NEIGHBORHOOD HUB | CONCEPT PLAN

Ayres Associates Inc | 101 East Ridger Road Madison WI 53713 | t:608.255.0800 | www.ayresassociates.com | # 0676

Phase 1



Phase 2







MEMORANDUM

City of Fitchburg

Planning and Zoning, and Parks, Recreation, and Urban Forestry Departments

TO: Misty Dodge, Finance Director
FROM: Planning and Zoning, and Parks, Recreation, and Urban Forestry Depts.
DATE: July 29, 2020
SUBJECT: **Staff comments on Proposed 2021 CIP Amendments**

Amendment #12:

- Staff envisions seeking out additional significant grant funding sources, including Dane County CDBG and Wisconsin DNR, to offset City construction costs.
- Staff foresees the potential for significant annual revenues from tenants in the community/neighborhood building.
- Staff foresees “City management” of said building as a potential option, as would be delineated in the “feasibility/operational study” identified in the amendment supporting document. It is staff’s understanding that the operating costs identified in the amendment are premised on an outside “third-party” operator.
- Additional relevant City departments, beyond those listed in the amendment, may also have an interest in locating in the community/neighborhood building.

2021-2030 Proposed Capital Project Amendment

Submitted by: Alders Maldonado and Arata-Fratta

Project # & Name: NEW – Fitchburg Area Teen Center

SECTION I: Description of proposed amendment

This amendment creates a new CIP project to purchase and remodel a vacant building to be a future teen center that would service the Jamestown neighborhood primarily, along with other parts of Fitchburg and Madison. The Fitchburg Area Teen Center would be owned by the City of Fitchburg and operated by a yet to be named youth serving non profit organization, and include space for other organizations to provide wrap around services such as job training, financial literacy, mental health services, and community meeting rooms.

One building identified is currently for sale for \$1.35 million. An estimated \$1.65 million would be needed to remodel the facility into a teen center. Operating expenses of \$100,000 / year is included: Years 1 – 3 for project management and Years 4 and beyond for programming. Grant funding may be available to reduce the City's net cost.

See attached supporting document for much more details on the proposed project.

SECTION II: Changes to Project Costs

If amendment changes the costs identified in the capital improvement plan, please detail below. If not, skip to SECTION III

Cost Breakdown	Amount Identified in Plan	Proposed Revision	Proposed Amended Project Costs
Planning/Design/Engineering			
Construction	\$-0-	+\$1,650,000	\$1,650,000
Equipment/Vehicles/Furnishings			
Internal Staff Charges			
Other (describe) Property acquisition	\$-0-	+\$1,350,000	\$1,350,000
Contingency			
Total	\$-0-	+\$3,000,000	\$3,000,000

SECTION III: Changes to Project Completion Year

Proposed Amendment modifies the identified year of project completion as follows:

First Five Years

Total Project Cost	2021	2022	2023	2024	2025
As Identified in Plan	\$-0-	\$-0-			
As Amended	\$2,000,000	\$1,000,000			

Back Five Years

Total Project Cost	2026	2027	2028	2029	2030
As Identified in Plan					
As Amended					

SECTION IV: Changes to Funding Source

Proposed Amendment modifies the funding sources for the project as follows:

First Five Years

Source	2021	2022	2023	2024	2025
Capital Property Tax Levy					
Borrowing	+\$2,000,000	+\$1,000,000			
Utility Rates Assessed Other (describe)					
Other (describe)					
TOTAL	+\$2,000,000	+\$1,000,000			

Back Five Years

Source	2026	2027	2028	2029	2030
Capital Property Tax Levy					
Borrowing					
Utility Rates Assessed Other (describe)					
Other (describe)					
TOTAL					

SECTION V: Changes to Operating Impact

Proposed Amendment modifies the future operating budget impacts for the project as follows:

First Five Years

Item Description	2021	2022	2023	2024	2025
Project Management	\$100,000	\$100,000	\$100,000	\$-0-	\$-0-
Programming	\$-0-	\$-0-	\$-0-	\$100,000	\$100,000
Net Cost	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000

Back Five Years

Item Description	2026	2027	2028	2029	2030
Project Management	\$-0-	\$-0-	\$-0-	\$-0-	\$-0-
Programming	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Net Cost	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000

More Detailed Description of Project Amendment

In Fitchburg and throughout Dane County, there is a gap in dedicated programming and space for youth between the ages of 13 and 18. According to the 2018 Dane County Youth Assessment, Out of School Time Programming increases academic and well-being outcomes, reduces negative mental health issues, and prevents involvement in the juvenile justice system. Additionally, the 2016 Roadmap to Equity from the Race to Equity Report recommends “City and County agencies along with nonprofits and school districts provide increased availability of quality youth programming for school aged children of underserved working or job-seeking families of color.” Few community centers in Dane County have dedicated space for teens, and many that do have limited space and staff capacity. The Jamestown neighborhood, located west of Verona Road, north of McKee Road and south of Williamsburg Way, has no dedicated space for youth in general and teens in particular. This proposal establishes a Teen Center that would serve teens and community members in this neighborhood, as well as other parts of Fitchburg and surrounding Madison. The Fitchburg Area Teen Center would be owned by the City of Fitchburg and operated by a yet to be named youth serving non profit organization, and include space for other organizations to provide wrap around services such as job training, financial literacy, mental health services, and community meeting rooms.

Costs: Project would seek complementary funding from Dane County, Madison, and private philanthropy. City of Fitchburg funding would support: 1) Purchase of a building – There are currently several vacant buildings in Jamestown. The site of the former A-1 Furniture is currently for sale and would be an ideal site, but there are other feasible spaces. 2) Renovation – This would include needed repairs, furnishings, and design. Design would engage and be led by the needs of youth. 3) Project Management – Funding will be needed early in the process to gather community input and engage stakeholder organizations (school districts, philanthropy youth serving nonprofits). This would be funded, but not managed by the City of Fitchburg. The long-term goal is for a youth serving agency to be the primary tenant and program provider. 4) Programming – Some funding would be allocated to said nonprofit in order to support programming.

Fitchburg would bear costs of building purchase, renovation, and three years of project management, while additional funding sources will support a majority of long term programming once an organization permanently occupies the space. Fitchburg will provide some long term programmatic funding.

Budget (funded by Fitchburg):

\$1,350,000 – Building Purchase (2021-2022)

\$1,650,000 – Building Design and Renovation (2021-2022)

\$1,000,000 – Operating Expenses (2021-2030)

(Year 1-3 = Project Management, Year 4-10 = Programming)

Total: \$4,000,000

Other Costs (not funded by Fitchburg):

Building utilities and upkeep (Paid for by nonprofit tenants)

Additional Programming Costs (Paid for by nonprofit tenants)

Possible Funding Sources:

Long term borrowing (Primary Costs)

Dane County CDBG Funding (This would offset costs of building purchase)

- <https://www.danepurchasing.com/bids> (RFP #120042 - CDBG – Public Facilities)
- Application for 2021 is due August 21, 2020.
- Contact – Megan Rogan rogan.megan@countyofdane.com

Dane County CDBG Funding (This can be applied for in year 3 to offset programming costs)

- <https://www.danepurchasing.com/bids> (RFP #120043 – CDBG – Public Services)
- Application for 2021 is due August 21, 2020.
- Contact – Megan Rogan rogan.megan@countyofdane.com

Rent from tenant (nonprofit organizations)

Verona Area School District, City of Madison
Philanthropy, Fundraising, and Private Grants

Sources:

- “A Roadmap to Equity: A Two Generation Approach to Reducing Racial Disparities In Dane County” Race to Equity Report, 2016 <http://racetoequity.net/uploads/Roadmap-to-Equity.pdf>
- “2018 Dane County Youth Assessment: Dane County High Schools Combined Report All Items By Grade Level”
https://www.danecountyhumanservices.org/yth/dox/asmt_survey/2018/2018_hs.pdf

Sale/Lease

Retail Building Available

5302 Verona Road, Fitchburg, WI



Building Rear



Investment Highlights

- 24,000 sq. ft. retail building available
- High visibility site along Verona Road
- 1.72 acre site (75,094 sq. ft.)
- Zoned BG (General Business)
- Real Estate Tax: .86/sq. ft.

Lease Rate: \$6.00/Sq. Ft. (NNN)

Sale Price: \$1,350,000

Demographics	1 Mile	3 Miles	5 Miles
Population	10,803	77,617	178,546
Avg. Household Income	\$76,249	\$100,409	\$99,397

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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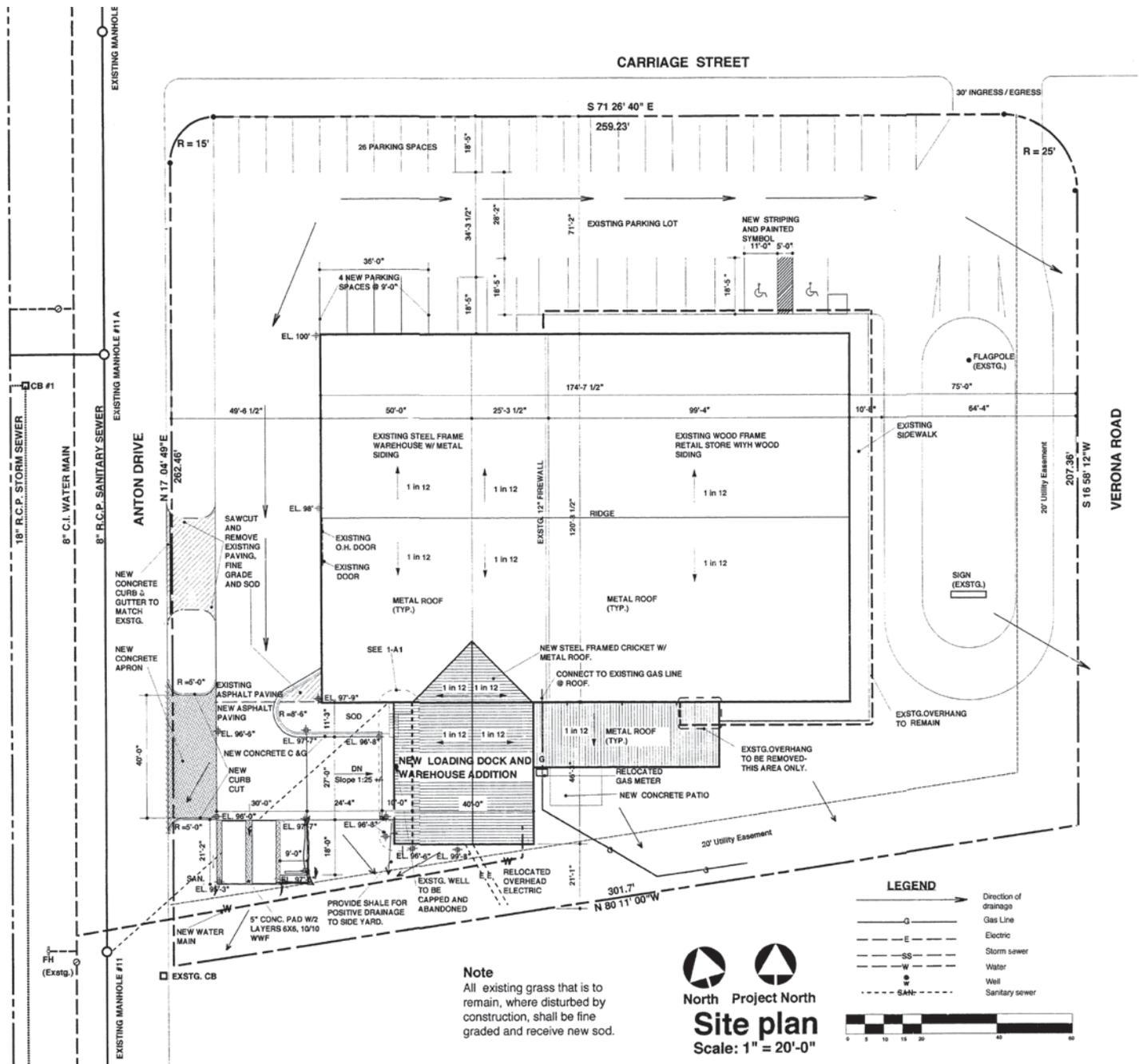
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Sale/Lease

Retail Building Available

5302 Verona Road, Fitchburg, WI

Site Plan



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MEMORANDUM

City of Fitchburg

Planning and Zoning, and Parks, Recreation, and Urban Forestry Departments

TO: Misty Dodge, Finance Director
FROM: Planning and Zoning, and Parks, Recreation, and Urban Forestry Depts.
DATE: July 29, 2020
SUBJECT: **Staff comments on Proposed 2021 CIP Amendments**

Amendment #13

- Staff supports acquisition or construction of public facilities in Priority Neighborhoods that advance the City's Healthy Neighborhoods Initiative in a strategic, comprehensive, and efficient manner.
- Current planning procedure related to identifying/locating said facilities includes:
 - Assessment of potential facility sites, and prioritization thereof (with preference towards sites that have adjacent public open/green space)
 - Site planning via a robust community engagement process

2021-2030 Proposed Capital Project Amendment

Submitted by: Alder Gerhardt

Project # & Name: NEW – Hybrid and Electric Vehicle Upgrades and Related Equipment

SECTION I: Description of proposed amendment

Fitchburg made a commitment to address greenhouse gas emissions with Resolution R-26-19 “City of Fitchburg Resolution to Address Global Climate Change through Clean Energy.” Fitchburg resolved to reduce fossil fuel use and prioritize energy efficiency. One way the city can live up to this promise is to purchase hybrid or electric vehicles. Hybrid and electric vehicles also yield gasoline savings, which will likely produce a net savings for the city over the life of the car.

This CIP project provides funding that can be applied toward the purchase of hybrid or electric vehicles when the cost of that hybrid or electric vehicle is higher than what is budgeted for a vehicle replacement. This fund may also be used for other capital costs associated with environmentally sustainable vehicles, for example, an electric charging station.

When replacing vehicles in a city department fleet, the purchase of hybrid or electric vehicles should be prioritized, as long as those vehicles are operationally sound for the department’s needs. As we move from leasing police cars toward purchasing police cars, it is our hope that hybrid cars, like the model currently offered by Ford, will be given strong consideration. This fund serves to make this prioritization possible by providing the additional funding for any up front costs of purchasing a hybrid or electric vehicle.

SECTION II: Changes to Project Costs

If amendment changes the costs identified in the capital improvement plan, please detail below. If not, skip to SECTION III

Cost Breakdown	Amount Identified in Plan	Proposed Revision	Proposed Amended Project Costs
Planning/Design/Engineering			
Construction			
Equipment/Vehicles/Furnishings	\$-0-	+\$150,000	\$150,000
Internal Staff Charges			
Other (describe)			
Contingency			
Total	\$-0-	+\$150,000	\$150,000

SECTION III: Changes to Project Completion Year

Proposed Amendment modifies the identified year of project completion as follows:

First Five Years

Total Project Cost	2021	2022	2023	2024	2025
As Identified in Plan	\$-0-	\$-0-	\$-0-	\$-0-	\$-0-
As Amended	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000

Back Five Years

Total Project Cost	2026	2027	2028	2029	2030
As Identified in Plan	\$-0-	\$-0-	\$-0-	\$-0-	\$-0-
As Amended	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000

SECTION IV: Changes to Funding Source

Proposed Amendment modifies the funding sources for the project as follows:

First Five Years

Source	2021	2022	2023	2024	2025
Capital Property Tax Levy	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Borrowing					
Utility Rates Assessed Other (describe)					
Other (describe)					
TOTAL	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000

Back Five Years

Source	2026	2027	2028	2029	2030
Capital Property Tax Levy	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Borrowing					
Utility Rates Assessed Other (describe)					
Other (describe)					
TOTAL	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000

SECTION V: Changes to Operating Impact

Proposed Amendment modifies the future operating budget impacts for the project as follows:

First Five Years

Item Description	2021	2022	2023	2024	2025
Gasoline Savings	↓\$6,000	↓\$12,000	↓\$18,000	↓\$24,000	↓\$30,000
Net Cost	↓\$6,000	↓\$12,000	↓\$18,000	↓\$24,000	↓\$30,000

Back Five Years

Item Description	2026	2027	2028	2029	2030
Gasoline Savings	↓\$33,000	↓\$36,000	↓\$39,000	↓\$42,000	↓\$45,000
Net Cost	↓\$33,000	↓\$36,000	↓\$39,000	↓\$42,000	↓\$45,000