

Village of Harrison New Housing Fee Report, 2018



**Final
December 2019**

Housing Fee Report, 2018

Village of Harrison

December, 2019

Prepared by the
East Central Wisconsin Regional Planning Commission

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ABSTRACT

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SUBJECT: Housing Development Fees

DATE: December, 2019

PLANNING AGENCY: East Central Wisconsin Regional Planning Commission

SOURCE OF COPIES: East Central Wisconsin Regional Planning Commission
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In 2018, the Wisconsin State Legislature approved new legislation which requires communities of 10,000 population or more to provide an annual report related to housing fees in an effort to shed light and foster change on affordable housing issues across the state. Specifically, reference Wis. Stats. 66. 10014 (Housing fee report).

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HOUSING FEE REPORT

HOUSING FEE REPORT

EXECUTIVE SUMMARY

In 2018, the Wisconsin State Legislature approved new legislation which requires villages and cities of 10,000 population or more to provide two separate annual reports related to housing affordability and housing fees in an effort to shed light and foster change on affordable housing issues across the state. The Village of Harrison, along with 11 other communities in the region, elected to contract with the East Central Wisconsin Regional Planning Commission to prepare these reports. As such, a Housing Report Advisory Team was created so that input and feedback from all communities could be considered as the reports were prepared. Specifically, this document meets the requirements for Wis. Stats. 66. 10014 (Housing fee report).

HOUSING FEE REPORT

Requirements of this report include the following elements:

- (1) In this section, “municipality” means a city or village with a population of 10,000 or more.
- (2) Not later than January 1, 2020, a municipality shall prepare a report of the municipality's residential development fees. The report shall contain all of the following:
 - a. Whether the municipality imposes any of the following fees or other requirements for purposes related to residential construction, remodeling, or development and, if so, the amount of each fee:
 1. Building permit fee.
 2. Impact fee.
 3. Park fee.
 4. Land dedication or fee in lieu of land dedication requirement.
 5. Plat approval fee.
 6. Storm water management fee.
 7. Water or sewer hook-up fee.
 - b. The total amount of fees under par. (a) that the municipality imposed for purposes related to residential construction, remodeling, or development in the prior year and an amount calculated by dividing the total amount of fees under this paragraph by the number of new residential dwelling units approved in the municipality in the prior year.
- (3)

- a. A municipality shall post the report under sub. (2) on the municipality's Internet site on a web page dedicated solely to the report and titled "New Housing Fee Report." If a municipality does not have an Internet site, the county in which the municipality is located shall post the information under this paragraph on its Internet site on a web page dedicated solely to development fee information for the municipality.
 - b. A municipality shall provide a copy of the report under sub. (2) to each member of the governing body of the municipality.
- (4) If a fee or the amount of a fee under sub. (2) (a) is not properly posted as required under sub. (3) (a), the municipality may not charge the fee.

Part 2A: The Village of Harrison imposes the following fees or other requirements for purposes related to residential construction, remodeling, or development. Only fees the Village sets/collects are included in this report. Fees set by others, such as sanitary and utility districts, county and etc., are not included in this report. A complete copy of the fee schedule is included in Appendix A. Table 1 lists the types and amounts of these fees:

Table 1: Village of Harrison Schedule of Fees (2018)

| Building permit fee | Impact fee | Park fee | Land dedication or fee in lieu of land dedication requirement | Plat approval fee | Final plat approval fee | Storm water management fee | Water or sewer hook-up fee |
|--|------------|----------|---|-------------------|-------------------------|---|----------------------------|
| \$300 (up to 2000 sq. ft.)/ \$400 (2001-3500 sq. ft.)/ \$500 (3501-5000 sq. ft.) \$600 (5001 sq. ft. or more) | N/A | \$800 | Required as part of a new subdivision. If land dedication is not provided, then an equivalent fee is charged. | \$200+5/lot | \$200+5/lot | \$225-1,025 +.0025/sq. ft. disturbed impervious area | paid by developer |

Part 2B: The total amount of fees under Part A that the Village of Harrison imposed for purposes related to residential construction, remodeling, or development in the prior year is listed in Table 2. This table only includes building and remodeling 2018 permit fees. It does not include fees collected for electrical, plumbing, HVAC, and other permits.

Table 2: Village of Harrison Fees Collected (2018)

| Building permit fee (new construction + remodel permits) | Impact fee | Park fee | Land dedication or fee in lieu of land dedication requirement | Preliminary Plat Approval fee | Final Plat Approval fee | Storm water management fee | Water or sewer hook-up fee | Total Fees collected |
|--|------------|-------------|---|-------------------------------|-------------------------|----------------------------|----------------------------|----------------------|
| \$42,100.00 | \$0.00 | \$61,600.00 | \$0.00 | \$475.00 | \$690.00 | \$1,733.00 | developer cost | \$106,598.00 |

The 2018 average total fee cost for a new residential housing unit has been calculated by dividing the total amount of fees collected by the number of new residential dwelling units approved in the Village in the prior year (Table 3).

Table 3: Village of Harrison Approved Residential Dwelling Units by Type (2018)

| Single Family Building Units | 2-Family Building Units | Multi-family Building Units | Mobile Home Units | Total |
|------------------------------|-------------------------|-----------------------------|-------------------|-------|
| 77 | 0 | 0 | 0 | 77 |

Calculation: **$\$106,598.00 \div 77 = \$1,384.39$**

In 2018, the Village of Harrison collected just over \$1,384 in fees for each new residential dwelling unit approved within the municipality.

Remodeling projects do not typically include the following fees: impact, park, land dedication or fee in lieu of land dedication requirement, preliminary plat approval, final plat approval, stormwater management, and water and sewer hookup. In 2018, the Village collected \$15,150.00 in remodeling fees.

Calculation: **$(\$106,598.00 - \$15,150.00) \div 77 = \$1,187.64$**

The 2018 average total cost for each new residential dwelling, minus remodeling building fees was about \$1,188.

Lastly, it should be noted that with the recent trend of creating mixed use developments (i.e. first floor retail and upper story apartments), many such projects are dealt with under commercial land development procedures. As such residential units associated with these projects are not considered in this report's platting and permitting data. This also has the effect of increasing the "cost per approved residential unit" as shown in Table 3.



APPENDIX #A

Municipal Fee Schedule

| APPENDIX A Fee and Penalty Schedule | | |
|---|---|---------------------|
| CODE SECTION | DESCRIPTION | AMOUNT |
| GENERAL PROVISIONS | REFERENCE | |
| 1-7(c)(1) | General Penalty - First Offense | \$1.00 - \$500.00 |
| 1-7(c)(2) | General Penalty - Second Offense | \$1.00 - \$1,000.00 |
| ADMINISTRATION | | |
| 2-193(e) | Copy Record B & W | \$0.25/Page |
| 2-193(e) | Copy Record Color | \$1.00/Page |
| 2-193(e) | Computer Disk | \$10.00/Disk |
| 2-193(e) | Mailing & Shipping | Actual Cost |
| 2-194(a) | Minimum Research Cost/\$25 per hr | \$25 |
| ALCOHOL BEVERAGE | | |
| 4-27(1) | Class "A" Fermented Malt Beverage License | \$150 |
| 4-27(2) | Class "B" Fermented Malt Beverage License | \$100 |
| 4-27(3) | Temporary Class "B" Fermented Malt Beverage License | \$10 |
| 4-27(4) | Temporary "Class B" Wine License | \$10 |
| 4-27(5) | Fermented Malt Beverage Wholesalers' License | \$25 |
| 4-27(6) | "Class A" Intoxicating Liquor License | \$350 |
| 4-27(7) | "Class B" Intoxicating Liquor License | \$350 |
| | "Class C" Wine License | \$100 |
| 4-65 | Operator License | \$25 |
| 4-65 | Provisional License | \$10 |
| | Change of Agent | \$10 |
| | Reserve "Class B" License | \$10,000 |
| | Tobacco License | \$100 |
| ANIMALS | | |
| 6-20(b) | Harboring Dangerous Animals | \$100 |
| 6-42(3) DOGS | Licensing State Statute 174.07 | |
| | Spayed or Neutered Dog | \$5 |
| | Unaltered Dog | \$10 |
| 6-43 | Late Fee Applied after March 31 | \$5 |
| | Stray Pick Up Fee | \$25 |
| EMERGENCY MANAGEMENT AND SERVICES | | |
| 10-25 | Fire Inspector Duties | |
| | Initial inspection where violation is found | No Charge |
| | First re-inspection if violation still exists (by Fire Chief) | No Charge |
| | Second re-inspection (by Fire Chief) | |
| | and violation still exists | \$50/per |
| | Third and Forth re-inspection (by Fire Chief) | |
| | and violation still exists | \$100/per |
| | Fifth or more re-inspection (by Fire Chief) | |
| | and violation still exists | \$150/per |
| PARKS AND RECREATION | | |
| 18-7 | Community Park Shelter Rental Fee | \$30 |
| STREETS, SIDEWALKS AND OTHER PUBLIC PLACES | | |
| 22-92 | Driveway Access Permit - New Extension & Replacement | \$150 \$50 |
| TAXATION | | |
| 24-92 | Hotel and Room Tax | receipts |
| NUISANCE | | |
| 28-125 | outdoor sound amplification permit | \$150 |
| BUILDINGS AND BUILDING REGULATIONS | | |
| 103-10 | Demolition or Removal of Buildings Permit | \$25 |
| | If Building with No Utilities or New Permit Obtained | \$0 |
| 103-29 | 1 & 2 Family Building Permits and Inspections | |
| | New Construction - up to 2400 sq. ft. | \$2,095 |

| APPENDIX A Fee and Penalty Schedule | | |
|--|---|---------------|
| CODE SECTION | DESCRIPTION | AMOUNT |
| | New Construction - 2401 to 3500 sq. ft. | \$2,195 |
| | New Construction - 3501 to 5000 sq. ft. | \$2,295 |
| | New Construction - over 5000 sq. ft. | \$2,395 |
| | Manufactured Homes | \$1,665 |
| | Decks - up to 500 sq. ft. | \$200 |
| | Decks - over 500 sq. ft. | \$200 |
| | Additions - Remodeling | |
| | Base Fee | \$150 |
| | Erosion Control | \$100 |
| | Electrical Service | \$100 |
| | Electrical Permit | \$100 |
| | U-G Plumbing | \$100 |
| | Plumbing Permit | \$100 |
| | HVAC Permit | \$100 |
| | One Time Inspection | \$100 |
| | Egress Window | \$100 |
| | Attached Garage | \$300 |
| | Unattached Garage | \$100 |
| | Basement Remodel | \$300 |
| | Siding/Windows/Roof | \$50 |
| | Seasonal Pools | \$20 |
| | Permanent Pools | \$150 |
| 103-122 | Multi-Family and Commercial Permit Fees | |
| | Building Permit | |
| | Square Footage | X .08 |
| | Base Fee | \$200 |
| | Plumbing | |
| | Fixture Count | \$8 per |
| | Base Fee | \$100 |
| | Electrical Permit | |
| | Square Footage | X .08 |
| | Base Fee | \$100 |
| | Electrical Service <200 amp | \$85 |
| | Electrical Service >200 amp - 3 phase | \$85 |
| | Electrical Service Temporary | \$100 |
| | HVAC | |
| | Square Footage | X .08 |
| | Base Fee | \$100 |
| | Remodel - Base Fee + per \$1,000 value | \$200 + X \$4 |
| | 911 Sign | \$25 |
| 103-197 | Permit Fees - Pools | \$50 |
| 103-223 | Park Impact Fees | |
| | Single-Family Residential Development - per dwelling unit | \$1,078 |
| | Multi-Family Residential Development - per dwelling unit | \$999 |
| IMPACT FEES | | |
| V19-07 | Fire Impact | |
| | Commercial-Institutional - Sq Ft | X 0.267 |
| | Industrial | X 0.200 |
| | Single- Family Residential | \$660 |
| | Multi-Family Residential - per unit | \$611 |
| | Park Impact Fees | |
| | Commercial-Institutional - Sq Ft | \$0 |
| | Industrial | \$0 |

| APPENDIX A Fee and Penalty Schedule | | |
|---|--|---------------------|
| CODE SECTION | DESCRIPTION | AMOUNT |
| | Single- Family Residential | \$1,078 |
| | Multi-Family Residential - per unit | \$999 |
| | Law Enforcement Facilities Fee | |
| | Commercial-Institutional - Sq Ft | X 0.032 |
| | Industrial | X 0.020 |
| | Single- Family Residential | \$78 |
| | Multi-Family Residential - per unit | \$72 |
| CONSTRUCTION SITE EROSION CONTROL ZONING | | |
| 105-10 | Construction Site Erosion Control Permit | |
| | Less than 1-ac Disturbed Area | \$225 |
| | 1-ac or more Disturbed Area | ft disturbance |
| | Less than 1-ac Disturbed Area - Inspection | \$25/week |
| | 1-ac or more Disturbed Area - Inspection | \$250 + \$25/week |
| MOBILE HOMES AND MOBILE HOME COMMUNITIES | | |
| 107-32 | Permit Fee | \$25 |
| STORM WATER MANAGEMENT AND ILLICIT DISCHARGE | | |
| 113-139 | Post-Construction Storm Water Management Permit | |
| | Less than 20,000 sq ft impervious surface | \$225 |
| | 20,000 or more sq ft impervious surface | ft impervious |
| | Less than 20,000 sq ft impervious surface - Inspection | |
| | 20,000 or more sq ft impervious surface - Inspection | \$500 |
| SUBDIVISIONS | | |
| 115-9 | Subdivision Control | |
| | Preliminary Plat | \$200 + \$5/lot |
| | Final Plat | \$100 + \$5/lot |
| | Certified Survey Map | \$75 |
| | Condominium Plat | \$300 + \$5/unit |
| ZONING | | |
| 117-31 (2)(b) | Text Amendment | \$100 |
| 117-31 (3)(b) | Map Amendment | \$100 |
| 117-93 (l)(2)(b) | Application for PDO District | \$200 |
| 117-127 (c)(2) | Home Business Permit | \$150 |
| 117-128 (c)(2) | Solar Energy System Permit | \$200 |
| 117-133 (e)(3) | Adult Entertainment Establishment Permit | \$200 |
| 117-134 (c)(3) | Temporary Use & Structure Permit | \$100 |
| 117-184 | Sign Permit | \$100 |
| 117-185 (b) | Off- Premise Sign Application | \$25 + \$0.15/sq ft |
| 117-186 (2)(b)(2)(i) | Temporary Sign Permit | \$50 |
| 117-186 (2)(b)(2)(ii) | Temporary Sign Deposit | \$100 |
| 117-317 (a) | Conditional Use Permit | \$150 |
| 117-359 (d)(2) | Amending Public Hearing Notice | Hearing Notice |
| 117-381 (b)(2) | Site Plan Review | |
| | Commercial | \$300 |
| | Industrial | \$500 |
| 117-416 (b)(2) | Zoning Permits | |
| | industrial or other building) | \$250 |
| | Addition | \$100 |
| | Accessory Building (i.e. detach garage, shed, etc.) | \$50 |
| | Fence | \$25 |
| | Accessory Structure (i.e. driveway) | \$25 |
| | Deck | \$25 |
| 117-416 (e) | Renewal Permit | 1/2 new permit fee |
| 117-418 (2)(b)(1) | Winter Temporary Zoning Occupancy Permit | \$50 |

| APPENDIX A Fee and Penalty Schedule | | |
|---|---|---------------|
| CODE SECTION | DESCRIPTION | AMOUNT |
| 117-418 (2)(b)(2) | Special 30-day Temporary Zoning Occupancy Permit | \$100 |
| | Zoning Certificate of Occupancy (when no Zoning Permit is required) | \$25 |
| | Item Requiring a Public Hearing Notice | \$200 |
| | Grading Check | |
| SMALL WIND ENERGY SYSTEMS | | |
| 119-7 | Small Wind Energy System, per tower | \$100 |
| MISCELLANEOUS FEES | | |
| BUILDING RENTAL | Town Hall Community Room | \$50 |
| FIREWORKS | Permit Application | \$50 |
| PROPERTY INFORMATION | Real Estate Inquiry | \$15 |
| | Real Estate Inquiry - Rush (24hours) | \$25 |
| | Group Tax Information Requests - Mortgage Holders | 10 or more |
| SEWER/WATER CONNECTION FEE | when the building permit is applied for. | |
| | Single Family Residence | \$1,500 |
| | Duplex | \$2,250 |
| | Multi-Unit - first unit | \$1,500 |
| | Multi-Unit - additional units | \$700 |
| | Commercial - per acre | \$1,500 |
| YARDWASTE SITE | Windshield Sticker | \$5 |

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