

Housing Fee Report, 2021

Village of Harrison



Prepared by the
Village of Harrison

VILLAGE OF HARRISON

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ABSTRACT

TITLE: Village of Harrison Housing Fee Report, 2021

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Revised from 2018 Report prepared by the
East Central Wisconsin Regional Planning Commission

SUBJECT: Housing Affordability

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PLANNING AGENCY: Village of Harrison

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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 in an effort to shed light and foster change on affordable housing issues across the state. Specifically, reference Wis. Stats. 66.10013 (Housing affordability report).

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HOUSING FEE REPORT

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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. In 2018, 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. In 2021, the Village of Harrison updated such report. Specifically, this document meets the requirements for Wis. Stats. 66.10013 (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 (2021)

| 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) | <u>Law Enforcement</u> \$78/SF \$72/MF unit <u>Fire</u> \$66 /SF \$611/MF unit | \$1,078/SF \$999/MF unit | Required as part of a new subdivision. If land dedication is not provided, then an equivalent fee is charged. | \$200+5/lot | \$100+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 2021 permit fees. It does not include fees collected for electrical, plumbing, HVAC, and other permits.

Table 2: Village of Harrison Fees Collected (2021)

| Building permit fee (new construction+ remodel permits) | Impact fee (Fire & Law Enforcement) | 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 |
|---|-------------------------------------|-----------|---|-------------------------------|-------------------------|----------------------------|----------------------------|----------------------|
| \$194,537 | \$300,993 | \$223,340 | \$0 | \$960 | \$760 | \$6,984 | developer cost | \$727,574 |

The 2021 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 (2021)

| Single Family Building Units | 2-Family Building Units | Multi-family Building Units | Mobile Home Units | Total |
|------------------------------|-------------------------|-----------------------------|-------------------|-------|
| 91 | 6 | 538 | 0 | 635 |

Calculation: $\$727,574 \div 635 = \$1,146$

In 2021, the Village of Harrison collected just over \$1,146 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 (paid by developer at time of subdivision platting), preliminary plat approval, final plat approval, stormwater management, and water and sewer hookup. In 2021, the Village collected \$28,686 in remodeling fees.

Calculation: $(\$727,574 - \$28,686) \div 635 = \$1,101$

The 2021 average total cost for each new residential dwelling, minus remodeling building fees was about \$1,101.

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.

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MUNICIPAL FEE SCHEDULE

| APPENDIX A | | Fee and Penalty Schedule | | Amended 09/28/2021 |
|---|---|---------------------------------|--|--------------------|
| CODE SECTION | DESCRIPTION | AMOUNT | | |
| GENERAL PROVISIONS | | | | |
| 1.16.010(c)(1) | General Penalty - First Offense | \$1.00 - \$500.00 | | |
| 1.16.010(c)(2) | General Penalty - Second Offense | \$1.00 - \$1,000.00 | | |
| ADMINISTRATION | | | | |
| 2.24.040(e) | Hard Copy (black and white) | \$0.01 per page | | |
| | Hard Copy (color) | \$0.06 per page | | |
| | DVD | \$0.13 | | |
| | Flash Drive (8 GB) | \$5.02 | | |
| | Flash Drive (16 GB) | \$6.53 | | |
| | Flash Drive (32 GB) | \$10.08 | | |
| | Flash Drive (64 GB) | \$18.52 | | |
| | Flash Drive (128 GB) | \$32.21 | | |
| | Mailing & Shipping | Actual Cost | | |
| | Paper to Digital | Fee Waived | | |
| | Digital to Digital | Fee Waived | | |
| 2.24.050(a) | Minimum Research Cost/\$25 per hr | \$25.00 | | |
| ALCOHOL BEVERAGE | | | | |
| 8.08.030(A) | Class "A" Fermented Malt Beverage License | \$150.00 | | |
| 8.08.030(B) | Class "B" Fermented Malt Beverage License | \$100.00 | | |
| 8.08.030(C) | Temporary Class "B" Fermented Malt Beverage License | \$10.00 | | |
| 8.08.030(D) | Temporary "Class B" Wine License | \$10.00 | | |
| 8.08.030(E) | Fermented Malt Beverage Wholesalers' License | \$25.00 | | |
| 8.08.030(F) | "Class A" Intoxicating Liquor License | \$350.00 | | |
| 8.08.030(G) | "Class B" Intoxicating Liquor License | \$350.00 | | |
| | "Class C" Wine License | \$100.00 | | |
| 8.12.040 | Operator License | \$35.00 | | |
| 8.12.040 | Provisional License | \$15.00 | | |
| | Change of Agent | \$10.00 | | |
| | Reserve "Class B" License | \$10,000.00 | | |
| | Tobacco License | \$100.00 | | |
| ANIMALS | | | | |
| 22.04.040 | Harboring Dangerous Animals | \$100.00 | | |
| V15-01 6-42(a)(3) | Dogs Licensing State Statute 174.07 | | | |
| | Spayed or Neutered Dog | \$10.00 | | |
| | Unaltered Dog | \$15.00 | | |
| V15-01 6-43 | Late Fee Applied after March 31 | \$5.00 | | |
| BUSINESS LICENSE | | | | |
| Ord V21-02 | Business | \$5 | | |
| Ord V21-02 | Non-Profit Organization | \$0 | | |
| EMERGENCY MANAGEMENT AND SERVICES | | | | |
| 10.04.010 | 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/inspection/violation | | |
| | Third and Fourth re-inspection (by Fire Chief) and violation still exists | \$100/inspection/violation | | |
| | Fifth or more re-inspection (by Fire Chief) and violation still exists | \$150/inspection/violation | | |
| PARKS AND RECREATION | | | | |
| 30.04.080 | Darboy Community Park Shelter Rental Fee (Resident) | \$50.00 | | |
| | Darboy Community Park Shelter Rental Fee (Non-Resident) | \$60.00 | | |
| | Village Hall Community Room Rental Fee | \$100.00 | | |
| STREETS, SIDEWALKS AND OTHER PUBLIC PLACES | | | | |
| 28.12.030 | Right-of-Way (ROW) Permit | | | |
| | New/Replace or Extend Culvert | \$150 | | |
| | Culvert Variance (with Village Approval) | \$150 | | |
| | Install/Replace Driveway Apron | \$50 | | |

| | | |
|---|--|---------------------------|
| 28.24.010 | Utility Permit - Base Fee + below | \$50 |
| | Open Cut Paving | \$1,500 |
| | Open Cut Gravel | \$1,000 |
| | Per Foot Charge (per lineal foot) | \$0.10 / lin. Ft. |
| | Regrade/Clean/Obstruction of Ditch | \$50 |
| | Late Fee for After the Fact Permit | \$150 |
| TAXATION | | |
| 4.12.020 | Hotel and Room Tax | 5% of gross room receipts |
| NUISANCE | | |
| 28.08.040 | outdoor sound amplification permit | \$150 |
| BUILDINGS AND BUILDING REGULATIONS | | |
| 26.04.020 | Demolition or Removal of Buildings Permit | \$25 |
| | If Building with No Utilities or New Permit Obtained | No Charge |
| 26.08.070 | 1 & 2 Family Building Permits and Inspections | |
| | New Construction - up to 2400 sq. ft. | \$2,095 |
| | 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 | \$2,095 |
| | Decks | \$200 |
| | Additions - Remodeling | |
| | Base Fee | \$150 |
| | Remodel greater than \$10,000 value | \$300 |
| | Remodel less than \$10,000 value | \$200 |
| | Erosion Control | \$100 |
| | Electrical Service | \$100 |
| | Electrical Permit | \$100 |
| | Plumbing Permit | \$100 |
| | HVAC Permit | \$100 |
| | One Time Inspection | \$100 |
| | Attached Garage | \$300 |
| | Basement Remodel | \$300 |
| | Siding/Windows/Roof | \$50 |
| | Pools - seasonal | \$50 |
| | Pools - permanent | \$150 |
| | Unattached Garage greater than 200 sq ft | \$100 |
| | Egress Window | \$100 |
| | Escrow | \$1,500 |
| 26.12.010 | Multi-Family and Commercial Permit Fees | |
| | Building Permit | |
| | Square Footage | X \$0.08 |
| | Base Fee | \$200 |
| | Plumbing | |
| | Fixture Count | \$8 per |
| | Base Fee | \$100 |
| | Electrical Permit | |
| | Square Footage | X \$0.08 |
| | Base Fee | \$100 |
| | Electrical Service <200 amp | \$85 |
| | Electrical Service >200 amp - 3 phase | \$100 |
| | Electrical Service Temporary | \$85 |
| | HVAC Permit | |
| | Square Footage | X \$0.08 |
| | Base Fee | \$100 |
| | 911 Sign | \$25 |
| 26.16.060 | Permit Fees - Pools seasonal/permanent | \$50/\$150 |
| IMPACT FEES | | |
| 26.20.020 & Ord V19-07 | Park Impact Fees | |

| | | |
|---|---|---|
| | Single-Family Residential Development - per dwelling unit | \$1,078 |
| | Multi-Family Residential Development - per dwelling unit | \$999 |
| Ord V19-07 | Law Enforcement Impact Fees | |
| | Single-Family Residential Development - per dwelling unit | \$78 |
| | Multi-Family Residential Development - per dwelling unit | \$72 |
| | Commercial & Institutional - per sq ft | X \$0.032 |
| | Industrial - per sq ft | X \$0.020 |
| Ord V19-07 | Fire Impact Fees | |
| | Single-Family Residential Development - per dwelling unit | \$660 |
| | Multi-Family Residential Development - per dwelling unit | \$611 |
| | Commercial & Institutional - per sq ft | X \$0.267 |
| | Industrial - per sq ft | X \$0.200 |
| CONSTRUCTION SITE EROSION CONTROL ZONING | | |
| 32.44.100 | Construction Site Erosion Control Permit | |
| | Less than 1-ac Disturbed Area | \$225 |
| | 1-ac or more Disturbed Area | \$275 |
| | 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 | | |
| 32.20.150 | Permit Fee | \$25 |
| STORM WATER MANAGEMENT AND ILLICIT DISCHARGE | | |
| 20.20.120 | Post-Construction Storm Water Management Permit | |
| | Less than 20,000 sq ft impervious surface | \$225 |
| | 20,000 or more sq ft impervious surface | \$525 |
| | Less than 20,000 sq ft impervious surface - Inspection | 0 |
| | 20,000 or more sq ft impervious surface - Inspection | \$500 |
| 20.16.150 & 20.16.160 | Illicit Discharge Abatement | Cost of Abatement |
| 20.04 | Stormwater Utility ERU | \$50 |
| SUBDIVISIONS | | |
| | Subdivision Control | |
| 34.08.020 | Preliminary Plat | \$200 + \$5/lot |
| 34.08.030 | Final Plat | \$100 + \$5/lot |
| 34.08.040 | Certified Survey Map | \$75 |
| | Condominium Plat | \$300 + \$5/unit |
| SMALL WIND ENERGY SYSTEMS | | |
| 30.08.030 | Small Wind Energy System, per tower | \$100 |
| SOLID WASTE | | |
| 18.10 | Yard Waste Site | |
| 18.10 4) c) | Yard Waste Sticker | \$10 first, \$5 second |
| 18.10 4) f) | Forfeiture - first offense | \$50 + court costs |
| | Forfeiture - second offense | \$100 + court costs |
| | Forfeiture - third offense and each additional offense | \$250 + court costs |
| 18.12 | Littering | |
| 18.12 7) | Forfeiture | Pursuant to State of Wisconsin Revised Uniform Deposit and Bail Schedule for Conservation, Environmental Protection, ATV/UTV, Boat, OHM, And Snowmobile Violations, current edition |
| | Forfeiture - items not covered in WI Revised Uniform Deposit and Bail Schedule - first offense | \$50 + court costs |
| | Forfeiture - items not covered in WI Revised Uniform Deposit and Bail Schedule - second offense | \$100 + court costs |

| | | |
|----------------------------|--|-------------------------------|
| | Forfeiture - items not covered in WI Revised Uniform Deposit and Bail Schedule - third offense and each additional offense | \$250 + court costs |
| UTILITY FEES | | |
| Ord V21-18 | Sanitary Sewer & Watermain Permit | |
| | Application base fee | |
| | Subdivision Plat | \$250 |
| | Commercial Development Plan | \$100 |
| | Multiple Family Development Plan | \$100 |
| | Engineer's review (billed after review) | Actual Cost |
| | Inspection base fee | \$50 |
| | Inspector's review (billed after construction) | Actual Cost |
| | Enforcement | |
| | Legal Fees | Actual Cost |
| | Harrison Utilities required construction | Actual Cost |
| ZONING | | |
| 32.08.060(B)(2) | Text Amendment | \$300 |
| 32.08.060(C)(2) | Map Amendment | \$300 |
| 32.16.180(I)(2)(b) | Application for PDO District | \$400 |
| 32.24.020 (c)(2) | Home Business Permit | \$150 |
| 32.24.030 (c)(2) | Solar Energy System Permit | \$200 |
| 32.24.080 (e)(3) | Adult Entertainment Establishment Permit | \$200 |
| 32.24.090 (c)(3) | Temporary Use & Structure Permit | \$100 |
| 32.32.080 | Sign Permit | \$100 |
| 32.32.100 (b) | Off- Premise Sign Application | \$25 + \$0.15/sq ft |
| 32.32.110 (2)(b)(2)(i) | Temporary Sign Permit | \$50 |
| 32.32.110 (2)(b)(2)(ii) | Temporary Sign Deposit | \$100 |
| 32.52.020 (a) | Conditional Use Permit | \$150 |
| | Amending Public Hearing Notice | Same as Public Hearing Notice |
| 32.060.060 (b)(2) | Site Plan Review | |
| | Commercial | \$300 |
| | Industrial | \$500 |
| 32.64.010 (b)(2) | Zoning Permits | |
| | New Construction or Replacement (residential, commercial, 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 |
| 32.64.010 (e) | Renewal Permit | 1/2 new permit fee |
| 32.64.030 (2)(b)(1) | Winter Temporary Zoning Occupancy Permit | \$50 |
| 32.64.030 (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 |
| | Lot Grade & Driveway Grade Check | \$1,045 |
| MISCELLANEOUS FEES | | |
| FIREWORKS | Permit Application | \$50 |
| PROPERTY INFORMATION | Real Estate Inquiry | \$15 |
| | Real Estate Inquiry - Rush (24hours) | \$25 |
| | Group Tax Information Requests - Mortgage Holders | \$0.25 per parcel 10 or more |
| SEWER/WATER CONNECTION FEE | In a specific area for the infrastructure for sewer/water. Paid when the building permit is applied for. (Res V2020-13) | |
| | Single Family Residence | \$3,800 |
| | Multi-Unit - first unit | \$3,800 |
| | Multi-Unit - additional units | \$500 |
| | Commercial - per acre | \$1,500 |
| YARDWASTE SITE | Windshield Sticker | \$10 first, \$5 second |

| | | |
|--------------|-----------------------|--------------------|
| 14.04.010(G) | WEEDS | refers to 1.16.010 |
| 14.12.050 | Well Operation Permit | |
| 14.12.070 | Penalty | refers to 1.16.010 |
| Ord V20-12 | Short Term Rental | |
| | New Permit | \$400 |
| | Renewal Permit | \$200 |