

Housing Fee Report, 2023

Village of Harrison



Prepared by the
Village of Harrison

VILLAGE OF HARRISON

VILLAGE PRESIDENT:

Allison Blackmer

VILLAGE TRUSTEES:

Darlene Bartlein

Julene Baldwin

Mike Brantmeier

Scott Handschke

Matt Lancaster

Mark Van Hefty

ABSTRACT

TITLE: Village of Harrison Housing Fee Report, 2023

CONTACT: Chad Pelishek, Assistant Village Manager

AUTHORS: Chad Pelishek, Assistant Village Manager
Revised from 2018 Report prepared by the
East Central Wisconsin Regional Planning Commission

SUBJECT: Housing Affordability

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W5298 Hwy 114
Menasha, WI 54952
(920) 989-1062
www.harrison-wi.org

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 2023, 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 (2023)

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> \$660/SF \$611/MF unit	\$1,18/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 2023 permit fees. It does not include fees collected for electrical, plumbing, HVAC, and other permits.

Table 2: Village of Harrison Fees Collected (2023)

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
\$55,259	\$85,043	\$78,422	\$25,379	\$920	\$1,100	\$4,409	developer cost	\$250,532

The 2023 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 (2023)

Single Family Building Units	2-Family Building Units	Multi-family Building Units	Mobile Home Units	Total
82	0	0	0	82

Calculation: $\$250,532 \div 82 = \$3,055$

In 2023, the Village of Harrison collected just over \$3,055 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.

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 11/15/2022
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)			\$0.05 per page
	Hard Copy (color)			\$0.15 per page
	Flash Drive			Actual Cost
	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
	Reserve "Class B" License			\$10,000.00
	Publication Fee for Alcohol License			Actual Cost
8.12.040	Operator License			1 yr \$35 / 2 yr \$50
8.12.040	Provisional License			\$15.00
	Change of Agent			\$10.00
	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)			\$75.00
	Darboy Community Park Shelter Rental Fee (Non-Resident)			\$150.00
	Village Hall Community Room Rental Fee			\$100.00
	Street Closure Barricade Rental Fee			\$100.00
STREETS, SIDEWALKS AND OTHER PUBLIC PLACES				
Res. V2022-18	Streets and Roads Fee per \$1,000 of Assessed Value			\$0.50
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
28.16.030 & Ord V15-08	Sump Pump Connection Violation			\$50 + court costs
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
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 Permit Fees - seasonal/permanent	\$50/\$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	\$0.08 per sq ft
	Base Fee	\$200
	Plumbing	\$8 per fixture
	Fixture Count	
	Base Fee	\$100
	Electrical Permit	\$0.08 per sq ft
	Base Fee	\$100
	Electrical Service <200 amp	\$85
	Electrical Service >200 amp - 3 phase	\$100
	Electrical Service Temporary	\$85
	HVAC Permit	\$0.08 per sq ft
	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	\$60 per ERU
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	\$20
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)	Forfeitures are set pursuant to the State of Wisconsin Revised Uniform Deposit and Bail Schedule for Conservation, Environmental Protection, ATV/UTV, Boat, OHM, And Snowmobile Violations, current edition.	Per WI Revised Uniform Deposit and Bail Schedule
	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	\$30
	Real Estate Inquiry - Rush (2 business days)	\$60
	Harrison Utility Inquiry – Standard	\$25
	Group Tax Information Requests - Mortgage Holders	\$0.25 per parcel Groups of 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	\$20 each
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