

Village of Little Chute New Housing Fee Report, 2018



**Adopted
December 18, 2019**

Housing Fee Report, 2018

Village of Little Chute

Adopted December 18, 2019

Prepared by the
East Central Wisconsin Regional Planning Commission

EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION

Martin Farrell, Chair
Jeff Nooyen, Vice-Chair
Eric Fowle, Secretary-Treasurer

COMMISSION MEMBERS

CALUMET COUNTY

Alice Connors
Hope Karth
Merlin Gentz
Rick Jaeckels

FOND DU LAC COUNTY

Allen Buechel
Martin Farrell
Brenda Schneider
Brian Kolstad
Charles Hornung

MENOMINEE COUNTY

Ruth Winter
Laure Pecore
(Jeremy Johnson, Alt.)
James Lowey

OUTAGAMIE COUNTY

Thomas Nelson
(Kara Homan, Alt.)
Daniel Rettler
Timothy Hanna
Jeff Nooyen
Michael Thomas
Kevin Sturn

SHAWANO COUNTY

Jerry Erdmann
Thomas Kautza
Chuck Dallas

WAUPACA COUNTY

Dick Koeppen
James Nygaard
Brian Smith
DuWayne Federwitz

WAUSHARA COUNTY

Donna Kalata
Larry Timm
Neal Strehlow

WINNEBAGO COUNTY

Mark Harris
Shiloh Ramos
(David Albrecht, Alt.)
Ernie Bellin
Lori Palmeri
Ken Robl
Robert Schmeichel

EX-OFFICIO MEMBERS

Jill Michaelson, WisDOT
Ronald McDonald, Valley Transit

VILLAGE OF LITTLE CHUTE

Michael Vanden Berg, Village President

James Fenlon, Village Administrator

Laurie Decker, Village Clerk

James Moes, Director of Community Development

ABSTRACT

TITLE: Village of Little Chute Housing Fee Report, 2018

CONTACT: Eric Fowle-Executive Director

AUTHORS: Eric Fowle-Executive Director
Kathy Thunes-Principal Planner
Kolin Erickson-Planner
Mike Zuege-GIS Coordinator

SUBJECT: Housing Development Fees

DATE: December 18, 2019

PLANNING AGENCY: East Central Wisconsin Regional Planning Commission

SOURCE OF COPIES: East Central Wisconsin Regional Planning Commission
400 Ahnaip Street, Suite 100
Menasha, WI 54952
(920) 751-4770
www.ecwrpc.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 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).

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
HOUSING FEE REPORT	1

APPENDICES

APPENDIX A: MUNICIPAL FEE SCHEDULE	A-1
--	-----



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 Little Chute, 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 Little Chute imposes any of 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 Little Chute 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
\$500	N/A	\$500	\$600 for each dwelling unit OR one acre park land dedication for each 37 proposed or potential dwelling units	\$100	\$50	\$0	\$0

Part 2B: The total amount of fees under Part A that the Village of Little Chute 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 Little Chute 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
\$15,825.00	\$0.00	\$125,500.00	\$0.00	\$410.00	\$0.00	\$0.00	\$0.00	\$141,735.00

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 Little Chute Approved Residential Dwelling Units by Type (2018)

Single Family Building Units	2-Family Building Units	Multi-family Building Units	Mobile Home Units	Total
25	0	226	4	260

Calculation: **$\$141,735.00 \div 260 = \545.13**

In 2018, the Village of Little Chute collected just almost \$545 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 \$2,500.00 in remodeling fees.

Calculation: **$(\$141,735.00 - \$2,500.00) \div 260 = \$535.52$** .

The 2018 average total cost for each new residential dwelling, minus remodeling building fees was about \$536.

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.

Page intentionally left blank.



APPENDICES



APPENDIX #A

Municipal Fee Schedule

VILLAGE OF LITTLE CHUTE, INSPECTION DEPARTMENT FEE SCHEDULE
AMENDED & ADOPTED: 7-6-2016

SINGLE FAMILY	\$500 + \$33(state stamp) + \$500 (park fee)
DUPLEX.....	\$1,000 + \$33(state stamp) + \$500 per unit (park fee)
MULTI-FAMILY FOR UNITS 1 & 2.....	\$500 + \$500 per unit (park fee)
+ <i>ADDITIONAL APARTMENT UNITS</i>	\$100 + \$500 per unit (park fee)
RESIDENTIAL ADDITIONS.....	\$100 + \$5/\$/1000 OF COST
RESIDENTIAL REMODELING.....	\$10 + \$5/\$/1000 OF COST
(Includes siding, roofing, window/door resizing, etc.)	
GARAGES	\$80
SHEDS, FENCES, ANTENNAES, SATELLITE DISHES, ETC.	\$40
POOLS, HOT TUBS, JACUZZIS, PONDS, ETC	\$50
PORCHES, DECKS, PATIOS, ETC.....	\$20 + \$5/\$1000 OF COST
DRIVEWAYS AND PARKING LOTS.....	\$20
WRECKING, RAZING-PRIMARY STRUCTURE	\$100
WRECKING, RAZING-SECONDARY STRUCTURE	\$20
MOVING <u>PRINCIPAL</u> BUILDINGS <u>WITHIN</u> VILLAGE	\$200
MOVING <u>ACCESSORY</u> STRUCTURES <u>WITHIN</u> VILLAGE.....	\$50
MOVING <u>PRINCIPAL</u> BLDGS INTO <u>FROM OUTSIDE OF VILLAGE LIMITS</u>	\$300
MOVING <u>ACCESSORY</u> BLDGS INTO <u>FROM OUTSIDE OF VILLAGE LIMITS</u>	\$75
NEW COMMERCIAL/INDUSTRIAL	\$300 + \$10/100 SQ FT
COMMERCIAL/INDUSTRIAL ADDITIONS.....	\$150 + \$10/100 SQ FT
COMMERCIAL/INDUSTRIAL REMODELING.....	\$50 + \$5/\$1,000 OF COST
SIGNS - UNLIGHTED	\$40
SIGNS - LIGHTED	\$75
SIGNS – LIGHTED (Face change only)	\$20
ELECTRICAL (\$1,000).....	\$20 + \$2/\$100 OF COST
PLUMBING	\$30 + \$5/FIXTURE
FLAMMABLE LIQUID STORAGE TANKS \$/EACH	\$ 50
SUMP PUMP CONNECTION FEE	\$5
SANITARY SEWER LATERAL PERMITS	\$30
WATER LATERAL PERMITS.....	\$30
STORM WATER LATERAL PERMITS.....	\$30
HEATING	EACH UNIT UP TO 120,000 B.T.U. \$60
"	EACH UNIT 120,000 TO 160,000 B.T.U. \$80
"	EACH UNIT OVER 160,000 B.T.U. \$100
AIR CONDITIONING.....	EACH UNIT \$40
FIREPLACES	\$50
WOOD BURNING FURNACES	\$50

VILLAGE OF LITTLE CHUTE, ZONING DEPARTMENT FEE SCHEDULE
1-1-2018

Subdivisions

Costs of street paving with curb and gutter/escrow	\$12.00/foot of centerline
Sewer connection (standby charge from 1995 interceptor line)	27.55/1,000 square feet
Sewer connection (standby charge from 2005 interceptor line)	3.63/1,000 square feet
Costs of street paving with curb and gutter/escrow	12.00/foot at centerline

Fees in lieu of dedication of land

First application of final plat	600.00/dwelling unit
Multifamily districts	600.00/2,000 sq. ft.

Plat review fees

Preliminary plat

Subdivision of five or less lots	50.00
Subdivision of more than five lots	100.00/plus 5.00 for each lot
Reapplication	50.00

Final plat

First application	50.00/plus 2.00 for each lot
Reapplication	25.00
Condominium	25.00/plus 2.00 for each unit

Zoning

Board of appeals review application fee	\$125.00
Review fee to petition for rezoning for PUD	50.00
Application fee for conditional use	125.00
Application fee for conditional use for bed and breakfast establishments	125.00
Site plan review fee for multi-family, commercial, institutional or industrial projects.	300.00
Zoning and or Comprehensive plan change or amendment	175.00
Filing fee for appeal to the zoning board of appeals	175.00
Filing fee for appeal to the zoning board of appeals	175.00

Village of Little Chute

Sewer Use Connection Fee

Per Village Ordinance Sec 9-2-3. HOVMSD Connection Fee. For each connection of a "**Building Sewer**" as defined in the HOVMSD Rules and Regulations, to a public sewer located within the Village, there shall be paid to the Village such Connection Charges or Connection Fees as may be determined from time to time pursuant to the HOVMSD Rules and Regulations, as amended from time to time, which charges and fees are incorporated herein by reference. Such payment to the Village shall be made by or on behalf of the person seeking the connections at the following time and in the following manner:

The owner of every new **Building Sewer** as defined in Title 9 and in the HOVMSD rules and Regulations as a condition for connection to a Public Sewer located within the Village shall pay to the Village such Connection Charges or Connection Fees at the time of, and as a condition for, installation of a water meter, for servicing the building or facility served by the **Building Sewer**. If no water meter is required to be installed or the facility is already serviced by a water meter then the charges or fees shall be paid to the Village on or prior to the connection of the **Building Sewer** to the Public Sewer as a "condition for connection."

"Equivalent Water Meter" shall mean the ratio of the capacities of a User's water meter(s) as compared to 5/8 inch or 3/4 inch meter is assumed to serve a single Equivalent Residential Unit. For purposes of determining the number of Equivalent Residential Units within HOVMSD.

VILLAGE OF LITTLE CHUTE

SEWER USE CONNECTION FEE

The Village of Little Chute is a member community of the regional Heart of the Valley Metropolitan Sewer District (HOVMSD). Other member communities are Kimberly, Combined Locks, Kaukauna, and Darboy. The Village is billed for the wastewater discharged to the sewer district. The Village then bills individual customers for sewer user fees. (Billing, meter reading, and payment collection is handled at the Village of Little Chute). These fees recover the costs paid to the regional HOVMSD and provide for maintenance upgrades of the sewer systems within the Village.

The HOVMSD implemented a Sewer Use Connection Fee (Fee A) effective September 2000. It is a charge applied to all new sewer connections based on the size of the newly installed water meter (water meter sizing is a good predictor of sanitary discharge). The purpose of the Fee is to provide funds to HOVMSD for needed capacity expansion as new users contribute to the system treatment volume. The Fee will be collected by the Village, paid to the HOVMSD, and then dedicated for plant expansion. **This fee has been discontinued as of the end of 2015.**

The Heart of the Valley Metropolitan Sewerage District adopted an updated "Sewer Use & User Charge Ordinance" at its March 2006 Commission Meeting, adding Fee B.

The Fee is based on a standard 3/4" meter. A graduated scale is established to increase the Fee according to an equivalent meter size (a standard industry ratio calculated to determine volume flow). The person/company requesting the meter will be billed when the meter is installed; payment is due to the Village twenty (20) days after billing. (The **meter installation date** will determine which year's fee schedule applies). See the reverse side for authority to collect the Fee.

		<u>Fee B</u> <u>2018</u>	
<u>Equivalent</u>		<u>Meter Size</u>	<u>Connection Fee</u>
<u>Water Meter Size</u>			
5/8"		1.0	\$ 1,266.00
3/4"		1.0	\$ 1,266.00
1"		2.5	\$ 3,166.00
1 1/2"		5	\$ 6,332.00
2"		8	\$ 10,131.00
3"		15	\$ 18,995.00
4"		25	\$ 31,658.00
6"		50	\$ 63,317.00
8"		80	\$101,360.00
10"		120	\$151,960.00

EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION

Martin Farrell, Chair
Jeff Nooyen, Vice-Chair
Eric Fowle, Secretary-Treasurer

COMMISSION MEMBERS

CALUMET COUNTY

Alice Connors
Hope Karth
Merlin Gentz
Rick Jaeckels

FOND DU LAC COUNTY

Martin Farrell
Brenda Schneider
Brian Kolstad
Allen Buechel
Charles Hornung

MENOMINEE COUNTY

Ruth Winter
Laure Pecore
(Jeremy Johnson, Alt.)
James Lowey

OUTAGAMIE COUNTY

Thomas Nelson
(Kara Homan, Alt.)
Daniel Rettler
Timothy Hanna
Jeff Nooyen
Michael Thomas
Kevin Sturn

SHAWANO COUNTY

Jerry Erdmann
Thomas Kautza
Chuck Dallas

WAUPACA COUNTY

Dick Koeppen
James Nygaard
Brian Smith
DuWayne Federwitz

WAUSHARA COUNTY

Donna Kalata
Larry Timm
Neal Strehlow

WINNEBAGO COUNTY

Mark Harris
Shiloh Ramos
(David Albrecht, Alt.)
Ernie Bellin
Lori Palmeri
Ken Robl
Robert Schmeichel

EX-OFFICIO MEMBERS

Jill Michaelson
Ronald McDonald

