

**FINANCE COMMITTEE
FEBRUARY 8, 2010 AT 6:07 P.M.
LINCOLN CENTER – 1519 WATER STREET**

PRESENT: Alderperson Moore, Walther, Molski, R. Stroik and Mallison

ALSO

PRESENT: C/T Schlice; Mayor Halverson; City Attorney Molepske; Clerk Moe; Ald. Wiza, Slowinski, Trzebiatowski, Brooks, O'Meara, M. Stroik; Directors Lemke, Morrissey, Halverson, Schrader, Morris; Assessor Siebers; Lt. Kudronowicz; Deputy C/T Freeberg; Airport Manager Wheeler, Gene Kemmeter; Officer Aaron Yenter; Reid Rocheleau; Hans Schmid; Matt Guidry; Ashley Riederer; Sue Hall; Susie Eberhard; Mary McComb; Carl Rasmussen; Bob Tomlinson; Dave Suchon; Barb Jacob; Bob Woehr

1. DISCUSSION – ZONING & BUILDING PERMIT FEES.

Director Morrissey passed out a handout (attached) regarding the current fees and trends of the permit fees. He stated this is a start to decide what direction we want to go in. He summarized the handout. He stated that Zoning Administrator Brent Curless did a comparison with surrounding communities, which is noted in parentheses on the handout after our current fee amount. For the most part, our fees are low compared to others. He is hoping this sheet helps and gives some guidance to steer us in the correct direction.

Ald. O'Meara stated he would like us to look at the way we are charging. We are charging \$90 to change a zoning ordinance. He would agree that we charge a fee to change a location on our map, if someone wants to be rezoned, however, there are other reasons to change a zoning ordinance which would not accrue any particular benefit. If someone says I think we should start looking at our zoning ordinance through the whole City to allow windmills because we think it is the green thing to do, we should not require someone to pay \$90 for that and that is a change in the zoning ordinance. He thinks we need to look at the rezoning of the land because the justification for those fees is because it makes their land more valuable.

Bob Woehr, 727 Second Street, stated he would like the building permit fees looked at because we are currently charging \$750 for a single family home, regardless of size. He stated that a smaller home does not require as much on site time as a larger home does. Even though the number of inspections are the same, it takes more time to inspect a 5000 square foot home than a 1400 square foot home. He recommends reducing the fees for smaller single family homes to a base price of \$500 and then a premium of per square foot above the base price.

Ald. Stroik stated we want to encourage tax base and we want to encourage growth so our fees should really cover administrative costs to some extent. He would like to know details about what exactly the administrative fees are, such as how many inspections there are, what is the average cost of an inspection, etc. We need to have a better understanding of what the actual costs are as to what we are charging.

2. APPROVAL OF PAYMENT OF CLAIMS.

The claims were discussed.

Motion made by Ald. Molski, seconded by Ald. Stroik to approve the payment of claims in the amount of \$1,362,366.77.

Ayes: All Nays: None Motion carried.

Adjournment at 6:31 p.m.

Memo

February 8, 2010

To: City of Stevens Point Finance Committee Members
Fr: Mike Morrissey – Community Development Director

Re: Zoning & Building Permit Fees

As a result of December's building report there was mention of the City's permit fees associated with building construction, renovation and zoning fees. The following information illustrates the revenue trends and the fee structure as it relates to the Community Development Department.

Revenue Trend from Permit Fees

2005- \$ 75,413
2006- \$106,373
2007- \$108,616
2008- \$135,308
2009- \$127,185

Current Fees

Zoning Ordinance Change - **\$90** (*\$280, \$300, \$250, \$50, \$100)
Conditional Use Permit - **\$90** (*\$200)
Sign Permit - **\$10**/\$1,000 of value
Annexation - \$0
Building Permit- **\$750** single fam; (*\$1,000, \$800, \$350, \$600)
\$1,000 duplex; Multi fam \$10/\$1,000cf
Remodeling Permit - \$5/\$1,000 of value
Recreational Impact Fee- \$100/for multiple dwelling units (3 or more units)

Building permit fees are found in Section 30.02 of the City's codes and were updated by the Council in October 2005 and again in July 2008. In addition, Mr. Brent Curless, Zoning Administrator, surveyed surrounding communities to compare single family and publication fee rates.

*Findings from survey of neighboring communities.