

CHAPTER 8 DEVELOPMENT REVIEW PROCEDURES

Part 7: Applicable Fees

Article H – Development Fees

Sec. 13-8-51 Storm Sewer Rezoning Fee.

(a) Storm Sewer Cost Per Acre - Zoning District.

(1) A fee for storm sewer cost shall be paid to the City by owners or lessees of property requesting rezoning within the corporate City limits as follows:

- a. One Thousand Four Hundred Sixty Three Dollars (\$1,463.00) Per Acre.
 1. A-1 Agricultural District.
 2. F-1 General Floodplain District.
 3. F-2 Regional Floodplain District.
 4. F-3 Regional Floodway District.
 5. P-1 Public and Semipublic District.
 6. F-4 Wetlands District.
- b. Three Thousand Two Hundred Forty Nine Dollars (\$3,249.00) Per Acre.
 1. R1 Single-Family Residential District.
 2. R-2-3 Single-Family and Duplex Residential District.
 3. R-1-60 Single-Family Residential District.
- c. Four Thousand Fifty Nine Dollars (\$4,059.00) Per Acre.
 1. R-4 Multi-Family Residential District.
 2. B-1 Neighborhood Business District.
- d. Five Thousand Six Hundred Eighty Two Dollars (\$5,682.00) Per Acre.
 1. B-2 Community Business District.
 2. M-1 Light Industrial District.
 3. M-2 Industrial District.
 4. M-3 Heavy Industrial District.

(2) In addition to the basic fee established in Subsection (a)(1) above for storm sewers, the owners or lessees of land requesting rezoning shall also pay an additional amount reflecting the Consumer Price Index (CPI) cost effective on March 1st of the year of development.

(b) Storm Sewer Fee Formula.

- (1) The acreage of rezoned property shall be multiplied by the cost per acre of the new zoning district.
- (2) If the City requires owners, lessees and/or developers to install storm sewers or catch basins on their private property as a condition to rezoning, the cost of said improvements shall not result in a deduction or exception from the storm sewer fees established by this Section.

(c) Additional Storm Sewer Cost. In addition to the storm sewer fee established above, the owners of property in all zoning districts shall pay fifty percent (50%) of the actual construction cost of the storm sewer to service the area that exceeds said fee. A cash or surety bond may be required to insure the payment of this additional fee.

(d) Oversizing. In circumstances where oversizing is required by the City for areas outside the subdivision, the City shall reimburse the subdivision for oversized material only.

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- (e) **Deduction From Storm Sewer Fee.** The owners of rezoned property shall be entitled to a deduction from the storm sewer fee established by this Section if the cost per acre of the previous zoning district is less than the cost per acre of the new zoning district. The deduction, if any, shall be determined as follows:
Acreage of rezoned property multiplied by the cost per acre of the previous zoning district.

Example: Owners petition for rezoning of two (2) acres of property from R-2-3 (previous zoning district) to R-4 (new zoning district).

Two (2) acres of property x \$2,000.00 per acre (cost per acre of previous zoning district, R-23) = \$4,000.00 (amount of deduction).

\$5,000.00 (storm sewer fee) - \$4,000.00 (deduction) = \$1,000.00 (net fee due City for storm sewers).

- (f) **Exemption From Storm Sewer Fee.** The following are exempt from payment of the storm sewer fees established by this Section:
- (1) Owners of property included in proceedings which are initiated by the Common Council or City Plan Commission to change or amend zoning district boundaries or to place permanent zoning on annexed areas. However, owners of property petitioning the City to change or amend zoning district boundaries or to place permanent zoning on annexed areas shall not be exempt from the storm sewer fees established by this Section.
 - (2) Owners of property rezoned from a zoning district of greater storm sewer cost per acre to a zoning district of less storm sewer cost per acre as established by this Section.
- (g) **No Refunds.** Rezoning of property from a zoning district of greater storm sewer cost per acre to a zoning district of less storm sewer cost per acre shall not result in a refund by the City to the property owners.
- (h) **Payment of Fees.** The storm sewer fees established by this Section shall be paid to the City Clerk within ten (10) days following the passage of the Zoning Ordinance by the Common Council and prior to the publication of the Ordinance in the official City newspaper.
- (i) **Guidelines.** The developer will be required to install all storm sewer needed for his/her development under the following guidelines:
- (1) If actual storm sewer installation costs are less than the fee schedule the difference shall be reimbursed to the City.
 - (2) If the storm sewer only services his/her development and installation costs exceed the fees, the developer shall pay all costs.
 - (3) If oversized pipe is required for upstream drainage, and it exceeds the fee schedule, the developer will be reimbursed by the City the difference from proposed costs to service the area alone or the storm sewer fee (whichever is higher) from the cost of oversizing.
 - (4) Unusual or unique storm sewer situations shall be reviewed on a case-by-case basis. Drainage ditches (similar to the Green Coulee area) are considered storm sewer costs. If a major storm sewer project is needed that exceeds the fee and multiple landowners are involved, an acreage fee based on zoning class may be implemented. This new fee schedule would include costs for the major trunk line plus normal storm sewer costs or fees.

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Sec. 13-8-52 Other Fees.

- (a) Topographic Map Fee (\$10.00 per acre)
- (b) Sanitary Sewer Fees (varies by district). See Subdivision Code Section 14-9-45.
- (c) Park/Green Fee. See Subdivision Code Section 14-9-76.
- (d) High Pressure Water Zone. See Subdivision Code Section 14-3-5.
- (e) Erosion Control Fee. See Building Code.
- (f) Wisconsin Act 317 Fees. The petitioner of any annexation to the City of Onalaska shall be required to satisfy all costs related to Wisconsin Act 317 by paying the City of Onalaska a fee equal to the sum of (A) five (5) times the property taxes payable to the Town levied in the year of annexation and (B) \$40.00, the City's reasonable cost of administering the Act 317 fees, (the "Act 317 Annexation Fee"). The Act 317 Annexation Fee shall be paid in two installments. The first installment is due on the date of annexation and shall be based upon the mill rate and the assessed value of the property for the year prior to annexation (the "First Installment"). The second installment shall equal the difference between the Act 317 Annexation Fee and the First Installment and shall be paid on or before June 30 the year following annexation. The City shall have the right to levy the property if the second installment of Act 317 Annexation Fees are not made in a timely manner.

Sec. 13-8-53 through Sec. 13-8-54

Reserved for Future Use