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2025 IMPACT FEE STUDY UPDATE:

Village of Harrison, WI



Prepared by:

Ehlers
N19W24400 Ridgewood Dr
Suite 100
Waukesha, WI 53188

Advisors:

Jon Cameron
Senior Municipal Advisor

Lisa Trebatoski
Senior Fiscal Consultant

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SECTION 1 – BACKGROUND

A. Purpose of Impact Fees

When land is developed, it creates a need for additional fire protection (“fire”), law enforcement (“police”) and park facilities. Impact fees are cash contributions, contributions of land or interests in land, or any other items of value that are imposed on a developer by a municipality for the purposes of providing new, expanded or improved public facilities to accommodate the land development. The Village of Harrison currently imposes impact fees for fire, police and park facilities. The Village is considering updating the impact fees to reflect changes in projects and costs for fire, police and park facilities.

B. Summary of Existing Impact Fees & Legislative Authority

The Village of Harrison has been collecting impact fees for parks since 2007 and amended the fee in 2019. The Village imposed a fire and police impact fee in 2019. The Village adopted a Transportation Impact Fee through a separate needs assessment in 2024. The purpose of this study is to update existing fire, police and park impact fees to be consistent with revised growth projections and updated capital cost estimates for fire and police facilities and park improvements.

A municipality may enact an ordinance under Wis. Stat. § 66.0617 that imposes impact fees on developers to pay for the capital costs that are necessary to accommodate land development. Wis. Stat. § 66.0617 was enacted in 1993 by Wisconsin Act 305. A 1997 change in the law prohibited counties from assessing impact fees to recover costs related to transportation projects. The statute was also amended in 2006 by Wisconsin Acts 203 and 477, and finally in 2008 by Wisconsin Act 44. The more recent acts made several changes to the impact fee statute, most notably the time period for which municipalities have to spend impact fees and the facilities for which impact fees can be imposed.

Prior to enacting or amending an existing ordinance that imposes an impact fee, a municipality shall hold a public hearing on the proposed ordinance or amendment. A municipality shall prepare a needs assessment for the public facilities for which it is anticipated that impact fees may be imposed. The public facilities needs assessment or revised public facilities needs assessment shall be available for public inspection and copying in the office of the municipal clerk at least 20 days prior to the public hearing.



Public facilities mean highways, as defined in Wis. Stat. § 340.01(22), and other transportation facilities, traffic control devices, facilities for collecting and treating sewage, facilities for pumping, storing, and distributing water, parks, playgrounds, and land for athletic fields, solid waste and recycling facilities, fire protection facilities, law enforcement facilities, emergency medical facilities, and libraries. Public facilities do not include facilities owned by a school district.

C. Public Facilities Needs Assessment Requirements

Wisconsin Statute §66.0617 requires the public facilities needs assessment to include the following:

1. An inventory of existing public facilities, including an identification of any existing deficiencies in the quantity or quality of those public facilities, for which it is anticipated that an impact fee may be imposed.
2. An identification of the new public facilities, or improvements or expansions of existing public facilities, that will be required because of land development for which it is anticipated that impact fees be imposed. This identification shall be based on explicitly identified service areas and service standards.
3. A detailed estimate of the capital costs of providing the new public facilities or the improvements or expansions in existing public facilities, including an estimate of the effect of recovering these capital costs through impact fees on the availability of affordable housing within the municipality.

This needs assessment update complies with these requirements for all impact fees. The study update is based on several planning documents for the Village including, 2017 Comprehensive Plan, 2022 Comprehensive Outdoor Recreation Plan, 2024 Facilities Evaluation and Concept Planning, and 5-year Capital Improvement Planning.

D. Standards for Impact Fees

Impact fees must meet seven standards, outlined in Wis. Stat. § 66.0617(6), prior to imposition:

1. Shall bear a rational relationship to the need for new, expanded or improved public facilities that are required to serve land development.
2. May not exceed the proportionate share of the capital costs that are required to serve land development, as compared to existing uses of land within the municipality.
3. Shall be based upon actual capital costs or reasonable estimates of capital costs for new, expanded, or improved public facilities.
4. Shall be reduced to compensate for other capital costs imposed by the municipality with respect to land development to provide or pay for public



- facilities, including special assessments, special charges, land dedications or fees in lieu of land dedications or any other items of value.
5. Shall be reduced to compensate for moneys received from the federal or state government specifically to provide or pay for the public facilities for which the impact fees are imposed.
 6. May not include amounts necessary to address existing deficiencies in public facilities.
 7. Shall be payable by the developer or the property owner to the municipality in full upon the issuance of a building permit by the municipality.

This update is completed to ensure that the impact fees that are currently in effect continue to comply with these standards.

E. Time Period for Expending Impact Fees and Managing Revenues

Wis. Stat. § 66.0617 states the following time periods for which impact fee revenues must be used or refunded to the current property owner with interest. Generally, impact fees must be spent within eight years from the time of collection.

Impact fees must be placed in a separate segregated account. The municipality should have a separate account for each impact fee. The impact fees and any interest accrued on the impact fees must be used for the facilities for which the impact fees were imposed.

SECTION 2 –DEMOGRAPHIC UPDATES

A. Population Trends

Table 1 shows the historical and projected population statistics for the Village of Harrison. This study update relied on the previous impact fee studies for historical population statistics and Wisconsin Department of Administration growth trends for the projections through 2045. The table shows the anticipated population growth from 2024 and 2045 of 7,958 persons.

Table 2 shows the historical and projected non-residential land growth by acre between now and 2045, as well as the estimated calculation of that land use growth by square foot over the planning period.

**Table 1 - Historical Population Figures and Population Projections**

Year	Historical and Projected Population Figures	Percent Change
1980 ⁽¹⁾	3,541	
1990 ⁽¹⁾	3,195	-10%
2000 ⁽¹⁾	5,756	80%
2005 ⁽¹⁾	8,223	43%
2010 ⁽¹⁾	10,838	32%
2014 ^{(1) (2)}	7,401	-32%
2018 ⁽³⁾	12,786	73%
2020 ⁽⁶⁾	12,418	-3%
2024 ⁽⁴⁾	15,364	24%
2040 ⁽⁵⁾	18,735	22%
2045 ⁽⁷⁾	23,322	24%
2024-2045 Estimated Population Growth		7,958

Notes:

(1) Source: Comprehensive Plan Update. Village of Harrison, February, 2017. Prepared by Vierbicher.

(2) Note that population figures prior to 2014 were for the Town of Harrison. The 2014 figure is for the Village of Harrison as are the projections moving forward.

(3) Source: WI Department of Administration Final 2018 Estimate.

(4) Source: WI Department of Administration Final 2024 Estimate.

(5) Source: WI Department of Administration.

(6) Source: US Census Bureau.

(7) Source: 2023 Village of Harrison Housing Study future household projections, and calculated based on 2.8 persons per household.

**Table 2 - Projected Increases to Land Use Acreage**

	<u>2024-2045 Increase Acreage⁽¹⁾</u>
Commercial	500
Industrial	360

	<u>2024-2045 Increase Sq. Footage⁽²⁾</u>
Commercial	4,356,000
Industrial	3,920,400

Notes:

(1) Source: Comprehensive Plan Update, Land Use Chapter, page 57. Village of Harrison, February, 2017. Prepared by Vierbicher.

(2) Assumes a floor coverage ratio of 20% for commercial development and 25% for industrial development.

SECTION 3 – FIRE PROTECTION FACILITIES NEEDS ASSESSMENT AND IMPACT FEE UPDATE

A. Introduction

The impact fees for fire protection were adopted in 2019. The original impact fee was to build a new fire station to replace Fire Station 70. The Village is still planning to build a new fire station but also needs to construct additional apparatus area to Fire Station 60 to accommodate growth. The purpose of this updates is to revise the impact fee based on new cost estimates as well as adding the cost of the apparatus area at Fire Station 60. The impact fee will be recalculated based on the new costs and updated population figures from Section 2 of this report.

B. Inventory of Existing Facilities and Identification of Future Staffing and Vehicles

Table 3 shows the existing facility square footage for the two existing fire stations Station 60 is slightly larger than Station 70 and is anticipated to remain in service after a new fire station would be constructed.



Table 4 is the existing vehicle inventory for the Fire Department, as well as the planned vehicle inventory in 2045. The Fire Department plans to add three additional vehicles through the year 2045, all of which would be housed at the new fire station.

Table 3- Inventory of Existing Fire Facility Space

	Square Feet
<i>Fire Station No. 60</i>	
Apparatus Space	4,160
Administration	1,300
Total Space	5,460
<i>Fire Station No. 70</i>	
Apparatus Space	3,125
Administration	1,875
Total Space	5,000
Total Apparatus Space	7,285
Total Office Space	3,175
Total Facility Space	10,460

Notes:

Source: Facility Evaluation and Concept Planning prepared for the Village of Harrison, January 31, 2024 by SEH.

**Table 4 - Current and Future Fire Vehicle Inventory**

Vehicle	<i>Number of Vehicles</i>	
	2024	2045
Station 60	5	5
Station 70	8	0
New Station	0	11
Total	13	16
Population	15,364	23,322
Vehicles/1,000	0.85	0.69

Notes:

Source: Village of Harrison Village Manager and Fire Chief, January 2024.

Table 5 shows the existing staffing levels for the Fire Department and the planned staffing levels in 2045. Currently the Fire Department maintains service level standards of 4.36 Paid-On-Call Firefighters and EMT's and .13 Full-Time positions per 1,000 residents. The department is projecting adding 13 additional Paid-On-Call Firefighters and EMT's and one additional Full-Time position and to accommodate the increase to population by 2045. The new service level standards will be 3.22 and .13, respectively.

**Table 5 - 2024 and 2045 Fire/EMT Staffing Levels**

Position	2024	2045
Full Time	2	3
Paid On-Call Firefighter & EMT	67	75
Total Staff	69	78
Population	15,364	23,322
Paid On-Call Firefighters & EMT/ 1,000	4.36	3.22
Full Time Staff/1,000	0.13	0.13

Notes:

Source: Village of Harrison Village Manager and Fire Chief, January 2024.

The Village has identified an approximate new station size of 24,295 square feet, although it has not yet conducted an architectural analysis. In addition, Fire Station 60 needs to add 8,984 to the apparatus bay area. The square footage breakdown for the new fire station as its currently estimated is shown on **Table 6**.

Table 6 - Future Fire Facility Space

	Square Feet
<i>New Fire Station</i>	
Apparatus Bay Area	7,195
Apparatus Bay Area (alternative)	3,245
Office Space	13,855
<i>Fire Station 60</i>	
Apparatus Bay Area	8,984
Total	33,279

Notes:

Source: Village of Harrison Village Manager, February 2024.



C. Deficiency/Growth Analysis

Table 7 shows the deficiency/growth analysis for a new fire station and Fire Station 60 addition. Wisconsin Statute 66.0617 states that an impact fee may not include amounts necessary to address existing deficiencies in public facilities. To that effect service level standards are established to identify existing deficiencies in facility space. **Table 7** uses the methodology of quantifying the standard of square feet per employee or vehicle for 2045 based on the total design square feet of total existing and planned facility spaces in the same year. The calculated standards can then be applied to the existing space to quantify existing deficiencies. As is shown on the table, approximately 70% of the planned space for the new station and addition to Fire Station 60 can be attributed to meeting existing deficiencies and the remaining 30% can be attributed to new growth and therefore recovered through the impact fee.

Table 7- Fire Deficiency/Growth Analysis

	<i>Existing and Future Space</i>			<i>Deficiency/Growth Analysis</i>					<i>Deficiency/Growth Allocation</i>	
	Current (Stations 60 Only) Facilities Sq. Feet ⁽¹⁾	Fire Stations New Square Feet	Total Design Square Feet	2045 Staffing/ Vehicle Levels	2045 Design Standard (Sq. Ft per EE or Vehicle)	2045 Staffing/ Vehicle Levels	Existing Required Square Footage	Existing Space Deficiency	Deficiency Percentage	Growth Percentage
Office Space	1,300	13,855	15,155	78	194	69	13,386	(12,086)	80%	20%
Apparatus Space	4,160	19,424	23,584	16	1474	13	19,162	(15,002)	64%	36%
Total	5,460	33,279	38,739				32,548	(27,088)	70%	30%

Notes:

(1) Station 70 will go away with new station construction.



D. Facilities Capital Cost and Impact Fee Calculation

Table 8 takes the estimated cost of the new fire station and addition to Fire Station 60 and applies the growth percentage from **Table 7** to identify the impact fee cost of the new fire station and additional bays projects, which is approximately \$3.77 million.

Table 9 is the calculation of the fire impact fee. In order to calculate the updated fee, the impact fee eligible project costs must be properly allocated to residential and non-residential growth, as both residential and non-residential development benefit from fire protection service. Step 1 on **Table 9** shows the allocation of impact fee eligible costs to residential and non-residential growth. Step 2 shows the calculation of the impact fee per capita for residential growth and per square foot of commercial and industrial development. Step 3 is a summary of the proposed impact fees for residential development based upon assumed persons per household, and impact fees per square foot for commercial and industrial development.

Table 8 - New Fire Station Cost Estimate and Impact Fee Portion

New Station Estimated Cost ⁽¹⁾	\$11,500,000
Fire Station 60 Additional Bays ⁽²⁾	\$1,033,160
Total Costs	\$12,533,160
Impact Fee Percentage of Cost	30%
Impact Fee Cost of Project	\$3,769,427
Remaining Cost Funded Via Other Sources	\$7,730,573

Notes:

(1) Source: Village of Harrison adopted 5-year Capital Improvement Plan.

(2) Source: Village of Harrison Village Manager, February 2024.

**Table 9 - Calculation of Fire Impact Fees****Step 1: Allocation of Impact Fee Cost to Land Use**

Residential Dwelling Units	Current-2045 Incremental Development (units/Sq. Feet)	Value/Unit	Total Value	Percent of Total	Impact Fee Portion Allocated
Total Dwelling Units ⁽¹⁾	2,274	\$375,000	\$852,642,857	54%	\$2,031,240
Subtotal					
Industrial	3,920,400	\$75	\$294,030,000	19%	\$700,464
Commerical	4,356,000	\$100	\$435,600,000	28%	\$1,037,724
Totals			\$1,582,272,857		\$3,769,427

Step 2: Calculation of Impact Fees per Unit

	Impact Fee Portion Allocated	Development Increment (per capita/Sq. Feet)	Impact Fee Per Capita/Sq Feet
Residential Development	\$2,031,240	7,958	\$255
Commerical	\$1,037,724	4,356,000	\$0.238
Industrial	\$700,464	3,920,400	\$0.179

Step 3: Summary of Impact Fee Per Dwelling Unit or Square Foot of Development

Multi-Family Units ⁽²⁾	\$681
Three Bedroom unit/Single-Family Home ⁽²⁾	\$734
Commerical Development per Square Foot	\$0.238
Industrial Development per Square Foot	\$0.179

Total:

(1) Source: Population growth projection taken from Table 1 divided by 3.5 persons per household.

(2) Fees for type of residential development use 2.67 persons per household for two bedroom units and 2.88 persons per household for three bedroom/single-family home.



SECTION 4 – LAW ENFORCEMENT FACILITIES NEEDS ASSESSMENT AND IMPACT FEE UPDATE

A. Introduction

The impact fees for law enforcement were adopted in 2019. The original impact fee was to construct a substation for the Sheriff's Deputies to utilize within the Village. The Village still plans to construct the substation. The purpose of this update is to revise the fee based on new cost estimates. The impact fee will be recalculated based on the new costs and updated population figures from Section 2 of this report.

B. Inventory of Existing and Identification of Future Staffing and Vehicles

The Village currently contracts with the Calumet County Sheriff's Department for law enforcement services, and as such does not have any dedicated space for law enforcement activities. The Village anticipates continuing to contract with Calumet County through 2045. The current service level standard is .39 officers and .20 vehicles per 1,000 residents. The Village projects that the standard service level will change by 2045 to .60 officers and .43 vehicles per 1,000 residents. However, for the purpose of recalculating the police impact fee related to deficiency and growth, the staff and vehicle totals were calculated to remain at the same service level by 2045. This is shown in Table 10.

The Village has identified an approximate new substation size of 3,755 square feet, although it has not yet conducted an architectural analysis. The square footage breakdown as its currently estimated is shown on Table 11.

**Table 10 - Police Services Existing and Future Staffing and Vehicle Estimates**

	2024 ⁽¹⁾	Calculation at Current Service Level 2045	Planned Service Level 2045 ⁽¹⁾
Police Officers ¹	6	9	14
Police Vehicle ¹	3	5	10
Population	15,364	23,322	23,322
Officers/1,000	0.39	0.39	0.60
Vehicles/1,000	0.20	0.20	0.43

Notes:

(1) Source: Village of Harrison Manager's estimate of current and future staff and vehicle needs.

The Village has identified an approximate new substation size of 8,270 square feet, although it has not yet conducted an architectural analysis. The square footage breakdown as its currently estimated is shown on **Table 11**.

Table 11 - Estimated Police Substation Square Footage**Law Enforcement Substation Square Footage Estimate**

Office Space (sq. ft)	6,270
Apparatus Space (sq. ft)	2,000
Total	8,270

Notes:

Source: Facility Evaluation and Concept Planning prepared for the Village of Harrison, January 31, 2024 by SEH.



C. Deficiency/Growth Analysis

Table 12 shows the deficiency/growth analysis for a new law enforcement substation. Wisconsin Statute 66.0617 states that an impact fee may not include amounts necessary to address existing deficiencies in public facilities. To that effect service level standards are established to identify existing deficiencies in facility space. **Table 12** uses the same methodology for the fire impact fee, which is quantifying the standard of square feet per employee or vehicle for 2045 based on the total design square feet of total existing and planned facility space in the same year. The calculated standards can then be applied to the existing space to quantify existing deficiencies. As is shown on the table, approximately 65% of the planned space for the new station can be attributed to meeting existing deficiencies and the remaining 35% can be attributed to new growth and therefore recovered through the impact fee.

Table 12 - Police Deficiency/Growth Analysis

<i>Existing and Future Space</i>				<i>Deficiency/Growth Analysis</i>					<i>Deficiency/Growth Allocation</i>	
	Current Facilities Sq. Feet	Police Station New Square Feet	Total Design Square Feet	2045 Staffing/Vehicle Current Service Level Standard	2045 Design Standard (Sq. Ft per EE or Vehicle)	2024 Staffing/Vehicle Levels	Existing Required Square Footage	Existing Space Deficiency	Deficiency Percentage	Growth Percentage
Office Space	0	6,270	6,270	9	697	6	4,182	(4,182)	67%	33%
Apparatus Space	0	2,000	2,000	5	400	3	1,200	(1,200)	60%	40%
Total	0	8,270	8,270				5,382	(5,382)	65%	35%



D. Facilities Capital Cost and Impact Fee Calculation

Table 13 takes the estimated cost of the new substation from and applies the growth percentage from Table 12 to identify the impact fee cost of the substation project, which is approximately \$523,821.

Table 14 is the calculation of the law enforcement impact fee. In order to calculate the updated fee, the impact fee eligible project costs must be properly allocated to residential and non-residential growth, as both residential and non-residential development benefit from fire protection service. Step 1 on **Table 14** shows the allocation of impact fee eligible costs to residential and non-residential growth. Step 2 shows the calculation of the impact fee per capita for residential growth and per square foot of commercial and industrial development. Step 3 is a summary of the proposed impact fees for residential development based upon assumed persons per household, and impact fees per square foot for commercial and industrial development.

Table 13 - Police Sub Station Cost Estimate and Impact Fee Portion

Sub Station Estimated Cost ⁽¹⁾	\$1,500,000
Impact Fee Percentage of Cost	35%
<hr/>	
Impact Fee Cost of Project	\$523,821
Remaining Cost Funded Via Other Sources	\$976,179

Notes:

(1) Source: Village of Harrison adopted 5-year Capital Improvement Plan.

**Table 14 - Calculation of Law Enforcement Impact Fees****Step 1: Allocation of Impact Fee Cost to Land Use**

Residential Dwelling Units	Current-2045 Incremental Development (units/Sq. Feet)	Value/Unit	Total Value	Percent of Total	Impact Fee Portion Allocated
Total Dwelling Units ⁽¹⁾	2,274	\$375,000	\$852,642,857	54%	\$282,273
Subtotal					
Industrial	3,920,400	\$75	\$294,030,000	19%	\$97,340
Commerical	4,356,000	\$100	\$435,600,000	28%	\$144,208
Totals			\$1,582,272,857		\$3,769,427

Step 2: Calculation of Impact Fees per Unit

	Impact Fee Portion Allocated	Development Increment (per capita/Sq. Feet)	Impact Fee Per Capita/Sq Feet
Residential Development	\$282,273	7,958	\$35
Commerical	\$144,208	4,356,000	\$0.033
Industrial	\$97,340	3,920,400	\$0.025

Step 3: Summary of Impact Fee Per Dwelling Unit or Square Foot of Development

Two Bedroom Units ⁽²⁾	\$93
Three Bedroom unit/Single-Family Home ⁽²⁾	\$101
Commerical Development per Square Foot	\$0.033
Industrial Development per Square Foot	\$0.025

Total:

(1) Source: Population growth projection taken from Table 1 divided by 3.5 persons per household.

(2) Fees for type of residential development use 2.67 persons per household for two bedroom units and 2.88 persons per household for three bedroom/single-family home.



SECTION 5 – PARKS, PLAYGROUND AND LAND FOR ATHLETIC FIELDS FACILITIES NEEDS ASSESSMENT AND IMPACT FEE UPDATE

A. Introduction

The impact fees for parks, playgrounds and land for athletic fields were adopted in 2007 and updated in 2019. The 2007 and 2019 impact fee study calculated the park impact fee for park improvements as well as for land acquisition. This study updates the cost for the park improvement and land acquisition as well as adds projects from the Village's 5-year capital improvement plan. The impact fee will be recalculated based on the new project costs and updated population figures from Section 2 of this report.

B. Inventory of Existing Facilities

Table 15 shows the parkland within the Village as of 2024. The Village has one mini park, four neighborhood parks, and a number of special use park spaces. The existing park total for impact fees includes the neighborhood parks plus the Harrison Athletic Association Park.

**Table 15 - Inventory of Existing Village Owned Park and Special Use Sites**

Park Name	Total Acreage ⁽¹⁾	Type of Park
Dogwood Park	0.85	Mini-Park
Darboy Community Park	17.60	Neighborhood Park
Clover Ridge Park	6.50	Neighborhood Park
Farmers Field	18.50	Neighborhood Park
Rennwood	15.00	Neighborhood Park
Total Village Owned Park Acreage	58.45	
School Park Name	Total Acreage ⁽¹⁾	Type of Park
Woodland Elementary School	10	School
Sunrise Elementary School	10.86	School
Total School Acreage	20.86	
Special Use Park Name	Total Acreage ⁽¹⁾	Type of Park
Harrison Athletic Association Park	16.50	Special Use
Firelane 8 Boat Access	0.21	Special Use
Firelane 12 Access	0.29	Special Use
Firelane 13 Access	0.27	Special Use
Sherwood Boat Landing (State Park Road Boat Landing)	0.26	Special Use
Faro Springs Boat Landing	0.15	Special Use
Harrison Rd Lake Access (Ledgewood Acres Access)	0.72	Special Use
	1.9	
Total Parkland	81.21	

Source:

(1) Source: 2022 Comprehensive Outdoor Recreation Plan, Village of Harrison. Prepared by GRAEF.

C. Deficiency/Growth Analysis

Table 16 is the calculation of service level standards for parkland based upon the amount of parkland as it existed in 2024. **Table 16** shows the service level standards for park land and facilities based upon the standard of 5.00 acres of developed parkland per 1,000 residents to develop applicable deficiency and growth percentages. **Table 16** also shows the estimated amount of parkland needed based upon the 5.00 acres per 1,000 service level standard by the year 2045.

**Table 16 - Service Level Standard and Deficiency/Growth Percentage for Parkland**

Park Type	Existing Acres	Service Level		2024 Population	Acreage Needed	Surplus/ (Deficiency)	Deficiency %	Growth %
		Acres/1,000 Population ⁽¹⁾						
Total Village Parkland	74.10	5.00		15,364	76.82	(2.72)	4%	96%

Notes:

(1) Source: 2022 Comprehensive Outdoor Recreation Plan, Village of Harrison. Prepared by GRAEF.

D. Facilities Capital Cost and Impact Fee Calculation

Based on the 2022 Comprehensive Outdoor Recreation Plan approximately 25 acres of developed parkland is needed by 2045. The cost per acre of \$35,000 for each the acquisition of land and the development and improvements This is shown on **Table 17** for a total of \$875,000 each and includes additional improvements identified in the Village's 5-year capital improvement plan.

Table 17 is the calculation of updated park impact fee. The costs from **Table 17** and deficiency/growth percentages developed in **Table 16** were used to identify the impact fee eligible costs for each project. The recommended impact fee is then calculated per capita and then per dwelling unit as is shown on the bottom of the table. The impact fee for parks is only applicable to residential development. This is because while non-residential development may see a minor benefit from the parks in terms of increased property value, the primary beneficiaries of the park system are the residents of the Village. This is also consistent with the 2007 impact fee study and 2019 update.

**Table 17 - Park Capital Costs and Impact Fee Calculation**

Facility	Cost	Deficiency %	Deficiency Cost	Growth %	Growth Cost
Land Acquisition ⁽³⁾	\$875,000	4%	\$30,982	96%	\$844,018
Park Development and Improvement ⁽³⁾	\$875,000	4%	\$30,982	96%	\$844,018
Land Acquisition - Farmers Field	\$250,000	4%	\$8,852	96%	\$241,148
Concession Stand Building Design	\$50,000	4%	\$1,770	96%	\$48,230
Well/Septic System	\$30,000	4%	\$1,062	96%	\$28,938
Natural Playground Installation	\$100,000	4%	\$3,541	96%	\$96,459
Park Improvements	\$50,000	4%	\$1,770	96%	\$48,230
Emergency Access	\$65,000	4%	\$2,301	96%	\$62,699
Concession Stand Building Const.	\$350,000	4%	\$12,393	96%	\$337,607
Maintenance Storage Building	\$50,000	4%	\$1,770	96%	\$48,230
Trail Design	\$36,250	4%	\$1,284	96%	\$34,966
Basketball/Pickle Ball/Tennis Courts	\$100,000	4%	\$3,541	96%	\$96,459
Disc Golf Course	\$10,000	4%	\$354	96%	\$9,646
Trail Segment- CTH N to Pigeon Road	\$150,000	4%	\$5,311	96%	\$144,689
Skatepark	\$250,000	4%	\$8,852	96%	\$241,148
High Cliff Trail Connection	\$300,000	4%	\$10,622	96%	\$289,378
Old Highway Road Trail	\$250,000	4%	\$8,852	96%	\$241,148
Total			\$134,238		\$3,657,012
2024-2045 Population Growth					7,958
Impact Fee Per Capita					\$459.54
Recommended Impact Fee Schedule					
Multi-Family Unit					\$1,227
Single Family Unit					\$1,323

Notes:

(1) Multi-Family assumes 2.67 persons per household.

(2) Single-Family Unit assumes 2.88 persons per household.

(3) Assumption is 25 acres at \$35,000/acre for both land acquisition and park development/improvement per Village Manager, February 2025.

SECTION 6 – IMPACT FEE SUMMARY AND EFFECT OF IMPACT FEES ON HOUSING AFFORDABILITY

A. Summary of Proposed Impact Fees

The summary of the current and proposed impact fees is shown in **Table 18** below.

**Table 18 - Summary of Proposed Impact Fees**

Impact Fee	Existing Fee ⁽¹⁾	Proposed Fee	Change
Fire Impact Fee			
Multi-Family Units	\$673	\$681	\$8
Three Bedroom unit/Single-Family Home	\$727	\$734	\$7
Commercial Development per Square Foot	\$0.290	\$0.238	(\$0.052)
Industrial Development per Square Foot	\$0.220	\$0.179	(\$0.041)
Law Enforcement Impact Fee			
Multi-Family Units	\$79	\$93	\$14
Three Bedroom unit/Single-Family Home	\$86	\$101	\$15
Commercial Development per Square Foot	\$0.035	\$0.0330	(\$0.002)
Industrial Development per Square Foot	\$0.026	\$0.0250	(\$0.001)
Park Impact Fee			
Multi-Family Unit	\$1,100	\$1,227	\$127
Three Bedroom and Single-Family Home	\$1,187	\$1,323	\$136
Total Impact Fee for Single-Family Home	\$2,000	\$2,159	\$159

Notes:

(1) Source: Village of Harrison existing impact fee schedule.

B. Effect of Impact Fees on Housing Affordability

The effect of all impact fees on housing affordability is analyzed in **Table 19** below. The impact fee statute does not define affordable housing, however section 66.1105(2)(ab) of State Statutes defines affordable housing as costing no more than 30% of the household's gross monthly income. Under 66.0617(7) of Wisconsin Statutes, the Village Board has the authority to reduce, in whole or part, impact fees for low-cost housing provided it adopts an ordinance to that effect.

**Table 19 - Impact on Housing Affordability**

"Affordable House" \$300,000

Amount Financed¹

No Impact Fee	\$270,000
Existing Impact Fees	\$274,127
Proposed Impact Fees	\$275,099

Monthly Mortgage Payments²

		<u>Additional Monthly Cost</u>
No Impact Fee	\$1,843	\$0
Existing Impact Fees	\$1,866	\$23
Proposed Impact Fees	\$1,871	\$28

Notes:

1. The amount financed represents total cost of home less a 10% down payment.
2. Monthly mortgage payments include escrowing property tax payment and homeowners insurance.
3. Includes Transportation Impact Fee amount of \$2,940 for a single family home.

At \$300,000 per unit, the fee would increase the annual housing payments for a median value home by \$28 per month.

SECTION 7 – IMPLEMENTATION AND CONTINUED MANAGEMENT

To implement the proposed impact fees the Village will need to:

1. Have the impact fee study on file in the office of the Clerk and available 20 days prior to the public hearing to allow the public time to review the document.
2. Prepare a Class 1 hearing notice and publish it in the Village newspaper.
3. Conduct a public hearing on the proposed impact fees.
4. After the conclusion of the public hearing the Village Board may adopt the proposed impact fees.

It is also recommended that the Village continue to review its impact fees on a 5-year cycle, or as new information becomes available that would affect the fee calculations.