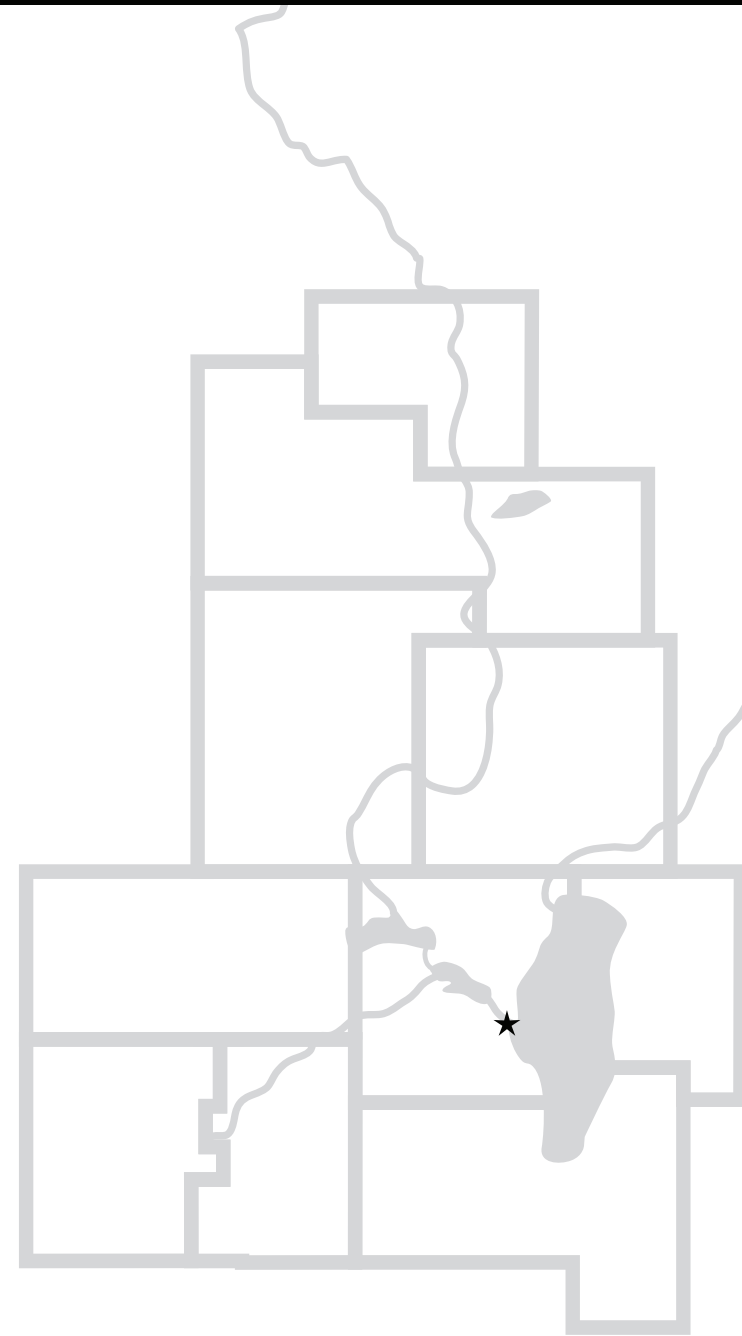


City of Oshkosh New Housing Fee Report, 2018



**Final
December 2019**

Housing Fee Report, 2018

City of Oshkosh

Prepared by the
East Central Wisconsin Regional Planning Commission

EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION

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ABSTRACT

TITLE: City of Oshkosh 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 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).

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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 City of Oshkosh, 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 City of Oshkosh imposes the following fees or other requirements for purposes related to residential construction, remodeling, or development. Only fees the City 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: City of Oshkosh 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
\$0.18 per square foot (minimum of \$37); \$160 for the first \$20k + \$3.50 for each thousand dollar valuation or part thereof	N/A	N/A	1,100 sq. ft./SF Unit or 900 sq. ft./MF Unit OR \$200/SF Unit at Plat, Condo, CSM Acceptance and \$200/SF Unit at Building Permit Issuance (Use \$165 fees for MF Units)	\$1 per lot + \$50 +/- \$50 notification/publication fee	\$25 per lot + \$100 +/- \$50 notification/publication fee +/- %25 per lot + \$50 (Property Record Maintenance fee)	paid by developer	paid by developer

Part 2B: The total amount of fees under Part A that the City of Oshkosh 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: City of Oshkosh 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
\$86,457	\$0.00	\$8,600	Yes (1.5 ac)	\$191	\$1,725	\$0.00	\$2,228	\$99,201

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 City in the prior year (Table 3).

Table 3: City of Oshkosh Approved Residential Dwelling Units by Type (2018)

Single Family Building Units	2-Family Building Units	Multi-family Building Units	Mobile Home Units	Total
30	0	8	10	48

Calculation: $\$99,201 \div 48 = \$2,066.69$

In 2018, the City of Oshkosh collected nearly \$2,067 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 City collected \$43,430 in remodeling fees.

The following table identifies the type of residential construction, total fees collected, and average fees collected per unit.

Table 4: City of Oshkosh Approved Residential Dwelling Units – Building Permit Fee (2018)

<i>New Single Family Units</i> 30	<i>New Single Family Fees</i> \$29,442	<i>Average per Residential Unit</i> \$981.40
<i>Single and Two Family Remodeling Alterations/ Additions</i> 438	<i>Remodel, Alterations and Addition Fees</i> \$43,430	<i>Average per Residential Unit</i> \$99.15
<i>Multi Family Construction</i> 8 Units	<i>Multi Family Fees</i> \$13,605	<i>Average per Residential Unit</i> \$1,700.62
<i>Totals</i>		
476 units	\$86,457	\$181 per unit

The City of Oshkosh also collects fees for other purposes when issuing a permit. Those fees are determined by the residential and commercial structures, lots, utility services and other factors. Not all fees are assessed in all cases. The attached appendix identifies the fees that may be assessed in addition to the building fees.

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.



APPENDIX #A

Municipal Fee Schedule



INSPECTION SERVICES DIVISION FEE SCHEDULE

Effective March 1, 2019

**** To calculate fees for building projects use the higher of the fees by valuation or square footage ****

BUILDING

The below fee breakdown is for but not limited to:

New Buildings, Additions & Alterations, Interior Remodeling/Alterations, Decks, Fences, Patios, Steps, Porches, Driveways, Pools, Signs, Windows, Roofing, Siding, Demo/Razing, Ramps, Etc:

<u>Valuation</u>	<u>Fee</u>
\$ 0 to \$ 1,000.00	\$ 37.00
\$ 1,000.01 to \$ 2,000.00	\$ 44.00
\$ 2,000.01 to \$ 3,000.00	\$ 51.00
\$ 3,000.01 to \$ 4,000.00	\$ 58.00
\$ 4,000.01 to \$ 5,000.00	\$ 65.00
\$ 5,000.01 to \$ 6,000.00	\$ 72.00
\$ 6,000.01 to \$ 7,000.00	\$ 79.00
\$ 7,000.01 to \$ 8,000.00	\$ 86.00
\$ 8,000.01 to \$ 9,000.00	\$ 93.00
\$ 9,000.01 to \$10,000.00	\$100.00
\$10,000.01 to \$20,000.00	\$100.00 for the first \$10,000.00 plus \$6.00 for each thousand dollar valuation or part thereof
Over \$20,000.00	\$160.00 for the first \$20,000.00 plus \$3.50 for each thousand dollar valuation or part thereof

The below fee breakdown is for but not limited to:

New Buildings, Additions & Alterations:

.....\$0.18 per square foot (Minimum of \$37.00)
(*square footage includes* all new areas including garages, basement/crawlspace and decks or porches)

Additional Fees:

New Construction: one or two-family structure

Early Start Permit (optional)	\$100.00
Plan Examination	\$ 75.00
Wisconsin Uniform Building Permit Seal (cost + \$5.00)	\$ 38.00
Sidewalk Grade Stake	\$ 15.00

New Construction: multiple family (more than 2 units) or commercial/industrial structure

Plan Examination	<i>see</i> WI Dept of Safety and Professional Services schedule
Sidewalk Grade Stake (when applicable)	\$ 15.00

Additions or Alterations: one or two-family structure

Plan Examination – Deck, detached garages	\$ 25.00
Plan Examination – 1-story building	\$ 50.00
Plan Examination – 2-story building	\$ 75.00

Moving Permit: Under 500 sq.ft.	\$ 50.00
500 sq.ft. or more	\$100.00

See the current Property Record Maintenance Fee Schedule (page 5)

See the current Planning Services Division Fee Schedule (page 6)

Also see Miscellaneous Fees

MISCELLANEOUS

Commencing Work Without Permits	Triple Fee or \$100.00 plus the normal permit fee, whichever is greater
Reinspection	\$100.00 per reinspection
Annual Administration Fee (Contractor Pre-Pay Accounts)	\$25.00
Temporary Certificate of Occupancy	\$100.00 Initial - then \$50.00/month

COMPLAINT BASED HOUSING INSPECTION (Violation Only)

Initial Inspection (per unit)	\$200.00
1st Reinspection (per unit)	\$ 75.00
2nd Reinspection (per unit)	\$150.00
3rd Reinspection (per unit)	\$400.00

CODE ENFORCEMENT SERVICE FEE

Initial Notice	\$ 0.00
1 st Service Fee	\$100.00
2 nd Service Fee	\$200.00
Subsequent Service Fee	\$300.00

SUMP PUMP DISCHARGE ONLY ENFORCEMENT SERVICE FEE

Initial Notice	\$ 0.00
1 st Service Fee	\$ 20.00
2 nd Service Fee	\$ 50.00
3 rd Service Fee	\$100.00
Subsequent Service Fee	\$200.00

ROOMING HOUSE

Rooming House License (Annual)	\$100.00 plus \$15.00 per bedroom
Rooming House – Penalty for Late License	Double Fee for late renewal or operating without a license

Also see Miscellaneous Fees

HEATING

<u>Valuation</u>	<u>Fee</u>
\$0 to \$1,000.00	\$30.00
\$1,000.01 to \$10,000.00 ... plus \$16.00 per each additional \$1,000.00 valuation or part thereof	\$30.00 for first \$1,000.00
\$10,000.01 to \$25,000.00 plus \$10.00 per each additional \$1,000.00 valuation or part thereof	\$174.00 for first \$10,000.00
Over \$25,000.00 plus \$5.00 per each additional \$1,000.00 valuation or part thereof	\$324.00 for the first \$25,000.00
Plan Examination.....	see WI Dept of Safety and Professional Services schedule

STORAGE TANKS

Installation & Removal of Tanks.....see WI Dept of Safety and Professional Services schedule

ELECTRICAL

<u>Valuation</u>	<u>Fee</u>
\$0 to \$500.00	\$30.00
\$500.01 to \$1,000.00..... plus \$8.00 for each additional hundred dollar valuation or part thereof	\$30.00 for the first \$500.00
\$1,000.01 to \$10,000.00..... plus \$17.00 for each additional thousand dollar valuation or part thereof	\$70.00 for the first \$1,000.00
\$10,000.01 to \$20,000.00..... plus \$6.00 for each additional thousand dollar valuation or part thereof	\$223.00 for the first \$10,000.00
Over \$20,000.00..... plus \$3.50 for each additional thousand dollar valuation or part thereof	\$283.00 for the first \$20,000.00

Annual Permits (Manufacturing Only):

<u>Assessed Valuation</u>	<u>Fee</u>
\$50,000.00 or less	\$100.00
\$50,000.01 to \$100,000.00 inclusive.....	\$200.00
\$100,000.01 to \$500,000.00 inclusive.....	\$300.00
\$500,000.01 to \$1,000,000.00 inclusive.....	\$400.00
\$1,000,000.01 and over	\$500.00

Also see Miscellaneous Fees

PLUMBING

	Fee
Minimum Permit Fee	\$30.00
Each fixture: New	\$ 9.00
Relocated	\$ 9.00
Replaced or roughed in for future use	\$ 9.00
Disconnect, abandon, or capping off of lateral (each lateral)	\$ 9.00
Sanitary or Storm Sewer connections at main in street or curb	\$50.00
Sanitary or Storm Sewers re-laid from main or curb to building or main to curb	\$50.00
Water Service connections at main in street or curb	\$50.00
Water Service re-laid from main or curb to building or main to curb	\$50.00
Water Service and Sewer repair	\$50.00
Private Wells	\$50.00
Plan Examination	<i>see City of Oshkosh Plan Review Fee schedule</i>

RENTAL INSPECTION PROGRAM

Inspections	No Violations	All Violations Corrected within 30 Days	Violations NOT Corrected within 30 Days
Initial Inspection	\$0		
1st Reinspection		\$0	\$90+\$150= \$240 (Occupied Unit) \$75+\$150= \$225 (Vacant Unit)
2nd Reinspection and subsequent inspections			\$150

Also see Miscellaneous Fees

Copies:	8 1/2 x 11	25¢ / page + tax
	8 1/2 x 14	25¢ / page + tax
	11 x 17	25¢ / page + tax
Faxing:		\$1.00 / page + tax



PROPERTY RECORD MAINTENANCE FEE SCHEDULE

Effective January 1, 2017

PERMITS

(fee based on building permit valuation or square foot fee, whichever is greater)

The below fee breakdown is for but not limited to:

Interior Remodeling/Alterations, Decks, Fences, Patios, Steps, Porches, Driveways, Pools, Signs, Windows, Roofing, Siding, Demo/Razing, Ramps, Etc:

<u>Valuation</u>	<u>Fee</u>
\$ 0 to \$ 1,000.00	\$12.00
\$ 1,000.01 to \$ 2,000.00	\$15.00
\$ 2,000.01 to \$ 3,000.00	\$17.00
\$ 3,000.01 to \$ 4,000.00	\$19.00
\$ 4,000.01 to \$ 5,000.00	\$22.00
\$ 5,000.01 to \$ 6,000.00	\$24.00
\$ 6,000.01 to \$ 7,000.00	\$26.00
\$ 7,000.01 to \$ 8,000.00	\$29.00
\$ 8,000.01 to \$ 9,000.00	\$31.00
\$ 9,000.01 to \$ 10,000.00	\$33.00
\$ 10,000.01 to \$ 20,000.00	\$33.00 for the first \$10,000.00 plus \$2.00 for each thousand dollar valuation or part there of
Over \$20,000.00	\$53.00 for the first \$20,000.00 plus \$1.20 for each thousand dollar valuation or part there of

The below fee breakdown is for but not limited to:

New Buildings, Additions & Alterations, Etc:

\$0.06 per square foot (minimum of \$10.00)

(**square footage includes** all new areas including garage, basement/crawlspace and decks or porches)

**** not to exceed \$10,000 on new construction ****

PARCEL CHANGES

<u>Type</u>	<u>Fee</u>
Annexation	\$100.00
Attachment	\$100.00
Land Division	\$25 per lot + \$50
Combinations	\$25 per lot + \$50
CSM	\$25 per lot + \$50
Plat Final	\$25 per lot + \$50
Street Vacation	\$25 per lot + \$50
Other Requests	\$25.00



PLANNING SERVICES DIVISION
MISCELLANEOUS LAND USE ADMINISTRATIVE FEES
Effective: March 1, 2016

:fee schedule 5/29/19

ITEMS BEFORE PLAN COMMISSION:

				Notification/ publication fee
Access Control Variance				\$100
Annexation / Attachment				\$100 \$50
Conditional Use Permit (CUP)	Recording \$40		\$300	\$50
Floodplain Map Amendment/Revision				\$450 \$50
Land Division	based on number of lots to be created		\$75 / Lot	
Other Requests				\$75
Planned Development Review				\$400 \$50
Plats: Preliminary	\$1 per lot +		\$50	\$50
Final	\$25 per lot +		\$100	\$50
Privilege in Street				\$100
Zone Change				\$300 \$50
Zone Change w/Conditional Use Permit/PD				\$600 \$50
Street Vacation				\$200 \$50
Variance to Subdivision Regulations				\$100
Ordinance Revision/Citizen Request				\$200 \$50
Comprehensive Plan Land Use Amendment				\$700 \$50
Design Standards Variance				\$75
Notification Sign				\$25
Neighborhood Meetings mailing:				
0 - 50 notices				\$100
51 - 100 notice:				\$200
101+ notices				\$2 / notice
Commencing Work Without Permit				\$100
Short Term Rental				\$40

SITE PLAN REVIEW FEES:

Multi-Family Residential, Commercial & Industrial

	Bldg/Addition/ Impervious Area	Disturbed Area		Inspection Fee	Total
Level 1	<10,000 sq. ft.	Less than 1 acre	\$425	\$100	\$525
Level 2	10,000 to 50,000 sq. ft.	1.01 to 10 acres	\$625	\$125	\$750
Level 3	50,001 to 100,000 sq. ft.	10.01 to 25 acres	\$775	\$150	\$925
Level 4	Greater than 100,001 sq. ft.	Greater than 25.01 acre	\$1,000	\$175	\$1,175

Fence (commercial & industrial) \$100

Contract Consultant Service Fee (i.e. stormwater, site engineering design, traffic engineering design, etc.)

Cost of City's contract development services consultant fee **PLUS** two percent (2%) administrative fee

ITEMS BEFORE BOARD OF APPEALS:

Variance to Zoning Ordinance	\$125 + \$50
Variance to City Building Code	\$125
Appeal to Interpretation	\$125

Single Family & Two Family Structures

New Construction: single family and two family	\$100
Additions: any addition/expansion of existing structure	\$50
Decks, Patios, Ramps: new or expansion/addition	\$40
Driveways: new or expansion/addition	\$40
Fence: new or expansion/addition	\$25
Garages, Utility Buildings, Sheds: new, expansion/ addition or raze & rebuild	\$40
Parking Areas: new or expansion/addition	\$35
Pools: new or expansion/addition	\$30
Design Standard Zoning Verification Fee	\$30

Multiple Family Structures

Decks, Patios, Ramps: new or expansion/addition	\$30
Fence: new or expansion/addition	\$25
Pools: new or expansion/addition	\$50
Utility Buildings, Sheds: new or expansion/addition	\$50

Other

Landscape Review / Revision / Amendment	\$125
Floodplain Land Use Permit	\$250
Shoreland Land Use Permit	\$125
New Communications Tower or Class I Colocation	\$3,000
Mobile Vending	\$100
Quadricycle	\$100

Signs

New Pylon or Ground Sign	\$100
New Wall Sign	\$100
Electric Message Center Sign	\$125
Sign Face Replacement	\$50
Projecting Sign	\$100
Awning Sign	\$50
Other Signs as regulated by Ordinance	\$75
Sign Revision / Amendment	\$50

TEMPORARY USE PERMITS

30 days or less	\$75
31 to 60 days	\$125
61 to 90 days	\$150

Multiple site fee: regular fee for first site + 50% of fee each additional site if all obtained at one time.
(up to 4 sites total)

ZONING CODE ENFORCEMENT SERVICE FEES

Initial Service Fee	\$0
1st Service Fee	\$100
2nd Service Fee	\$200
3rd Service Fee	\$300

MISCELLANEOUS

Chicken/Beekeeping License/Renewal		\$15
Condominium Plat / Administrative Review Only		\$75
Home Occupation License		\$25
Historical Tax Credit Research Fee	\$75/Hour + Costs	
Land Division / Administrative Review Only		\$50
Lot Consolidation / Administrative Review Only		\$50
Mortgage Subordination Request		\$150
Sidewalk Café Permit		\$50
Certificate of Occupancy		\$100
<u>Zoning Compliance Letter:</u>	Single Family and Two Family properti	\$35
	Multi-family/Commercial/Industrial pr	\$80
	Zoning Only Written Verification	\$30

PARKLAND DEDICATION FEES: Applies to all residential final plats, condo plats and CSM's

<u>Lot Fees:</u>	Single Family	per lot	\$200
	Multi-Family	per lot	\$165
<i>Lot fees due at time of platting</i>			
<u>Unit Fees:</u>	Single Family	per lot	\$200
	Multi-Family	per lot	\$165
<i>Unit fees due at time of building permit application</i>			

<u>MAPS:</u>	<u>Site Plan and Floodplain</u>	8 1/2 X 11	(7.14 + .36)	\$7.50
		11 X 17	(10.48 + .52)	\$11.00
	<u>City Map with Street Listings</u>			
		Black & White -- Available from PUBLIC WORKS		
		Color (SPECIAL ORDER - refer to Jeff)		\$25
	<u>Specialized</u>	8 1/2 x 11	Base fee	\$75 per hour
		8 1/2 x 14	Base fee	\$75 per hour
		11 x 17	Base fee	\$75 per hour
		Larger than 11 x 17	Base fee	\$75 per hour
	<u>Zoning</u>	1500 scale, Color	(12 + .60)	\$12.60
		1000 scale, Color	(20 + 1)	\$21

DOCUMENTS:

2005 Comprehensive Plan *	Hard Copy	(10 + .50)	\$10.50
	CD	(5 + .25)	\$5.25
Zoning Ordinance **	Hard Copy	(15 + .75)	\$15.75
Historic District Survey **	Hard Copy	(10 + .50)	\$10.50
	CD	(5 + .25)	\$5.25
Bike and Pedestrian Plan *	Hard Copy	(10 + .50)	\$10.50
Sustainability Plan **	Hard Copy	(10 + .50)	\$10.50

<u>Copies:</u>	8 1/2 x 11	25¢ / page + tax
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<u>Faxing:</u>	\$1.00 / page + tax	



WEIGHTS & MEASURES DIVISION FEE SCHEDULE

Effective January 1, 2017

<u>Description</u>	<u>Fee</u>
Annual Base Fee	\$ 50.00
Bundled Firewood Dealer	\$ 20.00
Electric Pill Counter	\$ 35.00
Fabric Measuring Device	\$ 20.00
Group 1 Scales (1-30 lbs)	\$ 55.00
Group 2 Scales (1-20 lbs) PLU	\$ 60.00
Group 3 Scales (31-500 lbs)	\$ 60.00
Group 4 Scales (501-10,000 lbs)	\$ 65.00
Group 5 Scales - Hi Accuracy (grams)	\$ 65.00
Group 6 Scales (10,001-200,000 lbs)	\$ 75.00
High Speed Measuring Devices	\$ 60.00
Linear Measures	\$ 10.00
Liquid Measuring Devices	\$ 55.00
Package Checking	\$ 35.00
Pharmacy Weights (per set)	\$ 50.00
POS Scanners (3 or less)	\$150.00
POS Scanners (4 - 10)	\$240.00
POS Scanners (11 or more)	\$ 25.00 per scanner
Reverse Vending	\$ 55.00
Taxi Meters	\$ 50.00
Timing Devices	\$ 20.00
Vehicle Tank Meters	\$ 65.00
Wire & Cordage Measures	\$ 20.00
Penalty for Late Registration	\$150.00
Penalty Fee for Device (non-registration)	triple device fee
Re-Inspection Fee	\$ 50.00

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