

VILLAGE OF HOLMEN

STATE OF WISCONSIN, LA CROSSE COUNTY

ORDINANCE NO. 5-2025

**AN ORDINANCE TO AMEND CERTAIN PORTIONS OF CHAPTER 76, IMPACT FEES OF THE
VILLAGE OF HOLMEN MUNICIPAL CODE OF ORDINANCES.**

The Village Board of the Village of Holmen, La Crosse County, Wisconsin, do ordain as follows:

WHEREAS, pursuant to section 66.0617 of the Wisconsin Statutes, the Village of Holmen is authorized to prepare and adopt an Impact Fee ordinance, or an ordinance amendment; and

WHEREAS, due to projected population and land use needs the Village of Holmen has found it necessary to construct, expand or improve certain public facilities to maintain certain service standards; and

WHEREAS, the Village of Holmen previously adopted Ordinance No. 10-2016 in 2016 to amend Chapter 76 Impact Fees of the Holmen Municipal Code of Ordinances, after completion of a Public Facilities Needs Assessment finalized on December 08, 2016; and

WHEREAS, the Village of Holmen has revised the Public Facilities Needs Assessment, dated September 15, 2025 to identify recommended updates and changes to the impact fees the Village collects; and

WHEREAS, prior to enactment of this ordinance a duly noticed public hearing was held on October 9, 2025, in accordance with § 66.0617(3), Wis. Stats., to solicit public input on the proposed ordinance; and

WHEREAS, the revised Public Facilities Needs Assessment, dated September 15, 2025 was made available for public inspection and copying in the office of the Village Clerk at least 20 days before a public hearing was held on this ordinance; and

WHEREAS, pursuant to section 66.0617(9) of the Wisconsin Statutes, the Village of Holmen specifies that the length of time to collect impact fee for all categories of public facilities described in Chapter 76-12 shall be 10 years from the effective date of this Ordinance, subject to any extensions approved by the Village Board pursuant to section 66.0617(9)(b) of the Wisconsin Statutes; and

NOW THEREFORE, the Village Board for the Village of Holmen does hereby ordain the following amendments to Chapter 76 of the Village of Holmen Municipal Code of Ordinances:

SECTION 1: SUMMARY OF CHAPTER 76 CODE AMENDMENTS

§ 76-5. Public facilities needs assessment.

The basis for the imposition of impacts fees is the Public Facilities Needs Assessment prepared by, ~~MSA Professional Services, Inc. in October/November of 2016~~ **(INSERT) MSA Professional Services, Inc. in September/October 2025**, which is on file in the office of the Village Clerk and available for inspection and/or copying in accordance with the State Public Records and Property Law, Subchapter II of Chapter 19, Wisconsin Statutes. The public facilities need assessment includes:

- A. An inventory of existing public facilities, including an identification of any existing deficiencies in the quantity or quality of those public facilities for which an impact fee is imposed.
- B. 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 an impact fee is imposed.
- C. 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 Village.

§ 76-12. Impact fee schedules. (REPEAL EXISTING THREE TABLES AND REPLACE IN ITS ENTIRETY THE FOLLOWING TABLES)

Category	Residential Dwelling Unit	Commercial/Industrial Develop.
Highways and transportation facilities and traffic control devices	\$2,893	\$12,811 per acre
Sewage collection and treatment facilities	\$8,490	Based on meter size in following tables
Storm and surface water collection and treatment facilities	\$0	\$0
Water pumping, storage and distribution facilities	\$4,282	Based on meter size in following tables
Parks and playgrounds	\$2,795	\$9,732 (per acre or fraction of impervious land area)
Solid waste and recycling facilities	\$0	\$0
Fire protection and emergency medical facilities	\$658	\$2,901 (per acre or fraction of impervious land area)

Law enforcement facilities	\$1,000	\$4,412 (per acre or fraction of impervious land area)
Public library facilities	\$227	\$0
Total	\$20,345	\$29,856 (per acre or fraction thereof of impervious land area) + sewage and water based on meter size in following tables

Sewage Collection and Treatment Facilities Fee Schedule for Commercial/Industrial Development				
Meter Size (inches)	Meter Size Factor	Water Usage (gpd)	Impact Fee Rate	Impact Fee
0.625 and 0.75	1.00	157	\$54.08	\$8,490
1	1.67	262	\$54.08	\$14,179
1.5	3.33	523	\$54.08	\$28,273
2	6.67	1,047	\$54.08	\$56,630
3	16.00	2,512	\$54.08	\$135,844
4	28.00	4,396	\$54.08	\$237,728
6	61.33	9,629	\$54.08	\$520,708

Water Pumping, Storage and Distribution Facilities Fee Schedule for Commercial/Industrial Development				
Meter Size (inches)	Meter Size Factor	Water Usage (gpd)	Impact Fee Rate	Impact Fee
0.625 and 0.75	1.00	157	\$27.27	\$4,282
1	1.67	262	\$27.27	\$7,151

1.5	3.33	523	\$27.27	\$14,259
2	6.67	1,047	\$27.27	\$28,561
3	16.00	2,512	\$27.27	\$68,511
4	28.00	4,396	\$27.27	\$119,895
6	61.33	9,629	\$27.27	\$262,612

Adopted by the Village Board of the Village of Holmen, La Crosse County, Wisconsin, this 9th day of October, 2025, on a roll call vote: 7 Ayes 0 Nays

APPROVED:

ATTEST:

Patrick J. Barlow

Scott Heinig, Admin.

Patrick Barlow, President
Holmen Village Board

Scott A. Heinig, Administrator

Angela Hornberg

Angela Hornberg, Clerk/Treasurer