

TOWN OF MENASHA  
SPECIAL MEETING - PUBLIC HEARING  
Fire Impact Fees  
Municipal Complex - Assembly Room - Monday, September 11, 2006

Minutes

1. CALL TO ORDER

The meeting was attended by staff on behalf of the town board with Administrator Archambo opening the Public Hearing at 5:30 p.m.

Present were Administrator Archambo, Clerk Tweedie, and Dep. Fire Chief Phillips. Others present were Carla Gogin of Virchow Krause, Barb & Dale Knaack, Paul Eisen, Mike Mathy, Jennifer Sunstrom, Peter Sorensen, Pat Dobberke, Dan Sharp, Allen & Pat Haase

2. OPEN DISCUSSION

Administrator Archambo gave an overview of the fire impact fees for future residents and businesses of the Town. Ms. Carla Gogin of Virchow Krause, gave a presentation explaining impact fees; when to charge and when to collect, some determining factors in arriving at the fees, what is the existing standard for the town, what are the services, and future build-out population.

Residents Pat and Allen Haase, 2309 E. Shady Lane, feel it is unfair that they have to pay the sewer and water extension impact fees on their property. They stated their concern that the SAC and impact fees are undetermined at this time on their 32 acres of farmland, is unaffordable for them to pay, feels they would not be able to sell and that no one would buy the property.

Res. Pat Dobberke, 2575 Palisades Lane, asked whether the fire impact fee included both residential and commercial properties, and Administrator Archambo explained. She also questioned the process of having her property surveyed to create a CSM for 2 acres for an easement between their property and the Etten's property, and asked Administrator Archambo what to do to get the process going. He explained that the Town does not have the authority over CSM issues.

Res. Paul Eisen, 1807 Brighton Beach Road, asked whether there was a contingency for future build-out beyond town boundaries. Administrator Archambo answered no, and explained; inquired about any other impact fees we have in place now and the costs.

Mr. Mike Mathy, Govt. Affairs Dir. of Valley Home Builders Association, made comments and requested additional information. (See memo attached)

Ms. Jennifer Sunstrom of Realtor's Association of Northeast Wisconsin, inquired as to why the Town Board Supervisors were not in attendance. Administrator Archambo stated the recently planned memorial for the 9-11 victims had come about and all of the board members wanted to attend, so the public hearing would be held tonight on their behalf, but reassured her that the town's attorney was contacted to ensure that the public hearing could still be held. Ms. Sunstrom then summarized her comments from the memorandum (attached).

Residents Barb and Dale Knaack, 2379 Irish Road, as long time residents asked why current residents were paying for new residents coming in to the Town; stated the impact fee is not fair and wondered whether anyone can say they do not want it. Ms. Knaack read State Stat. 66.55

quoting, 'developers can impose impact fees'. Administrator Archambo stated he could provide an opinion that it is legal for the town to impose impact fees, and suggested they seek their attorney's advice also.

Discussion continued throughout the hearing in a different direction by various residents, particularly on the N. W. interceptor project and its fees, and Administrator Archambo reminded residents of the purpose of the public hearing to which they were present.

Administrator Archambo concluded by stating he understands this is difficult for the affected homeowners, and appreciates hearing their concerns.

3. CLOSE THE PUBLIC HEARING

Being no further questions, comments or objections, Administrator Archambo closed the Public Hearing at 7:05 p.m.

Respectfully submitted,

Karen J. Tweedie, Town Clerk