

All Action Items

Community Development Committee

Wed, Mar 12, 2025 4:30PM

Aldersperson Sheri Hartzheim (District 13) 01:12

We'll move on to public hearings and appearances. There are none, and we'll move then to our action items. The first one is 25-0210, request to approve proposed text amendments to the Municipal Code chapter 4 Buildings, sections noted, as identified in the attached document, and their inspection fee to be increased to \$75 and added to the various permit fee schedules. Do I have a motion?

Aldersperson Vaya Jones (District 10) 01:36

Move to approve.

Aldersperson Martyn Smith (District 4) 01:37

Second.

Aldersperson Sheri Hartzheim (District 13) 01:38

We have a motion and a second now? Alder Smith, you have a question?

Aldersperson Martyn Smith (District 4) 01:41

Yes, these inspection fees—I'm not sure who to address the question to. Okay. The inspection fees would go—these aren't just for businesses, but these would be residential changes as well?

Supervisor Kurt Craanen (Inspections) 01:52

Yes, there's two types of situations where a reinspection fee would be charged. It's when the contractor calls us out to a job say, "Hey, we're ready for a rough inspection," and they're not ready, and we have to, we have to come back. We have the option of charging a reinspection fee for come back out. That's like for contract jobs, electrical, plumbing, things like that.

Supervisor Kurt Craanen (Inspections) 02:14

But the other type of reinspection fee is for permits that are old. Like if you put—a furnace got put in a residential home, let's say, and the contractor never called for a final inspection, and after two years the permit expires. And we send a notice to the owner after those two years, but then, like, 10 years later, they go to sell the house, and a real estate inquiry form is done, and they say, "Oh, we have an open permit," and they want to get this corrected and an inspection done, we will come out, but we'll charge a fee before we come out, because these permit expired, and we sent a letter out.

Aldersperson Sheri Hartzheim (District 13) 02:53

Thank you. That was Inspector—er Inspections Supervisor Craanen. Thank you. Any other questions? Discussion? Alder Wolff.

Aldersperson Nate Wolff (District 12) 03:02

Yeah, are our fees relevant to stay, like, even? I know that we have, like, a—or do we, I suppose, have a backlog of inspections to take care of? I know that we've, due to staffing always—can't always keep up with demand.

Supervisor Kurt Craanen (Inspections) 03:21

The requests that come in, we keep up with the inspections.

Aldersperson Nate Wolff (District 12) 03:25

So, are—like, is this just to keep even in the budget with inspections?

Supervisor Kurt Craanen (Inspections) 03:30

I think it's to account for our time. Like, for example, if we come out and they're not ready, you just, we just spent 45 minutes coming out to this property. We want to encourage our contractors to not do that, to be ready for inspections. And also we want, if you have worked done on your house, to call for a final inspection not wait until you sell the house. So, it's really to encourage people to take care of these things right away, so we don't have to charge a fee.

Aldersperson Nate Wolff (District 12) 03:58

Okay, gotcha.

Aldersperson Sheri Hartzheim (District 13) 03:59

Thank you. To Alder Wolff Wolff's first question, if there was a backup, we wouldn't be charging a reinspection fee unless we really had to go out and re inspect it as—?

Supervisor Kurt Craanen (Inspections) 04:09

Correct. There's no fee just to come out and inspect other than, you know, what you pay with—for the original permit fee when you take the permit out.

Aldersperson Sheri Hartzheim (District 13) 04:16

Right. Thank you. Alder Siebers.

Aldersperson William Siebers (District 1) 04:19

Thank you. My question is that the purpose of the increase in the fee is to get people not—or to get people to when they do call in, they're ready to be inspected, right?

Supervisor Kurt Craanen (Inspections) 04:36

Yes. And I would say that's not the reason for the increase. Reason for an increase is because \$35 was just really too low. It hasn't been updated in 20—over 20—years, and we're way below what other cities charge.

Aldersperson William Siebers (District 1) 04:47

Okay, so what—so—but the regular fee is still \$35?

Supervisor Kurt Craanen (Inspections) 04:53

The re-inspection fee right now is \$35.

Aldersperson William Siebers (District 1) 04:56

Okay, but the fee—okay. Never mind.

Aldersperson Sheri Hartzheim (District 13) 05:02

So, as you said before, there is not a fee in on the initial inspection because it's included within the permit request.

Alderson William Siebers (District 1) 05:09

Thank you.

Alderson Sheri Hartzheim (District 13) 05:10

Thank you. My question was on these text amendments that are noted, it says things will be "on file with the office of the city clerk." Is the purpose of that so that we aren't continuing it to have to manage the municipal code with changes in fees and just keeping a fee schedule separately?

Supervisor Kurt Craanen (Inspections) 05:27

Correct. Most fees are either—in the code, text refers to the fee schedule, and we're trying to, over time, just get all of them to be done that way. This is kind of clunky, where you have all these fees within the text of the code. And then when you have to constantly come to and update everyone individually. In the future, you know, like we have recently, just we update the fee schedule, and then we can do a whole bunch of it at one time.

Alderson Sheri Hartzheim (District 13) 05:52

Excellent. This is killing two birds with one stone here. Anybody else have any other questions? All right, there being none, all those in favor, please signify by saying aye. Aye. Opposed? Abstentions? That passes five zero.

Alderson Sheri Hartzheim (District 13) 06:06

Item number 25-0211, request to approve proposed text amendments to the Municipal Code chapter four buildings and the various permit fee schedule updated to increase the erosion control permit fee.

Alderson Vaya Jones (District 10) 06:20

Move to hold the item.

Alderson Sheri Hartzheim (District 13) 06:21

We have a motion to hold.

Alderson Martyn Smith (District 4) 06:23

Second.

Alderson Sheri Hartzheim (District 13) 06:23

And a second. We were asked to administratively—well, because of administrative issues, to hold this item. So, if there is no objection?

Alderson William Siebers (District 1) 06:32

What's the time?

Alderson Sheri Hartzheim (District 13) 06:33

Pardon?

Alderson William Siebers (District 1) 06:34

How long?

Alderson Sheri Hartzheim (District 13) 06:36

Director Homan.

Director Kara Homan (Community And Economic Development) 06:42

We would bring it back at our next meeting. What I would say is, if this is the only item at a future meeting, it might not be until April or May, depending what other action items we have. It's not urgent.

Aldersperson Sheri Hartzheim (District 13) 06:56

Thank you. Attorney Buruin, do we need a specific date on which we would hold that?

Zak Buruin (Assistant City Attorney) 07:02

It is preferable. Yes.

Aldersperson William Siebers (District 1) 07:05

Then I will move that we hold it until our next meeting, whenever that is.

Aldersperson Martyn Smith (District 4) 07:10

Second.

Aldersperson Sheri Hartzheim (District 13) 07:11

Okay, well, we had an initial hold. Would you like to amend your initial hold—

Aldersperson Vaya Jones (District 10) 07:15

Yes.

Aldersperson Sheri Hartzheim (District 13) 07:16

—to state that same thing?

Aldersperson Vaya Jones (District 10) 07:16

Move that we hold this item until our next meeting.

Aldersperson Sheri Hartzheim (District 13) 07:19

And would you like to—?

Aldersperson Martyn Smith (District 4) 07:20

Second?

Aldersperson Sheri Hartzheim (District 13) 07:21

All right. Thank you. Anybody else have any other questions or concerns? All right. On the motion to hold all those in favor, please signify by saying aye. Aye. Opposed? Abstentions? That is held until our next scheduled meeting.

Aldersperson Sheri Hartzheim (District 13) 07:37

On to item number 25-0212, request to approve an update to the electric electrical permit fee schedule to correct the fee amount to \$85 for work costing \$1,001 to \$10,000. Do I have a motion?

Aldersperson Vaya Jones (District 10) 07:52

Move to approve.

Aldersperson Martyn Smith (District 4) 07:52

Second.

Alderson Sheri Hartzheim (District 13) 07:53

We have a motion and a second. Any discussion in this regard? Questions? There being none we'll save Inspector—Inspections Supervisor Craanen and his voice and take a vote. All those in favor, please signify by saying aye. Aye. Opposed? Abstentions? That passes five, zero.

Alderson Sheri Hartzheim (District 13) 08:13

Item number 25-0213 request to approve proposed text amendments to the Municipal Code chapter four buildings as identified in the attached document in regards to HVAC chapter four. Do I have a motion?

Alderson Vaya Jones (District 10) 08:27

Move to approve.

Alderson Martyn Smith (District 4) 08:29

Second.

Alderson Sheri Hartzheim (District 13) 08:30

We have a motion and a second. I would like to hear from either of you, any of you just a quick synopsis of what this is.

Supervisor Kurt Craanen (Inspections) 08:38

Okay. This is just housekeeping. I'm cleaning up some ordinances that needed to be changed and updated, because there was a board of heating examiners that existed a while, many years ago, and it doesn't exist anymore. And we had in 2021 removed most of that from the code, but there was some language still left over. And what used to happen is when the city used to issue permit or licenses for HVAC contractors. The board of examiners—or heating examiners—would administer tests and issue the license, and we would do that process. Well, we haven't done that in years. In fact, I've never had done it. I've been here for 18 years. The State of Wisconsin issues the licenses for almost all licenses, and it makes a lot more sense if a contractor has a state license, then they can work anywhere in the state. If they have a license from an individual city, they just have the license in that city. Then they go to across town into another municipality that does not accept it. So, we're definitely been encouraging people to get the state licenses. So, this would put a final close the door on all licenses that the city would issue for HVAC.

Alderson Sheri Hartzheim (District 13) 09:56

Thank you. My concern was getting rid of this, all this text and the board of heating supervisors, whatever it was, because I was afraid that we weren't going to have, you know, licensure of these HVAC folks. If they're if they're state licensed and that's accepted by the city, then I see that this makes sense.

Supervisor Kurt Craanen (Inspections) 10:16

Yes.

Alderson Sheri Hartzheim (District 13) 10:16

Excellent.

Supervisor Kurt Craanen (Inspections) 10:17

Nothing is really going to change how we operate.

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Aldersperson Sheri Hartzheim (District 13) 10:19

Excellent. Any other questions? Concerns? All right. There being none, all those in favor, please signify by saying aye. Aye. Opposed? Abstentions? That passes five, zero.

Aldersperson Sheri Hartzheim (District 13) 10:30

We'll move on to the last item, 25 dash—well, the last action item, 25-0214, request to approve the city of Appleton maintain its current selling prices for the business industrial park land and hold option fees as described in the attached documents. Do I have a motion?

Aldersperson Vaya Jones (District 10) 10:49

Move to approve.

Aldersperson Sheri Hartzheim (District 13) 10:50

We have a motion and a second. Economic Development Specialist Lily Paul, would you like to speak on this? Beautiful.

Aldersperson Martyn Smith (District 4) 10:50

Second.

Lily Paul (Economic Development Specialist - Community Development) 11:01

Sure, I can do a short overview. So, this is just something kind of like what Kurt said. It's a housekeeping. We do this every year. We just address or look over what the prices are for the land that we currently own and what we're selling them for. So, I go through, just look at other communities, what they sold land for, compare it to what ours is at, and as a result, I suggest keeping the prices as same. We do have some more properties coming online, so we'll have more inventory, and it'll give more options for selling land. And if you have questions, I can answer anything.

Aldersperson Sheri Hartzheim (District 13) 11:35

Excellent. Do we have any questions? Concerns? Alder Jones.

Aldersperson Vaya Jones (District 10) 11:39

This is probably gonna sound terrible, but is there an advantage to boosting them up?

Lily Paul (Economic Development Specialist - Community Development) 11:46

Increasing the price?

Aldersperson Vaya Jones (District 10) 11:48

Yeah, to take advantage of additional funds coming into the city, or does that take away being competitive when it comes to other areas?

Lily Paul (Economic Development Specialist - Community Development) 11:57

Sure. So, the reason we're keeping it the same is because if we do increase it, we will probably not see more—like—

Aldersperson Vaya Jones (District 10) 12:05

Okay.

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Lily Paul (Economic Development Specialist - Community Development) 12:06

Not that—we will not be in that competition then. People are gonna go where it's probably cheaper.

Alderson Sheri Hartzheim (District 13) 12:10

Director Homan.

Director Kara Homan (Community And Economic Development) 12:12

Could I also add?

Lily Paul (Economic Development Specialist - Community Development) 12:12

Yeah.

Director Kara Homan (Community And Economic Development) 12:14

For the most part, the lots we have available are in Southpoint which is now in TID 13. So those land sales come back into TID 13, and we want to be competitive because it means we'll also create increment when that land is developed on.

Alderson Sheri Hartzheim (District 13) 12:29

Thank you. Alder Wolff.

Alderson Nate Wolff (District 12) 12:32

Thank you, Chair. I actually had the same question; I have an additional question as well. What municipalities are we comparing the land to?

Lily Paul (Economic Development Specialist - Community Development) 12:42

Yeah. So, if you looked at my attachments, a lot of municipalities in here. So, city of Kaukauna is one. City of Neenah. Some of the townships as well. Town of Grand Chute. Town Greenville—or Village Greenville now. And I did actually look up some of City of De Pere.

Alderson Nate Wolff (District 12) 13:00

Thank you.

Alderson Sheri Hartzheim (District 13) 13:01

Thank you. Anyone else? Questions? Concerns? Alder—er Smith.

Alderson Martyn Smith (District 4) 13:06

I have a general question about the Southpoint development, and we have a lot of lots left. I was surprised just kind of looking at the map and seeing how many lots there are. How does—and I would imagine that most of these are large, will have warehouses, or light industry, or light manufacturing, I think, is the word. How do Appleton residents benefit from having these—all this space for development? I mean, there are other cities that have these kinds of warehousing and lots. I'm just curious what you would say about does this make things closer, as far as deliveries or jobs for businesses, or how do we kind of talk about the advantage of having such a large area devoted to warehouses essentially?

Lily Paul (Economic Development Specialist - Community Development) 13:53

Sure.

Aldersperson Sheri Hartzheim (District 13) 13:54

Attorney Buruin, are you concerned about this remaining germane?

Zak Buruin (Assistant City Attorney) 13:59

That's—I am.

Aldersperson Sheri Hartzheim (District 13) 14:05

Could this be an offline question between you and economic development specialist? Thank you. I appreciate that. Any other questions or concerns here? All right, there being none, all those in favor, please signify by saying aye. Aye. Opposed? Abstentions? We are five to zero on that one.