

CITY OF SUN PRAIRIE

Traffic Impact Fees

Section D – Impact Fee Methodology, Computation and Fee Schedule

SECTION D – IMPACT FEE METHODOLOGY, COMPUTATION AND FEE SCHEDULE

Impact Fee Methodology

The proposed impact fee examined in this report is intended for the partial recovery of public costs associated with improvements to the City of Sun Prairie's existing system of roads. These improvements will be required as a result of proceeding with the development of the area. The Impact Fee Statute requires the proposed fee to bear a rational relationship to capital costs as well as to be proportional to the use of the added infrastructure.

The total amount to be collected through impact fees is calculated based on the proportional share of the increase in vehicle trips generated by the Westside. Each type of land use within the newly developed area will be assessed a fee based on the number of vehicle trips it is projected to generate. In this manner, both the total amount collected in impact fees and the individual assessments are proportional to the use of the City's major roads infrastructure.

Impact Fee Computation – (Costs indexed using ENR)

Total costs attributable to the City - Amounts to cure deficiencies = Amount attributable to the fee (A)

[Amount attributable to the fee (A) – Fee Collected to Date (B)] / Estimated Remaining Trips(C)= Cost per trip (D)

Cost per trip (D) * Average daily vehicle trips for each land use = Impact Fee (See Table 6, Page 30-31)

Impact Fee Calculation		
(A)	Project Costs Attributable to WS Impact Fee:	\$13,589,631.34
(B)	Impact Fees Collected To-Date:	\$4,733,901.28
	Impact Fees Remaining to be Collected:	\$8,855,730.06
(C)	Estimated Remaining Trips:	112,728
(D)	Per-Trip Impact Fee:	\$78.56

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SECTION D – IMPACT FEE METHODOLOGY, COMPUTATION AND FEE SCHEDULE (cont.)

Impact Fee Schedule

Table 6: Vehicle Trips by Land Use Type					
Land Use *	Unit *	Daily Trips *	Pass-By	Impact Fee	Impact Fee
			Reduction	Daily Trips	Per Unit
				9th Edition	
					\$78.56
Industrial (Land Uses 100-199)					
110 General Light Industrial	1,000 sq. ft.	6.97	-	6.97	\$ 548
120 General Heavy Industrial	1,000 sq. ft.	1.50	-	1.50	\$ 118
130 Industrial Park	1,000 sq. ft.	6.83	-	6.83	\$ 537
140 Manufacturing	1,000 sq. ft.	3.82	-	3.82	\$ 300
150 Warehousing	1,000 sq. ft.	3.56	-	3.56	\$ 280
151 Mini-Warehouse	1,000 sq. ft.	2.50	-	2.50	\$ 196
Residential (Land Uses 200-299)					
210 Single-Family Detached Housing	Dwelling Units	9.52	-	9.52	\$ 748
220 Apartment	Dwelling Units	6.65	-	6.65	\$ 522
230 Residential Condominium / Townhouse	Dwelling Units	5.81	-	5.81	\$ 456
251 Senior Adult Housing - Detached	Dwelling Units	3.68	-	3.68	\$ 289
252 Senior Adult Housing - Attached	Dwelling Units	3.44	-	3.44	\$ 270
253 Congregate Care Facility	Dwelling Units	2.02	-	2.02	\$ 159
254 Assisted Living	Beds	2.66	-	2.66	\$ 209
255 Continuing Care Retirement Community	Units	2.40	-	2.40	\$ 189
270 Residential Planned Unit Development	Dwelling Units	7.50	-	7.50	\$ 589
Lodging (Land Uses 300-399)					
310 Hotel (sleeping rooms plus restaurants, meeting rooms, etc.)	Rooms	8.17	-	8.17	\$ 642
311 All Suites Hotel	Rooms	4.90	-	4.90	\$ 385
320 Motel	Rooms	5.63	-	5.63	\$ 442
					\$ -
Recreational (Land Uses 400-499)					
488 Soccer Complex	Fields	71.33	-	71.33	\$ 5,604
495 Recreational Community Center	1,000 sq. ft.	33.82	-	33.82	\$ 2,657
Institutional (Land Uses 500-599)					
520 Elementary School	1,000 sq. ft.	15.43	-	15.43	\$ 1,212
522 Middle School / Junior High School	1,000 sq. ft.	13.78	-	13.78	\$ 1,083
530 High School	1,000 sq. ft.	12.89	-	12.89	\$ 1,013
536 Private School (K-12)	Students	2.48	-	2.48	\$ 195
560 Church (Sunday rate / 7 to give average daily)	1,000 sq. ft.	5.23	-	5.23	\$ 411
565 Day Care Center	1,000 sq. ft.	74.06	-	74.06	\$ 5,818
590 Library	1,000 sq. ft.	56.24	-	56.24	\$ 4,418
Medical (Land Uses 600-699)					
610 Hospital	1,000 sq. ft.	13.22	-	13.22	\$ 1,039
620 Nursing Home	1,000 sq. ft.	7.60	-	7.60	\$ 597
630 Clinic	1,000 sq. ft.	31.45	-	31.45	\$ 2,471
Office (Land Uses 700-799)					
710 General Office Building	1,000 sq. ft.	11.03	-	11.03	\$ 867
714 Corporate Headquarters Building	1,000 sq. ft.	7.98	-	7.98	\$ 627
715 Single Tenant Office Building	1,000 sq. ft.	11.65	-	11.65	\$ 915
720 Medical-Dental Office Building	1,000 sq. ft.	36.13	-	36.13	\$ 2,838
732 United States Post Office	1,000 sq. ft.	108.19	-	108.19	\$ 8,499
733 Government Office Complex	1,000 sq. ft.	27.92	-	27.92	\$ 2,193
750 Office Park	1,000 sq. ft.	11.42	-	11.42	\$ 897
760 Research and Development Center	1,000 sq. ft.	8.11	-	8.11	\$ 637
770 Business Park	1,000 sq. ft.	12.44	-	12.44	\$ 977

Retail (Land Uses 800-899)					
812 Building Materials and Lumber Store	1,000 sq. ft.	45.16	25%	33.87	\$ 2,661
813 Free-standing Discount Superstore	1,000 sq. ft.	50.75	25%	38.06	\$ 2,990
815 Free-standing Discount Store	1,000 sq. ft.	57.24	25%	42.93	\$ 3,373
816 Hardware / Paint Store	1,000 sq. ft.	51.29	25%	38.47	\$ 3,022
817 Nursery (Garden Center)	1,000 sq. ft.	68.10	25%	51.08	\$ 4,013
820 Shopping Center	1,000 sq. ft.	42.70	25%	32.03	\$ 2,516
823 Factory Outlet Center	1,000 sq. ft.	26.59	25%	19.94	\$ 1,566
826 Specialty Retail Center	1,000 sq. ft.	44.32	25%	33.24	\$ 2,611
841 Automobile Sales	1,000 sq. ft.	32.30	25%	24.23	\$ 1,903
843 Automobile Parts Sales	1,000 sq. ft.	61.91	25%	46.43	\$ 3,647
848 Tire Store	1,000 sq. ft.	24.87	25%	18.65	\$ 1,465
849 Tire Superstore	1,000 sq. ft.	20.36	25%	15.27	\$ 1,200
850 Supermarket	1,000 sq. ft.	102.24	25%	76.68	\$ 6,024
851 Convenience Market (Open 24 hours)	1,000 sq. ft.	737.99	50%	369.00	\$ 28,988
853 Convenience Market with Gasoline Pumps	1,000 sq. ft.	845.60	50%	422.80	\$ 33,215
854 Discount Supermarket	1,000 sq. ft.	90.86	25%	68.15	\$ 5,354
857 Discount Club	1,000 sq. ft.	41.80	25%	31.35	\$ 2,463
862 Home Improvement Superstore	1,000 sq. ft.	30.74	25%	23.06	\$ 1,812
863 Electronics Superstore	1,000 sq. ft.	45.04	25%	33.78	\$ 2,654
880 Pharmacy / Drugstore w/o Drive-through Window	1,000 sq. ft.	90.06	25%	67.55	\$ 5,307
881 Pharmacy / Drugstore with Drive-through Window	1,000 sq. ft.	96.91	25%	72.68	\$ 5,710
890 Furniture Store	1,000 sq. ft.	5.06	25%	3.80	\$ 299
Services (Land Uses 900-999)					
912 Drive-in Bank	1,000 sq. ft.	148.15	25%	111.11	\$ 8,729
931 Quality Restaurant	1,000 sq. ft.	89.95	25%	67.46	\$ 5,300
932 High-Turnover (Sit-down) Restaurant	1,000 sq. ft.	127.15	25%	95.36	\$ 7,491
934 Fast-Food Restaurant with Drive-through Window	1,000 sq. ft.	496.12	50%	248.06	\$ 19,487
937 Coffee/Donut Shop with Drive-through window	1,000 sq. ft.	818.58	50%	409.29	\$ 32,153
944 Gasoline / Service Station	Fueling Positions	168.56	50%	84.28	\$ 6,621
945 Gasoline / Service Station with Convenience Market	Fueling Positions	162.78	50%	81.39	\$ 6,394
946 Gasoline / Service Station with Convenience Market and Car Wash	Fueling Positions	152.84	50%	76.42	\$ 6,003
Additional Uses					
1001 Woodmans	1,000 sq. ft.	54.47	25%	40.85	\$ 3,209
1002 # Sporting Goods Superstore (861)	1,000 sq. ft.	18.40	25%	13.80	\$ 1,084
1003 # Multiplex Movie Theater (445)	Movie Screens	258.40	-	258.40	\$ 20,300
1004 # Pet Supply Superstore (866)	1,000 sq. ft.	33.80	25%	25.35	\$ 1,991
1005 # Automobile Care Center (942)	1,000 sq. ft.	35.10	25%	26.33	\$ 2,068
1006 Aldi	1,000 sq. ft.	63.29	25%	47.47	\$ 3,729
NOTE: Uses not listed in this table may be added by request as warranted. At that time, an appropriate trip generation rate will be determined for the requested land use.					
* SOURCE: <i>Trip Generation</i> , 9th Edition, Institute of Transportation Engineers					
# Rates are based on 10 times the PM Peak hour rates as determined by engineering judgement					