

NEW HOUSING FEE REPORT

2023



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NEW HOUSING FEE REPORT

State Stats Section 66.10014 requires a municipality with a population of 10,000 or more to prepare a report of the municipality's residential development fees. This report shall contain 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 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 amount calculated by dividing the total amount of fees under this paragraph by the number of new residential dwelling units approved by the municipality in the prior year.

This is the New Housing Fee Report for the City of Cedarburg for the year 2023.

- I. Purpose
This annual report complies with the newly adopted New Housing Fee Report requirements contained in the Wisconsin Statutes Section 66.10014.

- II. Process and Data Sources
This report was prepared by the Planning Department for the calendar year ending on December 31, 2023 using the City of Cedarburg 2023 Building Permit Summary, Planning and Inspection fee schedules and records. This report has been posted on the City's website <https://www.ci.cedarburg.wi.us/> and has been shared with the City of Cedarburg Common Council. Projects are reported in the year in which they were approved. Projects approved in prior calendar years but completed and occupied in 2023 are not included in this report.

**CITY OF CEDARBURG
NEW HOUSING FEE REPORT 2023**

III.

Category	Rate	Fee
Individual Architectural Review		\$275
Annexation		\$150
Land Use Map Amendment		\$200
Occupancy Permit/Temporary Use		\$60 / \$27.50
Residential Infill Lot Architectural Review		No Fee
Accessory or Minor Structure Review		\$40
Street Opening Permit-opening Street		\$250
Street Opening Permit - opening curb, alleyway, walkway, parkway		\$150
Street Opening Permit - Perform work or labor or deposit excavation or construction materials within a public right-of-way		\$50

*Electrical/HVAC/Plumbing fees are charged, but exempt from reporting

IV. Current Development Fees 2023

	RESIDENTIAL	SANITARY SEWER CONNECTION	WWTP RESERVE CAP	LIBRARY BUILDING	POLICE STATION	WATER SUPPLY FACILITIES	PARK FACILITIES	SUBTOTAL	FEE IN LIEU OF PARK LAND DEDICATION	TOTAL FEE/UNIT
Single Family/Condo	\$ 1,508.61	\$ 702.49	\$ 911.63	\$ 1,042.90	\$ 2,049.98	\$ 1,245.00	\$ 7,460.61	\$ 923.91	\$ 8,384.52	
Multi-Family & CBRF	\$ 1,001.97	\$ 466.60	\$ 605.49	\$ 692.68	\$ 1,537.50	\$ 826.90	\$ 5,131.14	\$ 613.66	\$ 5,744.80	

V. Residential Development Fees Collected in 2023

Residential Units	Number of Dwellings
Multi-Family	0
Two-Family	26
Single-Family	44
Total residential units	70
Type	Fees Collected
Building Permit - new	\$ 105,000.00
Plan Review - new	\$ 19,250.00
Building Permit - remodel	\$ 22,473.29
Plan Review - remodel	\$ 7,020.00
Sewer Connection	\$ 189,752.50
Light & Water Impact	\$ 143,774.40
Library Impact	\$ 108,245.00
Police Impact	\$ 105,104.30
Park Equipment Impact	\$ 100,700.60
Total Fees Collected in 2023	\$ 696,425.29
Total Fees per Residential Unit	\$ 9,251.10

VI.

Exclusions

This report was prepared in order to meet requirements enacted by 2017 WI Act 243 in Wisconsin Statutes 66.10014. As such, it does not include the most significant costs of residential development, including the cost of land, the cost of infrastructure, the cost of labor, and the cost of building materials. Note: See the Housing Affordability Report for information on those costs.



2023 ANNUAL BUILDING PERMIT FEE SCHEDULE

Approved 10/10/2022, effective 01/01/2023

<u>General Permits</u>	<u>Fee Amount</u>
1) Minimum Permit Fee for all Permits	\$60.00
2) Residential (1 & 2 Family & Attached Garage)	
a) New Construction & Addition	\$0.40/gross sq. ft.
b) Alterations, Remodeling, Repairs	\$0.35/per sq. ft.
3) Multi-Family Dwellings (3 or More Dwelling Units)	
a) New Construction & Addition	\$0.42/gross sq. ft.
b) Alterations, Remodeling, Repairs	\$0.39/per sq. ft.
4) Commercial (Office, Retail, Institutional, etc.)	
a) New Construction & Addition	\$0.39/gross sq. ft.
b) Alterations, Remodeling, Repairs	\$0.33/per sq. ft.
5) Manufacturing or Industrial (Office Areas to be included under (4)(a))	
a) New Construction & Addition	\$0.33/gross sq. ft.
b) Alterations, Remodeling, Repairs	\$0.30/per sq. ft.
6) Accessory Structures (Garages, Sheds, Decks, etc.)	
a) New Construction, Additions, Alterations	\$0.33/per sq. ft.
7) Permit to Early Start (Footing & Foundation Only)	
a) Residential	\$150.00
b) Commercial, Manufacturing, Industrial, Multi-Family	\$275.00
8) All other Structures & Projects (Buildings, Structures, Alterations and repairs where square footage cannot be calculated.)	\$13.00/\$1000.00 of value
9) Building Plan Examination	
a) Residential (1 & 2 Family)	\$275.00
1) Additions	\$125.00
2) Alterations	\$60.00
b) Multi-Family	\$330.00 + \$30.00 per unit
1) Additions	\$150.00
2) Alterations	\$60.00
c) Commercial, Manufacturing, Industrial	\$430.00
1) Additions	\$200.00
2) Alterations	\$100.00
d) Accessory Structures (Garages, Sheds, Decks, Pools, etc.)	\$40.00

Continued

10) Occupancy Permits	
a) Residential (1 & 2 Family)	\$60.00
b) Multi-Family (per Dwelling Unit)	\$60.00/unit + 100/Bldg.
c) Business, Commercial, Manufacturing, Industrial	\$160.00
11) Erosion Control Fees	
a) Residential Lots (1 & 2 Family)	\$190.00
b) Commercial, Manufacturing, Industrial, Multi-Family	\$225.00/Bldg. + \$6.00/1000 sq. ft. of disturbed area Maximum \$2450.00
12) Wrecking, Razing & Interior Demolition	
(Fee may be waived at the discretion of Building Inspector)	\$95.00 + \$0.13/per sq. ft. Maximum \$925.00
13) Moving Building over Public Ways	\$250.00
14) Miscellaneous Fees	
a) Address Numbers (Complete Set)	\$35.00
b) Wisconsin Permit Seal	\$75.00
c) Right-of-Way Permit (Driveway Approach/Culvert, Sidewalk, etc.)	\$60.00
d) Siding	\$60.00
e) Reroofing	
1) Residential (1 & 2 Family)	\$60.00
2) Commercial, Manufacturing, Industrial, Multi-Family	\$14.00/\$1000.00 valuation Maximum \$300.00/Bldg.
g) Sign Permit	\$60.00 includes review fee
h) Fire Projection Plan Review & Permit	\$60.00
15) Special Inspection Fees	
a) Special Inspection	
1) Residential (1 & 2 Family)	\$100.00
2) Commercial, Manufacturing, Industrial, Multi-Family	\$200.00/Bldg.
3) Accessory Structures (Garages, Sheds, Decks, etc.)	\$60.00
b) Special Inspection with written report	\$100.00 additional
c) Special Inspection after working hours	\$175.00 additional
16) Re-inspection (Building, Plumbing, Electrical, HVAC, Soil Erosion, Etc.)	\$75.00
17) HVAC, Plumbing & Electrical Permit Fees	<u>See Individual Permit Forms</u>

Continued

- 18) **DOUBLE FEES** will be assessed to any person, company or corporation who fails to obtain a permit before work has begun, except in emergency cases where the Building Inspection Office has been notified of the emergency and has determined it to be.

TRIPLE FEES for Subsequent Offenses.

- 19) **NOTE:** Gross square footage calculations are based on exterior dimensions, including garage each finished floor level. Unfinished basements or portions thereof are not included.

NOTE: In determining construction cost, all costs for building and labor shall be included except costs associated with the Plumbing, Electrical, HVAC and Landscape work.

NOTE: All fee categories shall be rounded to the nearest whole dollar amount.

CITY OF CEDARBURG CURRENT DEVELOPMENT FEES

Effective January 1, 2023

LAND USE	SANITARY SEWER CONNECTION (2)(3)	LIBRARY BUILDING (2)	POLICE STATION (1)	WATER SUPPLY FACILITIES (1)	PARK FACILITIES (1)	SUBTOTAL (Building Inspection)	FEE IN LIEU OF PARK LAND DEDICATION (2)(3)	TOTAL FEE/ UNIT
RESIDENTIAL:								
Single Family/ Condominium	\$ 2,710.75	\$ 1,546.36	\$ 1,501.49	\$ 2,053.92	\$ 1,438.58	\$ 9,251.10	\$ 847.26	\$ 10,098.36
Multi-Family & CBRF	1 bed = \$2033.06 2+ beds = \$2,710.75	\$ 1,027.07	\$ 997.27	Per meter size (5)	\$ 955.47	Per meter size (5)	\$ 562.73	Per meter size (5)
NON-RESIDENTIAL:								
Commercial	Per REC (4)		\$0.72/sq ft	Per meter size (5)				
Industrial/ Manufacturing	Per REC (4)		\$0.43/sq ft	Per meter size (5)				
Institutional	Per REC (4)		\$0.43/sq ft	Per meter size (5)				
City Code	Sec 9-2-6, 3-6-7	Sec 3-6-3	Sec 3-6-4	Sec 3-6-5	Sec 3-6-6		Sec 14-1-84	
Ordinance	2022-03	2022-01	2022-01	2021-18 2022-06	2022-01		2022-02	

- (1) Impact Fee per State Statute 66.0617 to be charged upon building permit acquisition.
- (2) Fee per State Statutes 66.0821 and 236.45 to be charged at the time of recordation of new lot(s). *Note: not an impact fee*
- (3) Charge applied to lots upon annexation or creation by land division, subdivision, or condominium plats to be paid prior to recordation.
- (4) Based on Resident Equivalent Connections (REC)
- (5) Fee Based on Installed Meter Size:

Meter Size	Meter Factor	Fee per Meter
5/8"	1.0	\$ 2,054
3/4"	1.0	\$ 2,054
1"	2.5	\$ 5,135
1.5"	5.0	\$ 10,270
2"	8.0	\$ 16,431
2.5"	12.5	\$ 25,674
3"	15.0	\$ 30,809
4"	25.0	\$ 51,348
6"	50.0	\$ 102,696
8"	80.0	\$ 164,314
10"	120.0	\$ 246,470
12"	160.0	\$ 328,627