

CITY OF CHIPPEWA FALLS, WISCONSIN NEW HOUSING FEE REPORT - 2019



1.0 Introduction

Wisconsin State Statute 66.10014 requires municipalities over 10,000 in population to prepare a report of the municipality's residential development fees.

2.0 Purpose

This annual report complies with Section 66.10014 of the Wisconsin Statutes requiring New Housing Fee reports.

3.0 Process and Data

This report was prepared for the calendar year ending December 31, 2018, as well as January 1, 2019 through June 30, 2019 using the adopted City of Chippewa Falls Fee Schedule, permit/development records maintained by the City Inspector's office as well as the City Engineer's office, and adopted City of Chippewa Falls Ordinances. This report is to be placed on the City's website (www.chippewafalls-wi.gov) and shared with the City of Chippewa Falls Plan Commission and City Council. For record keeping purposes, projects are reported in the year in which they were permitted (approved). Projects approved in prior calendar years but completed and occupied in 2018 are not included in this report.

4.0 Residential Permit Fees

Fee Type	Fee	Limits		2018			2019 (through June 30)		
				Permits	Fees Collected	Average	Permits	Fees Collected	Average
Building Permit Fees (single & multi) new construction	0.28 per sf	\$350 minimum (new)	Single Family	21	\$20,634.60	\$982.60	7	\$7,422.00	\$1,060.29
			2- Family	6	\$7,946.32	\$1,324.39	2	\$2,229.12	\$1,114.56
			Multi-Family	9 (80 units)	\$31,496.64	\$3,499.63	3 (24 units)	\$7,580.16	\$2,526.72
Building Permit Fees (single & multi) additions	0.28 per sf	\$100 minimum (additions)	Single Family	4	\$400.00				
			2- Family						
			Multi-Family						
Building Permit Fees (single & multi) alterations	0.28 per sf	\$50 minimum (alterations)	Single Family	44	\$5,721.92		21	\$2,348.84	
			2- Family	1	\$50.00		1	\$204.12	
			Multi-Family	1	\$262.08		1	\$265.00	
Plan Review - new construction	\$100								
Plan Review - additions/alterations	\$35								
Decks	0.28 per sf	\$30 minimum		10	\$514.80		7	\$324.72	
Repairs/Replacements/Alteration < 200 sf		\$25 minimum		0	\$0.00		0	\$0.00	
Residential Garage	\$75			7	\$525.00		5	\$375.00	
Zoning Fee	\$50			46	\$2,510.00	\$54.57	19	\$1,040.00	\$54.74
Certificate of Occupancy	\$75			36	\$2,700.00	\$75.00	12	\$900.00	\$75.00
Impact Fee	N/A								
Park Fee	N/A								
Land Dedication or fee in lieu of land dedication	N/A								
CSM	\$125			5	\$575.00		4	\$450.00	
Plat Approval Fee	\$125 + \$10/lot			1	\$325.00	\$325.00	1	\$175.00	
Storm Water Management Fee	\$300 + \$10/lot			3	\$846.05	\$282.02			
Erosion Control Fee	\$50 + \$2/1,000 sf disturbance			3	\$773.79	\$257.93			
Driveway Permit	\$50			36	\$1,800.00	\$50.00	15	\$750.00	
Right-of-Way Excavation	\$50 + \$3,000 Performance Bond			8	\$400.00		18	\$900.00	
Water Hook-Up Fee									
Sewer Hook-Up Fee									
Electrical Fee - Single Family	\$200			21	\$4,200	\$200.00	6	\$1,200.00	\$200.00
Electrical Fee - Duplex	\$275			1	\$275	\$275.00	6	\$1,650.00	\$275.00
Electrical Fee - Multi Family (3-4 Units)	\$325			0			0		
Electrical Fee - Multi Family (5+ Units)	\$80/unit			9	\$6,720.00	\$746.67	0		
Plumbing Fee	\$10/fixture			87	\$20,175.00	\$231.90	34	\$6,710.00	\$197.35
HVAC Fee	Based on Cost of Work			29	\$3,425.00	\$118.10	23	\$4,049.50	\$176.07

The average cost per unit for residential permit fees in 2018 was \$1,011.50 for 111 new residential units. Through June 30, 2019, the average cost per unit for residential permit fees is \$1,174.41 for 33 new units in 2019.