

# CITY OF SHEBOYGAN

## NEW HOUSING FEE REPORT

### 2019



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## **I. Purpose**

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

2017 Wisconsin Act 243 requires all cities and villages with populations of 10,000 or more to prepare a New Housing Fee Report. Under Act 243, the New Housing Fee Report must identify the amount of any of the following municipal fees imposed on new residential construction, remodeling, or development:

- Building Permit Fee
- Impact Fee(s)
- Park Impact Fee
- Land Dedication Requirement
- Fee in lieu of Land Dedication
- Plat Approval Fee
- Storm Water Management Fee
- Water or Sewer Hook-up Fee

Act 243 provides a formula to calculate municipal development fees including, “The total amount of fees (collected from the bulleted list above) that the municipality imposed for purposes related to residential construction, remodeling or development in the prior year (2018) and an amount calculated by dividing the total amount of fees under this paragraph by the number of new residential dwelling units approved in the municipality in the prior year.” It is very important to note the total fees collected under the statute includes remodeling, but under the statutory formula, the total fees collected are to be divided by only the new residential dwelling units approved.

## **II. Process and Data Sources**

This report was prepared by Department of City Development staff from the Planning and Development Division and the Building Inspection Division for calendar year ending December 31, 2018 using the adopted City of Sheboygan Fee Schedule, permit/development records and adopted city ordinances.

This report has been posted on the City’s website ([www.sheboyganwi.gov](http://www.sheboyganwi.gov)) and has been shared with the City of Sheboygan Common Council. For record keeping purposes, projects are reported in the year they were permitted. Projects approved in prior calendar years but completed and occupied in 2018 are not included in this report.

**III. Residential Permit Fees**

The following are residential permit fees charged as a result of a residential development:

Minimum Permit Fee for all permits .....	\$50.00
Exception- All fences and stairways.....	\$40.00
New Residential: One and two-family- first 2,000 square feet of habitable area .....	\$400.00
per 100 square feet or fraction thereof of habitable area over 2,000 sq. feet .....	\$20.00
New Residences and Apartments, Three family and over, row housing, multiple family dwellings, Institutional.....	\$.30/sq. ft.
Residences- Additions.....	\$.30/sq. ft. or fraction thereof
Detached Garages and Accessory Buildings .....	\$.30/sq. ft.
Driveways.....	\$50.00
All other buildings, structures, alterations, residing, re-roofing, repairs where square footage cannot be calculated .....	\$10.00/\$1,000 valuation
Plan Examination:	
One and Two Family Residence .....	\$75.00
Apartment, Three Family Residence, Row Housing, Multiple Family Building .....	\$200.00 + \$15.00/unit
Wisconsin Uniform Building Permit Seal .....	State Charge + \$10.00
Park Impact Fee .....	\$563.54/unit
Plumbing Fees.....	Variable Fees at \$10.00/fixture
Sanitary or Storm Initial Connection.....	\$500.00 each if necessary
Electrical Fees .....	\$50.00/\$1,000 valuation, each additional \$1,000 an additional \$20.00
HVAC .....	\$200.00
Address Numbers:	
Three numbers & frame .....	\$7.60
Four numbers & frame .....	\$9.55
Soil Erosion.....	\$100.00
Occupancy.....	\$50.00
Early Start Permit (Before Permit is issued).....	\$250.00

#### IV. Residential Development Fees Comparison

The chart below identifies the total building permit fees collected and each requested municipal fee charged for new residential development. The chart also provides the residential development fees charged for the 18 new residential units approved in 2018 in the City of Sheboygan.

<b>Residential Development Fees</b>					
<b>2018</b>					
	<i>Total Residential Permits</i>		<i>New Residential Units</i>		
	<b># Issued</b>	<b>Permit Fees</b>	<b>Total Units</b>	<b>Fee per Parcel</b>	<b>Total Permit Fees</b>
Building Permit Fee:	1987	\$402,912	<b>18</b>	\$400	\$7,520
Impact Fee:	0	\$0			\$0
Park Impact Fee:	0	\$0		\$547	\$4,376
Land Dedication Fee:	0	\$0			\$0
Plat Approval Fee:	0	\$0			\$0
Storm Water Management Fee:	0	\$0		\$500	\$300
Water/Sewer Hook-up Fee:	0	\$0		\$700	\$9,320
Plumbing Fixture Fees:	297	\$26,650		\$160	\$2,940
Early Start (Before Permit Issued):	0	\$0		\$250	\$1,500
Plan Review:	0	\$0		\$75	\$975
Soil Erosion:	0	\$0		\$100	\$1,300
WI State Seal:	0	\$0		\$40	\$520
Occupancy:	0	\$0		\$50	\$900
HVAC:	437	\$21,315		\$200	\$3,600
Electrical:	218	\$24,750		\$200	\$3,600
Address Numbers:	0	\$0		\$10	\$172
<b>Total Amount of Fees:</b>	<b>2,939</b>	<b>\$475,627</b>	<b>18</b>	<b>\$3,232</b>	<b>\$37,023</b>
<b>Average Fees:</b>					<b>\$2,123</b>
<b>Total Fees / # New Residential Units:</b>	<b>\$26,424</b>	<b>\$475,627</b>	<b>18</b>		

#### V. Conclusion

This report was prepared in order to meet requirements enacted by 2017 WI Act 243 in Wis. Stat. 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. The issue of housing affordability will be addressed in further detail in the Housing Affordability Report.