

2018 New Housing Fee Report
City of Portage
Per Sect. 66.10014, Wis. Stats

Section 66.10014 of Wisconsin Statutes requires municipalities to prepare a report of the municipality's residential development fees containing information specified in sec. 66.10014(2) and then divide the total amount of fees imposed for purposes related to residential construction, remodeling, or development in the prior year by the number of new residential dwelling units approved by the municipality in the prior year. This New Housing Fee Report complies with this requirement.

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 Fees
- Impact Fees
- Park Land Dedication Requirement or Fee in lieu of Park Land Dedication
- Development Approval Fees
- Stormwater Management Fees
- Water or Sewer Hook-Up Fees.

Section 66.10014 Wis. Stats. 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 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 statute include remodeling and additions, however under the statutory formula; the total fees collected are to be divided by only the new residential dwelling units approved.

This report was prepared for the calendar year ending December 31, 2018 in which information was compiled from the City of Portage Fee Schedule and permit records. The report, posted on the City website at www.portagewi.gov and distributed to members of the Common Council and Plan Commission, will be updated annually. For purposes of this report, projects are reported in the year in which they were permitted (approved). Projects permitted the year prior to this report but completed during the calendar year for which this report is compiled are not included.

The means to develop new or maintain existing affordable housing options are largely driven by the private market in terms of land prices, cost of construction, sales commissions, profit, and the overall supply and demand of existing housing units.

Development fees, albeit a very small percent of the overall cost of housing development, is one aspect of housing costs that municipalities can generally control.

Except for the northeastern part of the City, Portage is largely built-out and is reliant upon small infill development, redevelopment, and remodeling for housing construction.

Residential Development Fees

The City of Portage has the following fees related to residential construction, remodeling or development:

Building Permit Fees (Residential)

New Construction: \$0.23/sq. ft. (\$825 minimum) + 25% Administration Fee + Sanitary Sewer Connection Fee + Erosion Control Fee

Remodel & Additions: \$0.29/sq. ft. (\$165 minimum) + \$50 zoning review + Erosion Control Fee (Addition only)

Multi-Family New Construction (3 or more units/building): \$0.16/sq. ft. - \$103 min. + Erosion Control Fee + Occupancy Fee

Erosion Control Fees: \$110 - New One and Two Family; \$68.75 - Residential Additions; \$206 for 1st Acre + \$68/Acre thereafter – Multifamily.

Occupancy Permit Fee: \$75/unit

Wisconsin Uniform Building Permit Seal: \$42

Development Fees

Certified Survey Map Review Fee: \$100

Condominium, Plat or Subdivision Review Fees: \$500.00 plus recording fees plus actual cost of consultant with \$2,500.00 deposit

Parkland Dedication: 1 acre/25 residential units or 1,743 sf/ residential unit or \$600/unit in lieu thereof.

Sewer Connection Fee: \$500 per Residential Equivalent Connection (REC) up to two (2); and \$400 per REC thereafter.

Stormwater Fee: Fee = (\$150/CN*acre)*(CN post – CN pre)*parcel area(acres)

The difference in composite curve number (CN), multiplied by the total area, and multiplied by \$150. Curve number is a value given to different conditions on the site. A grassy area is 20-50 depending on soil conditions whereas pavement is a 98. Predevelopment conditions are evaluated and given a composite CN based on the amount of acreage that is pervious and impervious. The same process occurs for post development conditions to derive the calculation.

Residential Development Fees Collected in 2018			
	# of permits/projects	Total Fees Collected	Fee Per Project
Residential Alterations ¹	15	\$5,003.25	\$ 333.55
Residential Additions	7	\$2,350.00	\$ 335.71
Residential New Construction	6	\$9,064.88	\$1,510.81
Residential New UDC Stamp	6	\$ 252.00	\$ 42.00
Multi-Family Alterations	0		
Multi-Family Additions	0		
Multi-Family New Construction	0		
Early Start Permits	0		
Sanitary Sewer Connection	5	\$2,500.00	\$ 500.00
Certified Survey Map Review ²	3	\$ 200.00	\$ 66.67
Stormwater Fees	0		
Fees In Lieu Of Parkland	0		
Plat Review Fees	0		
¹ Excludes single type permits (roof, deck, windows, etc).			
² One of the CSM's was City initiated, therefore no fee collected.			

As noted in the table, the average fee/new residential unit (excluding alterations and additions) is \$1,969.48 per unit. As required under state statute, the average fee (including alterations and additions) is \$3,195.02 per unit. In order to place the Portage fee cost per unit in perspective, according to the 2017 American Community Survey from the U.S. Census Bureau, the median value of an owner-occupied home in Portage with a mortgage is approximately \$158,800.

Disclaimers

- Electrical/HVAC/Plumbing permit fees are charged, but are based upon the number of fixtures/items. Therefore, the specific design of a new dwelling determines the permit fee to be charged. Wis. Stat. 66.10014 does not require reporting of Electrical/HVAC/Plumbing fees.
- Permits for new dwellings are typically issued for existing lots in subdivisions that were approved and constructed in prior years, due to the time involved in subdividing and improving land with water, sewer, roads, and other infrastructure.
- Parkland fees in lieu of dedication are collected upon plat approval
- Stormwater fees are collected upon plat approval.

Conclusion

As documented within the analysis, permit fees do add a cost to the overall price of housing units within the City of Portage. This report was prepared in order to meet requirements enacted by 2017 WI Act 243 in Wis. Stat. 66.10014; therefore it does not include the most significant costs of residential development, including the cost of land, infrastructure, labor, and building materials. In comparison, the cost of City of Portage's permit and development fees are less than 2% of the total development cost of residential development.