City of Oshkosh New Housing Fee Report, 2018



Final December 2019



Housing Fee Report, 2018

City of Oshkosh

Prepared by the East Central Wisconsin Regional Planning Commission

EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION

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ABSTRACT

TITLE: City of Oshkosh Housing Fee Report, 2018

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SUBJECT: Housing Development Fees

DATE: December 2019

PLANNING AGENCY: East Central Wisconsin Regional Planning Commission

SOURCE OF COPIES: East Central Wisconsin Regional Planning Commission

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In 2018, the Wisconsin State Legislature approved new legislation which requires communities of 10,000 population or more to provide an annual report related to housing fees in an effort to shed light and foster change on affordable housing issues across the state. Specifically, reference Wis. Stats. 66. 10014 (Housing fee report).

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HOUSING FEE REPORT

EXECUTIVE SUMMARY

In 2018, the Wisconsin State Legislature approved new legislation which requires villages and cities of 10,000 population or more to provide two separate annual reports related to housing affordability and housing fees in an effort to shed light and foster change on affordable housing issues across the state. The City of Oshkosh, along with 11 other communities in the region, elected to contract with the East Central Wisconsin Regional Planning Commission to prepare these reports. As such, a Housing Report Advisory Team was created so that input and feedback from all communities could be considered as the reports were prepared. Specifically, this document meets the requirements for Wis. Stats. 66. 10014 (Housing fee report).

HOUSING FEE REPORT

Requirements of this report include the following elements:

- (1) In this section, "municipality" means a city or village with a population of 10,000 or more.
- (2) Not later than January 1, 2020, a municipality shall prepare a report of the municipality's residential development fees. The report shall contain all of 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 land 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 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.

(3)

- a. A municipality shall post the report under sub. (2) on the municipality's Internet site on a web page dedicated solely to the report and titled "New Housing Fee Report." If a municipality does not have an Internet site, the county in which the municipality is located shall post the information under this paragraph on its Internet site on a web page dedicated solely to development fee information for the municipality.
- **b.** A municipality shall provide a copy of the report under sub. (2) to each member of the governing body of the municipality.
- (4) If a fee or the amount of a fee under sub. (2) (a) is not properly posted as required under sub. (3) (a), the municipality may not charge the fee.

Part 2A: The City of Oshkosh imposes the following fees or other requirements for purposes related to residential construction, remodeling, or development. Only fees the City sets/collects are included in this report. Fees set by others, such as sanitary and utility districts, county and etc., are not included in this report. A complete copy of the fee schedule is included in Appendix A. Table 1 lists the types and amounts of these fees.

Table 1: City of Oshkosh Schedule of Fees (2018)

Building permit fee	Impact fee	Park fee	Land dedication or fee in lieu of land dedication requirement	Plat approval fee	Final plat approval fee	Storm water managem ent fee	Water or sewer hook-up fee
\$0.18 per square foot (minimum of \$37); \$160 for the first \$20k + \$3.50 for each thousand dollar valuation or part thereof	N/A	N/A	1,100 sq. ft./SF Unit or 900 sq. ft./MF Unit OR \$200/SF Unit at Plat, Condo, CSM Acceptance and \$200/SF Unit at Building Permit Issuance (Use \$165 fees for MF Units)	\$1 per lot + \$50 +/- \$50 notification/ publication fee	\$25 per lot + \$100 +/-\$50 notification/ publication fee +/- %25 per lot +\$50 (Property Record Maintenance fee)	paid by developer	paid by developer

Part 2B: The total amount of fees under Part A that the City of Oshkosh imposed for purposes related to residential construction, remodeling, or development in the prior year is listed in Table 2. This table only includes building and remodeling 2018 permit fees. It does not include fees collected for electrical, plumbing, HVAC, and other permits.

Table 2: City of Oshkosh Fees Collected (2018)

Building permit fee (new construction+ remodel permits)	Impact fee	Park fee	Land dedication or fee in lieu of land dedication requirement	Preliminary Plat Approval fee	Final Plat Approval fee	Storm water management fee	Water or sewer hook- up fee	Total Fees collected
\$86,457	\$0.00	\$8,600	Yes (1.5 ac)	\$191	\$1,725	\$0.00	\$2,228	\$99,201

The 2018 average total fee cost for a new residential housing unit has been calculated by dividing the total amount of fees collected by the number of new residential dwelling units approved in the City in the prior year (Table 3).

Table 3: City of Oshkosh Approved Residential Dwelling Units by Type (2018)

Single Family Building Units	2-Family Building Units	Multi-family Building Units	Mobile Home Units	Total
30	0	8	10	48

Calculation: $$99,201 \div 48 = $2,066.69$

In 2018, the City of Oshkosh collected nearly \$2,067 in fees for each new residential dwelling unit approved within the municipality.

Remodeling projects do not typically include the following fees: impact, park, land dedication or fee in lieu of land dedication requirement, preliminary plat approval, final plat approval, stormwater management, and water and sewer hookup. In 2018, the City collected \$43,430 in remodeling fees.

The following table identifies the type of residential construction, total fees collected, and average fees collected per unit.

Table 4: City of Oshkosh Approved Residential Dwelling Units – Building Permit Fee (2018)

New Single Family Fees \$29,442	Average per Residential Unit \$981.40
Remodel, Alterations and Addition Fees	Average per Residential Unit
\$43,430	\$99.15
Multi Family Fees	Average per Residential Unit
<i>\$13,605</i>	\$1,700.62
Totals	
\$86,457	\$181 per unit
	\$29,442 Remodel, Alterations and Addition Fees \$43,430 Multi Family Fees \$13,605 Totals

The City of Oshkosh also collects fees for other purposes when issuing a permit. Those fees are determined by the residential and commercial structures, lots, utility services and other factors. Not all fees are assessed in all cases. The attached appendix identifies the fees that may be assessed in addition to the building fees.

Lastly, it should be noted that with the recent trend of creating mixed use developments (i.e. first floor retail and upper story apartments), many such projects are dealt with under commercial land development procedures. As such residential units associated with these projects are not considered in this report's platting and permitting data. This also has the effect of increasing the "cost per approved residential unit" as shown in Table 3.



Municipal Fee Schedule



INSPECTION SERVICES DIVISION FEE SCHEDULE

Effective March 1, 2019

** To calculate fees for building projects use the higher of the fees by valuation or square footage **

BUILDING

The below fee breakdown is for but not limited to:

New Buildings, Additions & Alterations, Interior Remodeling/Alterations, Decks, Fences, Patios, Steps, Porches, Driveways, Pools, Signs, Windows, Roofing, Siding, Demo/Razing, Ramps, Etc:

<u>Valuation</u>		<u>Fee</u>
\$ 0 to \$ 1,000.00	\$	37.00
\$ 1,000.01 to \$ 2,000.00	\$	44.00
\$ 2,000.01 to \$ 3,000.00	\$	51.00
\$ 3,000.01 to \$ 4,000.00	\$	58.00
\$ 4,000.01 to \$ 5,000.00	\$	65.00
\$ 5,000.01 to \$ 6,000.00	\$	72.00
\$ 6,000.01 to \$ 7,000.00	\$	79.00
\$ 7,000.01 to \$ 8,000.00	\$	86.00
\$ 8,000.01 to \$ 9,000.00	\$	93.00
\$ 9,000.01 to \$10,000.00	\$1	100.00
\$10,000.01 to \$20,000.00\$100.00 for the	first \$10,0	00.00
plus \$6.00 for each thousand dollar valuation or part thereof		
Over \$20,000.00\$160.00 for the	first \$20,0	00.00
plus \$3.50 for each thousand dollar valuation or part thereof		

The below fee breakdown is for but not limited to:

New Buildings, Additions & Alterations:

(square footage includes all new areas including garages, basement/crawlspace and decks or porches)

Additional Fees:

nutional rees.
New Construction: one or two-family structure
Early Start Permit (optional)\$100.00
Plan Examination\$ 75.00
Wisconsin Uniform Building Permit Seal (cost + \$5.00)\$ 38.00
Sidewalk Grade Stake\$ 15.00
New Construction: multiple family (more than 2 units) or commercial/industrial structure
Plan Examinationsee WI Dept of Safety and Professional Services schedule
Sidewalk Grade Stake (when applicable)\$ 15.00
Additions or Alterations: one or two-family structure
Plan Examination – Deck, detached garages\$ 25.00
Plan Examination – 1-story building\$ 50.00
Plan Examination – 2-story building\$ 75.00
Moving Permit: Under 500 sq.ft\$ 50.00
500 sq.ft. or more\$100.00

See the current Property Record Maintenance Fee Schedule (page 5)

See the current Planning Services Division Fee Schedule (page 6)

MISCELLANEOUS

•	Triple Fee \$100.00 plus the normal permit fee, whichever is greater
Reinspection	\$100.00 per reinspection
Annual Administration Fee (Contractor	Pre-Pay Accounts)\$25.00
Temporary Certificate of Occupancy	\$100.00 Initial - then \$50.00/month
COMPLAINT BASED HOUS	SING INSPECTION (Violation Only)
1st Reinspection (per unit) 2nd Reinspection (per unit)	\$200.00 \$75.00 \$150.00 \$400.00
CODE ENFORCEMENT SER	EVICE FEE
1 st Service Fee2 nd Service Fee	\$ 0.00 \$100.00 \$200.00 \$300.00
SUMP PUMP DISCHARGE (ONLY ENFORCEMENT SERVICE FEE
1 st Service Fee	\$ 0.00 \$ 20.00 \$ 50.00 \$100.00 \$200.00
ROOMING HOUSE	
plus \$15.00 per bedroom	nse

HEATING

<u>Valuation</u> \$0 to \$1,000.00\$30.00
\$1,000.01 to \$10,000.00
\$10,000.01 to \$25,000.00
Over \$25,000.00
Plan Examinationsee WI Dept of Safety and Professional Services schedule
STORAGE TANKS
Installation & Removal of Tankssee WI Dept of Safety and Professional Services schedule
ELECTRICAL
<u>Valuation</u> <u>Fee</u> \$0 to \$500.00\$30.00
\$500.01 to \$1,000.00\$30.00 for the first \$500.00 plus \$8.00 for each additional hundred dollar valuation or part thereof
\$1,000.01 to \$10,000.00
\$10,000.01 to \$20,000.00
Over \$20,000.00
Annual Permits (Manufacturing Only):
<u>Assessed Valuation</u> <u>Fee</u> \$50,000.00 or less
\$50,000.00 or less
\$100,000.01 to \$500,000.00 inclusive
\$500,000.01 to \$1,000,000.00 inclusive\$400.00
\$1,000,000.01 and over\$500.00

PLUMBING

	<u>Fee</u>	
Minimum Per	mit Fee\$30.00)
Fach fixture:	Now \$ 0.00	`
Each fixture.	New	
	Replaced or roughed in for future use	
	Replaced of foughed in for future use	,
Disconnect, a	bandon, or capping off of lateral (each lateral))
Sanitary or St	orm Sewer connections at main in street or curb\$50.00)
Summary of St		_
Sanitary or St	orm Sewers re-laid from main or curb to building or main to curb\$50.00)
Water Service	e connections at main in street or curb\$50.00)
,, and 201,110	ψουτουτοί (10 τ. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	
Water Service	e re-laid from main or curb to building or main to curb\$50.00)
Water Service	e and Sewer repair\$50.00)
Private Wells	\$50.0	0
Plan Examina	tionsee City of Oshkosh Plan Review Fee schedule	3

RENTAL INSPECTION PROGRAM

Inspections	No Violations	All Violations Corrected within 30 Days	Violations NOT Corrected within 30 Days
Initial Inspection	\$0		
1st Reinspection		\$0	\$90+\$150= \$240 (Occupied Unit) \$75+\$150= \$225 (Vacant Unit)
2nd Reinspection and subsequent inspections			\$150

Copies:	8 1/2 x 11	25¢ / page + tax
	8 1/2 x 14	25¢ / page + tax
	11 x 17	25¢ / page + tax
Faxing:		\$1.00 / page + tax

PROPERTY RECORD MAINTENANCE FEE SCHEDULE



Effective January 1, 2017

PERMITS

(fee based on building permit valuation or square foot fee, whichever is greater)

The below fee breakdown is for but not limited to:

Interior Remodeling/Alterations, Decks, Fences, Patios, Steps, Porches, Driveways, Pools, Signs, Windows, Roofing, Siding, Demo/Razing, Ramps, Etc:

		<u>Val</u>	ua	<u>tion</u>	<u>Fee</u>
\$	0	to	\$	1,000.00	\$12.00
\$	1,000.01	to	\$	2,000.00	\$15.00
\$	2,000.01	to	\$	3,000.00	\$17.00
\$	3,000.01	to	\$	4,000.00	\$19.00
\$	4,000.01	to	\$	5,000.00	\$22.00
\$	5,000.01	to	\$	6,000.00	\$24.00
\$	6,000.01	to	\$	7,000.00	\$26.00
\$	7,000.01	to	\$	8,000.00	\$29.00
\$	8,000.01	to	\$	9,000.00	\$31.00
\$	9,000.01	to	\$	10,000.00	\$33.00
\$	10,000.01	to	\$	20,000.00	\$33.00 for the first \$10,000.00
plus \$2.00 for each thousand dollar valuation or part there of					
O۱	ver \$20,000.	00			\$53.00 for the first \$20,000.00
plus \$1.20 for each thousand dollar valuation or part there of					

The below fee breakdown is for but not limited to:

New Buildings, Additions & Alterations, Etc:

\$0.06 per square foot (minimum of \$10.00)

(square footage includes all new areas including garage, basement/crawlspace and decks or porches)

PARCEL CHANGES

<u>Type</u>	Fee
Annexation	\$100.00
Attachment	\$100.00
Land Division	\$25 per lot + \$50
Combinations	\$25 per lot + \$50
CSM	\$25 per lot + \$50
Plat Final	\$25 per lot + \$50
Street Vacation	\$25 per lot + \$50
Other Requests	\$25.00

^{**} not to exceed \$10,000 on new construction **



PLANNING SERVICES DIVISION MISCELLANEOUS LAND USE ADMINISTRATIVE FEES

Effective: March 1, 2016

:fee schedule 5/29/19

ITEMS BEFORE PLAN COMMISSION:

			Notification/
			publication
			fee
Access Control Variance		\$100	
Annexation / Attachment		\$100	\$50
Conditional Use Permit (CUP) Recording \$40		\$300	\$50
Floodplain Map Amendment/Revision		\$450	\$50
Land Division based on number of lots to	be created	\$75 / Lot	
Other Requests		\$75	
Planned Development Review		\$400	\$50
Plats: Preliminary	\$1 per lot +	\$50	\$50
Final	\$25 per lot +	\$100	\$50
Privilege in Street		\$100	
Zone Change		\$300	\$50
Zone Change w/Conditional Use Permit/PD		\$600	\$50
Street Vacation		\$200	\$50
Variance to Subdivision Regulations		\$100	
Ordinance Revision/Citizen Request		\$200	\$50
Comprehensive Plan Land Use Amendment	\$50		
Design Standards Variance		\$75	
Notification Sign		\$25	
Neighborhood Meetings mailing:	0 - 50 notices	\$100	
	51 - 100 notice	\$200	
	101+ notices	\$2 / notice	<u>.</u>
Commencing Work Without Permit		\$100	
Short Term Rental		\$40	

SITE PLAN REVIEW FEES:

Multi-Family Residential, Commercial & Industrial

	Bldg/Addition/	<u>Inspection</u>			
	Impervious Area	Disturbed Area		<u>Fee</u>	<u>Total</u>
Level 1	<10,000 sq. ft.	Less than 1 acre	\$425	\$100	\$525
Level 2	10,000 to 50,000 sq. ft.	1.01 to 10 acres	\$625	\$125	\$750
Level 3	50,001 to 100,000 sq. ft.	10.01 to 25 acres	\$775	\$150	\$925
Level 4	Greater than 100,001 sq. ft.	Greater than 25.01 acre	\$1,000	\$175	\$1,175

Fence (commercial & industrial)

\$100

<u>Contract Consultant Service Fee</u> (i.e. stormwater, site engineering design, traffic engineering design, etc.)

Cost of City's contract development services consultant fee **PLUS** two percent (2%) administrative fee

ITEMS BEFORE BOARD OF APPEALS:

Variance to Zoning Ordinance	\$125	+ \$50
Variance to City Building Code	\$125	
Appeal to Interpretation	\$125	

Single Fa	amily & Two Family Structures	
	New Construction: single family and two family	\$100
	Additions: any addition/expansion of existing structure	\$50
	Decks, Patios, Ramps: new or expansion/addition	\$40
	Driveways: new or expansion/addition	\$40
	Fence: new or expansion/addition	\$25
	Garages, Utility Buildings, Sheds: new, expansion/	
	addition or raze & rebuild	\$40
	Parking Areas: new or expansion/addition	\$35
	Pools: new or expansion/addition	\$30
	Design Standard Zoning Verification Fee	\$30
Multiple	Family Structures	
	Decks, Patios, Ramps: new or expansion/addition	\$30
	Fence: new or expansion/addition	\$25
	Pools: new or expansion/addition	\$50
	Utility Buildings, Sheds: new or expansion/addition	\$50
<u>Other</u>		
	Landscape Review / Revision / Amendment	\$125
	Floodplain Land Use Permit	\$250
	Shoreland Land Use Permit	\$125
	New Communications Tower or Class I Colocation	\$3,000
	Mobile Vending	\$100
	Quadricycle	\$100
<u>Signs</u>		
	New Pylon or Ground Sign	\$100
	New Wall Sign	\$100
	Electric Message Center Sign	\$125
	Sign Face Replacement	\$50
	Projecting Sign	\$100
	Awning Sign	\$50
	Other Signs as regulated by Ordinance	\$75
	Sign Revision / Amendment	\$50
TEMPOI	RARY USE PERMITS	
	30 days or less	\$75
	31 to 60 days	\$125
	61 to 90 days	\$150
	Multiple site fee: regular fee for first site + 50% of fee each additional site if	all obtained at o
	(up to 4 sites total)	

ZONING CODE ENFORCEMENT SERVICE FEES

Initial Service Fee	\$0
1st Service Fee	\$100
2nd Service Fee	\$200
3rd Service Fee	\$300

MISCELLANEOUS

MISCELLITIVEOC						
		eekeeping License/Re			\$15	
		nium Plat / Administra		\$75		
		cupation License		\$25		
His	storical	Tax Credit Research I	Fee	\$75/H	our + Costs	
Lar	nd Divi	sion / Administrative	Review Only		\$50	
Lot	t Conso	lidation / Administra	tive Review Only		\$50	
Mo	ortgage	Subordination Reque	st		\$150	
Sid	lewalk	Café Permit			\$50	
Cer	rtificate	of Occupancy			\$100	
Zor	ning Co	ompliance Letter:	Single Family and Tv	vo Family propert	i \$35	
			Multi-family/Comme	ercial/Industrial p	\$80	
			Zoning Only Written	Verification	\$30	
PARKLAND DEI	DICAT	TON FEES:	Applies to all resider	ntial final plats, co	ndo plats and CSM's	
T at	4 Eaga	Cinala Eamily		man lat	φ 2 00	
<u>L01</u>	ı rees:	Single Family Multi Family		per lot		
	I at for	Multi-Family	Mα	per lot	\$165	
	Lot Jees	s due at time of platti	ng			
**	.21 T	Cinalo Esseil		1		
<u>Un</u>	iit Fees:	Single Family		per lot		
	17 °4 C	Multi-Family	1, 1	per lot	\$165	
	Unit fe	es due at time of buila	ling permit applicatio	n		
MADO	D1	1 27 1 1 1	0.4/9.3/44	(7 44 06)	AT 5 0	
MAPS: Sit	e Plan	and Floodplain	8 1/2 X 11	(7.14 + .36)	\$7.50	
			11 X 17	(10.48 + .52)	\$11.00	
<u>Cit</u>	ty Map	with Street Listings				
		Black & White Av	railable from PUBLIC	WORKS		
		Color (SPECIAL OR	RDER - refer to Jeff)		\$25	
Sp	ecialize	<u>ed</u>	8 1/2 x 11	Base fee	\$75 per hour	
			8 1/2 x 14	Base fee	\$75 per hour	
			11 x 17	Base fee	\$75 per hour	
			Larger than 11 x 17	Base fee	\$75 per hour	
<u>Zo:</u>	ning	1500 scale, Color		(12 + .60)	\$12.60	
		1000 scale, Color		(20 + 1)	\$21	
DOCUMENTS:						
2005 Comprehensiv	e Plan	* Hard Copy	(10 + .50)	\$10.50		
•		CD		\$5.25	_	
			,		_	
Zoning Ordinance	**	Hard Copy	(15 + .75)	\$15.75		
-0 - 2			()	Ψ10.70	-	
Historic District Su	rvev **	Hard Copy	(10 + .50)	\$10.50		
motoric District 3u	y	CD	· · · · · · · · · · · · · · · · · · ·	\$5.25	_	
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Riko and Dadaatus	n Plan	* Hand Carrer	(10 ± 50)	¢10 E0		
Bike and Pedestrian	ıı rıan	* Hard Copy	(10 + .50)	\$10.50	-	
Sustainability Plan	**	Hard Copy	(10 + .50)	\$10.50	-	
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<u>copies.</u>		8 1/2 x 14	25¢ / page + tax			
		11 x 17	25¢ / page + tax	<u> </u>		
Facility				_		
Faxing:			\$1.00 / page + tax	<u></u>		



WEIGHTS & MEASURES DIVISION FEE SCHEDULE

Effective January 1, 2017

<u>Description</u>	<u>Fee</u>	
Annual Base Fee	\$ 50.00	
Bundled Firewood Dealer	\$ 20.00	
Electric Pill Counter	\$ 35.00	
Fabric Measuring Device	\$ 20.00	
Group 1 Scales (1-30 lbs)	\$ 55.00	
Group 2 Scales (1-20 lbs) PLU	\$ 60.00	
Group 3 Scales (31-500 lbs)	\$ 60.00	
Group 4 Scales (501-10,000 lbs)	\$ 65.00	
Group 5 Scales - Hi Accuracy (grams)	\$ 65.00	
Group 6 Scales (10,001-200,000 lbs)	\$ 75.00	
High Speed Measuring Devices	\$ 60.00	
Linear Measures	\$ 10.00	
Liquid Measuring Devices	\$ 55.00	
Package Checking	\$ 35.00	
Pharmacy Weights (per set)	\$ 50.00	
POS Scanners (3 or less)	\$150.00	
POS Scanners (4 - 10)	\$240.00	
POS Scanners (11 or more)	\$ 25.00	per scanner
Reverse Vending	\$ 55.00	
Taxi Meters	\$ 50.00	
Timing Devices	\$ 20.00	
Vehicle Tank Meters	\$ 65.00	
Wire & Cordage Measures	\$ 20.00	
Penalty for Late Registration	\$150.00	
Penalty Fee for Device (non-registration)	triple device fee	
Re-Inspection Fee	\$ 50.00	

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