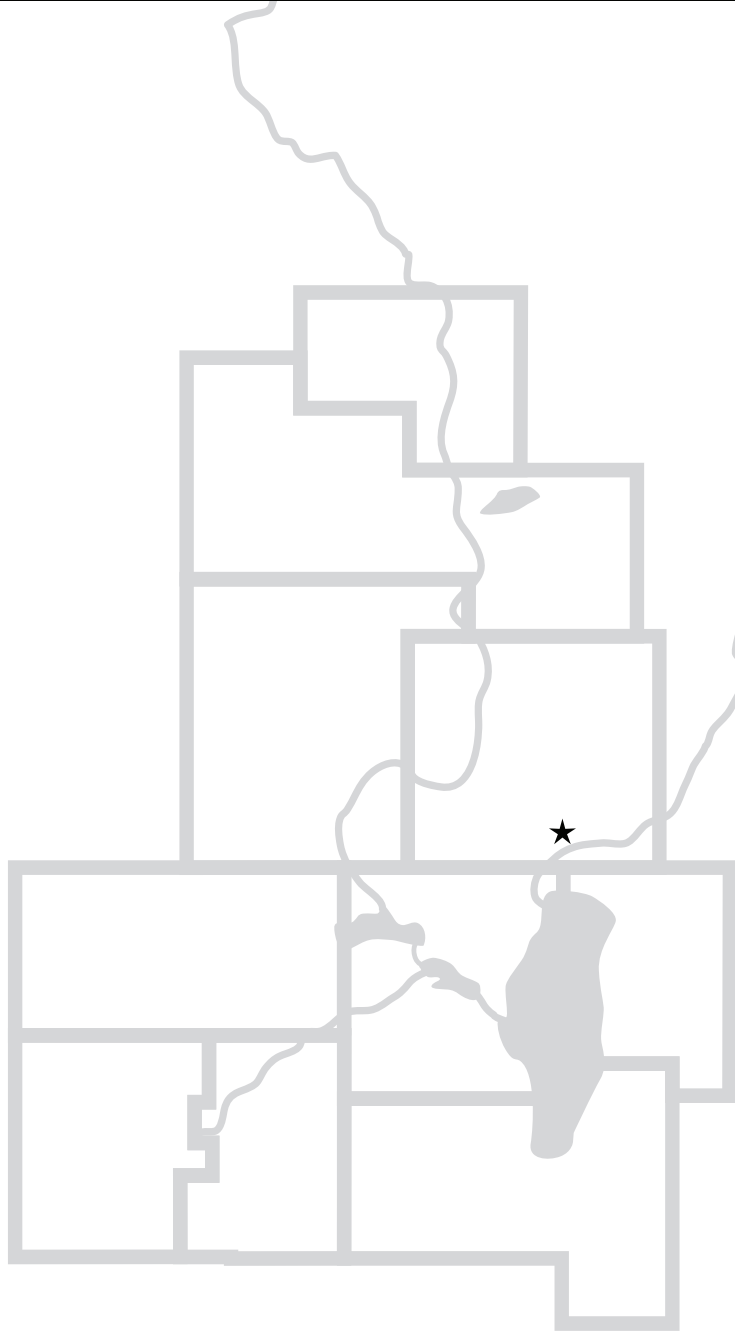


City of Appleton New Housing Fee Report, 2018



Draft
November 2019

Housing Fee Report, 2018

City of Appleton

Date Adopted Here

Prepared by the
East Central Wisconsin Regional Planning Commission

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ABSTRACT

TITLE: C. Appleton Housing Fee Report, 2018

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SUBJECT: Housing Development Fees

DATE: November 2019

PLANNING AGENCY: 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

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 Appleton, 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 Appleton 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 Appleton Schedule of Fees, 2018

Building permit fee	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
One and Two-Family: \$10 per 100 square feet. \$40 minimum fee. Multi-family: \$15 per 100 square feet. \$40 minimum fee.	N/A	N/A	(\$5,810) Park Fees when no land dedication (based on zoning): \$300 per unit in R-1A/R-1B/R-1C. \$200 per unit in R-2. \$150 per unit in R-3/PD.	\$100 + \$25 per lot, Reapplication fee for preliminary plat \$20	\$75	Charged per actual cost to review stormwater management plan	N/A

Part 2B: The total amount of fees under Part A that the City of Appleton 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 Appleton 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
\$71,203.58	\$0.00	\$0.00	\$5,810.00	\$4,425.00	\$450.00	\$4,282.00	\$0.00	\$86,170.58

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 Appleton Approved Residential Dwelling Units by Type, 2018

Single Family Building Units	2-Family Building Units	Multi-family Building Units	Mobile Home Units	Total
55	8	110	0	173

Calculation: $\$86,170.58 \div 173 = \498.10

In 2018, the City of Appleton collected just over \$498 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 \$18,058 in remodeling fees.

Calculation: $(\$86,170.58 - \$18,058) \div 173 = \$394.05$

The 2018 average total cost of each new residential dwelling unit, minus remodeling building fees was just over \$394.

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APPENDIX #A

Municipal Fee Schedule

INSERT HOUSING FEES

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