

City of Menomonie

NEW HOUSING FEE REPORT

January 1, 2020



State of Wisconsin Requirements Related to Housing

The State of Wisconsin requires municipalities with a population of 10,000 or more to prepare a report of the municipality's residential development fees by no later than January 1, 2020. The report shall note 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.

The total amount of fees 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 shall be included.

A municipality shall post the report on the municipality's Internet site on a web page dedicated solely to the report and titled "New Housing Fee Report." A municipality shall provide a copy of the report to each member of the governing body of the municipality.

If a fee or the amount of a fee is not properly posted as required, the municipality may not charge the fee.

Wis. Stats 66.10014-New Housing Fee Report. History: 2017 a. 243.

City of Menomonie Housing Fees

The City of Menomonie does not charge the following fees.

1. Impact Fee.
2. Park Fee.
3. Water and Sewer Hookup.

The City of Menomonie charges the following fees.

1. Building Permit Fee.
2. Land Dedication or Fee in Lieu of Land Dedication Requirement.
3. Plat Approval Fee.
4. Storm Water Management Fee.

Building Permit Fees

The City of Menomonie charges fees for the following.

1. Building Permit and Miscellaneous
2. Plumbing Permit
3. Electrical Permit
4. HVAC Permit

See attached fee schedule.

Land Dedication or Fee in Lieu of Land Dedication Requirement

A part of residential development, the City of Menomonie requires the dedication of land for parks or fees in lieu of land.

Minimum Size of Dedication: Land reserved for recreation, open spaces and park purposes shall have an area of at least two (2) acres. Dedicated land shall have a total frontage on one or more streets of at least eighty feet (80'), and no other dimension of the site shall be less than two hundred feet (200').

Nonresidential Subdivisions or Minor Subdivisions: Whenever a parcel of land is developed for commercial or industrial uses in accordance with the overlying zoning district which involves any division of land by minor subdivision or subdivision, said division of land shall be exempt from the requirements of this section, and no land dedication or park development fee shall be required at the time of approval.

Fees In Lieu Of Land: Where, in the sole discretion of the common council, there is not land suitable for parks within the proposed subdivision or minor subdivision, or the dedication of land would not be compatible with the city's comprehensive plan or park plan, or the minimum size under subsection D of this section cannot be met, or it is not feasible to require such dedication, or a cash contribution would better serve the public interest, the common council, upon recommendation of the plan commission, shall require the subdivider to contribute a park development fee in lieu of land. The fee collected shall be held in a separate nonlapsing fund account to be used for purchase, development, improvement and maintenance of parks, open spaces or other recreational sites and facilities. The total fee shall be computed on the basis of the maximum number of residential buildings or units that are permitted to be developed in the subdivision or minor subdivision according to the particular zoning district under the zoning code. For lots upon which a single-family dwelling, a two-family dwelling, a three-family dwelling or a four-family dwelling may be built, the fee shall be four hundred dollars (\$400.00) per lot. For lots upon which dwellings consisting of five (5) or more residential units may be built, the fee shall be one hundred dollars (\$100.00) per

residential unit. (Example 1: a five-family dwelling requires a fee of \$500.00; example 2: an eight-family dwelling requires a fee of \$800.00.) The fee shall be paid to the city as follows: one hundred percent (100%) at the time of the approval of the final plat or certified survey approval.

Combination Of Land Dedication And Fee Payment: The common council may, in its sole discretion, permit the subdivider to satisfy the requirements of this section by combining a land dedication with a park development fee payment. For example, if a land dedication of twenty five percent (25%) of the required land dedication is made, the subdivider shall also contribute an amount equal to seventy five percent (75%) of the required fee in lieu of land; if a land dedication of fifty percent (50%) of the required dedication is made, the subdivider shall also contribute an amount equal to fifty percent (50%) of the required fee in lieu of land; if a land dedication of seventy five percent (75%) of the required dedication is made, the subdivider shall also contribute an amount equal to twenty five percent (25%) of the required fee in lieu of land. (Ord. 2008-12, 8-4-2008)

The entire recreation, park or open space requirements are found in the City’s municipal code Title 14 Chapter 4-3.

Plat Approval Fee

The City of Menomonie charges the following fees.

Minor Land Subdivision	\$200.00
Condominium Plat	\$200.00
Major Subdivision Preliminary Plat	\$100.00 and \$5 per lot

Storm Water Management Fee

The City of Menomonie charges the following fees.

Stormwater Management Fee	\$50.00 per acre, minimum \$200.00
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The total amount of fees imposed for purposes related to residential construction, remodeling, or development in 2019.

\$35,140.15

The total amount of fees imposed for purposes related to residential construction, remodeling, or development divided by the number of new residential dwelling units in 2019.

18 Single Family Homes+3 Duplexes (6 units)+1-53 Unit Apartment=77 New Dwelling Units

77 New Dwellings/\$35,140.15 = \$456.37 per residential dwelling unit.

Note: Although the State of Wisconsin requires using ALL fees imposed for residential construction, remodeling, or development and dividing that total by the number of new dwelling units, many of the fees are not related to the construction of new dwelling units.

Building Permit & Miscellaneous Fee Schedule

New One or Two-family dwelling	\$0.20 per sq. ft. floor & garage area
Twin Home Dwelling	\$0.20 per sq.ft. floor and garage area
Residential Footing & Foundation Only	\$100.00
Residential Remodel	\$0.15 per sq.ft. , minimum \$25.00
Residential Addition	\$0.20 per sq.ft., minimum \$50.00
Residential garage or accessory building	\$50.00
Residential Deck	\$25.00
Residential Exterior Re-siding	\$25.00
Mobile home: Installation on a site in a licensed mobile home park; includes electrical, natural gas, water & sewer hookup, deck & steps	\$100.00
New Commercial Construction or Addition: Footing & Foundation Only	\$100.00
New Commercial Construction or Addition: Assembly Group A	\$0.12 per sq.ft.
New Commercial Construction or Addition: Business Group B	\$0.10 per sq.ft.
New Commercial Construction or Addition: Educational Group E	\$0.15 per sq.ft.
New Commercial Construction or Addition: Factory Group F	\$0.08 per sq.ft.
New Commercial Construction or Addition: High Hazard Group H	\$0.25 per sq.ft.
New Commercial Construction or Addition: Institutional Group I	\$0.20 per sq.ft.
New Commercial Construction or Addition: Mercantile Group M	\$0.10 per sq.ft.
New Commercial Construction or Addition: Residential Group R	\$0.20 per sq.ft.
New Commercial Construction or Addition: Storage Group S	\$0.08 per sq.ft.
Communication Tower: Co-locate	\$250.00

Building Permit & Miscellaneous Fee Schedule

Communication Tower: New	\$500.00
New Commercial Construction or Addition: Tanks, silos and miscellaneous structures up to \$10,000.00 in value - Group U	\$50.00
New Commercial Construction or Addition: Tanks, silos and miscellaneous structures \$10,000.00 and above in value - Group U	\$200.00
Commercial Remodeling of same occupancy classification	50% of the fee as new construction, minimum \$25.00
Commercial Remodeling if change of occupancy classification	same fee as new construction for new occupancy classification , minimum \$25.00
Misc: Swimming Pool	\$25.00
Misc: Signs	\$1.00 per sq.ft. of sign area, minimum \$25.00
Misc: Storage shed greater than 64 sq.ft.	\$25.00
Misc: Residential Driveway, parking pad or sidewalk	\$25.00
Misc: Commercial Parking Lot	\$50.00
Misc: Razing of residential, commercial or accessory building without city utilities (water and/or sewer)	\$25.00
Misc: Razing of residential, commercial or accessory building with city utilities (water and/or sewer)	\$100.00
Misc: Moving buildings, other than accessory building, under 14 feet in height	\$500.00
Misc: Moving accessory building under 14 feet in height	\$250.00
Misc: Temporary Occupancy Permit	\$75.00
Misc: Re-Inspection Fees	\$25.00
Misc: Site Inspection Consultation	\$25.00
Misc: Certificate of Zoning	\$25.00
Misc: Storm Water Management	\$50.00 per acre, minimum \$200.00
Misc: Erosion Control	\$100.00 plus \$20.00 per acre for each acre in excess of the first 5 acres

Electrical Permit Fee Schedule

Remodel & Addition: One-family, two-family or twin home dwelling	\$25.00
Service Change: One-family, two-family or twin home dwelling	\$50.00
New One-family dwelling	\$100.00
New Two-family or twin home dwelling	\$200.00
New non-multi-family residential garage or accessory building	\$25.00
Temporary Service for Residential or Commercial	\$25.00
New Commercial Building	\$200.00
Remodel Commercial of less than 1000 square feet	\$25.00
Commercial Addition of less than 1000 square feet	\$50.00
Commercial remodel of 1000 square feet or more	\$100.00
Commercial Addition of 1000 square feet or more	\$200.00
Commercial Service Change	\$50.00
New Multi-family dwelling of 3 or more units	\$50.00 per Unit
Remodel of Multi-family dwelling of 3 or more units	\$25.00 per unit
Addition to Multi-family dwelling of 3 or more units	\$50.00 per unit
New Multi-family residential garage or accessory building	\$100.00
New Fire Alarm	\$100.00
Alteration of Fire Alarm	\$50.00

Plumbing Permit Fee Schedule

New one-family dwelling	\$100.00
New two-family or twin home dwelling	\$200.00
Remodel one-family, two-family or twin home dwelling	\$25.00
New Commercial without state approval	\$100.00
New Commercial with state approval	\$250.00
Remodel Commercial and/or addition of 1-4 fixtures	\$50.00
Remodel Commercial and/or addition of 5-15 fixtures	\$100.00
Remodel Commercial and/or addition 16 fixtures or more	\$250.00
New multi-family dwelling	\$50.00 per unit
Remodel Multi-family dwelling and/or addition 1-4 fixtures	\$50.00
Remodel Multi-family dwelling and/or addition 5-15 fixtures	\$100.00
Remodel Multi-family dwelling and/or addition 16 fixtures or more	\$250.00
Exterior sewer and/or water and/or storm piping	\$100.00 plus street opening & repair
Exterior sewer and/or water and/or storm piping without street opening	\$50.00
Turf Sprinkler Systems	\$25.00
New Fire Sprinkler System	\$100.00
Fire Sprinkler system addition and/or alteration	\$50.00
Street Opening & Repair Hotmix Summer Rate (April 2-Oct 31)	\$1015.00
Street Opening & Repair Concrete Summer Rate (April 2-Oct 31)	\$1315.00
Street Opening & Repair Hotmix Winter Rate (Nov 1- April 1)	\$1315.00

HVAC Permit Fee Schedule

Mechanical: New One-Family Dwelling	\$100.00
Mechanical: New Two-Family or twin home dwelling	\$200.00
Mechanical: Remodel One or Two-family dwelling or twin home	\$25.00
HVAC: Heating, ventilating, air conditioning residential appliance replacement or new installation	\$25.00 per appliance
Mechanical: New Commercial Construction or Addition without state approval	\$100.00
Mechanical: New Commercial Construction or Addition with state approval	\$200.00
HVAC: New Multi-family dwelling with individual heating, ventilating, air conditioning systems, new installation or replacement	\$50.00 Per Dwelling Unit
HVAC: Heating, ventilating, air conditioning appliance replacement or new installation in existing building	\$25.00 Per Appliance
HVAC: New heating, ventilating, air conditioning system in existing building	\$100.00
HVAC: Remodel or alteration of heating, ventilating, air conditioning systems commercial building	\$25.00
Class I Grease Hood	\$100.00
Gas Piping Alteration	\$25.00
Temporary LP Gas Tank	\$25.00