

2019



New Housing Fee Report

City of Marinette

NEW HOUSING FEE REPORT
CITY OF MARINETTE
December 2019

TABLE OF CONTENTS

BACKGROUND..... 2
RESIDENTIAL DEVELOPMENT FEES..... 3
RESIDENTIAL DEVELOPMENT FEES COLLECTED IN 2018..... 5

ACKNOWLEDGMENTS

Bay-Lake Regional Planning Commission

City of Marinette

BACKGROUND

In 2018, the Wisconsin Legislature enacted legislation that requires cities and villages with populations of 10,000 people or more to prepare two housing related reports by January 1, 2020. These reports include a housing affordability report and a new housing fee report. This report, *The New Housing Fee Report*, was prepared by Bay-Lake Regional Planning Commission on behalf of the City of Marinette to satisfy the requirements as outlined in Section 66.10014 of the Wisconsin Statutes. The requirements of this report contained within Wis. Stat 66.10014 can be found below.

66.10014 New housing fee report.

- (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.

RESIDENTIAL DEVELOPMENT FEES

This section of the report includes an inventory of fees imposed by the city for purposes related to residential construction, remodeling, or development.

On the following page you will find Table 1 which includes the fees listed under Wis. Stat. 66.10014 (2) (a) that the city imposes for purposes related to residential construction, remodeling, or development. The inventory was created using the *City of Marinette Building Permit Fee Schedule* and the *City of Marinette Code of Ordinances*.

The city imposes additional fees associated with new residential development or remodeling that are not listed under Wis. Stat. 66.10014. These fees, such as zoning fees and occupancy fees, are also included in the table. Other fees that may be associated with residential dwelling construction, development or remodeling, such as electrical or HVAC fees, are not included in the table as Wis. Stat. 66.10014 does not require reporting on these types of fees.

The *City of Marinette Fee Schedule* can be found in the *City Code of Ordinances*, Chapter 9 – Licenses and Regulations. The *Building Permit Fee Schedule* can be found [here](#) or by visiting the City of Marinette’s website under Building Inspection.

TABLE 1: INVENTORY OF RESIDENTIAL DEVELOPMENT FEES		
FEE CATEGORY	FEE TYPE	FEE AMOUNT
BUILDING PERMIT FEES	Single-Family - New Dwelling	\$0.12/sq. ft. (\$125.00 min.)
	Single-Family - Addition ¹	\$0.12/sq. ft. (\$125.00 min.)
	Single-Family - Alteration ²	\$8.00/thousand of valuation (\$60.00 min.)
	Multi-Family - New Building	\$0.15/sq. ft. (\$150.00 min.)
	Multi-Family – Addition	\$0.15/sq. ft. (\$150.00 min.)
	Multi-Family – Alteration	\$10.00/thousand of valuation (\$125.00 min.)
IMPACT FEES	N/A	N/A
PARK FEE	N/A	N/A
FEE-IN-LIEU OF LAND DEDICATION	Fee In-Lieu-Of Land Dedication Requirement	\$100.00/dwelling unit
PLAT APPROVAL FEE	Certified Survey Map	None
	Preliminary Plat Review	\$15.00 plus \$1.00/lot or parcel
	Final Plat Review	\$7.50 plus \$0.50/lot or parcel
STORMWATER AND EROSION CONTROL FEES	Erosion Control – Single-Family New Dwelling	\$100.00
	Erosion Control – Single-Family Addition	\$75.00
	Erosion Control – Multi-Family	\$200.00 for first acre plus \$100.00/acre thereafter
	Stormwater Management Plan (≤1 acre)	\$150.00
	Stormwater Management Plan (>1 acre)	\$150.00 plus \$50.00/acre
WATER OR SEWER HOOKUP FEES	Sewer and Water Service Laterals - Single-Family Dwelling	\$50.00
	Sewer and Water Service Laterals - Multi-Family Dwelling	\$100.00 for the first 100 ft. plus \$0.50/ft. thereafter
	Plumbing – Single-Family New Dwelling/Addition/Alteration	\$35.00 plus \$0.04/sq. ft. (\$50.00 min.)
	Plumbing – Multi-Family New Structure/Addition/Alteration	\$60.00 plus \$0.06/sq. ft. (\$100.00 min.)
MISCELLANEOUS PERMIT FEES	Zoning Permit – Single-Family New Dwelling	\$125.00
	Zoning Permit – Single-Family Remodel/Additions	\$85.00
	Zoning Permit – Multi-Family New Dwelling	\$200.00
	Zoning Permit – Multi-Family Remodel/Additions	\$150.00
	Occupancy Permit – Single-Family New Dwelling, Additions, and Alterations	\$40.00/dwelling unit
	Occupancy Permit – Multi-Family New Structure, Additions, and Alterations	\$50.00/unit
	State Seal	\$35.00

Source: *Building Permit Fee Schedule*; City of Marinette, 2019. Inventory of Residential Development Fees; Bay-Lake Regional Planning Commission, 2019.

¹ Per the *City of Marinette Code of Ordinances*, "Addition" means new construction performed on a dwelling which increases the outside dimensions of the dwelling.

² Per the *City of Marinette Code of Ordinances*, "Alteration" means a substantial change or modification other than an addition or minor repair to a dwelling or to systems involved within a dwelling.

RESIDENTIAL DEVELOPMENT FEES COLLECTED IN 2018

This section of the report calculates the average cost per unit to develop, construct, or remodel a residential dwelling unit within the City of Marinette. The calculation, provided in Wis. Stat. 66.10014 (2)(b), divides the total amount of fees the city imposed for purposes related to residential construction, remodeling, or development by the number of new residential dwelling units approved in the city in 2018.

Table 2 on the following page shows the total fees collected by the city during the calendar year ending December 31, 2018, and the average fee cost per residential dwelling unit for purposes related to residential construction, remodeling, or development. The table was created using the *City of Marinette Building Permit Fee Schedule*, the *City of Marinette Code of Ordinances*, and permit records provided by the City of Marinette Building Inspection Department and the City Assessor's office. **Please note:** Table 2 does not include the total dollar amount collected for each fee identified in Table 1.

According to permit records provided by the City of Marinette Building Inspection Department, the City of Marinette approved three residential development projects in 2018; one single-family home, one manufactured home, and one duplex. During this time, the city approved 16 residential addition/alternation permits but did not approve any multi-family building permits. Various development fees were enforced for each project.

In 2018, the city collected approximately \$8,575.76 in permit fees for purposes related to this report, i.e. residential construction, remodeling, and development. Of this number, approximately \$4,156.36 was generated from fees associated with new residential development while \$4,419.40 was generated from building and zoning permit fees for residential additions/alterations. The city did not impose or collect any fees for multi-family residential development.

The cost of residential development in the City of Marinette is rather low when compared to other cities and villages similar in size. In 2018, the average total cost to develop one new single-family residential dwelling unit within the City of Marinette was \$1,039.09, while the average total cost to remodel a single-family home was \$276.21. **Please note:** the "average total cost" mentioned above pertains only to the total cost of the permit fees identified in Table 2. There are other costs associated with the construction and development of new single-family structures. The City of Marinette may impose additional fees that are not listed under Wis. Stat. 66.10014 (2)(b), when constructing or remodeling a home.

TABLE 2: RESIDENTIAL DEVELOPMENT FEES COLLECTED IN 2018				
LIST OF PERMITS	NUMBER OF PROJECTS	NUMBER OF UNITS	TOTAL FEES COLLECTED	FEE PER UNIT
New Single-Family Building Permit	3	4	\$3645.24	\$911.31
New Multi-Family Building Permit	N/A	N/A	N/A	N/A
Remodel ³ - Single-Family Dwelling	16	16	\$3,994.40	\$249.65
Impact Fee	N/A	N/A	N/A	N/A
Park Fee	N/A	N/A	N/A	N/A
Land dedication or fee in lieu of land dedication requirement	N/A	N/A	N/A	N/A
Plat Approval Fee	N/A	N/A	N/A	N/A
Erosion Control Fee – Single-Family Dwelling	2	2	\$211.12	\$105.56
Sewer and Water Service Laterals - Single-Family Dwelling	1	1	\$50.00	\$50.00
Zoning Permit – Single-Family New Dwelling	2	3 (manufactured home and duplex)	\$250.00	\$83.33
Zoning Permit – Single-Family Remodel	5	5	\$425.00	\$85.00

Source: City of Marinette Permit Records, City of Marinette, 2019. Residential Development Fees Collected in 2018; Bay-Lake Regional Planning Commission, 2019.

Disclaimer: The City of Marinette has made every effort to insure the accuracy of the information provided in this report and due to the possibility of errors or other aspects of electronic communication that is beyond the city's control, the City of Marinette does not guarantee the accuracy of this document and is not liable for reliance on this information. Final determination of fees shall be calculated upon submittal. All fees are subject to change.

³ Remodel refers to “addition” and “alternations” as defined under Table 1.