Stoughton Wisconsin
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City of Stoughton New Housing Fee Report For The Year Ending December 31, 2021

Posted: December 31, 2021

The City of Stoughton 2021 City of Stoughton New Housing Fee Report was created and published to comply with the requirements outlined in Wisconsin Statute Section 66.10014. This legislation requires that a new housing fee report include the following elements:

1) Fees (including amount) or other requirements imposed for purposes related to residential construction, remodeling, or development including the following:
    a. Building permit fee
    b. Impact fee
    c. Park fee
    d. Land dedication or fee in lieu of land dedication requirement
    e. Plat approval fee
    f. Storm water management fee
    g. Water or sewer hook-up fee

2) The total amount of fees listed above that were imposed in the prior year

3) The quotient of total amount of fees imposed in the prior year by number of new residential dwelling units approved in the prior year

This report satisfies the requirement of § 66.11004 for the calendar year ending December 31, 2021. This report has been posted on the City's website (https://www.ci.stoughton.wi.us) on a web page dedicated solely to the report and titled "New Housing Fee Report" not later than January 1, 2022. §§ 66.10014(2), 66.10014(3)(a). A copy of this report has been provided to each member of the City Common Council. § 66.10014(3)(b)

The City of Stoughton 2021 New Housing Fee Report is organized into two sections containing all of the required elements listed above. This report was authored and prepared by the City of Stoughton Department of Planning and Development using the adopted City of Stoughton Fee Schedule, permit and development records maintained by the City of Stoughton, and adopted City of Stoughton ordinances. For record keeping purposes, projects are reported in the year in which they were permitted or approved. Projects approved in prior calendar years but completed and occupied in 2021 are not included in this report.

Fees Imposed on New Residential Construction, Remodeling, or Development:

*Updates to the City of Stoughton Fee Schedule are made annually in mid-January
*All fees are non-refundable. Fees will be doubled for failure to obtain a permit and city approval prior to construction activities. Additionally, a citation may be issued for failure to obtain a permit and city approval prior to construction activities.

RESIDENTIAL BUILDING PERMITS (1 & 2 FAMILY)

1. **RESIDENTIAL NEW STRUCTURE:**

Plan Review and Inspections:	$.16 per sq. ft. for all areas. $75 min.
DILHR Insignia:	$40
Occupancy Permit:	$40
Erosion Control:	$135 (For land disturbing activities of 1 acre or less)

2. **RESIDENTIAL ADDITIONS, including decks:**

Plan Review and Inspections:	$.16 per sq. ft. for all areas. $75 min.
Erosion Control:	$40 (For land disturbing activities of 1 acre or less)

3. **RESIDENTIAL REMODEL & REPAIR:**

Plan Review and Inspection:	$8 per $1000 in cost. $75 min.
(No fee if cost is under $500)	Kitchens: Max. $100

4. **RESIDENTIAL OTHER**: (No fee if cost including labor is under $500)

Reroofing:	$40
Residing:	$40
Window Replacement:	$40
Exterior Door Replacement:	$40

5. **NO PERMIT OR FEE REQUIRED:**
   Storm Windows; Storm Doors; Overhead Garage Doors and Gutters/Downspouts.

6. **RESIDENTIAL RAZINGS, DEMOLITIONS & MOVING STRUCTURES:** $75
   A WDNR permit may also be necessary for razings and demolitions.

7. **RESIDENTIAL PLUMBING PERMITS:**

New Structures/Additions:	$.05 per sq. ft. all areas. Min. $50
Remodel/Repair/Misc:	$50
(No fee if cost including labor is under $500)	
Sprinkler/Alarm:	$190 plus $.01 per sq. ft.

8. **RESIDENTIAL ELECTRICAL PERMITS:**

New Structures/Additions:	$.05 per sq. ft. all areas. Min. $50
Rewire/Remodel/Misc:	$50
(No fee if cost including labor is under $500)	

9. **RESIDENTIAL HVAC PERMITS:**

New Structures/Additions:	$.05 per sq. ft. all areas. Min $50
Remodel/Replace/Misc:	$50
(No fee if cost including labor is under $500)	

COMMERCIAL BUILDING PERMITS

1. **COMMERCIAL NEW STRUCTURES:**

Plan Review and Inspections:	$.16 per sq. ft. all areas. Min. $355
Erosion Control:	$170 (For land disturbing activities less than 4,000 sq. ft.)
Zoning Review and Inspections:	$465

2. **COMMERCIAL ADDITIONS:**

Plan Review and Inspections:	$.16 per sq. ft. for addition. Min $355
Erosion Control:	$85 (For land disturbing activity less than 4,000 sq. ft.)
Zoning Review and Inspections:	$335

3. **COMMERCIAL REMODEL & REPAIR:** (No fee if cost including labor is under $500)

Plan Review and Inspections:	$8 per $1000 in cost. Min. $85

4. **COMMERCIAL EARLY START PERMIT:** $170

   Site and erosion control plans must be submitted and approved by the City, including providing Department of Commerce early start letter prior to excavation.

5. **COMMERCIAL RAZINGS, DEMOLITIONS & MOVING STRUCTURES:** $100

   A WDNR permit may also be necessary for razings and demolitions.

6. **SIGNAGE:** $75 per application

   (Commercial Electric permit is required if necessary)

7. **COMMERCIAL OTHER:** (No fee if cost including labor is under $500)

Reroofing:	$50
Residing:	$50
Window Replacement:	$50
Exterior Door Replacement:	$50

8. **NO PERMIT OR FEE REQUIRED:**

   Storm windows; storm doors; garage doors; and gutters/downspouts.

9. **COMMERCIAL PLUMBING PERMITS:**

New Structures/Additions:	$.06 per sq. ft. all areas. Min. $85
Remodel/Repair/Misc:	$85
Sprinkler/Alarm:	$190 plus $.01 per sq. ft.

10. **COMMERCIAL ELECTRICAL PERMITS:**

New Structures/Additions:	$.10 per sq. ft. all areas. Min. $85
Rewire/Remodel/Misc:	$155

11. **COMMERCIAL HVAC PERMITS:**

New Structures/Additions:	$.06 per sq. ft. all areas. Min $85
Remodel/Replace/Misc:	$85

ZONING APPLICATIONS

1. **VARIANCES/APPEALS:** $415

2. **CONDITIONAL USE:** $415 plus $40 - document recording fee.

3. **REZONING or GENERAL DEVELOPMENT PLAN:** $415

4. **PLANNING COMMISSION SITE PLAN OR SPECIFIC IMPLEMENTATION PLAN REVIEW FEE:** $310

5. **RESIDENTIAL ZONING REVIEW FEE:** $75, individually.
   A zoning review is required for: Sheds; Fencing; Pools; Detached Garages; New Residential Homes; Accessory Structures, Pergola and any Additions including decks. (N/A for trellises, arbors, swing sets, and clothes lines)

6. **COMMERCIAL ZONING REVIEW FEE:** $100, individually
   A zoning review is required for: Small storage sheds, fencing and temporary uses

CSM AND PLATS

1. **CERTIFIED SURVEY MAP:** $165 & $40/ Lot*

2. **PRELIMINARY PLAT FEE:** $425 & $40/ Lot*

3. **FINAL PLAT FEE:** $255 & $40/ Lot*
   *plus reimbursement of any additional costs incurred over the permit fee.

STORMWATER MANAGEMENT AND EROSION CONTROL

1. **STORMWATER MANAGEMENT FEES:**
   $415 plus $.020 per sq. ft. of impervious area and $.020 per sq. ft. of redeveloped impervious area.
   * Any additional cost incurred over the permit fee amount will be billed to the property owner and/or responsible party.

2. **EROSION CONTROL:**
   $205 plus $.008 per sq. ft. of disturbed area. (For commercial; industrial and multi-family residential land disturbing activities of 4,000 sq. ft. and greater and disturbed areas >1 acre for one and two family residential)
   * Any additional cost incurred over the permit fee amount will be billed to the property owner and/or responsible party.

IMPACT FEES

1. **SINGLE FAMILY AND TWO FAMILY RESIDENTIAL DEVELOPMENT:**
   Park Facility Fees per Unit: $1,243.01
   Parkland Fees per Unit in Lieu of Land Dedication: $3,823.11

2. **MULTI-FAMILY RESIDENTIAL UNITS OF TWO BEDROOMS OR MORE:**
   Park Facility Fees per Unit: $932.23
   Parkland Fees per Unit in Lieu of Land Dedication: $2,867.66

3. **MULTI-FAMILY RESIDENTIAL UNITS OF ONE BEDROOM OR LESS:**
   Park Facility Fees per Unit: $621.49
   Parkland Fees per Unit in Lieu of Land Dedication: $1,910.86

*Land Dedication: 1,468 square feet per dwelling unit

MISCELLANEOUS

1. **COMMUNICATION TOWER/STRUCTURE:**
   A conditional use permit (CUP) is required plus total cost of professional review if deemed necessary.

2. **PRIVATE DRIVEWAY REPLACEMENT OR EXPANSION:** $30
   (Not affecting right-of-way)

3. **DRIVEWAY APRON/PUBLIC SIDEWALK PERMIT TO EXCAVATE IN PUBLIC RIGHT-OF-WAY:** $50

4. **ZONING LETTERS:** $50

5. **DOWNTOWN DESIGN OVERLAY ZONING DISTRICT REVIEWS:** $100
   (N/A for signage, structural project or demolition requests)

6. **DOWNTOWN DESIGN OVERLAY ZONING DISTRICT STRUCTURAL PROJECT OR DEMOLITION APPLICATIONS:** $415

7. **TERRACE TREE FEES:** $300/Tree
   Terrace tree calculation based off of terrace width and property frontage.

8. **STREET ENCUMBRANCE PERMIT:** $25

9. **TEMPORARY ELECTRIC CONNECTION FEE:** $275

10. **WATER AND SEWER MAIN CONNECTION FEE:** $250 Plus excavation fees
    *There is no fee for water or sewer hook-up to existing lateral

11. **GARBAGE AND RECYCLING FEE:** $165

RESIDENTIAL DEVELOPMENT FEES COLLECTED IN 2021

Fee Type	Number of Permits	Total Fee Amount Collected	Fee Amount per Permit
New Single Family Residential Dwelling	17	$28,646	$1,685
New Single Family Residential Building (other than dwelling, ex: detached garage)	3	$1800	$600
New Two Family Residential Dwelling	12 (Units)	$11,928	$994 (per unit)
Single and Two Family Residential Addition	38	$7,457	$196
Single and Two Residential Remodel	1198	$76,642	$64
New Multi-Family Building	8 (Units)	$4,163	$520 (per unit)
Multi-Family Addition	0	$0	$0
Multi-Family Remodel	44	$7,599	$173
Park Impact	14 (Units)	$27,718	$1,980 (per unit)
In Lieu of Parkland Dedication	0 (Units)	$0	$0 (per unit)
Plats (Prelim, ETJ, Condo, Final)	8	$10,430	$1,304
CSM (includes ETJ)	7	$2,055	$294
Stormwater Management/Erosion Control	8	$30,982	$3,873
Water or sewer hook-up	-	0	0

Total permit fees imposed in 2021: $265,256

Number of new residential dwelling units permitted in 2021: 37

Quotient (Fees/Units): $7,169/Unit

Average fee cost of single family home in 2021 (Total single family dwelling permit fees in 2021/total single family dwelling permits in 2021): $1,685/Unit

The City of Stoughton had 17 new single-family units, 12 duplex units, and 8 multi-family units permitted in 2021. The eight multi-family units are housed in two 4-unit residential buildings located at 314 W. Main Street.