



CITY OF NEW RICHMOND

NEW HOUSING FEE REPORT 2023

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Posted: January 31, 2024 (covering permit year 2023)



I. Purpose

This annual report was drafted to comply with the requirements of 2017 Wisconsin Act 243, effective April 5, 2018 and complies with the New Housing Fee Report requirements contained in Section 66.10014 of Wisconsin Statutes for municipalities over 10,000 in population.



II. Process & Data Sources

This report was prepared by Community Development staff for the calendar year ending December 31, 2023 using the adopted City of New Richmond's Fee Schedule, permit/development records maintained by the Community Development Office, and adopted City of New Richmond Ordinances. For record keeping purposes, projects are reported in the year in which they were permitted. This report has been posted on the City's website (www.newrichmondwi.gov) and shared with the City of New Richmond Plan Commission and City Council.

Disclaimer – This report was prepared in order to meet requirements enacted by 2017 WI Act 243 and Wisconsin Statutes 66.10014. The City of New Richmond imposes the following fees and other requirements for purposes related to residential construction, remodeling, or development. The City of New Richmond has made every effort to ensure the accuracy of the information provided in this document. It is not intended to cover all circumstances.



III. Residential Development Fees Collected in 2023

<u>2023 Residential Permitting</u>	<u>Number of Permits</u>	<u>Total Fees Collected</u>	<u>Average Fee Per Project</u>
Residential 1 & 2 Family Permits	65 (67 DU)	\$111,354.00	\$1,713.14
Residential 1 & 2 Family Plan Review	59	\$5,900.00	\$100.00
Residential 1 & 2 Family State Stamp	Seals - 65	\$2,405.00	\$37.00
Residential Alterations	59	\$16,498.75	\$279.64
Residential Additions	7	\$1,881.00	\$268.72
Residential Add/Alter Plan Review	34	\$1,700.00	\$50.00
Residential Deck/Roof/Reside/Fence/ Pool/Solar	112	\$20,434.89	\$182.46
Residential Deck Plan Review	34	\$850.00	\$25.00
Residential Accessory Structure	9	\$2,197.75	\$244.20
Residential Accessory Plan Review	3	\$150.00	\$50.00
New Multi-Family Buildings	0	\$0.00	\$0.00
New Apartment Buildings	0	\$0.00	\$0.00
Electrical Service	3	\$225.00	\$75.00
Footings / Foundation Only	6	\$1,215.00	\$202.50
<u>Subdivision & CSM's</u>	<u>Number of Applications</u>	<u>Total Application Fees Collected</u>	<u>Average Fee Per Project</u>
Subdivision Plat Approval (Preliminary, Final, Replat, and Condo)	8	\$10,951.00	\$1,368.88
Certified Survey Map Approval	3	\$3,600.00	\$1,200.00

- Note: Under the residential home plan review fee, some homes have master plans and review fees are not collected.
- For 2023, permits were issued for 67 new dwelling units in the City of New Richmond.
- For 2023, the City received land dedication in lieu of park impact fees for Fox Run 4th Addition totaling 2.638 acres.

- Permits for new dwellings are often issued for existing lots in subdivisions that were previously approved along with issuing permits in new subdivisions.
- Subdivision applications include preliminary, final, replat, and condo plats. These subdivisions were Final Plat for Fox Run 4th Addition, Preliminary Plat Fox Run 5th Addition, amended Preliminary and Final Plat for Meadow Crossing, Preliminary Plat for Gloverdale, Willowind Replat, and Preliminary and Final Condo Plat for Falcon Glen.
- The City of New Richmond exercises Extraterritorial Jurisdiction (ETJ) over land divisions in the Town of Richmond, Village of Star Prairie, Town of Star Prairie, Town of Erin Prairie and Town of Stanton, so not all CSMs involve projects within the City limits. All ETJ CSM application fees are excluded from this report.



IV. Impact Fees Collected in 2023

Residential Impact Fees Collected 2023

Residential Impact Fees - Collected in 2023			
	Duplexes	Single Family and Twin Homes	
1/1/23 - 6/30/23 Municipal Facilities		\$ 19,818.00	
1/1/23 - 6/30/23 Transportation	\$ 4,200.00	\$ 78,354.00	
Entire 2023 Year - Sewer (SAC)	\$ 3,840.00	\$ 59,046.00	
Entire 2023 Year - Water	\$ 5,248.00	\$ 71,014.00	
1/1/23 - 6/30/23 Park Facilities		\$ 8,174.00	
7/1/23 -12/31/23 Law Enforcement	\$ 648.00	\$ 7,514.00	
7/1/23 - 12/31/23 Park Fees	\$ 1,996.00	\$ 23,154.00	
7/1/23 -12/31/23 Stormwater	\$ 916.00	\$ 10,608.00	
7/1/23 - 12/31/23 Library	\$ 4,968.00	\$ 57,596.00	
Totals	\$ 21,816.00	\$ 335,278.00	\$ 357,094.00

Commercial Impact Fees Collected 2023

Commercial Impact Fees - Collected in 2023		
1/1/23 - 6/30/23 Municipal Facilities		\$ 17,983.00
1/1/23 - 6/30/23 Transportation		\$ 26,950.00
Entire 2023 Year - Sewer (SAC)		\$ 22,005.00
Entire 2023 Year - Water		\$ 22,005.00
1/1/23 - 6/30/23 Park Facilities		\$ 14,945.00
7/1/23 -12/31/23 Law Enforcement		\$ -
7/1/23 - 12/31/23 Park Fees		\$ -
7/1/23 -12/31/23 Stormwater		\$ -
7/1/23 - 12/31/23 Library		\$ -
Totals		\$ 103,888.00

Total Residential and Commercial Impact Fees collected in 2023 were \$460,982.00.



V. Exclusions

This report was prepared in order to meet specific requirements enacted by 2017 WI Act 243 in Wis. Stat. 66.10014. As such, it does not include the most significant costs of residential development, including the cost of land, infrastructure, labor, and building materials. The issue of housing affordability is addressed, in further detail, in the separately prepared Housing Affordability Report for 2023.



VI. 2023 Building Permit Fees

BUILDING PERMIT FEES CITY OF NEW RICHMOND

Approved by City Council: 12/12/2022 Effective 1/1/2023

VALUATION	FEE
\$500- \$2,000	\$75.00
\$3,000	\$81.00
\$4,000	\$94.50
\$5,000	\$108.00
\$6,000	\$121.50
\$7,000	\$135.00
\$8,000	\$148.50
\$9,000	\$162.00
\$10,000	\$175.50
\$11,000	\$189.00
\$12,000	\$202.50
\$13,000	\$216.00
\$14,000	\$229.50
\$15,000	\$243.00
\$16,000	\$256.50
\$17,000	\$270.00
\$18,000	\$283.50
\$19,000	\$297.00
\$20,000	\$310.50
\$21,000	\$324.00
\$22,000	\$337.50
\$23,000	\$351.00
\$24,000	\$364.50
\$25,000	\$378.00
\$26,000	\$387.75
\$27,000	\$397.50
\$28,000	\$407.25
\$29,000	\$417.00
\$30,000	\$426.75
\$31,000	\$436.50
\$32,000	\$446.25
\$33,000	\$456.00
\$34,000	\$465.75
\$35,000	\$475.50
\$36,000	\$485.25
\$37,000	\$495.00
\$38,000	\$504.75
\$39,000	\$514.50
\$40,000	\$524.25
\$41,000	\$534.00
\$42,000	\$543.75
\$43,000	\$553.50
\$44,000	\$563.25
\$45,000	\$573.00
\$46,000	\$582.75
\$47,000	\$592.50
\$48,000	\$602.25
\$49,000	\$612.00

VALUATION	FEE
\$50,000	\$621.75
\$51,000	\$628.50
\$52,000	\$635.25
\$53,000	\$642.00
\$54,000	\$648.75
\$55,000	\$655.50
\$56,000	\$662.25
\$57,000	\$669.00
\$58,000	\$675.75
\$59,000	\$682.50
\$60,000	\$689.25
\$61,000	\$696.00
\$62,000	\$702.75
\$63,000	\$709.50
\$64,000	\$716.25
\$65,000	\$723.00
\$66,000	\$729.75
\$67,000	\$736.50
\$68,000	\$743.25
\$69,000	\$750.00
\$70,000	\$756.75
\$71,000	\$763.50
\$72,000	\$770.25
\$73,000	\$777.00
\$74,000	\$783.75
\$75,000	\$790.50
\$76,000	\$797.25
\$77,000	\$804.00
\$78,000	\$810.75
\$79,000	\$817.50
\$80,000	\$824.25
\$81,000	\$831.00
\$82,000	\$837.75
\$83,000	\$844.50
\$84,000	\$851.25
\$85,000	\$858.00
\$86,000	\$864.75
\$87,000	\$871.50
\$88,000	\$878.25
\$89,000	\$885.00
\$90,000	\$891.75
\$91,000	\$898.50
\$92,000	\$905.25
\$93,000	\$912.00
\$94,000	\$918.75
\$95,000	\$925.50
\$96,000	\$932.25
\$97,000	\$939.00

VALUATION	FEE
\$98,000	\$945.75
\$99,000	\$952.50
\$100,000	\$959.25
\$101,000	\$964.50
\$102,000	\$969.75
\$103,000	\$975.00
\$104,000	\$980.25
\$105,000	\$985.50
\$106,000	\$990.75
\$107,000	\$996.00
\$108,000	\$1,001.25
\$109,000	\$1,006.50
\$110,000	\$1,011.75
\$111,000	\$1,017.00
\$112,000	\$1,022.25
\$113,000	\$1,027.50
\$114,000	\$1,032.75
\$115,000	\$1,038.00
\$116,000	\$1,043.25
\$117,000	\$1,048.50
\$118,000	\$1,053.75
\$119,000	\$1,059.00
\$120,000	\$1,064.25
\$121,000	\$1,069.50
\$122,000	\$1,074.75
\$123,000	\$1,080.00
\$124,000	\$1,085.25
\$125,000	\$1,090.50
\$126,000	\$1,095.75
\$127,000	\$1,101.00
\$128,000	\$1,106.25
\$129,000	\$1,111.50
\$130,000	\$1,116.75
\$131,000	\$1,122.00
\$132,000	\$1,127.25
\$133,000	\$1,132.50
\$134,000	\$1,137.75
\$135,000	\$1,143.00
\$136,000	\$1,148.25
\$137,000	\$1,153.50
\$138,000	\$1,158.75
\$139,000	\$1,164.00
\$140,000	\$1,169.25
\$141,000	\$1,174.50
\$142,000	\$1,179.75
\$143,000	\$1,185.00
\$144,000	\$1,190.25
\$145,000	\$1,195.50

VALUATION	FEE
\$146,000	\$1,200.75
\$147,000	\$1,206.00
\$148,000	\$1,211.25
\$149,000	\$1,216.50
\$150,000	\$1,221.75
\$151,000	\$1,227.00
\$152,000	\$1,232.25
\$153,000	\$1,237.50
\$154,000	\$1,242.75
\$155,000	\$1,248.00
\$156,000	\$1,253.25
\$157,000	\$1,258.50
\$158,000	\$1,263.75
\$159,000	\$1,269.00
\$160,000	\$1,274.25
\$161,000	\$1,279.50
\$162,000	\$1,284.75
\$163,000	\$1,290.00
\$164,000	\$1,295.25
\$165,000	\$1,300.50
\$166,000	\$1,305.75
\$167,000	\$1,311.00
\$168,000	\$1,316.25
\$169,000	\$1,321.50
\$170,000	\$1,326.75
\$171,000	\$1,332.00
\$172,000	\$1,337.25
\$173,000	\$1,342.50
\$174,000	\$1,347.75
\$175,000	\$1,353.00
\$176,000	\$1,358.25
\$177,000	\$1,363.50
\$178,000	\$1,368.75
\$179,000	\$1,374.00
\$180,000	\$1,379.25
\$181,000	\$1,384.50
\$182,000	\$1,389.75
\$183,000	\$1,395.00
\$184,000	\$1,400.25
\$185,000	\$1,405.50
\$186,000	\$1,410.75
\$187,000	\$1,416.00
\$188,000	\$1,421.25
\$189,000	\$1,426.50
\$190,000	\$1,431.75
\$191,000	\$1,437.00
\$192,000	\$1,442.25
\$193,000	\$1,447.50
\$194,000	\$1,452.75

VALUATION	FEE
\$195,000	\$1,458.00
\$196,000	\$1,463.25
\$197,000	\$1,468.50
\$198,000	\$1,473.75
\$199,000	\$1,479.00
\$200,000	\$1,484.25

\$200,001 to \$500,000 - \$1,484.25 for the first \$200,000 plus \$5.25 for each additional \$1,000, or fraction thereof, to and including \$500,000

\$500,001 to \$1,000,000 - \$3,059.25 for the first \$500,000 plus \$4.50 for each additional \$1,000, or fraction thereof, to and including \$1,000,000

\$1,000,000 and up - \$5,309.25 for the first \$1,000,000 plus \$3 for each additional \$1,000, or fraction thereof

Additional Fees Approved by City Council - 12/12/2022 Effective 1/1/2023	
Doors – Same Size Opening	No Permit Required
Windows – Same Size Opening	No Permit Required
Replace Floor Coverings	No Permit Required
Accessory Structure	Based on costs \$100 minimum
Reside	Flat \$150 per Building (residential and/or commercial)
Reroof	Flat \$150 per Building (residential and/or commercial)
Signs - Permanent	Flat \$75 regardless of size
Signs - Temporary	Flat \$25 per event
Raze	Flat \$125
Moving	Flat \$250
State Permit Seal (1 & 2 Family)	Current State Seal rate plus \$2 per seal
Re-Inspection	Flat \$75 per trip
Plan Review Fees	Flat \$100 per Dwelling Unit
- Will be applied to all applicable building permits; except plans that are reviewed by the state	Flat \$50 per Residential Additions
	Flat \$50 per Residential Alterations
	Flat \$25 per Deck
	Flat \$200 per Commercial Buildings /If no state review
	Flat \$100 per Commercial Additions
	Flat \$100 per Commercial Alterations
	Flat \$150 per Hangar
*** Minimum Building Permit is \$75.00 except temporary sign permits	
Building Permit Fees are non-refundable per Ordinance Section 121-30(b)(1)	

*All valuations between dollar amounts are to be rounded upward.



VII. 2023 Residential Development Fees

<u>2023 Applications</u>	<u>Application Fee</u>	<u>Escrow</u>
Administrative Permit	\$100.00	\$1,000.00
Certificate of Appropriateness	\$0.00	\$0.00
Conditional Use Permit	\$250.00	\$1,500.00
ETJ Concept Plan	\$200.00	\$500.00
ETJ Preliminary Plat	\$200.00	\$500.00
ETJ Certified Survey Map	\$200.00	\$500.00
ETJ Final Plat	\$200.00	\$500.00
Preliminary Plat	\$400.00 + \$5.00/Lot over 6	\$1,500.00
Amended/Revised Preliminary Plat	\$200.00	\$500.00
Final Plat	\$250.00 + \$2.00/Lot	\$1,500.00
Amended/Revised Final Plat	\$250.00	\$500.00
Rezoning	\$250.00	\$500.00
Variance Petition	\$250 1st Req./\$300 2 nd Req.	\$500.00
Grading Permit	\$50.00	\$0.00
Site Plan / Stormwater Review	\$250.00	\$1,500.00
Concept Plan	\$150.00	\$500.00
Certified Survey Map	\$200.00	\$750.00
Amended Certified Survey Map	\$200.00	\$1,500.00

VIII. 2023 Impact Fee Schedule(s)

For 2023 the City of New Richmond had two Impact Fee Schedules – the first one was for the first half of the year January 1, 2023 – June 30, 2023 and the second one was from July 1, 2023 – December 31, 2023.



City of New Richmond Impact Fee Schedule Effective through January 1 - June 30, 2023

Impact fees are reviewed by the City Council as part of the annual fee schedule. Current impact fees have not changed since 2016.

Residential Development: \$4,400 per dwelling unit
Ex. A four-unit apartment building would pay a total of \$17,600 in impact fees (\$4,400 x 4 units).

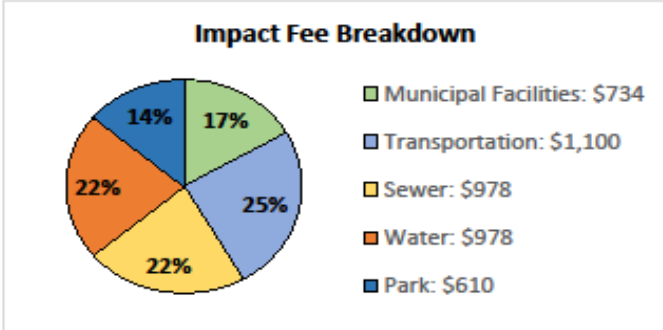
** If a home has been razed, burned down, or removed from a lot, the new replacement home will not need to pay impact fees (i.e. impact fees not applicable for like-for-like replacement).

** Impact fees are normally not required for alterations or interior renovations to an existing dwelling unit or commercial development. (Contact City staff to see *Impact Fee Policy*).

Commercial/Industrial Development: Impact fees are determined according to the water meter size using the table shown below. Impact fees are calculated based on the size of the domestic meter only (not fire suppression or irrigation).

Water Meter Size	REU	Impact Fee
3/4" or 5/8"	1	\$4,400
1"	2.5	\$11,000
1.25"	4	\$17,600
1.5"	5	\$22,000
2"	8	\$35,200
3"	15	\$66,000
4"	25	\$110,000
6"	50	\$220,000
8" or larger	80	\$352,000

Where do impact fees go?
 Impact fees are meant to offset the financial impact that a new development places on public infrastructure. Growth often times requires additional public investment in new, expanded, or improved public facilities such as local streets, parks and trails, water and sewer system, etc. The chart below shows a breakdown based on a single-family home's impact fee of \$4,400.



SCHEDULE OF IMPACT FEES -Effective July 1, 2023

Impact Fee	Single Family	Multi-Family	Fee Per Square Foot of Development		
			Industrial	Commercial	Institutional
Park	\$681	\$499 Per Duplex \$227 Per Efficiency \$340 Per 1 Bedroom Unit \$454 Per 2 Bedroom Unit \$681 Per 3+ Bedroom Unit \$613 Mobile Home			
Library	\$1,694	\$1,242 Per Duplex \$ 565 Per Efficiency \$ 847 Per 1 Bedroom Unit \$1,129 Per 2 Bedroom Unit \$1,694 Per 3+ Bedroom Unit \$1,524 Mobile Home			
Law Enforcement	\$221	\$162 Per Duplex \$ 74 Per Efficiency \$111 Per 1 Bedroom Unit \$148 Per 2 Bedroom Unit \$221 Per 3+ Bedroom Unit \$199 Mobile Home	\$0.05	\$0.09	\$0.09
Transportation	\$1,431	\$1,050 Per Duplex \$ 477 Per Efficiency \$ 716 Per 1 Bedroom Unit \$ 954 Per 2 Bedroom Unit \$1,431 Per 3+ Bedroom Unit \$1,288 Mobile Home	\$0.33	\$0.60	\$0.60
Storm water	\$312	\$229 Per Duplex \$104 Per Efficiency \$156 Per 1 Bedroom Unit \$208 Per 2 Bedroom Unit \$312 Per 3+ Bedroom Unit \$281 Mobile Home	\$0.07	\$0.13	\$0.13

Water Meter Size	Sewer (SAC) Fee	Water Meter Size	Water Fee
5/8" or 3/4"	\$960	5/8" or 3/4"	\$1,312
1"	\$2,399	1"	\$3,279
1.25"	\$3,838	1.25"	\$5,246
1.5"	\$4,798	1.5"	\$6,558
2"	\$7,676	2"	\$10,493
3"	\$14,393	3"	\$19,674
4"	\$23,988	4"	\$32,790
6"	\$47,977	6"	\$65,579
8" or larger	\$76,763	8" or larger	\$104,927