

CITY OF БЕЛОИТ

NEW HOUSING FEE REPORT

2019



Prepared by: Drew Pennington, AICP
Director of Planning & Building Services
100 State Street, Beloit, WI 53511
penningtond@beloitwi.gov; (608) 364-6700

Posted: January 23, 2020

I. Purpose

This annual report complies with the newly adopted New Housing Fee Report requirements contained in Section 66.10014 of Wisconsin Statutes.

II. Process and Data Sources

This report was prepared by Planning staff for the calendar year ending December 31, 2019 using the adopted City of Beloit Fee Schedule, permit/development records maintained by the Planning & Building Services Division, and adopted City of Beloit Ordinances. This report has been posted on the City's website (www.beloitwi.gov) and has been shared with the City of Beloit Plan Commission and City Council. For record keeping purposes, projects are reported in the year in which they were permitted (approved). Projects approved in prior calendar years but completed and occupied in 2019 are not included in this report.

III. Residential Development Fees*

Building Alterations (1-2 Family): \$50 + \$5 per \$1K in project cost over \$1,999

New Residential: \$10/100 sq. ft. (min. \$100) + \$100 Plan Review + \$33 State Stamp

Additions: \$5/100 sq. ft. (min. \$75) + \$100 Plan Review

Commercial Building Alterations: \$100 + \$5 per \$1K in project cost over \$1,999

New Multifamily (Commercial)**: Up to \$5 per sq. ft. (variable based upon size)

Park Impact Fee: \$308.74 per dwelling unit

Parkland Dedication: 1,175 sq. ft. per dwelling unit or \$141 per unit in lieu thereof

Preliminary Plat Approval: \$500 + \$15 per lot

Final Plat Approval: \$300 + \$15 per lot + \$100 Development Agreement fee

Certified Survey Map: \$150 + \$10 per lot

Storm Water – Erosion Control Permit 1-5 Acres: \$500

Storm Water – Erosion Control Permit >5 Acres: \$1,250

Water or Sewer Hook-Up Fee: Water Lateral Fee: \$3,900 ($\leq 1''$) or Actual Cost ($> 1''$)

*Electrical/HVAC/Plumbing fees are charged (see attached) but exempt from reporting

**New Multifamily Buildings require Site Plan Review (\$300) and Architectural (\$100)



IV. Residential Development Fees Collected in 2019

	# of projects	Total Fees Collected	Average fee per project
Residential Alterations	505	\$ 38,025.00	\$ 75.30
Residential New 1 & 2 Fam*	23	\$ 6,875.00	\$ 298.91
Residential New 1-2 Plan Approval	23	\$ 2,300.00	\$ 100.00
Residential New 1-2 State WI Stamp	23	\$ 759.00	\$ 33.00
Residential Additions	9	\$ 680.00	\$ 75.56
Residential Additions Plan Approval	9	\$ 900.00	\$ 100.00
New Multifamily Buildings**	2	\$ 5,382.50	\$ 2,691.25
Park Impact Fee	26	\$ 8,027.24	\$ 308.74
Parkland Dedication	102	\$ 13,007.25	\$ 127.52
Plat Approval***	3	\$ 1,950.00	\$ 650.00
Certified Survey Map Approval****	16	\$ 2,340.00	\$ 146.25
Stormwater/Erosion Control Fees	1	\$ 1,250.00	\$ 1,250.00
Water or Sewer Hook-up Fees	0	\$ -	\$ -

*Three of the approved projects (permits) were duplexes for a total of 26 new 1 & 2-family units

**Includes a 75-unit building at Hawk’s Ridge and an Early Start for Wright & Wagner Lofts

***Only one subdivision (The Oaks #2) obtained both preliminary and final plat approval (\$78.57/lot)

****None of the approved CSM’s involved residential development in the City

Disclaimers:

- Electrical/HVAC/Plumbing permit fees are charged, but are based upon the number of fixtures/items. Therefore, the specific design of a new dwelling determines the permit fee to be charged. Wis. Stat. 66.10014 does not require reporting of Electrical/HVAC/Plumbing fees.
- Permits for new dwellings are typically issued for existing lots in subdivisions that were approved and constructed in prior years, due to the time involved in subdividing and improving land with water, sewer, roads, and other infrastructure.
- The City of Beloit exercises Extraterritorial Jurisdiction (ETJ) over land divisions in the Town of Beloit and the Town of Turtle, so not all plats and CSM’s involve projects within the City limits.
- Two residential projects (Wright & Wagner Lofts and HCP Rowhouses) submitted rezoning (\$475 per project) and site plan (\$300 per project) review fees in 2019, and the building permit fees will follow in 2020.
- Fees in lieu of parkland dedication collected in 2019 include Hawk’s Ridge and Eagles Ridge #3.

V. Exclusions

This report was prepared in order to meet 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, the cost of infrastructure, the cost of labor, and the cost of building materials. The issue of housing affordability will be addressed in further detail in the Housing Affordability Report to be prepared separately.