



2019 New Housing Fee Report

A. EXECUTIVE SUMMARY

In 2018, the Wisconsin State Legislature approved new legislation which requires municipalities with populations of 10,000 people or more to report on development activity and analyze the impact of their residential development regulations on the cost of developing new housing.

This document meets the requirements for the City of Racine’s New Housing Fee Report per Section 66.10014 of the Wisconsin Statutes. <https://docs.legis.wisconsin.gov/statutes/statutes/66/X/10013>.

B. REPORT REQUIREMENTS

Requirements of this report include the following elements (note: the sections and subsections in this report refer to specific sections and subsections in Wis Stats. 66.10014):

(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, where applicable:

- 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.(N/A)
 - 3. Park fee.(N/A)
 - 4. Land dedication of fee in lieu of land dedication requirement. (N/A)
 - 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 unit approved in the municipality in the prior year.

C. DATA SOURCES AND PROCESS

This report was prepared by City of Racine Department of City Development staff for the calendar year ending December 31, 2019 using the data on adopted Fee Schedules, permit/development records maintained by the Department of City Development, adopted City of Racine Ordinances and annual budgets, and review of planning and analysis documents listed below. This report has been posted on the City’s website (www.cityofracine.org) and has been shared with the City of Racine Planning Heritage and Design Commission and Common Council. Projects are reported in the year in which they were permitted (approved). Projects permitted in prior calendar years but completed and occupied in 2019 are not included in the data below, but may be referenced herein.

B. RESIDENTIAL DEVELOPMENT FEES PER UNIT (1, 2 and Multifamily Units*)

Preliminary Plat.....	\$300 + \$15 per parcel
Final Plat.....	\$200 + \$15.00 per parcel
CSM.....	\$170 + \$50 per parcel
Plan Review New & Additions....	.45/sq. ft. - \$80 minimum

Plan Review Alterations.....	\$14/\$1K of renovation - \$80 minimum
Water Connection.....	\$500 (per REC)
Water Service.....	\$70
Water Distribution.....	\$25
Sewer Connection.....	\$70
Erosion Control (1 & 2 family) ...	\$175 per building
Erosion Control (multifamily)....	\$300 per site
HVAC, Lighting, Structural, Energy Plans.....	.05/sq. ft. - \$80 minimum
Wisconsin State Seal.....	\$35 per dwelling permit
Electrical.....	\$60 minimum (other charges per receptacle, switch or appliance type)
Electrical Service.....	\$50 for 100 amp service (higher amperage = higher costs)
Occupancy Permit.....	\$250

*New Multifamily buildings over four units require site and architectural review by the Planning Heritage and Design Commission (No fee in 2018).

C. RESIDENTIAL DEVELOPMENT FEES COLLECTED IN 2019 (1, 2 and Multifamily Units)

Permit Type	# of permits/projects	Total Fees Collected \$	Average Fee per project \$
Preliminary Plat	0	0	0
Final Plat	0	0	0
CSM	3	540	180
Plan Review - New 1 & 2	5	2330	466
Plan Review - Additions 1 & 2	4	204	51
Plan Review – Alterations 1 & 2	223	1835	8.23
Plan Review – New Multi	0	0	0
Plan Review – Additions to Multi	2	686	343
Plan Review – Alterations to Multi	13	801	61.62
Water Connections	0	0	0
Water & Sewer Hook-up	264	17,065	64.64
Erosion Control 1 & 2 family	5	875	175
Erosion Control multifamily	13	5,637	433.62
Heating	383	53,783	140.43
HVAC Distribution	37	16,195	437.70
WI State Seal			35
Electrical Permits - Residential	786	93,032	118.36
Electrical Service - Residential			
Residential occupancy permits			250

For more information please contact the City of Racine Department of City Development

via phone 262.636.9151, or visit the department offices at: Racine City Hall

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