



Executive Summary

On April 4, 2018, the State of Wisconsin Legislature enacted 2017 Wisconsin Act 243 requiring cities and villages with populations of 10,000 or more to prepare and post a “New Housing Fee Report”. This report sets forth the amount of the following fees imposed on new residential construction, remodeling, or development:

- Building Permits
- Park Fees
- La Crosse Sanitary Sewer Fees
- Water/Sewer Fees
- Fire Sprinkler Suppression System Fees
- Plat Approval Fees
- Stormwater Management Fees
- Water/Sewer Hook-up Fees

The sum of these fees in the prior year must then be divided by the number of units approved in the prior year. A copy of the “New Housing Fee Report” will be provided to each member of the governing body and posted on City’s website by year end 2023.

Several departments came together to provide information for this report, including but not limited to, the City Planning Department, Attorney’s office, GIS and Inspection.

It is not uncommon for larger scale developments, of which there are several large-scale multi-family residential structures currently in construction, to occur over a multi-year time frame. Similarly, new residential dwellings may cross multiple years if construction projects begin in the fall/winter seasons.

The City of Onalaska has made every effort to insure the accuracy of the information provided in this document. Due to the possibility of errors or other aspects of electronic communication that is beyond the City’s control, the City of Onalaska does not guarantee the accuracy of this document and is not liable for reliance on this information. This document was created as basic submittal guide under the Code in effect at the time of creation. It is not intended to cover all circumstances. Final determination of fees shall be calculated upon submittal. All fees are subject to change and fees are reviewed annually for the following year. The City of Onalaska approved a comprehensive zoning code and zoning map update in 2020 and is in the process of updating the City’s Comprehensive Plan – Live Ona 2040.

Disclaimer:

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Onalaska, WI - Fee Schedule

All fees are collected with the issuance of a permit.

Planning/Zoning Applications & Fees:

Planning & Development Applications:	Fees:
Land Division Applications:	
Certified Survey Maps	\$75.00 + \$10.00/lot
Extraterritorial Certified Survey Maps	\$40.00 + \$10.00/lot
Preliminary Plat	\$200.00 + \$25.00/lot
Final Plat	\$150.00 + \$10.00/lot + \$30.00 Recording Fee (RF)
Extraterritorial Plat Review	\$300.00
Planned Unit Development / Planned Commercial Industrial District Applications:	
Planned Unit Development (PUD)	\$1,000.00 + \$30.00 RF
Planned Unit Development (PUD) and/or Planned Commercial Industrial District (PCID) Major Amendment	\$700.00 + \$30.00 RF
Planned Unit Development (PUD) and/or Planned Commercial Industrial District (PCID) Minor Amendment	\$300.00 + \$30.00 RF
Zoning Applications:	
Sign Permits:	
New Sign (Non-illuminated – façade/awning/roof)	\$50.00 + \$0.60/SF
New Sign (Illuminated – façade/projecting/roof)	\$90.00 + \$0.60/SF
New Sign (Ground/Freestanding)	\$90.00 + \$0.60/SF
Special Exception for Signs	\$300.00
Site Plan Review: Multi-Family	
Access. Struct.: under 1,200 SF / Principal Struct. Add: under 250 SF	\$75.00
Parking Lot / Other Site Improvements	\$150.00
Access. Struct.: over 1,200 SF / Principal Struct. Add: over 251 SF	\$300.00
New Building Construction	\$500.00
Zoning Map Amendment	\$300.00
Unified Development Code (UDC) Text Amendment	\$600.00
Comprehensive Plan Amendment	\$600.00
Variance	\$300.00
Appeal of Staff Determination	\$100.00
ROW Vacation/Discontinuance	\$300.00
Annexation Petition	\$300.00
Airport Overlay – Land Use Permit	\$100.00
Tax Increment Financing Application	\$1,000.00
Zoning Verification Letter - Residentially Zoned Property	\$25.00
Zoning Verification Letter - Commercially Zoned Property	\$100.00
Park Fees:	
Green Fee	\$638.47/acre
Park Fee Per Unit	\$922.21/unit
Park Fee Per Unit with Parkland Dedication	\$448.52/unit

The current practice of the City of Onalaska Inspection Department is to issue one (1) “Single Family and/or Two-Family Home” or one (1) Multi-Family Project” permit per project, of which will include any and all plan review, impact and/or permit fees due for that particular project. When the owner or person in charge of the project applies for a permit, they will be asked to provide all information related to that project, such as all contractors’ information, project areas, costs, and any other pertinent information needed to calculate the appropriate fees at the time of submittal. A double permit fee at the time of all building permit applications shall be assessed whenever the required permit is not obtained prior to commencing work.

Building Permit Applications & Fees:

Building Permit Applications:	Fees:
One & Two Family Only Permit Applications:	
Fees Determined by Square Foot Area:	
Buildings, Addition, Alteration, Replacement & Accessory Structures	\$0.43/SF (\$90.00 minimum)
State Application Processing	\$250.00
Wisconsin State Seal	\$38.00
Roof Replacement Permit (over 200 SF)	\$90.00
Residential Zoning Permit (Plan Review)	\$90.00
Swimming Pool Permit	\$180.00
Razing/Demolition Permit (over 200 SF)	\$90.00 (accessory) & \$180.00 (principal structure)
Moving of Building/Structures Permit	\$180.00
Residential Certificate of Occupancy	\$90.00 / (\$250.00/unit for Temp. Occ.)
Multi-Family (Commercial) Permit Applications:	
Permission to Start: (Footings, Foundation, and Excavation)	\$350.00
New Structure/Remodeling	\$0.53/SF (\$50,000.00 cap) (\$180.00 minimum)
Razing/Demolition or Moving Permits	\$180.00
Roof Replacement Permit (Over 1,000 SF)	\$180.00
Temporary Occupancy Permit (Multi-Family)	\$350.00/unit plus \$180.00/ additional unit. If entire floor, no charge.
Temporary Occupancy Permit (Commercial)	\$425.00 for Projects < 15,000 SF, all other 3% of total structure SF
Certificate of Occupancy	\$90.00
Re-Inspection Fee	\$90.00
Miscellaneous Permits:	
Sidewalk Permit	\$30.00/stretch
Driveway Permit	\$30.00/opening
Street Privilege/Dumpster Permit	\$30.00 + actual City Costs
Erosion Control & Stormwater Manag. Permits:	
Residential: under 1-acre disturbance	\$100.00; \$100.00
Residential: over 1-acre disturbance	\$150.00; \$150.00
Multi-Family/Commercial: under 1-acre disturbance	\$150.00; \$150.00
Multi-Family/Commercial: over 1-acre disturbance	\$250.00; \$250.00
Subdivision/Condo Plat: under 10 acres	\$300.00; \$300.00
Subdivision/Condo Plat: over 10 acres	\$500.00; \$500.00

Electrical, Plumbing & HVAC Applications & Fees:

Electrical Permit Applications:	Fees:
Base Fee:	\$90.00
Service Upgrades	\$55.00
Residential New Construction, Remodels & Additions	\$0.08/SF
Commercial & Multi-Family Structures	\$0.12/SF
Miscellaneous Work Not Addressed Above	\$90.00/Inspection
Meters:	
200 AMP	\$45.00
320 & 400 AMP	\$60.00
600 AMP	\$80.00
800 AMP	\$100.00
1000 + AMP	\$125.00
Additional Meters	\$4.00/meter + Base
Plumbing Permit Applications:	Fees:
Base Fee	\$90.00
Residential New Construction, Remodels & Additions	\$0.08/SF
Commercial & Multi-Family Structures	\$0.12/SF
Miscellaneous Work Not Addressed Above	\$90.00/Inspection
HVAC Permit Applications:	Fees:
Base Fee	\$90.00
Residential New Construction, Remodels & Additions	\$0.08/SF
Commercial & Multi-Family Structures	\$0.12/SF
Miscellaneous Work Not Addressed Above	\$90.00/Inspection

Water & Sanitary Sewer Fees:

Water & Sanitary Sewer:	Fees:
Water Connection	\$30.00
Water Relay	\$30.00
Sanitary Sewer Connection	\$30.00
Sanitary Sewer Relay	\$30.00
Water Service Area Charges* (New Development)	Charges:
North Abbey Road Zone (includes Water/Sanitary Sewer)	\$8,353.00/hook-up
Crestwood Lane Zone (includes Water/Sanitary Sewer)	\$7,903.00/hook-up
French Road/Crestwood Lane/STH 16 Booster Station Fee	\$2,470.05/acre
Sanitary Sewer Service Area Charges (New Development)	Charges:
La Crosse Sanitary Treatment Plant Fee (Only for New Connections)	\$730.00/REC

*Only applies to new development/annexation properties that fall within these specified areas.

Fire Sprinkler Suppression System Fees:

Fire Sprinkler Suppression System (new or modified):	Fees:
Base Fee	\$90.00
Commercial and Multi-Family	\$0.12/SF

Housing Fees Collected for New Construction: 2022-2023

New Construction Housing Type	2022	2023
New One- and Two-Family Dwelling Units	15	22
Building Fees:		
Building Permits:	\$21,884.20	\$37,438.74
Electrical Permits:	\$2,282.95	\$5,293.88
Plumbing Permits:	\$2,453.35	\$5,630.20
HVAC Permits:	\$773.60	\$4,137.80
Park Fees:	\$9,222.10	\$12,910.94
Water & Sewer Connection Fees:	\$540.00	\$1,380.00
La Crosse Sanitary Sewer Fees:	Not Accounted**	\$10,220.00
Subtotal	\$36,636.20	\$77,011.56
New Multi-Family Dwelling Units	208	172
Building Fees:		
Building Permits:	\$42,480.00	\$127,301.12
Electrical Permits:	\$40,851.91	\$44,280.64
Plumbing Permits:	\$8,369.40	\$32,571.76
HVAC Permits:	\$26,510.44	\$33,413.16
Park Fees:	\$108,635.03	\$81,154.48
Water & Sewer Fees:	\$240.00	\$420.00
La Crosse Sanitary Sewer Fees:	Not Accounted**	\$64,240.00
Fire Sprinkler Suppression System Fees:	Not Accounted**	\$54,463.20
Subtotal	\$227,606.78	\$437,844.36
TOTAL NEW CONSTRUCTION UNITS APPROVED	223	194
TOTAL NEW CONSTRUCTION FEES	\$264,242.98*	\$514,855.92
FEES PER UNIT (TOTAL FEES/TOTAL UNITS)	\$1,184.95	\$2,653.90
<p>*These figures take into consideration permits pulled from January 1, 2023 - December 19, 2023. Be aware that many multi-family projects spanned between 2019-2023 and therefore the numbers may be skewed. Additionally, it is typical for a project to begin in winter 2022 and permits to continue to be pulled a subsequent year, which can complicate proper recording of permit fees in a given year. The La Crosse County Sanitary Sewer Fee was not accounted for in 2022 as it is given to the City of La Crosse, but was included in 2023. The City included Fire Sprinkler Suppression System permit fees in 2023, which were not included in 2022. Lastly, associated permit fees were included in new construction in 2023 that were not included in 2022 (street openings, sidewalks, driveway, erosion control, etc.). With these changes, the Fees Per Unit between 2022 and 2023 do not allow for a direct comparison.</p>		

Housing Fees Collected for Remodels/Alterations/Additions: 2022-2023

New Construction Housing Type	2022	2023
Remodeled One- and Two-Family Dwelling Units	554	387
Building Fees:		
Building Permits:	\$28,934.50	\$17,411.08
Electrical Permits:	\$13,861.16	\$13,559.59
Plumbing Permits:	\$6,982.19	\$5,408.73
HVAC Permits:	\$13,048.66	\$11,678.12
Water & Sewer Fees:	\$720.00	\$480.00
Subtotal	\$63,564.51	\$48,537.52
Remodeled Multi-Family Dwelling Units	8**	11**
Building Fees:		
Building Permits:	\$649.75	\$890.00
Electrical Permits:	\$0.00	\$0.00
Plumbing Permits:	\$0.00	\$94.32
HVAC Permits:	\$700.16	\$750.78
Water & Sewer Fees:	\$0.00	\$0.00
Subtotal	\$1,349.91	\$1,735.10
TOTAL REMODELED CONSTRUCTION UNITS APPROVED	562	398
TOTAL REMODELED CONSTRUCTION FEES	\$64,896.42*	\$50,272.62*
FEES PER UNIT (TOTAL FEES/TOTAL UNITS)	\$115.47	\$126.31
<p>*These figures take into consideration permits pulled from January 1, 2023- December 19, 2023.</p> <p>**The (8) multi-family units value is for various projects in 2022 that impacted the structure as a whole instead of individual units - a total of \$1,349.91 in permit fees. The (11) multi-family units value is for various projects in 2023 that impacted the structure as a whole instead of individual units - a total of \$1,735.10 in permit fees. The 2022 fees did not include the La Crosse Sanitary Sewer Fee as that is direct pass-through fee paid to the City of La Crosse, WI. It has been included in the 2023 fees. Additionally, the City included Fire Sprinkler Suppression System permit fees in 2023, which were not included in 2022. With these changes, the Fees Per Unit between 2022 and 2023 do not allow for a direct comparison.</p>		