



City of La Crosse, Wisconsin  
**NEW HOUSING FEE REPORT**  
For Wisconsin Act 243, Wis. Stat. 66.10014

2022



Building Permit Fees:

- **Permit fees are double when work is commenced before obtaining a permit.**
- Permit fees are double when applicant requests an expedited permit review.
- \$60 re-inspection fee for missed appointments or extra inspection for non-compliance with inspector's orders (*payable in full prior to re-inspection being performed.*)

Residential - Single Family, Duplex or Condo

New Construction

- **Permit Fee:** \$0.37 per square foot with a minimum cost of \$62
- **Plan Review Fee:** \$50
- **State Seal:** \$38
- **Property Records Maintenance Fee:** \$288 per dwelling unit

Additions or Alterations

**Permit Fee:** \$0.37 per square foot with a minimum cost of \$62

- **Plan Review Fee:** \$20
- **Property Records Maintenance Fee:** \$100 per dwelling unit

Residential - Multi-Family (3+ Units)

New Construction

**Permit Fee:** \$0.37 per square foot with a minimum cost of \$62

- **Plan Review Fee:** \$62 with a State Review and \$125 without a State Review
- **Property Records Maintenance Fee:**
  - 3 Units: \$864
  - 4+ Residential Condo Units: \$501 plus \$125 per unit
  - 4+ Multi-Family Residential Units: \$501 plus \$563 per unit

Additions or Alterations

- **Permit Fee:** \$0.37 per square foot with a minimum cost of \$62
- **Plan Review Fee:** \$62 with a State Review and \$125 without a State Review
- **Property Records Maintenance Fee:** \$100 per unit

Commercial, Industrial and Institutional

New Construction

- **Permit Fee:** \$0.66 per square foot with a minimum cost of \$62 and a maximum cost of \$50,121
- **Plan Review Fee:** \$62 with a State Review and \$125 without a State Review
- **Property Records Maintenance Fee:** \$0.037 per square foot with a minimum cost of \$626

Additions

- **Permit Fee:** \$0.66 per square foot with a minimum cost of \$62 and a maximum cost of \$50,121
- **Plan Review Fee:** \$62 with a State Review and \$125 without a State Review
- **Property Records Maintenance Fee:** \$0.037 per square foot with a minimum cost of \$187



### Alterations

- **Permit Fee:** \$0.66 per square foot with a minimum cost of \$62 and a maximum cost of \$51,121
- **Plan Review Fee:** \$62 with a State Review and \$125 without a State Review
- **Property Records Maintenance Fee:** \$0.037 per square foot with a minimum cost of \$125

### Shell Only

- **Permit Fee:** \$0.37 per square foot with a minimum cost of \$62 and a maximum cost of \$51,121
- **Plan Review Fee:** \$62 with a State Review and \$125 without a State Review
- **Property Records Maintenance Fee:** \$0.037 per square foot with a minimum cost of \$125

### Tenant Build Out

- **Permit Fee:** \$0.37 per square foot with a minimum cost of \$62 and a maximum cost of \$51,121
- **Plan Review Fee:** \$62 with a State Review and \$125 without a State Review
- **Property Records Maintenance Fee:** \$0.037 per square foot with a minimum cost of \$125

### Sign Permit

- **Permit Fee:**
  - Off-Premise Signs: \$40 plus \$10 for each \$1,000 of project value or part thereof
  - On-Premise Signs up to 30 sq. ft.: \$40
  - On-Premise Signs over 30 sq. ft.: \$40 plus \$10 for each \$1,000 of project value or part thereof
- **Plan Review Fee:** \$40
- **Property Records Maintenance Fee:** \$25

### Accessory Structures

#### Re-Roof Permit

- **Permit Fee:** \$37
- **Property Records Maintenance Fee:** \$25

#### Re-Siding Permit

- **Permit Fee:** \$0
- **Property Records Maintenance Fee:** \$0

#### Window/Door Replacement Permit

- **Permit Fee:** \$0
- **Property Records Maintenance Fee:** \$0

#### Wooden Patio Deck Permit

- **Permit Fee:** \$37
- **Property Records Maintenance Fee:** \$37

#### Swimming Pool Permit



- **Permit Fee:** \$37
- **Property Records Maintenance Fee:** \$25

### Residential Yard Shed Permit

- **Permit Fee:** \$37
- **Property Records Maintenance Fee:** \$37

### Detached Residential Garage Permit

- **Permit Fee:** \$62
- **Property Records Maintenance Fee:** \$37

### Fence Permit

- **Permit Fee:** \$37

### Demo/Razing Permit

- **Permit Fee:** \$37
- **Property Records Maintenance Fee:** \$25

### Miscellaneous

#### Airport Height Permit

- **Permit Fee:** \$58

#### Parking Lot Permit

- **Permit Fee:** \$58

#### Land Disturbance Permit

- **Permit Fee:**  
Up to 0.5 acre site with slope not greater than 20%: \$74  
Sites greater than 0.5 acre or greater than 20% slope: \$149

#### Land Use Permit

- **Fee:** \$40

#### Certificate of Occupancy/Compliance

- **Fee:** \$37

#### Trade Permits:

- **Permit fees are double when work is commenced before obtaining a permit.**



- \$60 re-inspection fee for missed appointments or extra inspection for non-compliance with inspector's orders (*payable in full prior to re-inspection being performed.*)

**Electrical**

- **Permit Fee:**

| Valuation of Work    | Fee   |
|----------------------|---|
| Up to \$800          | \$34  |
| \$801 to \$2,000     | \$53  |
| \$2,001 to \$3,000   | \$100   |
| \$3,001 to \$4,000   | \$120   |
| \$4,001 to \$5,000   | \$140   |
| \$5,001 to \$6,000   | \$150   |
| \$6,001 to \$7,000   | \$170   |
| \$7,001 to \$8,000   | \$181   |
| \$8,001 to \$9,000   | \$201   |
| \$9,001 to \$10,000  | \$220   |
| \$10,001 to \$50,000 | \$239 plus \$7.52 for each addition \$1,000 or fraction thereof |
| \$50,001 or greater  | \$469 plus \$4.69 for each addition \$1,000 or fraction thereof |

- **Records Maintenance Fee** (*additions and alterations only*):  
 Residential and Multi-Family Dwellings: \$12 per unit  
 Commercial and Industrial Buildings: \$25

**Plumbing**

- **Permit Fee:**

| Valuation of Work    | Fee   |
|----------------------|---|
| Up to \$2,000        | \$36  |
| \$2,001 to \$5,000   | \$36 plus \$24 for each additional \$1,000 or fraction thereof    |
| \$5,001 to \$10,000  | \$150 plus \$17 for each additional \$1,000 or fraction thereof   |
| \$10,001 to \$50,000 | \$239 plus \$7.90 for each additional \$1,000 or fraction thereof |



**Valuation of Work    Fee**

\$50,001 or greater    \$503 plus \$13 for each additional \$1,000 or fraction thereof

- **Flat Rate Fees** (*no records maintenance fees required*):
  - New Sewer Connection: \$49
  - New Sewer Relay: \$39
  - New Water Connection: \$49
  - New Water Relay: \$39
  - Cut and Cap: \$36
- **Records Maintenance Fee** (*additions and alterations only*):
  - Residential and Multi-Family Dwellings: \$12 per unit
  - Commercial and Industrial Buildings: \$25

**HVAC/Mechanical**

**1 & 2 Family Replacement**

- **Permit Fee:**
  - Furnace Replacement: \$42
  - Central Air Replacement: \$42
- **Records Maintenance Fee:** \$12 per unit

**HVAC/Mechanical Permit**

- **Permit Fee:**

**Valuation of Work    Fee**

Up to \$5,000    \$60

\$5,001 to \$10,000    \$60 plus \$7.90 for each additional \$1,000 or fraction thereof

\$10,001 or greater    \$60 plus \$6.08 for each additional \$1,000 or fraction thereof

- **Plan Review Fee:** \$36
- **Records Maintenance Fee** (*additions and alterations only*):
  - Residential and Multi-Family Dwellings: \$12 per unit
  - Commercial and Industrial Buildings: \$25



2021 Residential Construction

Annually, the Community Risk Management division of the Fire Department provides a report detailing permitting activity including the number of new residential units constructed.

The following is a summary of 2021 residential construction.

There were 26 new residential buildings (new dwelling units) constructed in 2021:

- 24 - (1) unit dwelling ..... 24 Units
- 1 - (4) unit dwellings..... 4 Units
- 1 - (72) unit dwelling..... 72 Units

**Total = 100 units**

**New Residential Parcels Created by Subdivision:**

**Total: 4**



**Additional Fees Related to Development (City of La Crosse City Clerk Department Web Page)**

| Form   | Code Section  | Fee   | Comment  |
|--|---|---|--|
| <a href="#">Board of Zoning Appeals - Request for Variance</a>                               | Ch. 115<br>Art. II, Div. 2                          | \$300                                       | Appeal Hearing<br>Filing Deadline  |
| <a href="#">Certified Survey Map</a>   | Ch. 113<br>Art. 1                                   | \$200 First<br>App<br>\$100 Reapp           | Submittal Checklist  |
| <a href="#">Conditional Use Permit</a>   | Ch. 115<br>Art. VI<br>Sec. 115-342                  | \$450                                       | Public hearing<br>Approved by Council<br>Filing Deadline                 |
| <a href="#">Limited Exemption for Construction Noise</a>                                     | Sec. 32-134 (b)                                     | \$200                                       | Bd of Public Works Hearing<br>Filing Deadline                            |
| <a href="#">Neighborhood Quiet Zone</a>  | Sec. 32-137   | \$150                                       | Approved by Council<br>51% Property Owner<br>Approval<br>Filing Deadline |
| <a href="#">Notice of Liability Claim</a>  |   | NA  |  |
| <a href="#">Petition for Amendment (Re-Zoning)</a>   | Ch. 115<br>Art. II, Div. 3<br>Sec. 115-83           | \$450                                       | Public hearing<br>Approved by Council<br>Filing Deadline                 |
| <a href="#">Planned Development District and Traditional Neighborhood District</a>           | Ch. 115<br>Art. IV<br>Sec. 115-156                  | \$700                                       | Public hearing<br>Approved by Council<br>Filing Deadline                 |
| <a href="#">Plat Submittal</a>   | Ch. 113<br>Art. II                                  | \$500 Prelim<br>\$200 Final<br>\$100 Re-app | Checklist by Engineer Dept<br>Approved by Council<br>Filing Deadline     |
| <a href="#">Request for Exception to Multi-Family Housing or Commercial Design Standards</a> | Ch. 115<br>Art. VII<br>Div. 3 MFHDS<br>Div. 4 CDDSS | \$300                                       | Design Review Meeting<br>Approved by Council<br>Filing Deadline          |
| <a href="#">Request for Exception to Standards - Minimum Height</a>                          | Sec. 115-<br>390(1)(e)                              | \$100                                       | Approved by Council<br>Filing Deadline                                   |