

Housing Fee Report

City of Fitchburg

December 2021



Fitchburg

Prepared by Planning & Zoning

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Introduction

Per State Statute the city has prepared a report of residential development fees collected in 2021. Residential development fees include:

- Building permit fee
- Impact fee
- Park fee
- Land dedication or fee in lieu of
- Plat approval fee
- Stormwater management fee
- Water or sewer hook-up fee

The residential development fees listed above are either collected at time of land division or when a building permit is issued. The city may approve new residential dwelling units via land division in one year but a permit will not be issued for that unit until the following year. For the purposes of this report the development fees have been separated into two categories: land division fees and building permit fees. This report includes calculations for the total amount of land division fees collected divided by the units approved through land divisions, and the total amount of building permit fees collected divided by the number of units approved through building permits. The report also combines the total amount of land division and building permit fees collected divided by the total number of units approved.

Fee Summary

For the purposes of this report fees have been separated into two categories: land division fees and building permit fees. The land division section includes plat approval fees, erosion control and stormwater permitting fees, water hookup fees, and park fees. The building permit section includes fees that are charged as a part of the city's Uniform Permit application. See the appendix for the full fee schedules for Building Inspection and Planning and Zoning Departments. Appendices also include information on Erosional and Stormwater Control fees, and MMSD connections charge rates.

Land Division Fees: 2022 Fees

Fee Type	Fee Amount
Preliminary plat approval	\$575 + \$800/parcel
Final plat approval	\$575 + \$120/parcel
Certified survey map	\$590 + \$160/parcel
Water/sewer hook-up fee	\$238.40/GPM(Peak)
Woods Hollow interceptor rate	\$238.40/GPM(Peak)
Syene interceptor rate	\$1,080.80/GPM(Peak)
Ninebark sanitary sewer connection charge	\$116.61/lf
MMSD connection charge rates	As set by MMSD (Appendix)

Erosion control & stormwater	Erosion Control Permit Base Fee \$200, Stormwater Permit Base Fee \$400, Erosion Control Permit Amendment Fee \$100, Stormwater Permit Amendment Fee \$200, plus \$0.005/sq. of disturbed area, \$0.010/sq of impervious area, and \$0.005/sq of redevelopment. Fees are doubled if work commences
Park improvement fees	
Park improvement fee – single family	\$670/unit
Park improvement fee – two family	\$335/unit
Park improvement fee – multifamily	\$160/unit
Parkland dedication fees	
Parkland dedication	2,900 sf/unit
Parkland dedication – SmartCode T3*	2,900 sf/unit
Parkland dedication – SmartCode T4*	1,900 sf/unit
Parkland dedication – SmartCode T5*	1,000 sf/unit
Fee-in-lieu of parkland dedication fees	
Fee-in-lieu of parkland dedication	\$4,330/unit
Fee-in-lieu of parkland dedication – SmartCode T3*	\$4,330/unit
Fee-in-lieu of parkland dedication – SmartCode T4*	\$65,000/acre
Fee-in-lieu of parkland dedication – SmartCode T5*	\$65,000/acre

*The city utilizes a SmartCode Zoning District in addition to other zoning districts.

Building Permit Fees

Uniform Building Permit	Fee Amount
Single Family	
Building permit	\$.80/sf (\$100 minimum)
Electrical	\$.50/sf (\$100 minimum)
Plumbing	\$.50/sf (\$100/minimum)
HVAC	\$.50/sf (\$100/minimum)

WI Uniform Building Seal	\$75
Zoning	\$32 + \$.80/sf
Erosion control	\$100
Construction water hook-up fee	\$45
Plan review	\$200
Occupancy	\$50
Water impact fee	\$1,374
Fire protection impact fee	\$622/unit
Two family	
Building permit	\$.80/sf (\$100 minimum)
Electrical	\$.50/sf (\$100 minimum)
Plumbing	\$.50/sf (\$100/minimum)
HVAC	\$.50/sf (\$100/minimum)
WI Uniform Building Seal	\$75
Zoning	\$32 + \$.80/sf
Erosion control	\$100
Construction water hook-up fee	\$45
Plan review	\$200
Occupancy	\$50/unit
Water impact fee	\$2,749
Fire protection impact fee	\$622/unit
Multifamily	
Building permit	\$.80/sf (\$100 minimum)
Electrical	\$.50/sf \$(150 minimum)
Plumbing	\$.50/sf (\$150/minimum)
HVAC	\$.50/sf (\$150/minimum)
WI Uniform Building Seal	\$75
Zoning	\$345 + \$2.12/sf per \$1,000 of construction cost
Erosion control & stormwater	EC + SW: \$450, \$100 amendment fee, +Review/Inspection costs by Dane County billed monthly

Construction water hook-up fee	Based on size of water service and duration of use
Occupancy	\$100/unit
Water impact fee	\$800/unit
Fire protection impact fee – multifamily	\$466/unit
Fire protection impact fee – studio & one bedroom	\$311
Remodeling	
Building permit	1.0% of building construction cost (\$100 minimum)
Electrical	1.8% of electrical construction cost (\$75 res/\$100 comm minimum)
Plumbing	1.5% of plumbing construction cost (\$75 res/\$100 comm minimum)
HVAC	1.5% of HVAC construction cost (\$75 res/\$100 comm minimum)
WI Uniform Building Seal	\$75
Zoning	\$52 + \$1.05 per \$1,000 construction cost
Erosion control – single family & two family	\$100
Erosion control & stormwater	EC + SW: \$450, \$100 amendment fee, +Review/Inspection costs by Dane County billed monthly
Plan review – single family	\$200
Plan review – two family	\$400
Occupancy	\$50/unit res \$100/unit comm

Fee Calculations

This section includes calculations for units approved by land division applications and building permit applications. Land division applications include subdivision plats, certified survey maps for single family lots, and certified survey maps for multifamily lots. Building permit applications include single family, two family, and multifamily new construction. The total fees per unit were calculated for each application type and totaled across all applications types.

Approved Residential Dwelling Units

Land division

Application	Qty	Units
Subdivision plats	3	619
Condominium plats	0	0
Certified survey maps – single family	3	5
Certified survey maps – multifamily	3	309
Total	9	933

Building permits

Application	Qty	Units
New construction – single family	132	132
New construction – two family	30	60
New construction – multifamily	5	304
Total	167	496

Collected Fees: **Fees are being calculated and will be updated when available**

Land division

Application	Collected fees
Subdivision plats*	
Plat approval fee	
Park improvement fee	
Fee in lieu of land dedication	
Water/sewer hook-up fee ⁺	
Erosion control & stormwater	
Subtotal	
Units	
Fees per unit	
Certified survey maps – single family	
CSM approval fee	
Park improvement fee	

Fee in lieu of land dedication	
Water/sewer hook-up fee	-
Erosion control & stormwater	-
Subtotal	
Units	
Fees per unit	
Certified survey maps – multifamily	
CSM approval fee	
Park improvement fee	
Fee in lieu of land dedication	
Water/sewer hook-up fee	
Erosion control & stormwater	
Subtotal	
Units	
Fees per unit	
Total fees paid	
Total units	
Total fees per unit	

Building permits

Application	Collected fees
New construction – single family	
Building permit fee	
Impact fees	
Park improvement fee ⁺	-
Fee in lieu of land dedication ⁺	-
Stormwater management fee	-
Water/sewer hookup fee	-

	Subtotal	
	Units	
	Fees per unit	
New construction – two family		
Building permit fee		
Impact fees		
Park improvement fee ⁺		-
Fee in lieu of land dedication ⁺		-
Stormwater management fee		-
Water/sewer hookup fee		-
	Subtotal	
	Units	
	Fees per unit	
New construction – multifamily		
Building permit fee		
Impact fees		
Fee in lieu of land dedication*		
Park improvement fee**		
Stormwater management fee		-
Water/sewer hookup fee		-
	Subtotal	
	Units	
	Fees per unit	
	Total fees paid	
	Total units	
	Total fees per unit	

Total fees

Land divisions & Building permits	Collected fees
Total fees paid	

Total units	
	<i>Total fees per unit</i>

Appendix

2021 Fee Schedules used for Calculations

2022 Fee Schedules