

Housing Fee Report

City of Fitchburg

December 2019



Fitchburg

Prepared by Planning & Zoning

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Introduction

In accordance with 2017 Wisconsin Act 243, the city has prepared a report of residential development fees collected in 2018. 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 a following year. For example, in 2018 the city approved 933 units via land division, however no building permits were issued for those units in 2018. 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

Fee Type	Fee Amount
Preliminary plat approval	\$560 + \$175/parcel
Final plat approval	\$560 + \$115/parcel
Certified survey map	\$575 + \$155/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	\$600 + [additional fee = (Total disturbed area x \$0.005/sf) + (Total new impervious area x \$0.01/sf) + (Total redeveloped impervious area x \$0.005/sf)]
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	
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
Fee-in lieu of street frontage for parkland**	\$360/lf

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

** Eliminated in 2019.

Building Permit Fees

Uniform Building Permit	Fee Amount
Single Family	
Building permit	\$.80/sf (\$100 minimum)
Electrical	\$.45/sf (\$75 minimum)
Plumbing	\$.45/sf (\$75/minimum)
HVAC	\$.45/sf (\$75/minimum)
WI Uniform Building Seal	\$75
Zoning	\$32 + \$.80/sf
Erosion control	\$100
Construction water hook-up fee	\$43
Plan review	\$200
Occupancy	\$50
Water impact fee	\$1,212
Fire protection impact fee	\$622/unit
Two family	
Building permit	\$.80/sf (\$100 minimum)
Electrical	\$.45/sf (\$75 minimum)
Plumbing	\$.45/sf (\$75/minimum)
HVAC	\$.45/sf (\$75/minimum)
WI Uniform Building Seal	\$75
Zoning	\$32 + \$.80/sf
Erosion control	\$100
Construction water hook-up fee	\$43
Plan review	\$200
Occupancy	\$50/unit
Water impact fee	\$2,424
Fire protection impact fee	\$622/unit
Multifamily	
Building permit	\$.80/sf (\$100 minimum)
Electrical	\$.45/sf (\$75 minimum)

Plumbing	\$.45/sf (\$75/minimum)
HVAC	\$.45/sf (\$75/minimum)
WI Uniform Building Seal	\$75
Zoning	\$354 + \$2.12/sf per \$1,000 of construction cost
Erosion control & stormwater	\$600 + [additional fee = (Total disturbed area x \$0.005/sf) + (Total new impervious area x \$0.01/sf) + (Total redeveloped impervious area x \$0.005/sf)]
Construction water hook-up fee	Based on size of water service and duration of use
Occupancy	\$50/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 (\$60 minimum)
Plumbing	1.5% of plumbing construction cost (\$60 minimum)
HVAC	1.5% of HVAC construction cost (\$60 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	\$600 + [additional fee = (Total disturbed area x \$0.005/sf) + (Total new impervious area x \$0.01/sf) + (Total redeveloped impervious area x \$0.005/sf)]
Plan review – single family	\$200
Plan review – two family	\$400
Occupancy	\$50/unit

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	102	102
New construction – two family	9	18
New construction – multifamily	11	358
Total	122	478

Collected Fees

Land division

Application	Collected fees
Subdivision plats*	
Plat approval fee	\$11,110
Park improvement fee	\$110,310
Fee in lieu of land dedication	\$271,707.50
Water/sewer hook-up fee ⁺	\$117,969.91
Erosion control & stormwater	\$21,477.24
Subtotal	\$532,575
Units	619
Fees per unit	\$860.38
Certified survey maps – single family	
CSM approval fee	\$2,475
Park improvement fee	\$3,350
Fee in lieu of land dedication	\$21,650
Water/sewer hook-up fee	-
Erosion control & stormwater	-
Subtotal	\$27,475
Units	5
Fees per unit	\$5,495
Certified survey maps – multifamily	
CSM approval fee	\$2,625
Park improvement fee	\$49,205
Fee in lieu of land dedication	\$645,170
Water/sewer hook-up fee	\$ 2,963.69
Erosion control & stormwater	\$5,372.34
Subtotal	\$705,336
Units	309
Fees per unit	\$2282.64

	Total fees paid	\$1,265,386
	Total units	933
	Total fees per unit	\$1,356.25

*Includes the At Edge Apartment project for 501 multifamily units. The project has not moved forward after receiving city approvals.

*Water/sewer hook-up fees were not collected for the At Edge Apartment project

Building permits

Application	Collected fees
New construction – single family	
Building permit fee	\$176,422
Impact fees	\$185,856
Park improvement fee ⁺	-
Fee in lieu of land dedication ⁺	-
Stormwater management fee	-
Water/sewer hookup fee	-
Subtotal	\$362,278
Units	102
Fees per unit	\$3,551.75
New construction – two family	
Building permit fee	\$25,036
Impact fees	\$29,934
Park improvement fee ⁺	-
Fee in lieu of land dedication ⁺	-
Stormwater management fee	-
Water/sewer hookup fee	-
Subtotal	\$54,970
Units	18
Fees per unit	\$3,053.89
New construction – multifamily	
Building permit fee	\$186,494

Impact fees	\$415,098
Fee in lieu of land dedication*	\$47,630
Park improvement fee**	\$28,480
Stormwater management fee	-
Water/sewer hookup fee	-
Subtotal	\$601,592
Units	358
Fees per unit	\$1,893
Total fees paid	\$1,018,840
Total units	478
Total fees per unit	\$2,131.46

+Park improvement fees and fee in lieu of dedication fees were paid at time of land division in a different year.

*This total reflects fee in lieu of land dedication fees collected for 8 units. Remaining units were paid at time of land division in a different year.

**This total reflects park improvement fees collected for 175 units. Remaining units were paid at time of land division in a different year.

Total fees

Land divisions & Building permits	Collected fees
Total fees paid	\$2,163,292
Total units	1,411
Total fees per unit	\$1,533.16

Appendix

**CITY OF FITCHBURG
BUILDING INSPECTION DEPARTMENT
2018 PERMIT FEE SCHEDULE**

NEW CONSTRUCTION AND ADDITIONS

1. Zoning Permits

- a. One & two family dwellings - \$32 plus \$.080 per square foot
- b. All other construction - \$345 plus \$2.12 per \$1000 of construction cost

2. Building Permits

- a. Group I \$.080 per square foot
- b. Group II \$.085 per square foot
- c. Group III \$.095 p square foot
- d. Group IV \$.120 per square foot
- e. Group V \$.080 per square foot - first 10,000 square feet
\$.070 per square foot - over 10,000 square feet
- f. Group VI \$.040 per square foot – Min \$100
- g. Minimum fee - Residential - \$100, Commercial - \$150

3. Electrical Permits

- a. Group I \$.045 per square foot
- b. Group II \$.045 per square foot
- c. Group III \$.045 per square foot
- d. Group IV \$.045 per square foot
- e. Group V \$.045 per square foot
- f. Group VI \$.025 per square foot – Min \$75
- g. Minimum fee - Residential - \$75, Commercial - \$100

4. Plumbing Permits

- a. Group I \$.045 per square foot
- b. Group II \$.045 per square foot
- c. Group III \$.055 per square foot
- d. Group IV \$.045 per square foot
- e. Group V \$.045 per square foot - first 10,000 square feet
\$.035 per square foot - over 10,000 square feet
- f. Group VI \$.025 per square foot – Min \$75
- g. Minimum fee - Residential - \$75, Commercial - \$100

5. Heating/Ventilating/Air Conditioning Permits

- a. Group I \$.045 per square foot
- b. Group II \$.045 per square foot
- c. Group III \$.045 per square foot
- d. Group IV \$.045 per square foot
- e. Group V \$.045 per square foot - first 10,000 square feet
\$.035 per square foot - over 10,000 square feet
- f. Group VI \$.025 per square foot – Min \$75
- g. Minimum fee - Residential - \$75, Commercial - \$100

6. General Notes

- a. See page #4 for breakdown and examples of building Groups I-IV.
- b. Areas included for fee calculation purposes shall include all floor levels, basement, attached garages, porches and all spaces enclosed and under roof. The Building Inspection Department will be responsible for calculating the square footage of all buildings.
- c. **All fees are rounded to the nearest dollar.**
- d. All building and HVAC fees are based on either the Wisconsin Building Code Table 2.31-1 or this Permit Fee Schedule, whichever is greater.

ALTERATIONS AND REPAIRS TO EXISTING BUILDINGS

Cost of Permit is a. or b., whichever is greater (where applies).

1. **Zoning Permits** - \$52 plus \$1.05 per \$1000 of construction cost

2. Building Permits

- a. 1.0% of building construction cost
- b. Minimum fee - Residential - \$100, Commercial - \$150

3. Electrical Permits

- a. 1.8% of electrical construction cost
- b. Minimum fee - Residential - \$60, Commercial - \$100

4. Plumbing Permits

- a. 1.5% of plumbing construction cost.
- b. Minimum fee - Residential - \$60, Commercial - \$100

5. Heating/Ventilating/Air Conditioning Permits

- a. 1.5% of heating/ventilating/air conditioning construction cost
- b. Minimum fee - Residential - \$60, Commercial - \$100

6. General Notes

- a. Zoning Permit fees are paid to the City of Fitchburg.
- b. Construction cost includes labor and materials.
- c. The Building Inspector shall be responsible for estimating construction costs utilizing information provided by permit applicants.
- d. **All permit fees are rounded to the nearest dollar.**

MISCELLANEOUS FEES AND REQUIREMENTS

1. **Swimming Pools** - (Building Permit Only) Above ground - \$150 per permit In ground - \$300 per permit
2. **Moving of Buildings/Structures** - ½ of rates charged for new construction. (Minimum of \$200 per structure)
3. **Demolition** - \$100 per residential building, \$200 per commercial building.
4. **Permit to Start Construction**
\$100 per residential permit, \$200 per commercial permit.

18. Solar Photo-Voltaic Projects

- a. \$3/proposed kilowatt of generating potential
- b. Minimum fee - \$20, Maximum fee - \$200

19. Construction and Demolition Reuse/Recycle Plan and Deposit - \$50 residential, \$100 commercial. This plan and deposit is due at the time of building permit application.

CONSTRUCTION EXEMPT FROM BUILDING PERMIT REQUIREMENTS

- 1. Repairs necessary for building maintenance and upkeep which do not exceed a cost of \$2000.00.
- 2. Residential accessory buildings and storage sheds not used to house motor vehicles and less than sixty four (64) square feet in floor area.
- 3. Attached and detached uncovered wood decks with floor surfaces less than 24 inches above adjacent grade level.
- 4. Satellite dishes and antennas intended for private residential use.
- 5. Buildings and structures not within the scope of the building code.
- 6. Note - The construction referred to in this section shall comply with all building, zoning, and applicable codes regardless of building permit requirements.

BUILDING GROUPS - NEW CONSTRUCTION AND ADDITIONS

- 1. Group I - Residential buildings in which families or household live, rooming houses, residential garages and storage sheds (this group does not include hotels, motels or institutional buildings).
- 2. Group II - General and professional offices, barber shops, beauty parlors, bowling alleys, dry-cleaning establishments, clinics, natatoriums, shelters, hotels and motels.
- 3. Group III - Taverns, restaurants, cafeterias, retail establishments, commercial garages and service stations.
- 4. Group IV - Churches, assembly halls, theaters, exhibition buildings, educational institutions, hospitals, nursing homes, places of detention, gymnasiums, arenas, laboratories, lodge halls, funeral homes, libraries, skating rinks, dance halls, and armories.
- 5. Group V - Warehouses, freight terminals, storage buildings, , refrigeration storage, factories, machine shops, electric sub-stations, sewage treatment plants, heating plants, steam & electric generating plants, transformer vaults and other building not classified in Groups I-IV.
- 6. Group VI- Agricultural Buildings

Planning & Zoning Fee Schedule

Department and Item Description	Duration/Unit	2018 Fee Schedule	2019 Fee Schedule	Ordinance Reference	Notes
Planning & Development					
Parkland Improvement Fees					
Fee in lieu of Land Dedication (not including TND)	Per Dwelling Unit	\$4,330.00	\$4,330.00	24-2(d)(2)(e)	
TND T2 and T3 Ordinance Fee in lieu of Land Dedication	Per Dwelling Unit	\$4,330.00	\$4,330.00	24-2(d)(2)(e)	
TND T4 Ordinance Fee in lieu of land dedication	Per Acre	\$65,000.00	\$65,000.00	24-2(d)(2)(e)	
TND T5 Ordinance Fee in lieu of land dedication	Per Acre	\$65,000.00	\$65,000.00	24-15(d)(5), 22-647(2)	
Park Improvement Single Family Residential	Per Dwelling Unit	\$670.00	\$670.00	24-15(d)(5), 22-647(2)	
Park Improvement Two-Family Residential	Per Dwelling Unit	\$335.00	\$335.00	24-15(d)(5), 22-647(2)	
Park Improvement Multi-Family Residential	Per Dwelling Unit	\$160.00	\$160.00	24-15(d)(5), 22-647(2)	
Fee in lieu of Street Frontage for Parkland					
As Required	As Required	\$360 per linear foot	\$0- (eliminated)	24-15(e), 22-647(3)	removed via R-186-18
Planning Commission					
Certified Survey Fees	Upon Application	\$575 + \$155/parcel	\$590 + \$160/parcel	24-15(c)(1)	
Comprehensive Development Plan	Upon Application	\$305 + \$90/parcel	\$315 + \$95/parcel	24-15(b)	
Comprehensive Development Plan Amendment	Upon Application	\$450	\$465		
Subdivider to pay all consulting and legal fees incurred by the City as stated in Ordinance 24-15(c)(2)					
Preliminary Plat, and Contract Fee	Upon Application	\$560 + \$175/parcel	\$575 + \$180/parcel	24-15(b)(1)	
Final Plat	Upon Application	\$560 + \$115/parcel	\$575 + \$120/parcel	24-15(b)(1)	
Subdivider to pay all engineering, inspection, consulting & legal fees as stated in Ordinance 24-15(b)(2)					
Payment Guarantee of Fees	Upon Application	\$530 + \$160/parcel	\$545 + \$165/parcel	24-15(b)(3)	
Zoning Fees (Publication &/or Public Hearing Costs) As Requested					
Board of Appeals	As Requested	\$570.00	\$585.00		
Conditional Use Permits	As Requested	\$465.00	\$480.00	22-640(b)(2)	
PDD-GIP	As Requested	\$875.00	\$900.00		
PDD-SIP	As Requested	\$850.00	\$875.00		
Re-Zoning Request	As Requested	\$600.00	\$620.00		
Re-Zoning/Conditional Use	As Requested	\$750.00	\$770.00		
Telecommunications Facilities Permit	As Requested	\$450.00	\$465.00	64-48(d)	
Sign Permit					
Temporary	As Required	\$40.00	\$41.00	26-34	
All signs except temporary and exempt signs	As Required	\$1.90/sq ft or fraction thereof with minimum of \$80	\$1.95/sq ft or fraction thereof with a minimum of \$82	26-34	
Zoning Fee					
Zoning Verification Letters (New in 2014)	See Building Inspection Schedule Per Request	\$35.00	\$35.00		

Erosion Control & Stormwater Permit Fees

	Existing Permit Fee Structure ¹
Base Fee	
Erosion Control Only	\$200
Stormwater Only	\$400
Erosion Control and Stormwater	\$600
Amendment Fee	
Erosion Control Only	\$100
Stormwater Only	\$200
Erosion Control and Stormwater	\$300
Additional Fees	Fee calculation = [(Total disturbed area, in sq.ft.) x (\$0.005/sq.ft.)] + [(Total new impervious area, sq.ft.) x (\$0.01/sq.ft.)] + [(Total Redeveloped Impervious Area) x (\$0.005/sq.ft.)]
Additional Notes	Fees double if work starts before permit is approved.

¹ The total permit fee would be calculated using the following formula:
 Total Permit Fee = Base Fee + Amendment Fee(s) + Additional Fees

