



Housing Fee Report

Report Year: 2020

Permit Year: 2018

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Purpose

When adopted, 2017 Wis. Act 243 created new reporting requirements for some communities relating to new housing fee reports. This Housing Fee Report complies with all requirements contained in Wisconsin State Statute 66.10014 in reporting the Village of Waunakee's residential development fees.

Contents

This report lists the amount of any of the following fees imposed on new residential construction, remodeling, or development:

- Building permit fee
- Impact fee
- Park fee
- Land dedication requirement
- Fee in lieu of land dedication
- Plat approval fee
- Storm water management fee
- Water or sewer hook-up fee

Additionally, this report contains a sum of these fees in the permit year divided by the number of units/projects approved in the permit year.

Process and Data

Due to requirements of Wisconsin State Statute 66.10014, this report was compiled utilizing the 2018 Village of Waunakee Fee Schedule, platting, development, and permit data in order to meet the posting deadline of January 1, 2020.

This report must be posted on the Village's website on a dedicated webpage in accordance with the State Statute, and distributed to all members of the Village Board.

The Village of Waunakee has made every effort to ensure 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 Village's control, the Village of Waunakee does not guarantee the accuracy of this document and it not liable for reliance on this information. This document was created as basic submittal guide under the regulations 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.

Fee Schedules

The following charts display the Village's fee schedule for calendar year 2018. Fees are collected at the time of application or at the issuance of a permit. Deposit and escrow payments may need to be replenished by the applicant as the project progresses through the Village's review and approval process. All fees are subject to change.

Building Inspection & Permits

| Category | Fee | Duration/Unit |
|--|--|--|
| Residential: New Construction | | |
| Residential Construction (includes garage, decks, and basements – electrical included) | \$0.25 Minimum of \$600.00 | Per square foot |
| Residential Early Start | \$66.00 | Each |
| State Seal (\$35 state cost, \$2 administrative fee) | \$37.00 | Each |
| Grading permit, application fee | \$35.00 | Each |
| Grading deposit | \$1,000.00 | Each |
| Temporary electric permit (Waunakee Utilities) | \$79.13 | Each |
| Work Prior to Issuance of Permit | Double | Each |
| Residential: Additions, Alterations, or Repairs | | |
| Residential Alterations | \$0.23 Minimum of \$110.00 | Per square foot |
| Residential Additions | \$0.23 Minimum of \$165 | Per square foot |
| Electric Permit – new extended/replaced feeder and branch circuits | \$4.00 \$5.00 \$6.00 \$10.00 \$10.00 | 1-20 amps, each 21-30 amps, each 31-60 amps, each 61-100 amps, each Each additional 100 amps or fraction thereof |
| Electric Work Prior to Issuance of Permit | Double | Each |
| Reinspection due to fault of workmanship of electrical contractor, first | \$0.00 | Each |
| Reinspection due to fault of workmanship of electrical contractor, two or more | \$50.00 | Each |
| Electrical Service, new or replacement | \$99.00 | Each |
| HVAC Permit, new or replacement | \$88.00 | Each |
| Plumbing Permit, new or replacement | \$88.00 | Each |
| Residential: Miscellaneous | | |
| Driveway permit | \$30.00 | Each |
| Fence | \$50.00 | Each |
| Filling/land disturbing permit (without building permit) plus truck fee | \$125.00 | Each |
| Moving a building | \$150.00 plus bond | Each |
| Raze | \$100.00 | Each |

| | | |
|--|---|---|
| Sign Permit (electric not included) | \$75.00 | Each |
| Swimming Pool Permit (with fence or cover, includes electric plus any zoning permit when applicable) | \$192.50 | Each |
| Sidewalk Permit to construct, reconstruct, alter, or enlarge a driveway | \$30.00 | Each |
| Commercial: New, Additions, and Alterations* | | |
| Commercial Construction | \$25.00 per square foot, minimum \$82.50 | Each |
| Construction Inspections | \$0.25 per square foot, minimum \$88.00 | Each |
| Early Start Permit | \$165.00 | Each |
| Electric Permit, new construction | \$0.05 per square foot | Each |
| Electric Permit, new or replacement electrical service | \$132.00 | 200 amps |
| Electric Permit, new extended/replaced feeders and branch circuits | \$0.05 per square foot, minimum \$132.00 | Each |
| New NEC Chapter 8 Communication System | \$20.00 | Each |
| New or Extended Fire Alarm System | \$20.00 | Each |
| Reinspection due to fault of workmanship of electrical contractor, first | \$0.00 | Each |
| Reinspection due to fault of workmanship of electrical contractor, two or more | \$50.00 | Each |
| HVAC Plan Review | \$0.04 per square foot, minimum \$35.00 | Each |
| HVAC Inspections | \$0.04 per square foot, minimum \$30.00 | Each |
| Heating Plant, new or replacement | \$30.00 \$35.00 \$40.00 \$50.00 \$60.00 | 1-60,000 BTU 60,001-165,000 BTU 165,001-300,000 BTU 300,001-500,000 BTU 500,001 BTU and greater |
| Air Conditioning, new or replacement | \$30.00 \$40.00 | 3 ton and under Over 3 ton |
| Plumbing Permit, Fixtures, Appliances, and Drains | \$5.00 | Each |
| Plumbing Permit, Sewer Lateral | \$20.00 | Per 100 feet or fraction thereof |
| Plumbing Permit, Water Service | \$15.00 | Per 100 feet or fraction thereof |
| Plumbing Minimum Fee | \$30.00 | Each |
| Commercial: Miscellaneous* | | |
| Cell Phone Tower Permit | \$50.00 | Each |
| Driveway Permit | \$20.00 | Each |
| Fence Permit | \$0.05 per linear foot, | Each |

| | | |
|--|--------------------|------|
| | minimum \$50.00 | |
| Filling/land disturbing permit (without building permit) plus truck fee | \$250.00 | Each |
| Moving a building | \$150.00 plus bond | Each |
| Raze Permit | \$75.00 | Each |
| Sign Permit (electric not included) | \$75.00 | Each |
| Swimming Pool Permit (with fence or cover, electric not included plus any zoning permit when applicable) | \$250.00 | Each |

**The Village of Waunakee considers multi-family buildings with 3 or more units to be commercial buildings and require commercial building plan review.*

Engineering & Planning

| Category | Fee | Duration/Unit |
|---|---|-----------------------------|
| Zoning | | |
| Permit, Village of Waunakee | \$50.00 | Each |
| Permit, Town of Westport | \$50.00 plus \$0.75 per square foot | Each |
| Conditional Use Permit Application Fee | \$350.00 | Each |
| Zoning Amendment Application Fee | \$345.00 | Each |
| Zoning PUD, GDP/SIP Application Fee | \$475.00 | Original and each amendment |
| Site Plan Application Fee | \$320.00 | Each |
| Variance, Zoning Board of Appeals | \$475.00 | Each |
| Land Division | | |
| Certified Survey Map Application Fee | \$100.00 + \$25.00 per lot | Each |
| Preliminary Plat Application Fee | \$100.00 + \$50.00 per dwelling unit | Each |
| Final Plat Application Fee | \$100.00 + \$50.00 per dwelling unit | Each |
| Development Application Deposit | | |
| Small Addition < 2,500 square feet | \$1,500 | Each |
| Small Project < 5,000 square feet | \$3,500 | Each |
| Medium Project < 10,000 square feet | \$5,500 | Each |
| Large Project >10,000 square feet | \$10,000 | Each |
| Project requiring Development Agreement or TIF Assistance | Additional \$5,000 to \$10,000 | Each |
| Miscellaneous | | |
| Engineering Review, as needed | Actual Rate Billed to Developer | Each |
| Attorney Review, as needed | Actual Rate Billed to Developer | Each |
| Planner Review, as needed | Actual Rate Billed to Developer | Each |
| Erosion Control Permit | Rebilled from Dane County | Each |
| Erosion Control Review & Inspection | \$950.00 plus \$0.03 per square foot of building or structure, or addition to an existing building or structure | Each |

| | | |
|--------------------------------------|---|------|
| Wetland and Shoreland Mitigation Fee | Value of Land occupied in 75-foot Buffer Area | Each |
| Stormwater Management Fee | Engineer Actual Rate Billed to Developer | Each |

Utility

| Category | Fee | Duration/Unit |
|---|---------------------------------|---------------|
| Madison Metro Sewer District (MMSD) Connection Fee* | Actual Rate Billed to Developer | Each |
| Electric Infrastructure Installation | Actual Rate Billed to Developer | Each |
| Water Infrastructure Installation | Actual Rate Billed to Developer | Each |

**Fee is set and adjusted annually by MMSD, Village receives bill for development from MMSD and actual billed amount is passed to the developer directly.*

Parkland Dedication & Impact Fees

| Fee Type | Single-Family | Duplex or Multi-Family | Group Quarters |
|--|---|---|-------------------------------|
| Parkland Impact Fee (at issuance of building permit) | \$2,351.48 per residential unit | \$1,599.01 per residential unit | \$783.82 per residential unit |
| Village Center Impact Fee (at issuance of building permit) | \$937.16 per residential unit | \$637.87 per residential unit | N/A |
| Dedication Requirement (at platting) | Land equal to 10% of the total area proposed to be subdivided or \$475.00 per dwelling unit | Land equal to 10% of the total area proposed to be subdivided or \$315.00 per dwelling unit | N/A |

Housing Fees Collected

Total Fees Collected (2018)

The fee collection tables below illustrate general breakdowns of fee by type for all residential permits and development fees collected in 2018. These fees encompass many different types of development projects and residential building additions/alterations.

Building Inspection and Permit Fees Collected

| Fee Category | Projects | Total Fees | Average Fee per Project |
|-------------------------------|----------|--------------|-------------------------------------|
| New Single Family Residential | 77 | \$266,525.04 | \$3,461.36 |
| New Duplex | 1 | \$7,126.26 | \$7,126.26 |
| New Multi-Family | 1 | \$301,252.29 | \$301,252.29 \$2,982.70 per unit |
| Deck/Porch Addition & Repair | 39 | \$6,333.63 | \$162.40 |
| HVAC | 117 | \$6,715.00 | \$57.39 |
| Fence | 30 | \$1,600 | \$53.33 |
| Pool | 2 | \$282.50 | \$141.25 |
| Window/Siding/Doors | 63 | \$3,140.00 | \$49.84 |
| Re-Roofing | 27 | \$1,330.00 | \$49.26 |
| Shed | 5 | \$400.00 | \$80.00 |
| Water Heater/Softener | 96 | \$4,836.00 | \$50.38 |
| Electric Upgrade | 20 | \$1,577.00 | \$78.85 |
| Remodel | 84 | \$13,012.11 | \$154.91 |
| Garage | 3 | \$591.20 | \$197.07 |
| Early Start | 1 | \$66.00 | \$66.00 |

Development Fees Collected

The table below includes a summary of fees collected in 2018 for all fee schedules listed in this report that are not included in the fee schedule titled 'Building Inspection & Permits'.

| Fee Category | Projects | Total Fees | Average Fee per Project |
|---|-----------|--------------|-------------------------|
| Village Center Impact Fees – Single Family | 77 units | \$72,161.32 | \$937.16 |
| Village Center Impact Fees – Duplex/Multi-Family | 103 units | \$65,700.61 | \$637.87 |
| Parkland Impact Fee – Single Family* | 11 units | \$24,791.00 | \$2,253.73 |
| Parkland Impact Fee – Duplex/Multi-Family | 103 units | \$164,698.03 | \$1,599.01 |
| Engineering Review | 11 | \$33,576.06 | \$3,052.37 |
| Attorney Review | 8 | \$18,138.76 | \$2,267.35 |
| Planner Review | 6 | \$6,639.76 | \$1,106.63 |
| Site Plan Review** | 2 | \$960.00 | \$480.00 |
| Zoning PUD, GDP/SIP Application Fee | 4 | \$1,900.00 | \$475.00 |
| Zoning Amendment Application Fee (includes applications in the Village's Joint Planning Area) | 7 | \$2,415.00 | \$345.00 |
| Certified Survey Map Application Fee (includes applications in the Village's Joint Planning Area) | 3 | \$625.00 | \$208.33 |

| | | | |
|--|---|------------|------------|
| Preliminary Plat Application Fee | 1 | \$4,250.00 | \$4,250.00 |
| Conditional Use Permit Application Fee | 2 | \$700.00 | \$350.00 |

**Some single-family homes are exempt from payment of a parkland impact fee at the time of building permit issuance due to the existence of certain parameters in an approved development agreement.*

***Please note that some projects may require the submittal of multiple site plans.*

Financial Impact of Fees on Development

Village fees for new development are modeled below to illustrate impact on a hypothetical subdivision. For purposes of this illustration, these fees demonstrate cost for a development of 30 single-family units and 16 duplex units, all 3-bedroom units. Size of units is assumed to be 2,500 sq. ft. for single-family units and 1,500 sq. ft. for duplex units. On a per-unit basis, the average estimated Village fee is \$3,742.64.

| Fee Category | Amount | Unit | Quantity | Total |
|--|------------|------------------------|----------|---------------------|
| Park Improvement Fees and Fee-in-Lieu of Land – Single Family | \$2,351.48 | dwelling unit | 30 | \$70,544.40 |
| Park Improvement Fees and Fee-in-Lieu of Land – Duplex | \$1,599.01 | dwelling unit | 16 | \$25,584.16 |
| Impact Fee – Village Center, Single Family | \$937.16 | dwelling unit | 30 | \$28,114.80 |
| Impact Fee – Village Center, Duplex | \$637.87 | dwelling unit | 16 | \$10,205.92 |
| New Residential Building Permit (1 & 2 Family – including mechanicals) | \$0.25 | SF (min. \$600) | 99,000 | \$24,750.00 |
| WI Uniform Building Permit Seal | \$37.00 | building permit | 38 | \$1,406.00 |
| Temporary Electric Permit | \$79.13 | each structure | 38 | \$3,006.94 |
| Zoning Permit | \$50.00 | each subdivision | 1 | \$50.00 |
| Site Plan Review | \$320.00 | application | 1 | \$320.00 |
| Preliminary Plat | \$100.00 | application | 1 | \$100.00 |
| Preliminary Plat | \$50.00 | DU | 46 | \$2,300.00 |
| Final Plat | \$100.00 | application | 1 | \$100.00 |
| Final Plat | \$50.00 | DU | 46 | \$2,300.00 |
| Recording Fees (Final Plat) | \$35.00 | application | 1 | \$35.00 |
| Erosion Control (1 & 2 Family) | \$88.00 | application | 38 | \$3,344.00 |
| TOTAL | | Per Unit | | \$3,742.64 |
| | | Per Subdivision | | \$172,161.22 |

Disclaimer

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