

HOUSING FEE REPORT 2019



**City of Fond du Lac
Department of Community Development
December 2020**

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EXECUTIVE SUMMARY

In 2018, the Wisconsin State Legislature approved new legislation which requires villages and cities of 10,000 population or more to provide two separate annual reports related to housing affordability and housing fees in an effort to shed light and foster change on affordable housing issues across the state. Specifically, this document meets the requirements for Wis. Stats. 66.10014 (Housing fee report) for the year 2019.

This report was updated based upon the Housing Fee Report 2018, drafted in partnership with East Central Wisconsin Planning Commission.

HOUSING FEE REPORT

Requirements of this report include the following elements:

- 1) In this section, “municipality” means a city or village with a population of 10,000 or more.
- 2) Not later than January 1, 2021, a municipality shall prepare a report of the municipality's residential development fees. The report shall contain all of the following:
 - a. Whether the municipality imposes any of the following fees or other requirements for purposes related to residential construction, remodeling, or development and, if so, the amount of each fee:
 1. Building permit fee.
 2. Impact fee.
 3. Park fee.
 4. Land dedication or fee in lieu of land dedication requirement.
 5. Plat approval fee.
 6. Storm water management fee.
 7. Water or sewer hook-up fee.
 - b. The total amount of fees under par. (a) that the municipality imposed for purposes related to residential construction, remodeling, or development in the prior year and an amount calculated by dividing the total amount of fees under this paragraph by the number of new residential dwelling units approved in the municipality in the prior year.

3)

a. A municipality shall post the report under sub. (2) on the municipality's Internet site on a web page dedicated solely to the report and titled "New Housing Fee Report." If a municipality does not have an Internet site, the county in which the municipality is located shall post the information under this paragraph on its Internet site on a web page dedicated solely to development fee information for the municipality.

b. A municipality shall provide a copy of the report under sub. (2) to each member of the governing body of the municipality.

4) If a fee or the amount of a fee under sub. (2) (a) is not properly posted as required under sub. (3) (a), the municipality may not charge the fee.

Part 2A: The City of Fond du Lac imposes the following fees or other requirements for purposes related to residential construction, remodeling, or development. Only fees the City sets/collects are included in this report. Fees set by others, such as sanitary and utility districts, county and etc., are not included in this report. While the City of Fond du Lac does require a permit and fee when on-site stormwater management is needed for the project in compliance with Wisconsin DNR regulations, it does not assess fees associated with stormwater management. In addition, the City charges a \$225 stormwater connection fee. A complete copy of the fee schedule is included in Appendix A. Table 1 lists the types and amounts of these fees:

Table 1: Schedule of Fees (2019)

| Building permit fee (new construction + remodel permits) | Impact fee | Park fee | Land dedication or fee in lieu of land dedication requirement | Preliminary Plat Approval fee | Final Plat Approval fee | Stormwater management fee | Water or sewer hook-up fee |
|--|------------|----------|---|-------------------------------|-------------------------|---------------------------|----------------------------|
| \$90 + \$0.14 per gross square foot (new 1 & 2-family); Or \$0.25 per gross square foot (multi-family) | N/A | N/A | \$400* | \$500 + \$20/Lot | \$400 + \$10/Lot | N/A | \$225 |

*Public Site Fee (per new dwelling unit)

Part 2B: The total amount of fees under Part A that the City of Fond du Lac imposed for purposes related to residential construction, remodeling, or development in the prior year is listed in Table 2. This table only includes building and remodeling 2019 permit fees. It does not include fees collected for electrical, plumbing, HVAC, and other permits.

Table 2: Fees Collected (2019)

| Building permit fee (new construction + remodel permits) | Land dedication or fee in lieu of land dedication requirement | Preliminary Plat Approval fee | Final Plat Approval fee | Water or sewer hook-up fee | Total Fees collected |
|--|---|-------------------------------|-------------------------|----------------------------|----------------------|
| \$174,385.06 | \$0.00 | \$0.00 | \$0.00 | \$16,650.00 | \$191,035.06 |

The 2019 average total fee cost for a new residential housing unit has been calculated by dividing the total amount of fees collected by the number of new residential dwelling units approved in the City in the prior year (Table 3).

Table 3: Approved Residential Dwelling Units by Type (2019)

| Single Family Building Units | 2-Family Building Units | Multi-Family Building Units | Mobile Home Units | Total |
|------------------------------|-------------------------|-----------------------------|-------------------|-------|
| 24 | 14 | 112 | 0 | 150 |

Calculation: $\$191,035.06 \div 150 = \$1,273.57$

In 2019, the City of Fond du Lac collected \$1,273.57 in fees for each new residential dwelling unit approved within the municipality.

Remodeling projects do not typically include the following fees: impact, park, land dedication or fee in lieu of land dedication requirement, preliminary plat approval, final plat approval, stormwater management, and water and sewer hookup. In 2019, the City collected \$121,853.50 in remodeling fees.

Calculation: $(\$191,035.06 - \$121,853.50) \div 150 = \$461.21$

The 2019 average total cost of each new residential dwelling unit, minus remodeling building fees were about \$461.

Lastly, it should be noted that with the recent trend of creating mixed use developments (i.e. first floor retail and upper story apartments), many such projects are dealt with under commercial land development procedures. As such residential units associated with these projects are not

considered in this report's platting and permitting data. This also has the effect of increasing the "cost per approved residential unit" as shown in Table 3.

APPENDIX A: MUNICIPAL FEE SCHEDULES

City of Fond du Lac - Inspections Fee Schedule - 2019 Adopted EXHIBIT B

| Building Permit Fee Schedule | | Project Deposit | |
|--|-----------------------|---|--------------------------------------|
| New 1 & 2-Family Dwellings, New Accessory Structures (*Fee includes: building permit, erosion control plan review, erosion Control). Gross area = finished & unfinished floor area of house/ garage/enclosed porches/decks/stoops) | Per gross square foot | 1 & 2-Family Dwellings, Garages, Additions | \$1,000 |
| | \$0.14 | Multifamily: | \$1,000 plus \$200/d.u. over 2 units |
| | | Demolition- Commercial/Industrial | Minimum \$1,000 |
| Commercial/Industrial - New and Addition | \$0.25 | Commercial/Industrial Valuation (job cost): | 1% of job cost |
| Multi-Family - New and Addition | \$0.25 | Maximun Project Deposit to be capped at \$15,000 | |
| * All New Structures or Additions minimum permit fee \$90 | | Moving | |
| Alterations to-commercial/industrial/multifamily building, residential, garage, permanent swimming pool, awning/canopy, converting or adding to a parking lot with pavement/concrete | | Moving Permits: Up to 500 square feet | \$95 |
| | | Over 500 square feet | \$160 |
| | | Police Escort Fee | \$150 |
| | | *Cash Deposits: | |
| | | Deposit for completion of site improvements: \$2.00/sq. ft. of gross building area. | |
| Valuation (Job Cost): \$0-300 | | Deposit for moving house | \$7,500 |
| \$301-1,000 | \$25 | Deposit for moving garage | \$500 |
| \$1,001-2,000 | \$39 | *Payment required prior to issuance of moving permit. | |
| \$2,001-3,000 | \$45 | Wrecking/Demolition | |
| \$3,001-4,000 | \$52 | Interior Demolition | \$25 |
| \$4,001-5,000 | \$58 | Residential Garages | \$40 |
| \$5,001-6,000 | \$65 | 1 & 2 family Dwellings (Includes sewer/water disconnect) | \$200 |
| \$6,001-7,000 | \$71 | All Others (Includes sewer/water disconnect) | \$300 |
| \$7,001-8,000 | \$78 | Other | |
| \$8,001-9,000 | \$84 | Mobile Home Permit | \$80 |
| \$9,001-10,000 | \$91 | Public Site Fee (per new dwelling unit) | \$400 |
| Over \$10,000 Commercial-Industrial: Fee plus \$7.00 per each \$1,000 over \$10,000 | \$97+ | Rooming Houses | \$150 |
| Over \$10,000 Residential: Fee plus \$4.00 per each \$1,000 over \$10,000 | \$97+ | Street trees (New Dwellings and Structures only) | \$225.00 |
| Plan Exam: New 1 & 2-Family Dwelling | \$150 | Tax per street tree | \$12.38 |
| Plan Exam: 1 & 2-Family Dwelling (Add/Alt) | \$98 | Non-fuel Storage Tank Above/Underground | |
| Plan Exam: Residential Garages, Decks, Accessory Structures | \$40 | Per 1000 gallons | \$30 |
| Plan Exam: Commercial-Refer to Dept. of Safety & ProfessionaI Services Schedule | | Minimum fee less than 1000 gallons | \$30 |
| Plan Exam: Commercial-Industrial Minor Alterations \$50/hour, 1-hour minimum | | Re-inspection fees per trip | \$50 |
| Plan Exam: New Sign | \$39 | Petitions | |
| Early Start Permit: Footing & Foundation | | Variance Petition - Single Family | \$100 |
| UDC | \$145 | Variance Petition - All Other | \$300 |
| Commercial | \$430 | Special Use Permit | \$300 |
| Wisconsin Uniform Building Permit Seal (1 & 2 Family Dwelling) Refer to Dept. of Safety & ProfessionaI Services Schedule | | Code Amendment | \$300 |
| Fences | | Privilege in the Street | \$150 |
| Residential Fence permit | \$50 | Other Appeal | \$150 |
| Commercial Fence permit | \$75 | Rezoning | |
| Signs | | Agriculture to Single Family Residential (+\$25/acre or portion over 1 acre) | \$250+ |
| Plan Exam: New Sign | \$39 | Office, Commercial or Industrial (+\$25/acre or portion over 1 acre) | \$300+ |
| Permanent Sign Permits-\$25 base fee plus \$1 per SFT of sign | \$25+ | Downzoning | \$200 |
| Temporary Sign Permit | \$25 | Single Family to Multifamily Residential (+\$25/acre or portion over 1 acre) | \$300+ |
| Temporary Land Use | | Site Plan Review | |
| Temporary Land Use (tents, sales trailer or structure) Includes 1 banner | | Site Plan Review | \$250 |
| 0-1000 SFT | \$50 | Commercial/Industrial > 10,000 sf | \$500 |
| 1001-3000 SFT | \$150 | Multi-Family > 8 units | \$500 |
| Greater than 3001 SFT | \$200 | Administrative Plan Review | \$50 |
| | | Mobile Co-Location | \$150 |

City of Fond du Lac - Inspections Fee Schedule - 2019 Adopted EXHIBIT B (Cont.)

| Occupancy Permit Fee Schedule | | Plumbing Permit Fee Schedule | |
|---|----------------|---|-----------|
| Multifamily Dwelling (each unit) | \$40 | New or Additions Residential Plumbing | |
| 1 & 2-Family Dwelling/Additions & Alterations | \$40 | Sanitary Sewer Hook-up | \$225 |
| Commercial & Industrial | \$225 | Storm Sewer Hook-up | \$225 |
| Change of Tenant Occupancy Inspection | \$85 | Storm Water piping not connected to Storm Sewer | \$50 |
| HVAC & Electrical Fee Schedule | | Water Service Connection | \$50 |
| \$0 - \$500 | \$30 | Water Meter | \$10 |
| \$501 - \$2,000 | \$75 | Plumbing Fixture(s) | \$25 plus |
| \$2,001-10,000 valuation. Fee (\$75) + \$10/1000 or part thereof over \$2,000 | \$75+ | Gross area per Square Foot \$.06 | |
| Over \$10,001- Fee (\$295) + \$11.00/1000 or part thereof over \$10,000 | \$295+ | Residential Plumbing Existing Replacement | |
| HVAC over \$25,000-Fee (\$450) + 14/1000 or part thereof over \$25,000 | \$450+ | Residential Remodel - Install a new fixture - same as replacement | |
| New Single Family Residence Electrical* | \$200 | Replace existing fixture, same location | \$20 |
| New Two-Family Residence Electrical* | \$300 | Each additional fixture, same location | \$10 |
| *Fee includes temporary electrical service. | | Commercial Plumbing Plan Review | |
| Annual Electrical Permit | \$360 | Plumbing Plan Exam: Refer to Dept. of Safety & Professional Services Schedule | |
| Facilities Maintenance Wiring License | \$35 | New or Additions Commercial or Industrial | |
| License & Certificate Examination | \$35 | Sanitary Sewer Hook-up | \$450 |
| Weights & Measures/Sealer Fee Schedule | | Storm Sewer Hook-up | \$450 |
| Gasoline pump inspection (per unit) | \$38 | Storm Water piping not connected to Storm Sewer | \$100 |
| Scale inspection (per scale) | \$24 | Water Service Connection | \$250 |
| Scanner (per scanner) | \$24 | Water Meter | \$10 |
| Admin Fee (per site) | \$45 | Plumbing Fixture(s) | \$50 plus |
| Seasonal Farmers Market (per scale) | \$10 | Industrial or Warehouses-Gross area per Square Foot \$.06 | |
| Assessment Valuation Inspection Fee | | Other Commercial buildings-Gross area per Square Foot \$.10 | |
| Mobile Homes (New) | \$30 | Commercial or Industrial Plumbing Existing Replacement | |
| New Construction - Residential | \$.05/sq. ft. | Alterations - install a new fixture - same as replacement | |
| New Construction - Commercial | \$.07/sq. ft. | Replace existing fixture, same location | \$25 |
| Remodeling - Residential | | Each additional fixture, same location | \$15 |
| First \$10,000 | \$20 | Sewer/Storm/Water Service Repair | |
| Over \$10,000 | \$1.00/\$1,000 | Sewer Repair/Relay - All | \$100 |
| Remodeling - Commercial | | Sewer Disconnect - All | \$100 |
| First \$10,000 | \$25 | Water Service Repair | \$50 |
| Over \$10,000 | \$1.00/\$1,000 | Storm Sewer Repair | \$50 |
| | | Fire Protection/Sprinklers | |
| | | Less than 20 Sprinklers | \$50 |
| | | Up to \$50,000 value | \$145 |
| | | \$50,001-\$100,000 | \$175 |
| | | Over \$100,000 | \$215 |
| | | ***All permits have a minimum fee of \$25.00*** | |
| | | ***Penalties: Failure to obtain a permit prior to starting work*** | |
| | | 1st offense - double permit fee | |
| | | 2nd and subsequent offenses in a calendar year - triple permit fee | |

Effective 1-1-2019

EXHIBIT D
CITY OF FOND DU LAC
ENGINEERING FEE SCHEDULE

| | 2018 CURRENT FEE | 2019 ADOPTED FEE |
|--|--------------------------------|--------------------------------|
| PERMITS | | |
| Sidewalk-Set Line and Grade | \$100 | \$100 |
| Driveway/Curb Cut | \$50 | \$50 |
| Street/Terrace Opening | \$150 | \$150 |
| Right of Way Obstruction | \$75 | \$75 |
| Dumpster/PODS | \$0 | \$0 |
| REVIEWS | | |
| Street Improvement Plans (Development Plans) | \$250 + time spent by reviewer | \$250 + time spent by reviewer |
| Concept Plans | \$200 + \$10/acre over 1 acres | \$200 + \$10/acre over 1 acres |
| Preliminary Plats-City | \$500 + \$20/Lot | \$500 + \$20/Lot |
| Preliminary Plats-Extraterritorial | \$350 + \$10/Lot | \$350 + \$10/Lot |
| Final Plats-City | \$400 + \$10/Lot | \$400 + \$10/Lot |
| Final Plats-Extraterritorial | \$300 + \$10/Lot | \$300 + \$10/Lot |
| Certified Survey Maps-City | \$250 | \$250 |
| Certified Survey Maps-Extraterritorial | \$250 | \$250 |
| Master Drainage Plan | \$100 + \$20/Lot | \$100 + \$20/Lot |
| Non-Residential Drainage Fee/EC/SWM | \$700 + \$40/Acre | \$700 + \$40/Acre |
| INSPECTIONS | | |
| Individual Residential Grading | \$250 | \$250 |
| Sidewalk Forms | \$40 | \$40 |
| Lot Drainage & Public Right-of Way Deposit | \$1,000 | \$1,000 |