

HOUSING FEE REPORT

2021



City of Fond du Lac
Department of Community Development
November 2022

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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 2021.

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, 2023, 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 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.

- a. 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 the Appendix. **Table 1** lists the types and amounts of these fees:

Table 1: Schedule of Fees (2021)

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 permit fees collected in 2021. It does not include fees collected for electrical, plumbing, HVAC, and other permits.

Table 2: Fees Collected (2021)

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
\$358,680.41	\$40,800.00	\$0.00	\$0.00	\$11,075.00	\$410,555.41

The 2021 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 (2021)

Single Family Building Units	2-Family Building Units	Multi-Family Building Units	Mobile Home Units	Total
15	10	78	4	107

Calculation: $\$410,555.41 \div 107 = \$3,836.97$

In 2021, on average, the City of Fond du Lac collected \$3,836.97 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 2021, the City collected \$172,595.65 in remodeling fees.

Calculation: $(\$410,555.41 - \$172,595.65) \div 107 = \$2,223.92$

The 2021 average total cost of each new residential dwelling unit, minus remodeling building fees was \$2,223.92.

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 - 2021 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 mininum 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
Valuation (Job Cost): \$0-300	\$25	*Cash Deposits:	
\$301-1,000	\$39	Deposit for completion of site improvements: \$2.00/sq. ft. of gross building area.	
\$1,001-2,000	\$45	Deposit for moving house	
\$2,001-3,000	\$52	Deposit for moving garage	
\$3,001-4,000	\$58	*Payment required prior to issuance of moving permit.	
\$4,001-5,000	\$65	Wrecking/Demolition	
\$5,001-6,000	\$71	Interior Demolition	\$25
\$6,001-7,000	\$78	Residential Garages	\$40
\$7,001-8,000	\$84	1 & 2 family Dwellings (Includes sewer/water disconnect)	\$200
\$8,001-9,000	\$91	All Others (Includes sewer/water disconnect)	\$300
\$9,001-10,000	\$97	Other	
Over \$10,000 Commercial-Industrial: Fee plus \$7.00 per each \$1,000 over \$10,000	\$97+	Mobile Home Permit	\$80
Over \$10,000 Residential: Fee plus \$4.00 per each \$1,000 over \$10,000	\$97+	Public Site Fee (per new dwelling unit)	\$400
Plan Exam: New 1 & 2-Family Dwelling	\$150	Rooming Houses	\$250
Plan Exam: 1 & 2-Family Dwelling (Add/Alt)	\$98	Street trees (New Dwellings and Structures only)	\$250
Plan Exam: Residential Garages, Decks, Accessory Structures	\$40	Tax per street tree (5.5%)	\$13.75
Plan Exam: Commercial-Refer to Dept. of Safety & Professional Services Schedule		Non-fuel Storage Tank Above/Underground	
Plan Exam: Commercial-Industrial Minor Alterations \$50/hour, 1-hour minimum		Per 1000 gallons	\$30
Plan Exam: New Sign	\$39	Minimum fee less than 1000 gallons	\$30
Early Start Permit: Footing & Foundation		Re-inspection fees per trip	\$50
UDC	\$145	Petitions	
Commercial	\$430	Variance Petition - Single Family	\$150
Wisconsin Uniform Building Permit Seal (1 & 2 Family Dwelling) Refer to Dept. of Safety & Professional Services Schedule		Variance Petition - 2-Family - Multifamily	\$250
Fences		Variance Petition - Commercial/Industrial	\$350
Residential Fence permit	\$50	Special Use Permit	\$400
Commercial Fence permit	\$75	Zoning Code Amendment	\$300
Signs		Comprehensive Plan Amendment	\$450
Plan Exam: New Sign	\$39	Zoning and Site Plan	
Permanent Sign Permits-\$25 base fee plus \$1 per SFT of sign	\$25+	Rezoning	\$450
Temporary Sign Permit	\$25	Preliminary Review (can be applied to formal plan review within 90 days of review)	\$200
Temporary Land Use		Site Plan Review	\$600
Temporary Land Use (tents, sales trailer or structure) Includes 1 banner		Administrative Plan Review	\$150
0-1000 SFT	\$50	Large Screen Video Displays	\$300
1001-3000 SFT	\$150	Other Appeal	\$150
Greater than 3001 SFT	\$200	Zoning Verification Report	\$50
		Mobile Service Zoning Permit	
		Class 1 Collocation (New Facility on Existing Structure, Requires Substantial Modification)	\$400
		Class 2 Collocation (New Facility on Existing Structure, No substantial Modification)	\$250
		New Mobile Facility	\$400

City of Fond du Lac - Inspections Fee Schedule - 2021 Adopted EXHIBIT B (Cont.)

HVAC Fee Schedule		Plumbing Permit Fee Schedule	
HVAC Replacement per unit Equipment or RTU (must be like for like equipment)		New or Additions Residential Plumbing	
Residential HVAC 1st Replacement Equipment	\$75	Sanitary Sewer Hook-up	\$225
Residential HVAC per Each Additional Replacement Equipment*	\$25	Storm Sewer Hook-up	\$225
Commercial HVAC 1st Replacement Equipment	\$100	Storm Water piping not connected to Storm Sewer	\$50
Commercial HVAC per Each Additional Replacement Equipment*	\$50	Water Service Connection	\$50
<i>*Additional Equipment Must be Part of One HVAC System</i>		Water Meter	\$10
New and/or Additions to 1 & 2 Family Residence		Plumbing Fixture(s)	\$25 plus
Gross Area per Square Foot	\$.06	Gross area per Square Foot	\$.06
New and/or Additions to Commercial Buildings		Residential Plumbing Existing Replacement	
Gross Area per Square Foot	\$.10	Alterations- Install new or replacement fixture(s), or replace piping	
Alterations or Remodeling to the HVAC system		Replace existing fixture, same location	\$20
\$0 - \$500 valuation	\$30	Each additional fixture, same location	\$10
\$501 - \$2,000 valuation	\$75	Commercial Plumbing Plan Review	
\$2,001 - \$10,000 valuation	\$75 plus	Plumbing Plan Exam: Refer to Dept. of Safety & Professional Services Schedule	
\$10/1000 or part thereof over \$2,000		New or Additions Commercial or Industrial	
\$10,001 - \$25,000 valuation	\$295 plus	Sanitary Sewer Hook-up	\$450
\$11.00/1000 or part thereof over \$10,000		Storm Sewer Hook-up	\$450
Over \$25,000 valuation	\$450 plus	Storm Water piping not connected to Storm Sewer	\$100
\$14/1000 or part thereof over \$25,000		Water Service Connection	\$250
Plan Exam: Commercial-Refer to Dept. of Safety & Professional Services Schedule		Water Meter	\$10
Electrical Fee Schedule		Plumbing Fixture(s)	\$50 plus
New and/or Additions to 1 & 2 Family Residence*		Industrial or Warehouses-Gross area per Square Foot	\$.06
Gross Area per Square Foot	\$.06	Other Commercial buildings-Gross area per Square Foot	\$.10
New and/or Additions to Commercial Buildings *		Commercial or Industrial Plumbing Existing Replacement	
Gross Area per Square Foot	\$.10	Alterations-Install new or replacement fixture(s), or replace piping	
<i>*Fee includes temporary electrical service.</i>		Replace existing fixture, same location	\$25
Alterations or Remodeling to the Electrical system		Each additional fixture, same location	\$15
\$0 - \$500 valuation	\$30	Sewer/Storm/Water Service Repair	
\$501 - \$2,000 valuation	\$75	Sewer Repair/Relay - All	\$100
\$2,001 - \$10,000 valuation	\$75 plus	Sewer Disconnect - All	\$100
\$10/1000 or part thereof over \$2,000		Water Service Repair	\$50
\$10,001 - \$25,000 valuation	\$295 plus	Storm Sewer Repair	\$50
\$11.00/1000 or part thereof over \$10,000		Fire Protection/Sprinklers	
Annual Electrical Permit	\$360	Less than 20 Sprinklers	\$50
Facilities Maintenance Wiring License	\$35	Up to \$50,000 value	\$145
License & Certificate Examination	\$35	\$50,001-\$100,000	\$175
Weights & Measures/Sealer Fee Schedule		Over \$100,000	\$215
Gasoline pump inspection (per unit)	\$16	Occupancy Permit Fee Schedule	
Scale inspection (per scale)	\$23	Multifamily Dwelling (each unit)	\$40
Scanner (per scanner)	\$22	1 & 2-Family Dwelling/Additions & Alterations	\$40
Admin Fee (per site)	\$31	Commercial & Industrial	\$225
Seasonal Farmers Market (per scale)	\$10	Change of Tenant Occupancy Inspection	\$85
Assessment Valuation Inspection Fee		***All permits have a minimum fee of \$25.00***	
Mobile Homes (New)	\$30	***Penalties: Failure to obtain a permit prior to starting work***	
New Construction - Residential	\$.05/sq. ft.	1st offense - double permit fee	
New Construction - Commercial	\$.07/sq. ft.	2nd and subsequent offenses in a calendar year - triple permit fee	
Remodeling - Residential			
First \$10,000	\$20		
Over \$10,000	\$1.00/\$1,000		
Remodeling - Commercial			
First \$10,000	\$25		
Over \$10,000	\$1.00/\$1,000		

EXHIBIT D
CITY OF FOND DU LAC
ENGINEERING FEE SCHEDULE

	2020 ADOPTED FEE	2021 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