

# New Housing Fee Report

City of Fitchburg

January 2023



**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 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 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. Appendices include Madison Metropolitan Sewerage District (MMSD) connection charge rates.

### Land Division Fees: 2023 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	
Woods Hollow interceptor rate	\$290.96/GPM(Peak)
Syene interceptor rate	\$1,319.05/GPM(Peak)
Ninebark sanitary sewer connection charge	\$142.31/LF
Meadowview interceptor rate	31.21/1,000 s.f.

Seminole Highway interceptor rate	\$51.58/1,000 s.f.
Lift station No. 1 rate	241.44/1,000 s.f.
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
<b>Single Family</b>	
Building permit	\$.80/sf (\$100 minimum)
Electrical	\$.50/sf (\$75 minimum)

Plumbing	\$.50/sf (\$75/minimum)
HVAC	\$.50/sf (\$75/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	\$1,479 (\$908 eff. 2/14/23)
Fire protection impact fee	\$622/unit
<b>Two family</b>	
Building permit	\$.80/sf (\$100 minimum)
Electrical	\$.50/sf (\$75 minimum)
Plumbing	\$.50/sf (\$75/minimum)
HVAC	\$.50/sf (\$75/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	\$2,958 (\$1,816 eff. 2/14/23)
Fire protection impact fee	\$622/unit
<b>Multifamily</b>	
Building permit	\$.80/sf (\$100 minimum)
Electrical	\$.50/sf (\$75 minimum)
Plumbing	\$.50/sf (\$75/minimum)
HVAC	\$.50/sf (\$75/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	\$976/unit (\$599/unit eff. 2/14/23)
Fire protection impact fee – multifamily	\$466/unit
Fire protection impact fee – studio & one bedroom	\$311/unit
<b>Remodeling</b>	
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	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

## 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. Multifamily totals include mixed-use projects with both commercial and residential space, but do not include community based residential (CBRF) or assisted living facilities. The total fees per unit were calculated for each application type and totaled across all

application types. Land division fees include park improvements fees, fee in lieu of land dedication, water/sewer hookup fees, and erosion control/stormwater management fees for the purposes of this report. Building permits include water impact fees and fire protection impact fees.

The average per unit fee calculations below are not an accurate depiction of the actual per unit fees due to potential delays between the permit application and fee payments. For example, a land division may be applied for and approved in 2022, but the park improvement and erosion control fees might be paid in 2023. The total per unit average calculations of building permit fees and land division fees were not included in this report due to the potential for double counting units if a CSM and building permit were issued in the same year.

## Approved Residential Dwelling Units

### *Land division*

Application	Qty	Units
Subdivision plats	6	533
Condominium plats	0	0
Certified survey maps – single family	0	0
Certified survey maps – multifamily	5	509
<b>Total</b>	<b>11</b>	<b>1,042</b>

### *Building permits*

Application	Qty	Units
New construction – single family	123	123
New construction – two family	12	24
New construction – multifamily	4	382
<b>Total</b>	<b>139</b>	<b>529</b>

## Collected Fees

### *Land division*

Application	Collected fees
<b>Subdivision plats*</b>	
Plat approval fee	\$43,529
Park improvement fee	\$36,480
Fee in lieu of land dedication	\$987,240
Water/sewer hook-up fee	\$5,496

Erosion control & stormwater	\$19,746
Subtotal	\$ 1,092,491
Units	533
Fees per unit	\$ 2,049.70
<b>Certified survey maps – single family</b>	
CSM approval fee	-
Park improvement fee	-
Fee in lieu of land dedication	-
Water/sewer hook-up fee	-
Erosion control & stormwater	-
Subtotal	-
Units	0
Fees per unit	\$0
<b>Certified survey maps – multifamily</b>	
CSM approval fee	\$4,550
Park improvement fee	\$27,200
Fee in lieu of land dedication	\$736,100
Water/sewer hook-up fee	\$ 154,190
Erosion control & stormwater	\$1,450
Subtotal	\$923,490
Units	509
Fees per unit	\$1,814.32
Total land division fees paid	\$2,015,981
Total units	1042
<b>Total fees per unit</b>	<b>\$1,934.72</b>

*Building permits and impact fees*

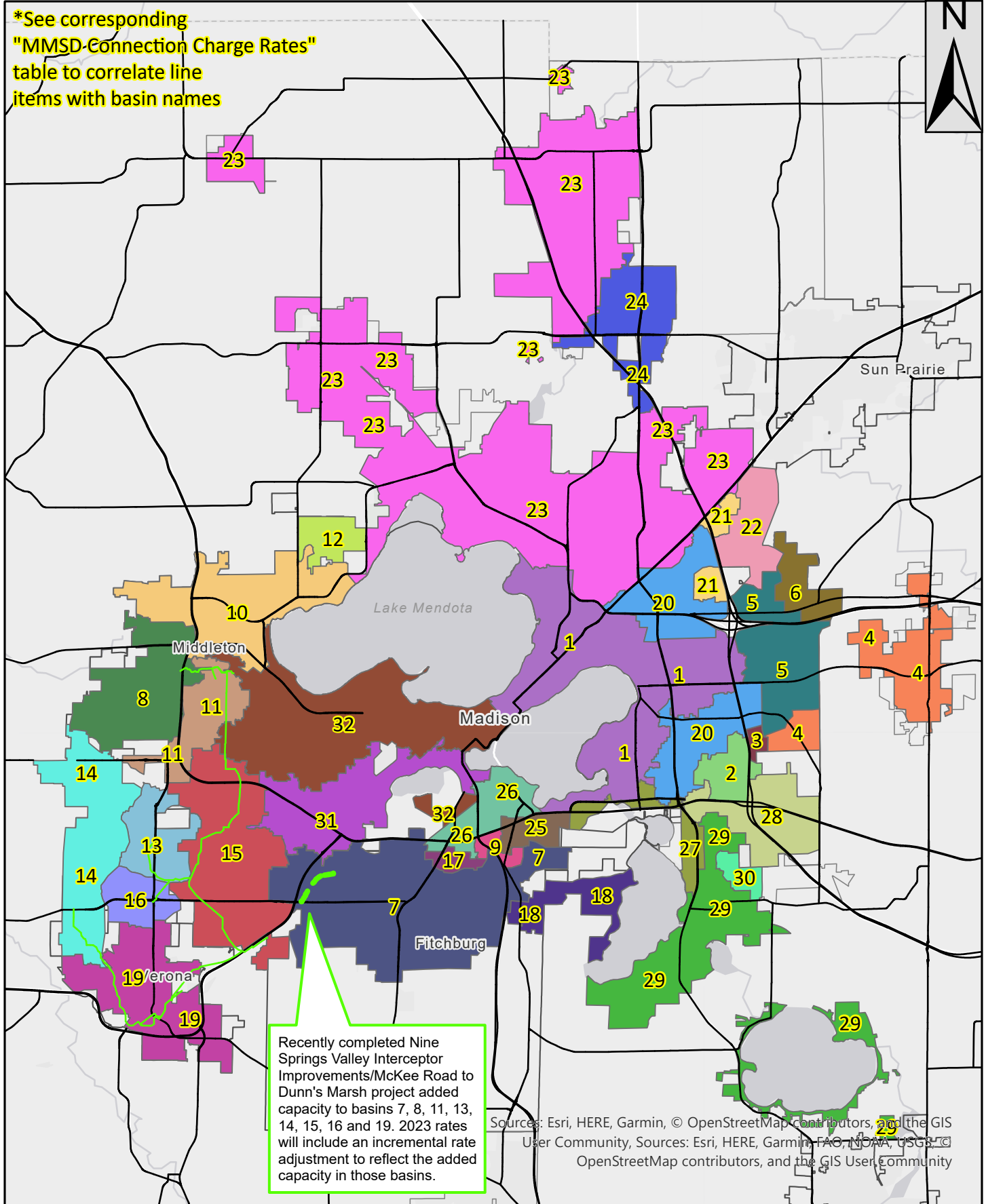
Application	Collected fees
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<b>New construction – single family</b>	
Building permit and impact fees	\$456,422
Subtotal	\$456,422
Units	123
Fees per unit	\$3,710.75
<b>New construction – two family</b>	
Building permit and impact fees	\$70,889
Subtotal	\$70,889
Units	12
Fees per unit	\$5,907.42
<b>New construction – multifamily</b>	
Building permit and impact fees	\$772,592
Subtotal	\$772,592
Units	382
Fees per unit	\$2,022
Total building fees paid	
	\$1,299,903
Total units	
	517
<b>Total fees per unit</b>	
	<b>\$2,514.32</b>

## Appendix



\*See corresponding "MMSD-Connection Charge Rates" table to correlate line items with basin names



Recently completed Nine Springs Valley Interceptor Improvements/McKee Road to Dunn's Marsh project added capacity to basins 7, 8, 11, 13, 14, 15, 16 and 19. 2023 rates will include an incremental rate adjustment to reflect the added capacity in those basins.

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