

New Housing Fee Report

City of Fitchburg

January 2024



Fitchburg

Prepared by Planning & Zoning

Contents

- Introduction 1
- Fee Summary 1
 - Land Division Fees: 2024 Fees..... 1
 - Building Permit Fees 2
- Fee Calculations 4
 - Approved Residential Dwelling Units..... 5
 - Collected Fees 6
- Appendix 8

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: 2024 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	\$296.94/GPM(Peak)
Syene interceptor rate	\$1,344.81/GPM(Peak)
Ninebark sanitary sewer connection charge	\$145.09/LF
Meadowview interceptor rate	\$31.82/1,000 s.f.

Seminole Highway interceptor rate	\$52.58/1,000 s.f.
Lift station No. 1 rate	\$246.15/1,000 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
Single Family	
Building permit	\$.090/sf (\$100 minimum)
Electrical	\$.060/sf (\$100 minimum)

Plumbing	\$.060/sf (\$100/minimum)
HVAC	\$.060/sf (\$100/minimum)
WI Uniform Building Seal	\$75
Zoning	\$50 + \$.90/sf
Erosion control	\$200
Construction water hook-up fee	\$45
Plan review	\$300
Occupancy	\$50
Water impact fee	\$926
Fire protection impact fee	\$622/unit
Two family	
Building permit	\$.090/sf (\$100 minimum)
Electrical	\$.060/sf (\$100 minimum)
Plumbing	\$.060/sf (\$100/minimum)
HVAC	\$.060/sf (\$100/minimum)
WI Uniform Building Seal	\$75
Zoning	\$50 + \$.90/sf
Erosion control	\$200
Construction water hook-up fee	\$45
Plan review	\$500
Occupancy	\$75/unit
Water impact fee	\$1,851
Fire protection impact fee	\$622/unit
Multifamily	
Building permit	\$.090/sf (\$100 minimum)
Electrical	\$.060/sf (\$100 minimum)
Plumbing	\$.060/sf (\$100/minimum)
HVAC	\$.060/sf (\$100/minimum)
WI Uniform Building Seal	\$75
Zoning	\$345 + \$2.25/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
Plan review	See Commercial plan review schedule
Occupancy	\$100/unit
Water impact fee	\$611
Fire protection impact fee – multifamily	\$466/unit
Fire protection impact fee – studio & one bedroom	\$311/unit
Remodeling	
Building permit	1.0% of building construction cost (\$100 minimum)
Electrical	1.8% of electrical construction cost (\$75 minimum)
Plumbing	1.5% of plumbing construction cost (\$75 minimum)
HVAC	1.5% of HVAC construction cost (\$75 minimum)
WI Uniform Building Seal	\$75
Zoning	\$52 + \$1.05 per \$1,000 construction cost
Erosion control – single family & two family	\$200
Erosion control & stormwater	EC + SW: \$450, \$100 amendment fee, +Review/Inspection costs by Dane County billed monthly
Plan review – single family	\$300
Plan review – two family	\$500
Occupancy	\$75/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 collected may not be an accurate estimate to reference total expected housing costs. Please refer to the land division and building permit fees above to for a more accurate estimate. Any inaccuracies in the average per unit fee collected below may be due to several reasons:

1. The fees may not be paid in the same year. For example, a land division may be approved in 2023, but the park improvement, water/sewer hookup, and erosion control fees might be paid in 2024 or 2025.
2. The land costs of parkland dedication are not accounted for below.
3. A subsequent plat addition may not owe fee-in-lieu of land dedication because previously plats dedicated parkland to account for plat additions.
4. Some new housing units may not be in the urban service area. Therefore, water impact fees are not assessed.

Also note that the total per unit average summary 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	2	637
Condominium plats	0	0
Certified survey maps – single family	1	1
Certified survey maps – multifamily	1	14
Total	4	652

Building permits

Application	Qty	Units
New construction – single family	139	139
New construction – two family	10	40
New construction – multifamily	11	473
Total	160	652

Collected Fees

Land division

Application	Collected fees
Subdivision plats*	
Plat approval fee	\$12,790
Park improvement fee	\$48,240
Fee in lieu of land dedication	\$0
Water/sewer hook-up fee	\$0
Erosion control & stormwater	\$20,537
Subtotal	\$81,567
Units	637
Fees per unit	\$128
Certified survey maps – single family	
CSM approval fee	\$1,980
Park improvement fee	\$670
Fee in lieu of land dedication	\$4,330
Water/sewer hook-up fee	\$0
Erosion control & stormwater	\$450
Subtotal	\$7,430
Units	15
Fees per unit	\$495
Certified survey maps – multifamily	
CSM approval fee	-
Park improvement fee	-
Fee in lieu of land dedication	-
Water/sewer hook-up fee	-
Erosion control & stormwater	-
Subtotal	-
Units	-
Fees per unit	-

Total land division fees paid	\$88,997
Total units	652
Total fees per unit	\$136

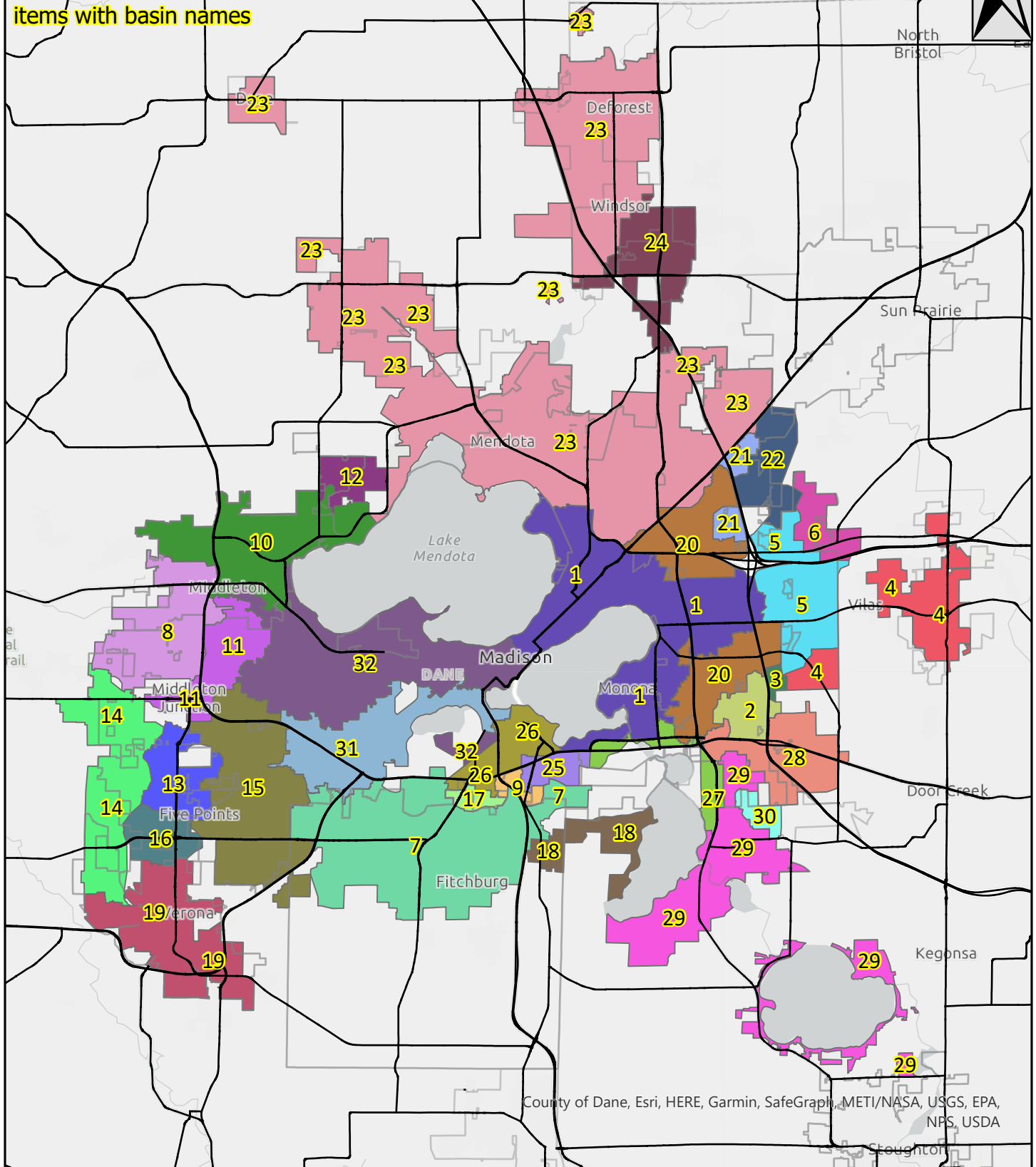
Building permits and impact fees

Application	Collected fees
New construction – single family	
Building permit and impact fees*	\$249,161
Subtotal	\$249,161
Units	77
Fees per unit	\$3,236
New construction – two family	
Building permit and impact fees*	\$110,824
Subtotal	\$110,824
Units	20
Fees per unit	\$5,541
New construction – multifamily	
Building permit and impact fees*	\$825,894
Subtotal	\$825,894
Units	473
Fees per unit	\$1,746
TOTAL NEW CONSTRUCTION	
Total building fees paid	\$1,185,879
Total units	570
Total fees per unit	\$2,080

* The impact fees do not include park impact fees

Appendix

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



County of Dane, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA

**Madison Metropolitan
Sewerage District**

**Conveyance Facility
Basins**

User Name: curts
Date: 10/18/2023

**City of Fitchburg
Building Inspection Appendix A
2023**

COMMERCIAL PLAN REVIEW FEE SCHEDULE – BUILDING/HVAC/FIRE ALARM/FIRE SUPPRESSION				
1. New construction, additions, alterations and parking lots fees are computed per this table.				
2. New construction and additions are calculated based on total gross floor area of the structure.				
3. A separate plan review fee is charged for each type of plan review.				
Area (Square Feet)	Building Plans	HVAC Plans	Fire Alarm System Plans	Fire Suppression System Plans
Less than 2,500	\$250	\$150	\$30	\$30
2,500 - 5,000	\$300	\$200	\$60	\$60
5,001 - 10,000	\$500	\$300	\$100	\$100
10,001 - 20,000	\$700	\$400	\$150	\$150
20,001 - 30,000	\$1,100	\$500	\$200	\$200
30,001 - 40,000	\$1,400	\$800	\$350	\$350
40,001 - 50,000	\$1,900	\$1,100	\$500	\$500
50,001 - 75,000	\$2,600	\$1,400	\$700	\$700
75,001 - 100,000	\$3,300	\$2,000	\$1,000	\$1,000
100,001 - 200,000	\$5,400	\$2,600	\$1,200	\$1,200
200,001 - 300,000	\$9,500	\$6,100	\$3,000	\$3,000
300,001 - 400,000	\$14,000	\$8,800	\$4,400	\$4,400
400,001 - 500,000	\$16,700	\$10,800	\$5,600	\$5,600
Over 500,000	\$18,000	\$12,100	\$6,400	\$6,400
Note:	1. A Plan Entry Fee of \$100.00 shall be submitted with each submittal of plans in addition to the plan review and inspection fees.			
	2. Fees may be modified, reduced or waived based on scope of services, project type, or other relevant factors in accordance with City Ordinance 35-31.			
Determination of Area	The area of a floor is the area bounded by the exterior surface of the building walls or the outside face of columns where there is no wall. Area includes all floor levels such as subbasements, basements, ground floors, mezzanines, balconies, lofts, all stories, and all roofed areas including porches and garages, except for cantilevered canopies on the building wall. Use the roof area for free standing canopies.			
Structural Plans and other Component Submittals	When submitted separately from the general building plans, the review fee for structural plans, precast concrete, laminate wood, beams, cladding elements, other facade features or other structural elements, the review fee is \$250.00 per plan with an additional \$100.00 plan entry fee per each plan set.			
Accessory Buildings	The plan review fee for accessory buildings less than 500 square feet shall be \$125.00 with the plan entry fee waived.			
Early Start	The plan review fee for permission to start construction shall be \$75.00 for all structures less than 2,500 sf. All other structures shall be \$150.00. The square footage shall be computed as the first floor of the building or structure.			
Plan Examination Extensions	The fee for the extension of an approved plan review shall be 50% of the original plan review fee, not to exceed \$3,000.00.			
Resubmittals & revisions to approved plans	When deemed by the reviewer to be a minor revision from previously reviewed and/or approved plans, the review fee shall be \$75.00. Any significant changes or alterations beyond minor amendments as determined by the Plans Examiner and Building Inspection Department may result in additional charges as appropriate.			
Submittal of plans after construction	Where plans are submitted after construction, the standard late submittal fee of \$250.00 will be assessed per each review type that occurred after construction. This is in addition to any other plan entry fees, structural components and base fees applied to a project.			
Expedited Priority Plan Review	The fee for a priority plan review, which expedites completion of the plan review in less than the normal processing time when the plan is considered ready for review, shall be 200% of the fees specified in these provisions.			

**City of Fitchburg
Building Inspection Appendix B
2023**

COMMERCIAL PLAN REVIEW FEE SCHEDULE – PLUMBING			
1. New construction, alterations and remodeling fees are computed per the following table.			
2. New construction fee is calculated based on square footage of the area constructed.			
3. Alterations and remodeling fee is based on the number of plumbing fixtures.			
Area (Square Feet) (New Construction & Additions)	Plumbing Plan Review Fee	Number of Fixtures (Alteration, Remodeling, and	Plumbing Plan Review Fee
Less than 3,000	\$300	<15	\$200
3,001 - 4,000	\$400	16-25	\$300
4,001 - 5,000	\$550	26-35	\$450
5,001 – 6,000	\$650	36-50	\$550
6,001 – 7,500	\$700	51-75	\$800
7,501 – 10,000	\$850	76-100	\$900
10,001 – 15,000	\$900	101-125	\$1,050
15,001 – 20,000	\$950	126-150	\$1,150
20,001 – 30,000	\$1,100	>151	\$1,150
30,001 – 40,000	\$1,250	Plus \$160 for each additional 25 fixtures (rounded up) beyond 150 Fixtures	
40,001 – 50,000	\$1,550		
50,001 – 75,000	\$2,100		
Over 75,000	\$2,500		
Plus \$0.0072 per each additional sq. ft. over 75,000 sq. ft.			
Note:	1. A Plan Entry Fee of \$100.00 shall be submitted with each submittal of plans in addition to the plan review and inspection fees.		
	2. Fees may be modified, reduced or waived based on scope of services, project type, or other relevant factors in accordance with City Ordinance 35-31.		
Determination of Area	The area of a floor is the area bounded by the exterior surface of the building walls or the outside face of columns where there is no wall. Area includes all floor levels such as subbasements, basements, ground floors, mezzanines, balconies, lofts, all stories, and all roofed areas including porches and garages, except for cantilevered canopies on the building wall. Use the roof area for free standing canopies.		
Resubmittals & revisions to approved plans	When deemed by the reviewer to be a minor revision from previously reviewed and/or approved plans, the review fee shall be \$75.00. Any significant changes or alterations beyond minor amendments as determined by the Plans Examiner and Building Inspection Department may result in additional charges as appropriate.		
Submittal of plans after construction	Where plans are submitted after construction, the standard late submittal fee of \$250.00 will be assessed per each review type that occurred after construction. This is in addition to any other plan entry fees and base fees applied to a project.		
Expedited Priority Plan Review	The fee for a priority plan review, which expedites completion of the plan review in less than the normal processing time when the plan is considered ready for review, shall be 200% of the fees specified in these provisions.		

**CITY OF FITCHBURG
BUILDING INSPECTION DEPARTMENT
2023 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 \$.090 per square foot
- c. Group III \$.100 per 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 \$.050 per square foot – Min \$100
- g. Minimum fee - Residential - \$100, Commercial - \$150

3. Electrical Permits

- a. Group I \$.050 per square foot
- b. Group II \$.050 per square foot
- c. Group III \$.050 per square foot
- d. Group IV \$.050 per square foot
- e. Group V \$.050 per square foot
- f. Group VI \$.030 per square foot – Min \$100
- g. Minimum fee - Residential - \$100, Commercial - \$150

4. Plumbing Permits

- a. Group I \$.050 per square foot
- b. Group II \$.050 per square foot
- c. Group III \$.060 per square foot
- d. Group IV \$.050 per square foot
- e. Group V \$.050 per square foot - first 10,000 square feet
\$.040 per square foot - over 10,000 square feet
- f. Group VI \$.030 per square foot – Min \$100
- g. Minimum fee - Residential - \$100, Commercial - \$150

5. Heating/Ventilating/Air Conditioning Permits

- a. Group I \$.050 per square foot
- b. Group II \$.050 per square foot
- c. Group III \$.050 per square foot
- d. Group IV \$.050 per square foot
- e. Group V \$.050 per square foot - first 10,000 square feet
\$.040 per square foot - over 10,000 square feet
- f. Group VI \$.030 per square foot – Min \$100
- g. Minimum fee - Residential - \$100, Commercial - \$150

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 - \$75, Commercial - \$100
4. **Plumbing Permits**
 - a. 1.5% of plumbing construction cost.
 - b. Minimum fee - Residential - \$75, Commercial - \$100
5. **Heating/Ventilating/Air Conditioning Permits**
 - a. 1.5% of heating/ventilating/air conditioning construction cost
 - b. Minimum fee - Residential - \$75, 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. **Water Impact Fee** - \$908 single family, \$1816 duplex, \$599 per unit for buildings over 3 units (including condos). All other fees calculated by the Fitchburg Water Utility.
19. **Solar Photo-Voltaic Projects**
 - a. Based on Alteration/Repair fee schedule
 - b. Minimum fee - \$350, Maximum fee - \$500 (Includes Plan Review)

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