



Housing Fee Report



Report Year: 2022

Permit Year: 2021

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Purpose

When adopted, 2017 Wis. Act 243 created new reporting requirements for some communities (cities and villages with a population of 10,000 or more) 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 2021 Village of Waunakee Fee Schedule, platting, development, and permit data in order to meet the posting deadline of January 31, 2022.

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 is 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 2021. 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)**	\$208.65	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, minimum \$50.00	Each
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.*

***This fee changed from \$79.13 to \$208.65 in August 1st.*

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)	\$2,755.36 per residential unit	\$1,873.64 per residential unit	\$918.46 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 (2021)

The fee collection tables below illustrate general breakdowns of fee by type for all residential permits and development fees collected in 2021. 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	116	\$434,412.03	\$3,744.93
New Duplex	18	\$86,020.19	\$4,778.94
New Multi-Family	1	\$146,293.00	\$146,293.00
Deck/Porch Addition & Repair	40	\$5,984.70	\$149.62
HVAC	129	\$9,700.00	\$75.19
Fence	51	\$2,738.00	\$53.69
Pool	3	\$498.00	\$166.00
Window/Siding/Doors	83	\$4,210.00	\$50.72
Re-Roofing	32	\$1,734.20	\$71.43
Shed	7	\$500.00	\$71.43
Water Heater/Softener	96	\$5,754.00	\$59.94
Electric Upgrade	37	\$3,663.00	\$99.00
Remodel	113	\$16,971.55	\$151.53
Garage	3	\$611.00	\$203.67
Fireplace	4	\$418.00	\$104.50
Solar Panels	32	\$9,504.00	\$297.00

Development Fees Collected

The table below includes a summary of fees collected in 2021 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	116 units	\$108,710.56	\$937.16
Village Center Impact Fees – Duplex/Multi-Family	68 units	\$43,375.16	\$637.87
Parkland Impact Fee – Single Family*	3 units	\$7,632.76	\$2,544.25
Parkland Impact Fee – Duplex/Multi-Family	50 units	\$93,682.00	\$1,873.64
Site Plan Review**	6	\$1,920.00	\$320.00
Zoning PUD, GDP/SIP Application Fee	8	\$4,295.00	\$536.87

Zoning Amendment Application Fee (includes applications in the Village's Joint Planning Area)	4	\$1,380.00	\$345.00
Certified Survey Map Application Fee (includes applications in the Village's Joint Planning Area)	6	\$900.00	\$150.00
Final Plat Application Fee	1	\$1,350.00	\$1,350.00
Conditional Use Permit Application Fee	6	\$2,100.00	\$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 \$4,141.77. This amount represents an approximate increase of \$321.62 per unit over the 2020 amount.

Fee Category	Amount	Unit	Quantity	Total
Park Improvement Fees and Fee-in-Lieu of Land – Single Family	\$2,755.36*	dwelling unit	30	\$82,660.80
Park Improvement Fees and Fee-in-Lieu of Land – Duplex	\$1,873.64*	dwelling unit	16	\$29,978.24
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	dwelling unit	38	\$1,900.00
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	\$4,141.77
			Per Subdivision	\$190,521.70

**Fees increased on June 1st due to annual re-calculation of park impact fees.*

***This fee changed from \$79.13 to \$208.65 on August 1st.*

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