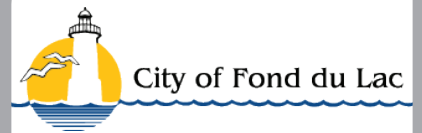


City of Fond du Lac New Housing Fee Report, 2018



**Final
December 2019**

Housing Fee Report, 2018

City of Fond du Lac

December, 2019

Prepared by the
East Central Wisconsin Regional Planning Commission

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ABSTRACT

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DATE: December, 2019

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In 2018, the Wisconsin State Legislature approved new legislation which requires communities of 10,000 population or more to provide an annual report related to housing fees in an effort to shed light and foster change on affordable housing issues across the state. Specifically, reference Wis. Stats. 66. 10014 (Housing fee report).

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
HOUSING FEE REPORT	1

APPENDICES

APPENDIX A: MUNICIPAL FEE SCHEDULE	A-1
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HOUSING FEE REPORT

HOUSING FEE REPORT

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. The City of Fond du Lac, along with 11 other communities in the region, elected to contract with the East Central Wisconsin Regional Planning Commission to prepare these reports. As such, a Housing Report Advisory Team was created so that input and feedback from all communities could be considered as the reports were prepared. Specifically, this document meets the requirements for Wis. Stats. 66. 10014 (Housing fee report).

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, 2020, 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: City of Fond du Lac Schedule of Fees (2018)

Building permit fee	Impact fee	Park fee	Land dedication or fee in lieu of land dedication requirement	Plat approval fee	Final plat approval fee	Storm water management fee	Water or sewer hook-up fee
\$0.14 per gross square foot (new 1 & 2-family); \$0.25 per gross square foot (multi-family); minimum fee \$90	N/A	N/A	\$400	\$500 plus \$20/Lot	\$400 plus \$10/Lot	NA	\$225

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 2018 permit fees. It does not include fees collected for electrical, plumbing, HVAC, and other permits.

Table 2: City of Fond du Lac Fees Collected (2018)

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	Storm water management fee	Water or sewer hook-up fee	Total Fees collected
\$103,990.32	\$0.00	\$0.00	\$0.00	\$840.00	\$0.00	\$0.00	\$4,150.00	\$108,980.32

The 2018 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: City of Fond du Lac Approved Residential Dwelling Units by Type (2018)

Single Family Building Units	2-Family Building Units	Multi-family Building Units	Mobile Home Units	Total
21	8	180	10	219

Calculation: **$\$108,980.32 \div 219 = \497.63**

In 2018, the City of Fond du Lac collected slightly less than \$498 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 2018, the City collected \$85,928.50 in remodeling fees.

Calculation: **$(\$108,980.32 - \$85,928.50) \div 219 = \$105.26$**

The 2018 average total cost of each new residential dwelling unit, minus remodeling building fees were about \$105.

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 Schedule

City of Fond du Lac - Inspections Fee Schedule - 2018 Adopted EXHIBIT B

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

City of Fond du Lac - Inspections Fee Schedule - 2018 Adopted Exhibit B (Cont)

Occupancy Permit Fee Schedule		Plumbing Permit Fee Schedule	
Multifamily Dwelling (each unit)		New or Additions Residential Plumbing	
1 & 2-Family Dwelling/Additions & Alterations		Sanitary Sewer Hook-up - up to 100'	\$225
Commercial & Industrial		Each additional 100' or part thereof	\$50
Change of Tenant Occupancy Inspection		Storm Sewer Hook-up - up to 100'	\$225
		Each additional 100' or part thereof	\$50
HVAC & Electrical Fee Schedule		Storm Water piping not connected to Storm Sewer	\$50
\$0 - \$500	\$30	Water Service Connection	\$50
\$501 - \$2,000	\$75	Water Meter	\$10
\$2,001-10,000 valuation. Fee (\$75) + \$10/1000 or part thereof over \$2,000	\$75+	Plumbing Fixture(s)	\$25 plus 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 - up to 100'	\$450
Weights & Measures/Sealer Fee Schedule		Each additional 100' or part thereof	\$100
Gasoline pump inspection (per unit)	\$38	Storm Sewer Hook-up - up to 100'	\$450
Scale inspection (per scale)	\$24	Each additional 100' or part thereof	\$100
Scanner (per scanner)	\$24	Storm Water piping not connected to Storm Sewer	\$100
Reinspection-refer to Wisconsin DATCP fee schedule		Water Service Connection	\$250
Admin Fee (per site)	\$45	Water Meter	\$10
Seasonal Farmers Market (per scale)	\$10	Plumbing Fixture(s)	\$50 plus Industrial or Warehouses-Gross area per Square Foot \$.06 Other Commercial buildings-Gross area per Square Foot \$.10
Assessment Valuation Inspection Fee		Commercial or Industrial Plumbing Existing Replacement	
Mobile Homes (New)	\$30	Alterations - install a new fixture - same as replacement	
New Construction - Residential	\$.05/sq. ft.	Replace existing fixture, same location	\$25
New Construction - Commercial	\$.07/sq. ft.	Each additional fixture, same location	\$15
Remodeling - Residential		Sewer/Storm/Water Service Repair	
First \$10,000	\$20	Sewer Repair/Relay - All	\$100
Over \$10,000	\$1.00/\$1,000	Sewer Disconnect - All	\$100
Remodeling - Commercial		Water Service Repair	\$50
First \$10,000	\$25	Storm Sewer Repair	\$50
Over \$10,000	\$1.00/\$1,000	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 1-1-2018

EXHIBIT D
CITY OF FOND DU LAC
ENGINEERING FEE SCHEDULE

	2017 CURRENT FEE	2018 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	\$0	\$1,000

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