EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION

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Jeff Nooyen, Vice-Chair
Eric Fowle, Secretary-Treasurer

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Ernie Bellin
Lori Palmeri
Ken Robl
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EX-OFFICIO MEMBERS

Jill Michaelson, WisDOT
Ronald McDonald, Valley Transit
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).
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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. Specifically, this document meets the requirements for Wis. Stats. 66.10014 (Housing fee report). While the Town of Fond du Lac does not meet the requirement of Wis. Stats. 66.10014 and does not need to complete or post a copy of the fee report on its website, it has however decided to participate in a regional effort. The Town, 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.
Town of Fond du Lac Housing Fee Report (2018)

(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 Town of Fond du Lac imposes the following fees or other requirements for purposes related to residential construction, remodeling, or development. Only fees the Town 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. A complete copy of the fee schedule is included in Appendix A. Table 1 lists the types and amounts of these fees.

<table>
<thead>
<tr>
<th>Building permit fee</th>
<th>Impact fee</th>
<th>Park fee</th>
<th>Land dedication or fee in lieu of land dedication requirement</th>
<th>Plat approval fee</th>
<th>Final plat approval fee</th>
<th>Storm water management fee</th>
<th>Water or sewer hook-up fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>ten cents ($0.10) per square foot + $25 for state of Wisconsin stamp and plumbing/electric permits</td>
<td>N/A</td>
<td>$200</td>
<td>N/A</td>
<td>$200.00 plus $10 per lot</td>
<td>$200.00 plus $10 per lot</td>
<td>$175</td>
<td>$175</td>
</tr>
</tbody>
</table>

Part 2B: The total amount of fees under Part A that the Town 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: Town of Fond du Lac Fees Collected (2018)

<table>
<thead>
<tr>
<th>Building permit fee (new construction + remodel permits)</th>
<th>Impact fee</th>
<th>Park fee</th>
<th>Land dedication or fee in lieu of land dedication requirement</th>
<th>Preliminary Plat Approval fee</th>
<th>Final Plat Approval fee</th>
<th>Storm water management fee</th>
<th>Water or sewer hookup fee</th>
<th>Total Fees collected</th>
</tr>
</thead>
<tbody>
<tr>
<td>$25,346.00</td>
<td>$0.00</td>
<td>$1,800.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$900.00</td>
<td>$900.00</td>
<td>$28,946.00</td>
</tr>
</tbody>
</table>

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 Town in the prior year (Table 3).

Table 3: Town of Fond du Lac Approved Residential Dwelling Units by Type (2018)

<table>
<thead>
<tr>
<th>Single Family Building Units</th>
<th>2-Family Building Units</th>
<th>Multi-family Building Units</th>
<th>Mobile Home Units</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>13</td>
</tr>
</tbody>
</table>

Calculation: $28,946.00 ÷ 13 = $2,226.62

In 2018, the Town of Fond du Lac collected just under $2,227 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 Town collected $9,746.00 in remodeling fees.

Calculation: ($28,946.00 - $9,746.00) ÷ 13 = $1,476.92

The 2018 average total cost for each new residential dwelling, minus remodeling building fees was about $1,477.

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
TOWN OF FOND DU LAC PERMIT FEE SCHEDULE
As of 6-13-11

I. BUILDING PERMITS

Residential New Construction (except Garages and Utility Buildings for Existing houses) and Remodeling

Ten cents (.10) per square foot, including attached garage space, plus $25 for state of Wisconsin stamp and plumbing/electric permits

New Commercial/Industrial Construction;
Commercial/Industrial Remodeling:

<table>
<thead>
<tr>
<th>Construction Cost</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>up to $125,000</td>
<td>$200.</td>
</tr>
<tr>
<td>$125,001 to $250,000</td>
<td>$250</td>
</tr>
<tr>
<td>$250,001 to $375,000</td>
<td>$300</td>
</tr>
<tr>
<td>$375,001 to $500,000</td>
<td>$400</td>
</tr>
<tr>
<td>$500,001 to $700,000</td>
<td>$500</td>
</tr>
<tr>
<td>$700,001 to $1 million</td>
<td>$600</td>
</tr>
<tr>
<td>over $1 million</td>
<td>$700</td>
</tr>
</tbody>
</table>

Electric Permit see schedule
Plumbing Permit see schedule
Driveway/Culvert $75

Miscellaneous
When constructed separately from new construction for which building permit is issued:

<table>
<thead>
<tr>
<th>Item</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Signs 25 sq. ft. or less</td>
<td>$50</td>
</tr>
<tr>
<td>Signs over 25 sq. ft. (VARIANCE REQUIRED)</td>
<td>$50 + Variance fee</td>
</tr>
<tr>
<td>Fences</td>
<td>$25</td>
</tr>
<tr>
<td>Garages 576 sq. ft. or less</td>
<td>$50</td>
</tr>
<tr>
<td>Garages over 576 sq. ft.</td>
<td>$75</td>
</tr>
<tr>
<td>Utility Buildings 250 sq. ft. or less</td>
<td>$30</td>
</tr>
<tr>
<td>Utility Buildings over 250 sq. ft.</td>
<td>$50</td>
</tr>
<tr>
<td>Wrecking Building</td>
<td>$20</td>
</tr>
<tr>
<td>Moving Building</td>
<td>$50</td>
</tr>
<tr>
<td>Decks &lt;250 sq. ft.</td>
<td>$50</td>
</tr>
<tr>
<td>&gt;250sq.ft.</td>
<td>$75</td>
</tr>
<tr>
<td>Gazebos</td>
<td>$75</td>
</tr>
</tbody>
</table>

Residential Remodel*

<table>
<thead>
<tr>
<th>Construction Cost</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>$500 to $999.99</td>
<td>$25</td>
</tr>
<tr>
<td>$1,000 to $10,000</td>
<td>$50</td>
</tr>
<tr>
<td>$10,001 to $50,000</td>
<td>$100</td>
</tr>
</tbody>
</table>
**Construction over $50,000** | $150  
*see also plumbing/electric permit fees*

### II. **WATER SYSTEM PERMITS**
- **Town Water Connection-Commercial** | $150  
- **Town Water Connection-Residential** | $70  
- **Village Water Connection** | see Village Schedule  
- **Town Inspection Fee** | $50  
- **Private Well Permit (including renewals)** | $50

### III. **SEWER SYSTEM PERMITS**
- **Sewer Connection Permit** | varies  
- **Sanitary District Meter Charge** | varies

### IV. **LAND USE PERMITS**
- **Zoning Variance or Special Use Permit** | $200  
- **Stormwater Management Plan Permit** | $300  
- **Land Disturbing Activity Permit** | $100  
- **Site and Grading Plan Permit** | $300

### V. **LAND DIVISION REVIEW**
- **Preliminary Plat** | $400 plus $10/lot  
- **Final Plat** | $400 plus $10/lot  
- **Concept Plans** | $100 plus $10/lot  
- **Certified Survey Maps** | $75 plus $10/lot

### VI. **OCCUPANCY PERMITS**
- **Commercial Building/use** | $100  
- **Residential Building/use** | $25

### VII. **PARK FEES**
- **New Residences/per lot** | $200  
- **New Commercial cost under $200,000** | $200  
- **New Commercial cost over $200,000** | $.001 per $1000.
TOWN OF FOND DU LAC

Date ______________________

PERMIT TO DO ELECTRICAL WORK

Application is hereby made for a permit to do the following described electrical work. All such work shall conform to requirements of the State Code and Town Ordinances. Permits are issued only to a licensed electrical contractor or to a homeowner to do personally the work on his homestead, providing it is a single family residence.

ADDRESS

OWNER OR TENANT

DESCRIPTION OF: (Check where applicable)

☐ Outlets ☐ Dishwasher ☐ Electric Range ☐ Refrigeration
☐ Fixtures ☐ Disposal ☐ Oven & Surface Unit ☐ Motors
☐ Clothes Dryer ☐ Water Heater ☐ Air-conditioning ☐ Heating Plant

SERVICE SIZE __________________

☐ Permanent ☐ Temporary

Add’l Description:

__________________________________________

This permit authorizes only work applied for herein and any other work must be covered by additional permits.

Estimated Cost of Job ____________________ Permit Fee ____________________

Contractor ____________________ By ____________________

MAKE AND MAIL CHECKS TO:

Town of Fond du Lac
8256 County V
Fond du Lac, WI 54935

$9 to 300 valuation ......................... $40.00
$301 to 900 valuation ..................... $50.00
$901 to 2000 valuation ................... $70.00
$2001 to 5000 valuation ................ $125.00
$5001 to 10,000 valuation ............... $250.00

over $10,000, valuation: Fee + $3.50

per $1000, or part thereof over $10,000.

New single family residence< 1500 sf $175.00
New single family residence> 1500 sf $225.00
New Two-family residence $275.00

Furne-eight hour Notice of Inspection is required.

Call as each is needed (920) 921-3673
Record of Inspections

__________________________
Service

__________________________
Rough-in

__________________________
Final

East Central Wisconsin Regional Planning Commission
TOWN OF FOND DU LAC  
APPLICATION FOR PLUMBING PERMIT  

Date:  
Project Owner:  
Plumbing Firm:  License No.:  
Plumbing Contractor's Signature:  
Estimated Cost: $  Permit Fee: $  

<table>
<thead>
<tr>
<th>Fixtures</th>
<th>New No.</th>
<th>Replace</th>
<th>Addition</th>
<th>Total Fixtures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor drain</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water closet</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wash basin</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bath Tubs &amp; Whirlpools</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Showers</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urinals</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Slop Sinks</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sinks</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dishwashers</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Sump Pumps</td>
<td></td>
<td></td>
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<tr>
<td>Other</td>
<td></td>
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</tr>
<tr>
<td>Disposal</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Clothes Washers</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Laundry Trays</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Heaters</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Drinking Fountains</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Roof Drains</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sanitary Sewer - Size</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storm Sewer - Size</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Water Service - Size</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Catch Basins</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cap Sewer</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Sewerage Ejector</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RP Valve</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Repipe</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

$Fee: $50 first fixture, $10 for each additional fixture  

Mailing Address:  
James Supple / Permits  
N5256 County V  
Fond du Lac, WI 54935  
Inspection: Lydell Weir  920-229-4303
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ECWRPC builds relationships and cooperative visionary growth strategies that keep our region beautiful, healthy, and prosperous.