



# New Housing Fee Report

City of Muskego, Wisconsin

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Prepared by the City of Muskego

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# New Housing Fee Report

## City of Muskego, Wisconsin

### I. Introduction

This report is designed to comply with the New Housing Fee Report requirements in section 66.10014 of Wisconsin State Statutes. The report covers the residential development fees within the community. More specifically, the report covers fees related to residential construction, remodeling and development.

### II. Fees

Fees are imposed by the City that relate directly to residential construction, remodeling and/or development. These fees cover a variety of items that can include, but are not limited to, meeting prep, board/committee reviews, staff/consultant reviews, building/site permitting, sewer/water connection fees/assessments and more. Each of the possible fees is identified in the table below.

#### New Housing Fee Report

##### Planning Services Fees - Residential

	Fee	
A. City Staff review fee (varies per staff/time)	\$30 - \$200	per hour
B. City Consultant(s) review fees (varies per staff/time)	\$48 - \$250*	per hour
C. Zoning Fees		
1. Conditional Use Grant	\$600.00	
2. Rezoning (NON PD or CPD)	\$500.00	
3. Rezoning (PD or CPD)	\$1,200.00	
4. PD Amendments	\$600.00	
5. Comprehensive Plan Amendment Request Only (not including a rezoning request)	\$500.00	
6. Comprehensive Plan Amendment and Rezoning Request	\$750.00	
D. Plat Fees		
1. Sketch - Certified Survey Map	\$100.00	
2. Certified Survey map	\$200 + \$11 per lot/outlot	
3. Sketch - Preliminary Plat		
10 or less lots	\$225.00	
11 or more lots	\$300.00	
4. Preliminary Plat	\$750 + \$11 per lot/outlot	
5. Preliminary Plat Reapplication	\$150.00	
6. Final Plat / Condo Plat	\$650 + \$11 per lot/outlot/unit	

7.	Final Plat Reapplication	\$150.00	
8.	Conservation Final Plat Fees		
	a. Conservation easement preparation	\$50.00	
	b. Open space management plan preparation	\$100.00	
9.	CSM/Plat Review Fees (from Developers Deposit)	Per hour	
10.	Public Works Committee Plan Routing	\$65.00	
11.	Public Utilities Committee Plan Routing	\$65.00	
12.	Acceptance of Improvements	\$65.00	
13.	Release of Building Permits	\$65.00	
14.	Developer's Agreement Plan Prep/Review	\$600.00	
15.	Stormwater Management Plan Prep/Review	\$150.00	
16.	Letter of Credit Administrative Fee	\$150 + \$75 per Improvement Category	
17.	Affidavit of Correction	\$100 Staff + \$150 Plan Commission	
18.	Land Combo permit	\$100 Staff + \$150 Plan Commission	
19.	GIS services - Land records fee (land division)	\$80.00	per lot/outlot
20.	GIS land record capital charge	\$20.00	per lot/outlot
E.	Zoning and Building Permit Fees (Planning Division)		
	1. Fences, Retaining Walls, Driveways, Patios, Sidewalks, Temporary Structures, Plastic Sheds	\$20.00	
	2. Decks	\$20.00	
	3. Garden Sheds	\$15.00	
	4. Pool and Spas	\$20.00	
	5. Home Occupation	\$20.00	
	6. Zoning Letter - Compliance	\$20.00	
	7. Right of Way Vacation	\$100.00	
	8. Second Garage Structure (for PC Review)	\$100.00	
	9. New Homes		
	a. Plan Review fee	\$125.00	
	b. Soil Erosion fee	\$150.00	
	c. Zoning review fee	\$25.00	
	d. House numbers	\$20.00	
	e. Ditch Inspection Fee	\$100.00	
	f. Sewer Hook-up fee (if in area served by sewer)	\$500.00	
	g. State Seal	\$50.00	
	h. Occupancy Permit (per dwelling unit)	\$75.00	
	i. Land Record Fee (per new structure)	\$50.00	
	j. Capital Charge (per new structure)	\$20.00	
	k. Engineering Review Fee	Per hour	
	l. Driveway, Patio, Fence Permit (at time of new home submittal)	\$20.00	
	m. Fireplace	\$60.00 each	
	n. Culvert Permit (if needed)	\$150.00	
	o. HVAC	\$60.00 plus \$0.06 sq. foot	
	p. Electric	\$60.00 plus \$0.06 sq. foot	
	q. Plumbing	\$60.00 plus \$0.06 sq. foot	
F.	Review Fees - Plan Commission		
	1. BSO Amendments	\$150.00	
	2. BSO (Original)	\$300.00	
	3. Conceptual Review	\$100.00	
	4. Signs	\$60 first sign/\$20 ea. Additional	
G.	Special Review Administrative Fee	\$100.00	

H.	Fee in Lieu of Park Dedication	\$1,881.00	per single family buildable lot or unit
		\$1,400.00	per multi-family buildable lot or unit
I.	Fee in Lieu of Conservation Land Dedication	\$580.00	per developed acre
J.	Fee in Lieu of Conservation Trail Dedication	\$60.00	per single family buildable lot or unit
		\$45.00	per multi-family buildable lot or unit
K.	RCA assessment (Sanitary Sewer) - 2022 Rates		
1.	New Construction (1 REC)	\$6,225.00	per REC (Increases \$135 per year)
2.	Existing Building/Unit (1 REC)	\$1,037.50	per REC (Increases \$22.50 per year)
L.	WCA assessment (Water - Based on meter size) - 2022 Rates		
1.	New Construction (5/8" meter)	\$2,790.00	Increases \$60 per year
2.	Existing Building/Unit (5/8" meter)	\$1,710.00	Increases \$36 per year
3.	New Construction (3/4" meter)	\$4,185.00	Increases \$90 per year
4.	Existing Building/Unit (3/4" meter)	\$2,565.00	Increases \$54 per year
5.	New Construction (1" meter)	\$6,975.00	Increases \$150 per year
6.	Existing Building/Unit (1" meter)	\$4,275.00	Increases \$90 per year
7.	New Construction (1 1/2" meter)	\$13,950.00	Increases \$300 per year
8.	Existing Building/Unit (1 1/2" meter)	\$8,550.00	Increases \$180 per year
9.	New Construction (2" meter)	\$22,320.00	Increases \$480 per year
10.	Existing Building/Unit (2" meter)	\$13,680.00	Increases \$288 per year

**Building Services Fees - Residential**

A.	Residential 1 & 2 family & attached garages, new const. and additions. (See E. for alterations)	\$0.30	sq. Ft.
B.	Apartments 3 family and over, row houses, other Multi-family dwellings and institutional buildings with attached garages, new const. and additions. (See E. for alterations)	\$0.32	sq. ft.
C.	Local business, commercial buildings, retail stores, office buildings, hotels, restaurants, etc., new construction and additions. (See E. for alterations)	\$0.31	sq. ft.
D.	Detached garages and other accessory structures, new construction or additions. (See E. for alterations)	\$0.28	sq. ft.
E.	Alterations, repairs, residing, re-roofing, foundation repair or other work where sq. ft. cannot be calculated	\$60.00	Minimum
1.	Residential and Commercial	\$10.00 / \$1,000 value	
2.	Commercial (Re-roofing \$250.00 maximum per bldg.)	\$10.00 / \$1,000 value	
F.	Foundation early start permit:		
1.	Multifamily/commercial/industrial	\$1,000.00	ea.
2.	1 & 2 family dwellings	\$250.00	ea.
G.	Heating Units, incinerators, fireplaces and other wood burning appliances:		
1.	First 150,000 BTUs	\$60.00	ea.
a.	Each additional 50,000 BTUs/fraction	\$17.00	ea. \$750.00 max per unit
H.	Air Conditioning:		
1.	First 36,000 BTUs or 3 Tons	\$60.00	ea.
a.	Each additional 12,000 BTUs, 1 Ton or fraction	\$17.00	ea. \$750.00 max per unit
I.	Mechanical Permit Fees:		
1.	HVAC Permit Fees:		

a.	New Construction, Additions, Remodels	Base Fee \$60.00	+ \$0.06/SF
	Replace Heat Unit to 150,000 BTU/Additional 50,000 BTU	\$60.00 / \$17.00	
b.	Replace AC Units to 3 Ton (36,000 BTU) / Additional 1 Ton (12,000 BTU)	\$60.00 / \$17.00	
c.	Incinerator to 150,000 BTU / Additional 50,000 BTU	\$60.00 / \$17.00	
d.	Woodburning to 150,000 BTU / Additional 50,000 BTU	\$60.00 / \$17.00	
e.	BTU		
f.	Fireplace	\$60.00	
g.	Commercial/Industrial Exhaust Hood System	\$80.00	
2.	Electrical Permit Fees:		
a.	New Construction, Additions, Remodels	Base Fee \$60.00	+ \$0.06/SF
b.	Switch, Outlets, Light Fixtures, Fire & Smoke Alarms	\$0.60	
c.	Ceiling Fan, Exhaust Fan, Fluorescent Lighting or Tube	\$6.00	
d.	Range Receptacle, Garbage Disposal, Dishwasher, Clothes Dryer Receptacle, Water Heater Connection	\$9.00	
e.	Water Heater, A/C or other Compressor, Furnace or other heating devices, Sub-Feeders #4 AGW or >, Service Switch 100 AMP, Fuel or Water Pump	\$30.00	
f.	Swimming Pool or Jacuzzi/Hot Tub	\$60.00	
g.	Motor (\$0.60/HP), Rectifier, Transformer & Generator (\$0.60/KW)	\$0.60	
h.	230+ Volt Receptacle (under 30 AMP), Yard Lights	\$9.00	
i.	Fire Alarm Panels & Controllers	\$6.00	
j.	Dimmers & Rheostats	\$3.00	
k.	Wireways, Busways, Underfloor Raceways	\$0.50	
l.	Incandescent, Fluorescent, or Gas Tube Signs	\$0.50/ballast or	\$10.00 min
3.	Plumbing Permit Fees:		
a.	New Construction, Additions, Remodels	Base Fee \$60.00	+ \$0.06/SF
b.	Floor Drain, Wash Basin, Laundry Tubs, Toilets, Bath Tubs, Sinks, Bubbler, Shower, Bar, Urinal, Machine Waste, Acid Tank, Garb. Disposal, Water Heater, Sump Pump, Dishwasher, Roof Drain, Lawn Faucet, Grease Trap, Studer Vent	\$10.00	
c.	Piping Change, Catch Basin, Water Conditioner	\$30.00	
d.	First 100 feet of Building Drain, Water Service, Building Sewer, or Building Storm	\$60.00	
e.	Over 100 feet of Building Drain, Water Service, Building Sewer, or Building Storm (billed per foot over 100 feet)	\$0.20	
f.	Water Meter (1 req. per dwelling; #2 - 5/8 x 3/4 horn), Sewer Lateral	\$60.00	
g.	Sampling Manhole	\$100.00	
h.	Sewer Connection Fee	\$500.00	
i.	Fire Sprinkler System	\$60.00	
j.	Fire Department Review	\$200.00	
J.	Exhaust hood and similar systems: commercial or industrial	\$80.00	ea.
K.	Wrecking or Razing: (fee may be waived if structure is subject to condemnation)		
1.	Base Fee	\$100.00	ea.
a.	Then add square foot charge (total area)	\$0.05	sq. ft.
	NOTE: Fee not to exceed \$500.00 maximum per bldg.		
L.	Moving building over public ways:		

1.	Principal bldg. base fee	\$100.00	ea.
a.	Then add square foot charge (total area)	\$0.05	sq. ft.
2.	Accessory bldg. base fee	\$50.00	ea.
a.	Then add square foot charge (total area)	\$0.03	sq. ft.
M.	Fuel tanks: remove or install (registration only)	\$30.00	ea.
N.	Plan examination:		
	1 & 2 family new construction (includes living areas all levels		
1.	& garage)	\$125.00	ea.
2.	3 family and over new construction		
a.	Base fee per building	\$270.00	ea.
b.	Then add per dwelling unit	\$60.00	ea.
3.	Residential additions or alterations	\$60.00	
4.	Accessory or agricultural over 240 sq. ft.	\$60.00	
5.	Commercial, industrial:	See Below*	
	*If the State has not completed the Building or HVAC plan review, see State's Fee Schedule Summary: WI Building Code Table 302.31-2 for City fee plus the Plan Entry Fee of \$100.00.		
	*If the State has completed the Building or HVAC plan review - Only the Plan Entry Fee is due	\$100.00	
6.	Decks (over 120 sq. ft.), Swimming Pools	\$35.00	
7.	Fire Department Commercial Plan Review	\$200.00	
8.	Fire Department Review (All Commercial)	\$200.00	ea.
	Fire Department Review		
	(Sprinkler system with 50 heads or more)	\$200.00	ea.
	(Sprinkler system with less than 50 heads)	\$100.00	ea.
	Fire Department Review (Fire and Smoke Detection Systems)	\$100.00	ea.
9.	Business Registration	\$125.00	
O.	Wisconsin Uniform Permit Seals	\$50.00	
P.	House Numbers		
1.	Complete Set	\$20.00	ea. set
2.	Each individual letter	\$2.00	ea.
3.	Each frame (regardless of size)	\$4.00	ea.
Q.	Occupancy Permit:		
1.	Residential (per unit)	\$75.00	
2.	Commercial, industrial, business	\$250.00	
3.	Temporary Occupancy Permits (6 months or less) - Commercial	\$1,000.00	
4.	Temporary Occupancy Permits (6 months or less) - Residential	\$1,000.00	
R.	Pools: above ground, in-ground, spas and hot tubs	\$60.00	min. or
	(\$60.00 minimum even if combined with deck)	\$9.00/\$1000 of value	
S.	Decks & Sheds	\$60.00	ea.
T.	Signs		
1.	First sign on a permit	\$60.00	
2.	Each additional sign on the same permit	\$20.00	ea.
U.	Erosion Control/Land Disturbing Fees:		
1.	1 & 2 family lots	\$150.00	ea.
2.	3 family and over		
a.	Base fee per building	\$200.00	ea.
b.	Then add per 1000 sq. ft. of disturbed lot area	\$8.00/1000 sq. ft.	\$2,000 max per building
3.	Commercial, industrial and institutional		

a	Base fee per building	\$300.00	ea.
b	Then add per 1000 sq. ft. of disturbed lot area	\$8.00/1000 sq. ft.	\$2,000 max per building
4.	Land disturbing permit (no construction)		
a.	Base fee	\$150.00	ea.
b.	Then add for each acre over 4 acres	\$10.00/acre	
5.	Other misc. small projects	\$60.00	ea.
V.	Permit reimbursement fee (No money is refunded if any inspections are made.)	\$50.00	ea.
W.	Failure to call for inspection	\$100.00	ea.
X.	Inspections outside of normal hours/workdays	\$200.00	ea.
1.	Re-inspection (after 1-follow-up)	\$75.00	ea.
2.	Minimum charge for any one permit	\$60.00	ea.
3.	Penalty Fees	*	
	*Up to three (3) times the normal permit fees.		
Y.	Resubmission of previously approved plans	\$60.00	

**NOTES:**

- \* Consultant hourly charges are subject to change based on the company and their current billable rates.
- 1. Multi-family development (more than 2 units) is considered commercial for permit fee purposes.
- 2. Reviews of development projects, plans, documents, etc. are billed at an hourly rate, based on the reviewer, as noted above. Engineering review of building permits are also reviewed at an hourly rate, based on the reviewer, as noted above.
- 3. The City requires a Developers Deposit to be established for all development projects. The Developers Deposit is an account that is setup with the City to draw any staff and/or consultant charges from, in addition to any required fees, expenses, etc.

### III. Fee Analysis

State Statute 66.10014(2)(b) requires that municipalities perform an analysis of the municipality's fees related to the number of new residential dwelling units approved. Single-family residential homes are not required to obtain Plan Commission approval. Therefore, the single family residential homes approved are through the permitting process. Multi-family residential developments require a Building, Site and Operations Plan be approved by the Plan Commission in addition to building permits. Therefore, in order to account for all residential dwelling units approved, we used the number of single- and two-family residential building permits issued with the number of multi-family residential units approved via the Plan Commission in 2022.

The total amount of fees collected by the City in 2022 for new residential construction, remodeling existing homes, and development was \$877,851.30. There were 33 permitted single-family homes and 30 two-family homes permitted in 2022 for a total of 93 residential units. As required by section 66.10014(2)(b) the total fees collected per residential dwelling unit approved in 2022 is \$9,439.26.

This figure does not necessarily correlate to an average amount of fees per new residential dwelling unit as Section 66.10014 (2) (a) requires all fees related to residential construction, remodeling or development. There was significant reinvestment by homeowners in their existing houses, where permitting fee totals were included as remodeling. However, these permits have no impact on the cost of any new residential units within the City.



Another concern with the average permit fees per residential dwelling units approved is that the majority of the new residential construction within the City occurred on land that was previously developed, or Final Plat approvals obtained prior to 2022. This means that there is very little correlation between the cost of the new houses and development expenses that were paid during a separate subdivision approval process.

Total Fees Collected 2022:	
Residential Construction	\$487,267.32
Residential Remodeling	\$57,827.40
Development <sup>(1)</sup>	<u>\$332,756.58</u>
	\$877,851.30

Single Family / Two Family Homes Permitted	93
Multi-Family Units Approved	0
Total Residential Dwelling Units permitted/approved in 2022	93

Total fees collected by the number of new residential dwelling units approved in 2022	\$9,439.26
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