



CITY OF WAUWATOSA NEW HOUSING FEE REPORT

Table of Contents

Section 1: Report Background and Introduction	2
Section 2: Fee Summary	2
Section 3: Existing Municipal Fees Levied on Housing Development Projects	3
A. Planning and Subdivision (Section 24.16.030)	3
B. Public Works (Section 12.32.030)	3
C. Fire Department (Section 14.28.080).....	4
D. Building Fees (Section 15.02.150)	4
E. Electrical Fees (Section 12.02.150).....	4
F. Erosion Fees (Section 12.02.150)	5
G. Mechanical Fees (Section 15.02.120).....	5
H. Occupancy Fees (Section 15.02.150).....	6
I. Plumbing Fees (Section 15.02.150)	6
J. Sign Permit Fees (Section 15.14.110).....	7

Section 1: Report Background and Introduction

Per Wis. Stat. §66.10014, the City of Wauwatosa has developed a New Housing Fee Report that responds directly to all statutorily required elements. The creation of this report is the effort of City staff and their hired consultant, Vandewalle & Associates. Data listed is from January 2017 through September 2019 and was compiled by City staff. All projects listed are those approved as of September 2019, not necessarily completed or constructed at that time.

Section 2: Fee Summary

Below is a complete list of the annual fees imposed by the City between January 2017 and September 2019. Also included is the total number of new residential units during that same time period.

Total permit fees vary by unit type, site situation, and required City processes. Each site, project, and dwelling unit is unique, and because of this variability, the associated permit costs do not reflect a uniform assumption as to future permit costs. Additionally, these fees do not account for the substantially more significant costs associated with new residential development such as building materials, labor, infrastructure, and land.

Year	New Single-Family Units	Total Permit Fees	New Two-Family Units	Total Permit Fees	Multi-Family	Total Permit Fees
2019 (through 9/19)	1	\$2,294	0	0	0	0
2018	4	\$7,442	0	0	102	\$52,452
2017	4	\$7,714	0	0	269	\$144,682

Source: City of Wauwatosa

Year	Total Permit Fees Collected	Total New Residential Units	Total Fee Per Residential Unit
2019 (through 9/19)	\$2,294	1	\$2,294.00
2018	\$59,894	106	\$565.04
2017	\$152,396	273	\$558.23

Source: City of Wauwatosa

Below is a list of projects that are currently underway or anticipated to be underway in 2020. These projects are not included in the figures listed above. Many have affordable housing components.

- 184 units for River Parkway
- 168 units for St. Camillus
- 147 units for The Watertown
- 101 units for Cedar Glen II
- 27 units for 2515 Wauwatosa Ave.
- 9 units for 6330 West North Ave.

Section 3: Existing Municipal Fees Levied on Housing Development Projects

Below is a complete list of the 2019 fees imposed by the City of Wauwatosa on housing development projects. The entire City fee schedule can be found [here](#) on the City's website.

Fees Included Per §66.10014	Section Reference
Building Permit Fee	See Sections D., E., G., and I.
Impact Fee	None
Park Fee (Payment in Lieu of Land Dedication)	None
Plat Approval Fee	See Section A.
Stormwater Management Fee	Imposed Following the Completion of Construction. See Section F.
Water or Sewer Hook-Up Fee	See Section I.

Fee Type	Fee Amount
A. Planning and Subdivision (Section 24.16.030)	
Zoning Map Amendment	\$600
Zoning Text Amendment	\$600
Appeals to Board of Zoning Appeals	\$350
Request for Adjournment of Public Hearing	\$100
Application for Land Divisions	\$250
Applications for Certified Survey Maps	\$600
Preliminary Subdivision Plat	\$1,000
Final Subdivision Plat	\$500
Planned Development-Preliminary	\$1,500
Planned Development-Final	\$1,000
Amendments to Planned Development	\$500
Applications for Conditional Uses	\$500
Zoning Letters - Specialized	\$150
Tax Increment Financing Application Fee	\$10,000
Board of Public Works Exception	\$150
B. Public Works (Section 12.32.030)	
Parking Lot Plan Review – New Construction	\$75
Parking Lot Plan Review – New Construction > 2 Acres	\$10/acre
Parking Lot Plan Review – Reconstruction	\$25
Street Occupancy Permit-Dumpster (If Obtained Prior To Placement)	\$75
Street Occupancy Permit- Dumpster (If Obtained After Placement)	\$150
Street Occupancy Permit	\$75
Street Occupancy - Small Excavations (Plumbers Cut)	\$75
Street Occupancy - Inspection	\$75
Street Occupancy - Sidewalk Replacement	\$75
Street Occupancy - Sidewalk Replacement / Drive Approach	\$150
Street Occupancy - Utility Project	Variable - based on size of project and amt of inspection required
Contractor's License	\$25

C. Fire Department (Section 14.28.080)	
Fire Alarm Permit	\$70
Sprinkler System Fee	\$135
First aid hose stations & standpipe connections	\$135 (for the first 6) \$10/additional connection
Fire System Installation	\$135
Variance/Waiver Fee	\$75
D. Building Fees (Section 15.02.150)	
Application Fee	\$55
Plan Examination Fees	
Minimum Examination Fee	\$50
One & Two-Family Dwellings - New	\$200
One & Two Family-Dwellings - Additions & Alterations	\$80
Multi-Family & Condominiums Minimum	\$250
Multi-Family & Condominiums Per Unit	\$25
Commercial - New	\$500
Commercial - Administrative Fee (Agent Municipality)	12% of review fee
Garages - Residential	\$50
Garages - Commercial	\$250
Building Inspection Fees	
Minimum Inspection Fee	\$50
One & Two-Family Dwellings	\$0.30/square foot
Multi-Family & Condominiums	\$0.30/square foot
Commercial - New & Additions	\$0.28/square foot
Garages - Residential	\$0.30/square foot
Garages – Commercial (\$250 minimum)	\$0.06/square foot
Storage Sheds & Accessory Buildings > 120 sq. ft	\$80
Residing, Reroofing, Fences & Pools	\$50
Decks	\$80
Razing Buildings Minimum	\$50
Razing Buildings Per Square Foot	\$0.06
Moving Buildings Minimum	\$175
Moving Buildings Per Square Foot	\$0.06
Early Start - Footings and Foundations Residential	\$175
Early Start - Footings and Foundations Commercial	\$225
No Call For Final Inspection - 15 Days of Completion	\$75
State Seal 1 & 2 Family Dwellings	Cost + \$10
Code Compliance Inspection	\$50/category
Land Conservation Fund Fee (Section 24.25.040)	\$0.20/square foot
E. Electrical Fees (Section 12.02.150)	
Plan Examination Fee Minimum	\$50/plan set
Plan Examination Commercial - New	\$100/plan set
Inspections	
Minimum Inspection Fee	\$70
Outlets	\$1 each

Luminaires - Direct Wired	\$2 each
Devices (Switches, receptacles, sensors, etc.)	\$1 each
Appliances - Direct Wired	\$10/appliance
Single Install of a 1&2 Family Appliance or Sump Pump	\$35
Utilization Equipment - Direct Wired	\$50 each
Services	
• 0 through 200 amps	\$70 each
• 201 through 1000 amps	\$100 each
• Each additional 1000 amps	\$25/1,000amps
• Temporary Services	\$70 each
Feeders - 30 amps or larger	\$20 each
Generators - 1 & 2 Family Residence	\$50
Generators - Commercial	\$1/kilowatt
Mechanical - 1 & 2 Family Heating & Cooling Systems	\$70 each
Mechanical - Commercial Heating & Cooling Systems	\$50 each
Motors - Each up to 1 Horsepower	\$50
Motors - Over 1 Horsepower	\$3/horsepower
Fuel Dispensing Pumps	\$40 each
Low Voltage Devices	\$1 each
Trac Lighting, Plug-in Strip, Wireways, Busways, etc.	\$1/foot
Signal or Communications Devices	\$1/unit
Swimming Pools, Hot Tubs, Spas & Whirlpools	\$50 each
Signs	\$50
Transformer, Rectifier, Reactor, Capacitator (\$300 maximum)	\$1/kilowatt
Reinspection Fee-Code Corrections	\$75 each
No Call For Final Inspection - 15 Days of Completion	\$75
License - New	\$120
License - Renewal	\$120
Maintenance License Examination	\$120 each
F. Erosion Fees (Section 12.02.150)	
Minimum Inspection Fee	\$50
One & Two-Family Dwellings - New	\$100/lot
One & Two Family-Dwellings - Additions & Alterations	\$125/lot
Multi-Family & Condominiums	\$8/1,000 sf of disturbed area
Commercial - New	\$8/1,000 sf of disturbed area
Commercial Additions & Alterations	\$8/1,000 sf of disturbed area
Disturbing Unimproved Land	\$8/1,000 sf of disturbed area
Maximum Inspection Fee	\$5,000
Reinspection Fee-Code Corrections	\$75 each
No Call For Final Inspection - 15 Days of Completion	\$75
G. Mechanical Fees (Section 15.02.120)	
Minimum Inspection Fee	\$50
Heating Systems	\$50/unit
Heating Systems > 150,000 BTU (\$1,000 maximum)	\$16/50,000 BTU
Cooling Systems	\$50/unit
Cooling Systems > 36,000 BTU (3 Tons) (\$1,000 maximum)	\$16/12,000 BTU

Ductwork and Distributions systems – first 4,000 sf	\$50
Ductwork and Distributions systems	\$1.70/100 sf
Commercial & Ind. Exh. Hoods and Exh. Systems	\$125/unit
Wood Burning Appliances and Fireplaces	\$50
Reinspection Fee-Code Corrections	\$75 each
No Call For Final Inspection - 15 Days of Completion	\$75 each
H. Occupancy Fees (Section 15.02.150)	
Residences	\$50
Apartments and Hotels	\$50/unit
Business and Office	\$100
Temporary Certificate	\$80
Reinspection Fee-Code Corrections	\$75 each
No Call For Final Inspection - 15 Days of Completion	\$75 each
I. Plumbing Fees (Section 15.02.150)	
Plan Examination Fees	
Minimum Plan Examination Fee	\$50
One & Two-Family Dwellings	\$50/plan set
Commercial	\$100/plan set
Minimum Inspection Fee	
Fixtures	\$10 each
Single Install of a 1&2 Family Fixture or Sump Pump	\$25
New Sewer Connection (Storm or Sanitary)	\$50/connection
Capping or Sealing Water or Sewer Laterals or Outlets	\$50
Repairs to any Storm, Sanitary or Water Lateral	\$50
Sanitary or Storm Sewer from Main to Curb	\$50
Sanitary or Storm Sewer from Main to Curb > 100 ft.	\$0.55/ft
Sanitary or Storm Sewer from Curb to Building	\$50
Sanitary or Storm Sewer from Curb to Building > 100 ft	\$0.55/ft
Water Supply from Main to Curb or Lot Line	\$50
Water Supply from Main to Curb or Lot Line > 100 ft	\$0.55/ft
Water Supply from Curb or Lot Line to Building	\$50
Water Supply from Curb or Lot Line to Building > 100 ft.	\$0.55/ft
Water Distribution System New or Replacement	\$50
Water-Cooled Air Conditioning Unit	\$50
Lawn Sprinkler Systems	\$50
Fire Protection Supply	\$50
Fire Protection Supply > 100 ft	\$0.55/ft
Inspection of Meter Pit	\$50
Gas Piping New & Extensions	\$10/out lot
Well or Well Pump	\$50
Failure to obtain well or well pump permit	Double fees set forth
Well Operation (annual user fee)	\$25
Reinspection Fee-Code Corrections	\$75 each
No Call For Final Inspection - 15 Days of Completion	\$75

J. Sign Permit Fees (Section 15.14.110)

Plan Examination	
Minimum Examination Fee	\$50/plan set
Permanent Signs	\$75 each
Temporary Signs	\$50 each
Sandwich Boards	\$50 each
Face Change	\$50 each
Inspection Fees	
Minimum Inspection Fee	\$50
Permanent Signs	\$120 each
Temporary Signs	\$50 each
Sandwich Boards	\$120 each
Face Change	\$50 each
Billboards (Conditional Use)	\$350 each
Overhanging Signs	\$50 each
Reinspection Fee-Code Corrections	\$75 each