

City of
VERONA
HOMETOWN U.S.A. *Wisconsin*

2019 New Housing Fee Report



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Executive Summary

On April 4, 2018, the State of Wisconsin Legislature enacted 2017 Wisconsin Act 243 requiring cities and villages with populations of 10,000 or more to prepare and post “New Housing Fee Report” by January 1, 2020. This report must list 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

The sum of these fees in the prior year must then be divided by the number of units approved in the prior year. A copy of the “New Housing Fee Report” must be provided to each member of the governing body and be posted on City website. If this report is not posted on the City website, the fee cannot be charged.

A permit fee report from the Building Inspection Department was generated for 2018 and the previous calendar year. The Finance Department generated a report for Planning and Development fees that were collected during the same time period. A review of developer’s agreements and reports by the Parks Department provided the necessary park dedication requirements and fees in lieu of park dedication.

There is a significant difference in the total fees collected per unit between 2017 and 2018 largely due to the approval of Sugar Creek Commons (284 Units) and Lincoln Street Apartments (90 units) in late 2018 and early 2019. These developments have not submitted permit applications within the evaluation timeframe. Additionally, subdivision development agreements that collect utility impact fees in one year may not have pulled permits for dwelling units until the subsequent year.

The City of Verona has made every effort to insure 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 City's control, the City of Verona 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 Code 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 SCHEDULE

All fees are collected with the issuance of the permit.

Public Works

These water and sewer connection fees are charged to the developer for the site, whereas, the water and sewer fees illustrated on page 7 are connection fees for each building.

	Cost ¹	Unit of Measurement	Notes
Water Facilities Impact Fee	\$938.00	Per Acre	§9-1-56
Sanitary Facilities Connection Fee	\$1,605.00	Per Acre	Ordinance 98-561 & Resolution 12-03-659
Madison Metro Sewer District (MMSD)	\$188.59*	Per 1000 SF	New development, Pumping Station 17 / Lower Badger Mill Creek Interceptor Service Area ²
MMSD	\$124.56*	Per 1000 SF	New development, Pumping Station 17 / Nine Springs Valley Interceptor Service Area
MMSD	\$42.30*	Per 1000 SF	New development, Treatment Plant Connection Fee
MMSD	\$42.30* - previously paid	Per 1000 SF	Re-development, Treatment Plant Connection Fee

*2019 cost, Fee is set and adjusted annually by MMSD

¹ Fee subject to change

² Lower Badger Mill Creek Interceptor Service Area is all lands north of Edward Street and west of N. Nine Mound that could be developed. Actual location and fee shall be verified by applicant with Public Works staff.

Planning and Development Fees

Land Division	Cost
Certified Survey Maps	150 + \$100/lot
Preliminary Plat	\$300+\$50/lot
Final Plat	\$300+\$25/lot
Planned Development District	
Concept Plan	\$300
General Development Plan	\$300
Precise Implementation Plan	\$300
Zoning	
Conditional Use Permit	\$300
Site Plan Review	\$300
Zoning Map & Regulation Amendments	\$300
Variances/Appeals	\$300
Miscellaneous	
Annexation	\$300 + Taxes
Engineer per project	Actual Rate Billed to Developer
Attorney as needed	Actual Rate Billed to Developer

Building Plan Review and Inspection Fees

Flat Rate Project Permits	Cost	Per
(Projects which are <u>not</u> associated with New Construction/Addition/Remodel)		
Deck Permit	\$100.00	Unit
Roof Replacement Permit (One & Two Family)	\$50.00	
All Other Roof Replacement Permit	\$100.00	
Siding/Soffit/Fascia Permit	\$50.00	
Windows/Doors Permit	\$50.00	
Water Heater Permit	\$50.00	Unit
Water Treatment Device Permit	\$50.00	Unit
Residential Furnace Permit	\$50.00	Unit
Residential A/C Permit	\$50.00	Unit
If new installation, additional electric charge	\$50.00	
Above Ground Swimming Pool Permit (all inclusive)	\$100.00	
Below Ground Swimming Pool Permit (all inclusive)	\$150.00	
Fence Permit	\$50.00	
Residential Electrical Service Permit	\$50.00	
Moving of Building/Structures Permit	\$150.00	
Demolition Permit	\$150.00	Building
Sign Permit - base fee	\$50.00	
Plus \$1.00 per SF	\$1.00	SF
Minimum Permit Fee	\$50.00	
Special Inspections	\$50.00	Hour

New Construction/Addition/Alteration Building Groups

Group 1 - All residential buildings, single-family, two-family and multi-family dwellings, residential garages, storage sheds and decks. (This group does not include hotels, motels or institutional buildings).
 Note: Certain projects within group 1 have set permit fees.

Group 2 - General and professional offices, barber shops, beauty parlors, bowling alleys, dry-cleaning establishments, clinics, natatoriums, shelters, hotels and motels, taverns, restaurants, cafeterias, retail establishments, commercial garages, service stations, churches, assembly halls, theaters, exhibition buildings, educational institutions, hospitals, nursing homes, places of detention, gymnasiums, arenas, laboratories, lodge halls, funeral homes, libraries, skating rinks, dance halls, and armories.

Group 3 - Warehouses, freight terminals, storage buildings, refrigeration storage, factories, machine shops, electric sub-stations, sewage treatment plants, heating plants, steam & electric generating plants, transformer vaults and other building not classified in Groups 1 or 2.

Please see Miscellaneous Permit Fees on page 6.

All areas*- Areas included for fee calculation purposes shall include all floor levels, basement, attached garages, decks, porches, and all spaces enclosed and under roof. All area shall be the area associated with the particular project.

New Construction, Alteration, Repair And Addition Permits	Cost	Per
Building Fees		
Building permit fees shall be the sum of:		
Base Fee -	\$50.00	
Fee Determined by Building Group and Size		
Group 1 (all areas*)	\$0.08	SF
Group 2 (all areas*)	\$0.10	SF
Group 3 (all areas*)	\$0.08	SF
Group 3 (repair or alteration first 10,000 square feet of all areas*)	\$0.06	(first 10,000 SF of all areas*)
Sheds and garages 200 square feet or less are Base Fee only.		
Electrical Fees		
Electrical permit fees shall be the sum of:		
Base Fee	\$50.00	
Fee Determined by Building Group and Size		
Group 1 (all areas*)	\$0.05	SF
Group 2 (all areas*)	\$0.06	SF
Group 3 (all areas*)	\$0.02	SF
Plumbing Fees		
Plumbing permit fees shall be the sum of:		
Base Fee	\$50.00	
Fee Determined by Building Group and Size		
Group 1 (all areas*)	\$0.05	SF
Group 2 (all areas*)	\$0.06	SF
Group 3 (all areas*)	\$0.02	SF
Heating/Ventilating/Air Conditioning (HVAC) Fees		
HVAC permit fees shall be the sum of:		
Base Fee	\$50.00	
Fee Determined by Building Group and Size		
Group 1 (all areas*)	\$0.05	SF
Group 2 (all areas*)	\$0.06	SF
Group 3 (all areas*)	\$0.02	SF
Erosion Control Fees		
Group 1		
First four units	\$100.00	Unit
Every unit thereafter	\$50.00	Unit
Group 2 and 3	\$50.00	1,000 SF of all areas
Stormwater Permit –Based on size of the project. Review fees are billed back to the applicant.		
Minor Plan	\$25.00	(Unless connected with building plan, \$20.00)
Major Plan	\$50.00	

Early Start Permit	Cost	Per
Group 1	\$150.00	
Group 2 and 3	\$250.00	
Driveway Opening		
Group 1	\$50.00	
Group 2 and 3	\$100.00	
Wisconsin State Seal (1 and 2 family only)	\$35.00	
Street Tree Fee (New construction only)	\$325.00	Lot
Park Development Fee (New construction Group 1 only)	\$300.00	Bedroom
Library Impact Fee (New construction only)		
Single-family	\$540.00	Unit
Multi Family	\$371.00	Unit
Police Impact Fee (New construction only)		
Single-family Per Unit	\$413.00	
Multi Family Per Unit	\$368.00	
Non-Residential	\$1.4094	\$1,000.00 Total Project Cost or fraction thereof
Fire Impact Fee (New construction only)		
Single-family Per Unit	\$310.00	
Multi Family Per Unit	\$213.00	
Non-Residential	\$2.10	\$1,000.00 Total Project Cost or fraction thereof

Water Impact Fee/Sewer Connection Fees

(Per meter for all new connections to municipal water and/or sewer)

Water Meter Size	Water Impact Fee	Sewer Connection Fee
5/8" & 3/4 "	\$324	\$551
1"	\$810	\$1,377
1-1/2"	\$1,620	\$2,754
2"	\$2,592	\$4,407
3"	\$4,860	\$8,262
4" and greater	\$8,100	\$13,771

Commercial Plan Review Fees

The City of Verona has been authorized by the Wisconsin Department of Safety and Professional Services to perform plan review for building, HVAC, plumbing and fire protection system plans for projects of any size. Multi-family buildings with 3 or more units are considered commercial buildings and require commercial building plan review.

Fees for this plan review service are as follows:

Building and HVAC systems

Area (Square Feet)	Building Plans	HVAC Plans
Less than 2,500	\$260.00	\$160.00
2,501 - 5,000	\$330.00	\$220.00
5,001 - 10,000	\$550.00	\$260.00
10,001 - 20,000	\$750.00	\$400.00
20,001 - 30,000	\$1,100.00	\$540.00
30,001 - 40,000	\$1,500.00	\$830.00
40,001 - 50,000	\$2,000.00	\$1,100.00

Area (Square Feet)	Building Plans	HVAC Plans
50,001 - 75,000	\$2,700.00	\$1,500.00
75,001 - 100,000	\$3,400.00	\$2,100.00
100,001 - 200,000	\$5,600.00	\$2,700.00
200,001 - 300,000	\$9,900.00	\$6,300.00
300,001 - 400,000	\$15,000.00	\$9,200.00
400,001 - 500,000	\$18,500.00	\$12,000.00
Over 500,000	\$20,000.00	\$13,500.00

Plumbing plan review fees are calculated on the application form (Attachment E).

Fire protection systems (fee includes plan review and inspection)

Area (Square Feet)	Fire Alarm	Fire Suppression
Less than 2,500	\$130.00	\$130.00
2,501 - 5,000	\$160.00	\$160.00
5,001 - 10,000	\$315.00	\$315.00
10,001 - 20,000	\$620.00	\$620.00
20,001 - 30,000	\$925.00	\$925.00
30,001 - 40,000	\$1,240.00	\$1,240.00
40,001 - 50,000	\$1,555.00	\$1,555.00
50,001 - 75,000	\$1,880.00	\$1,880.00
75,001 - 100,000	\$2,210.00	\$2,210.00
100,001 - 200,000	\$2,580.00	\$2,580.00
200,001 - 300,000	\$3,030.00	\$3,030.00
300,001 - 400,000	\$3,480.00	\$3,480.00
400,001 - 500,000	\$3,930.00	\$3,930.00
Over 500,000	\$4,310.00	\$4,310.00

MISCELLANEOUS FEES

Failure to Obtain any Required Certificate of Occupancy Prior to Occupancy

Group 1	\$100	
Group 2 and 3	\$200	

Delinquent Permit Penalty - A penalty equal to the amount of the permit fee at the time of application shall be assessed whenever the required permit is not obtained prior to commencing work.

PERMIT INFORMATION

The current practice of the City of Verona Inspection Department is to issue one "Uniform Building and Trades" permit per project, of which will include any and all plan review, impact and/or permit fees due for that particular project. When the owner or person in charge of the project applies for a permit, they will be asked to provide all information related to that project, such as all contractors' information, project areas, costs, and any other pertinent information needed to calculate the appropriate fees at the time of submittal.

Parkland Dedication & Development Fees

Fee Type	Single-family and Duplex	Multi-family	Industrial and Commercial
Dedication Requirement (at platting)	1,800 square feet or \$2,450 per unit	1,250 square feet or \$1,700 per unit	4% of total lot area or \$1,000 per acre
Development Fee (at issuance of building permit)	\$300 per bedroom	\$300 per bedroom	n/a

HOUSING FEES COLLECTED 2017-2018

Category	Housing Type	2017	2018
New Construction	Building, Permit and Development Fees		
	NEW Single-family Dwelling Units	64	61
	Building Fees	\$115,280.93	\$104,012.40
	Impact Fees	\$105,820.00	\$92,889.00
	Park Fees	\$72,000.00	\$62,700.00
	Stormwater	-	-
	Water & Sewer	\$48,390.42	\$34,109.37
	<i>Subtotal</i>	<i>\$341,491.35</i>	<i>\$293,710.77</i>
	NEW Multi-family Dwelling Units	72*	374^
	Building Fees	\$35,658.40	\$150.00
	Impact Fees	\$37,488.22	\$0.00
	Park Fees	\$17,700.00	\$0.00
	Stormwater	\$100.00	\$0.00
	Water & Sewer	\$8,781.48	\$0.00
	<i>Subtotal</i>	<i>\$99,728.10</i>	<i>\$150.00</i>
	Planning & Development Fees		
	Cathedral Point	\$0.00	\$8,680.00
	Kettle Creek North	\$30,268.00	\$22,531.00
	Cross Point Estates	\$1,800.00	\$0.00
	Hometown Grove	\$300.00	\$6,676.80
	West End	\$250.00	\$0.00
	Lincoln St Apartments	\$600.00	\$900.00
	Sugar Creek Commons	\$600.00	\$1,900.00
	<i>Subtotal</i>	<i>\$33,818.00</i>	<i>\$40,687.80</i>
	Public Works Connection Fees		
	Cathedral Point	\$60,472.54	\$57,700.67
	Kettle Creek North	\$19,326.80	\$19,580.40
	Cross Point Estates	\$10,871.50	\$0.00
	Hometown Grove	\$0.00	\$45,500.00
<i>Subtotal</i>	<i>\$90,670.84</i>	<i>\$122,781.07</i>	
TOTAL NEW CONSTRUCTION UNITS APPROVED	136	435	
TOTAL NEW CONSTRUCTION FEES	\$565,708.29	\$457,329.64	
FEES PER UNIT	\$4,159.62	\$1,051.33	

Remodeling	Single-family Dwelling Units	442	413
	Remodeling	\$19,312.68	\$17,020.73
	Electrical, Plumbing, HVAC and Drainage Systems	\$9,862.40	\$8,125.00
	Garage, Driveway, and Outdoor Living Spaces	\$6,723.34	\$9,332.78
	Roofing, Siding, Windows & Doors	\$9,376.00	\$6,100.00
	Monument Signs	-	\$100.00
	<i>Subtotal</i>	<i>\$45,274.42</i>	<i>\$40,678.51</i>
	Multi-family Dwelling Units		
	Remodeling	\$1,537.96	\$150.00
	Electrical, Plumbing, HVAC and Drainage Systems	\$1,087.24	\$150.00
	Garage, Driveway, and Outdoor Living Spaces	\$0.00	\$0.00
	Roofing, Siding, Windows & Doors	\$100.00	\$400.00
	Monument Signs	\$174.00	\$62.00
	<i>Subtotal</i>	<i>\$2,899.20</i>	<i>\$762.00</i>
	TOTAL FEES COLLECTED/NUM. NEW CONSTRUCTION UNITS APPROVED		\$4,513.84

*Includes Steve Brown Apartment project for 29 apartment units, 8 Townhouses and 15,200 SF of commercial which has not moved forward and has changed to an all commercial development proposal.

^All fees are collected with the issuance of the permit. Includes Sugar Creek Commons (284 Units) and Lincoln Street Apartments (90 units), which were approved in 2018 and did not submit permit applications in 2018.

Residential Parkland Dedication

Neighborhood	Required Parkland Dedication Acres	Dedicated Acres	Fee In Lieu of Parkland Dedication
Cathedral Point	9.67	8.61	\$42,812.00
Scenic Ridge	7.23	2.11	\$206,707.00
Kettle Creek North		3.27	\$229,068.00
Cross Point Estates			\$2,695.00

Engineer and Attorney Fees

City staff time (City Engineer and City Attorney) will be charged back to the applicant. The Applicant will receive invoices of payments due.

Disclaimer

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