



GRAFTON
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Village of Grafton
2018 Housing Fee Report

Pursuant to Wisconsin Statute 66.10014 of the 2017 Wisconsin Act 243

Final: December 17, 2019

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PART A: INTRODUCTION

Purpose of the Housing Fee Report

This report is intended to address the requirements of Wisconsin Statute 66.10014 of the 2017 Wisconsin Act 243. The statute states that a report must be prepared describing Grafton's residential development fees. As required by statute, this report will discuss the following information:

- Fees collected by the Village for purposes related to residential construction, remodeling, or development and, if so, the amount of each fee (i.e., building permit fees, impact fees, park fees, land dedication or fee in lieu of land dedication requirement, plat approval fees, storm water management fees, water or sewer hook-up fees).
- The total amount of fees that the Village 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 by the number of new residential dwelling units approved in the municipality in 2018.

PART B: HOUSING FEES

In the process of constructing, remodeling, and developing new residential units, the Village imposes different types of fees. The Table below depicts the different types of housing fees that the Village charges, alongside the revenue collected from each fee in 2018. (Note: Based on limitations with the Village's permit software, the gross revenue totals for the permits include some nonresidential permits that did not result in new dwelling units.) The Village did not generate any revenue for land dedication requirements and fee in lieu of land dedication in 2018. The Village does not charge fees related to stormwater management. In 2018, the Village approved a total of 186 new residential dwelling units.

Table 1: Revenue from Housing Fees in 2018

Fee	Gross Revenue
Building Permits	\$160,977.70
Electrical Permits	\$25,913.90
Fire Permits	\$3,216.30
Erosion Permits	\$2,400.00
Mechanical Permits	\$54,919.47
Plumbing Permits	\$20,986.00
Public Works Impact Fees (\$1,153.56 per unit)	\$11,957.08
Police Impact Fees (\$794.21 per unit)	\$10,787.46
Park Impact Fees (\$4,457.25 per unit)	\$8,884.50
Sanitary Sewer Connection (ERC) Fees (\$972.00 per unit)	\$8,718.00
Total	\$308,760.41
Total Dwelling Units Approved (includes both building permits and new lots approved for residential use)	186
Total Fees Per Unit (not adjusted)	\$1,660.00

Residential Fee Schedule

Table 2 depicts the types and amount of fees imposed for various categories of residential development. (Note: the permit fee schedule below was in effect in 2018; the fee schedule has since been updated in 2019.)

Table 2: Schedule of Permit Fees for Residential Development (2018)

	Category	Rate
A.	Residential one and two family residences (including attached garages)	\$0.39 / gross sq. ft.
B.	Residential three or more units (includes row housing, multiple family dwellings, apartments and institutional buildings with garages)	\$0.39 / gross sq. ft.
C.	Residential additions, alterations, detached garages, swimming pools, spas and decks	\$12.50 / \$1,000 of valuation
D.	Utility/Accessory Sheds (Maximum 150.0 sq. ft.)	\$15.00
E.	Residing, re-roofing and major exterior repairs	\$12.50 / \$1,000 valuation; \$280.00 maximum fee
F.	Permit to start construction of footings and foundations only	\$210.00 for one- and two-family homes, \$280.00 for multi-family homes
G.	Minimum fee (unless noted)	\$55.00
H.	Heating, incinerator units, solid fuel appliances, energy recovery ventilators, heat pumps and split HVAC units	\$55.00 / up to 150,000 BTU input; an additional fee of \$18.00 / 50,000 BTU or fraction thereof
I.	Air conditioning and split HVAC units (other than wall units)	\$55.00 / unit up to three tons; an additional fee of \$18 per ton (1 ton is the equivalent to 12,000 BTU).
J.	Permanently installed wall A/C unit	\$10.00 / unit
K.	HVAC distribution systems (see Note 1)	\$2.00 / 100 sq. ft. of conditioned area; the minimum fee is \$55.00
L.	Wrecking, razing and interior demolition fees (if under condemnation, fee may be waived by the Building Inspector)	\$85.00 min. plus \$0.12 / sq. ft.
M.	Moving structures over public ways	\$230.00 min. plus \$0.12 / sq. ft.
N.	Re-inspections	\$75.00 / inspection
O.	Special inspections, after working hours, file review and reports	\$175.00 each
P.	Plan Examination: Residential one and two family new construction Residential multi-family buildings, apartments, three family or more Residential additions to one and two family dwellings Residential alterations to one and two family dwellings Accessory structures greater than 150 sq. ft. Decks and swimming pools Heating plans, lighting, energy calculations and heating plans submitted separately	\$250.00 \$300.00 plus \$27.00 / unit \$85.00 \$55.00 \$65.00 \$55.00 \$75.00
Q.	Occupancy permits: Residential single-family, two-family and multi-family buildings Temporary occupancy permits (six months or less)	\$55.00 / unit (and additions) \$85.00

Table 2: Schedule of Permit Fees (2018)		
	Category	Rate
R.	Wisconsin State Seal for one- and two-family structures	\$65.00
S.	House numbers – complete set with holder	\$10.00
T.	House numbers – individual numbers	\$2.00 each
U.	House numbers – individual holder bracket	\$3.00 each
V.	Erosion control fees: One- and two-family lots (new construction) Multi-family, apartments, row housing, three or more units (new construction) Other (including residential one and two family additions) New residential subdivision	\$175.00 / lot \$315.00 / building plus \$5 / 1,000 sq. ft. of disturbed lot area with a maximum \$2,000 fee \$55.00 \$315.00 base fee plus \$1,500 for a subdivision comprising of 1-20 acres and \$2,000 for a 21-40 acre subdivision
W.	Administrative fee for state variance – review fee	\$50.00
X.	Architectural Review Board application fee	\$50.00
Y.	Failure to obtain permits before work commences	1 st offense = double fees Subsequent offenses = triple fees