



CITY OF GREENFIELD 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. Land Division | 3 |
| B. Site Plan/Landscaping Plan Approval | 3 |
| C. Special Use Permit..... | 3 |
| D. Rezoning or Ordinance Amendment..... | 3 |
| E. Planned Unit Development (PUD)..... | 3 |
| F. Subdivision | 3 |
| G. Zoning/Land Use Permit Fees..... | 4 |
| H. Certificate of Compliance..... | 4 |
| I. Others Development Fees..... | 4 |
| J. Sign Permits..... | 4 |
| K. Driveway Permit..... | 4 |
| L. Erosion Control Permit..... | 4 |
| M. Right-of-Way Permit..... | 4 |
| N. Public Park Land Fees | 5 |
| O. Engineering Administrative Fee | 5 |
| P. Building Permit Fees..... | 5 |
| Q. Plan Examination..... | 6 |
| R. Electrical Permit Fees | 6 |
| S. Plumbing Permit Fees..... | 6 |
| T. City Forester Inspection | 7 |

Section 1: Report Background and Introduction

Per Wis. Stat. §66.10014, the City of Greenfield 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. All residential development processes and fees derive from the [City of Greenfield Municipal Ordinance](#) Chapters 3 and 21.

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 (permitted) 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 Single-Family Permit Fees | New Two-Family Units | Total Two-Family Permit Fees | New Multi-Family Units | Total Multi-Family Permit Fees |
|----------------------------|-------------------------|---------------------------------|----------------------|------------------------------|------------------------|--------------------------------|
| 2019 (through 9/19) | 4 | \$13,358 | 0 | \$0 | 0 | \$0 |
| 2018 | 9 | \$18,226 | 12 | \$22,199 | 0 | \$0 |
| 2017 | 11 | \$26,174 | 30 | \$46,023 | 354 | \$222,215 |

Source: City of Greenfield

| Year | Total Permit Fees Collected | Total New Residential Units | Average Fee Per Residential Unit |
|----------------------------|-----------------------------|-----------------------------|----------------------------------|
| 2019 (through 9/19) | \$13,358 | 4 | \$3,339.50 |
| 2018 | \$40,425 | 21 | \$1,925.00 |
| 2017 | \$294,412 | 395 | \$745.35 |

Source: City of Greenfield

Disclaimer - below is a list of projects that are underway or anticipated to be underway in 2020 that were not included in the figures list above:

- 192 units of senior housing for GreatLife
- 42 units of market-rate apartments for Pearson Point
- 30 units of market-rate apartments for The Sanctuary
- 60 units of assisted living for Elizabeth Residences

Section 3: Existing Municipal Fees Levied on Housing Development Projects

Below is a complete list of the fees imposed by the City of Greenfield on housing development projects. The entire City fee schedule can be found in [Chapter 3.12](#) of the City's Municipal Ordinance.

| Fees Included Per §66.10014 | Section Reference |
|--|---------------------------------------|
| Building Permit Fee | See Sections P., Q., R., and S. Below |
| Impact Fee | None |
| Park Fee (Payment in Lieu of Land Dedication) | See Section N. Below |
| Plat Approval Fee | See Sections A. and F. Below |
| Stormwater Management Fee | See Section O. Below |
| Water or Sewer Hook-Up Fee | See Section S. Below |

| Fee Type | Fee Amount |
|--|---------------------|
| A. Land Divisionⁱ | |
| Certified Survey Map | \$550 |
| Preliminary Map | \$300 |
| Affidavit of Correction | \$150 |
| B. Site Plan/Landscaping Plan Approval | |
| New Construction | \$600 |
| 21%-100% Change From Existing Situation or Previously Approved Plans | \$450 |
| 0%-2% Change From Existing Situation or Previously Approved Plans | \$300 |
| C. Special Use Permit | |
| New Construction ⁱⁱ | \$750 |
| Existing Site 21%-100% Change ⁱⁱⁱ | \$600 |
| Existing Site 0%-20% Change ⁱⁱⁱ | \$450 |
| Existing Site ^{iv} | \$350 |
| Review/Amend Permit | \$350 |
| Duplex on a Non-Conforming Lot | \$450 |
| D. Rezoning or Ordinance Amendment | |
| District Change (not a PUD) or Ordinance Amendment Request | \$650 |
| E. Planned Unit Development (PUD) | |
| Pre-petition conference | \$300 |
| Petition Conference (Residential) | \$1,500 + \$20/unit |
| Petition Conference (Commercial or Industrial) | \$1,500 + \$20/unit |
| Amend PUD Agreement With a Public Hearing ⁱⁱⁱ | \$700 |
| Amend PUD Agreement Without a Public Hearing ⁱⁱⁱ | \$550 |
| Amend PUD Agreement (no site plan or public hearing required) | \$350 |
| F. Subdivision | |
| Preliminary Plat (Milwaukee County \$150) | \$600 + \$5/lot |
| Final Plat | \$400 |

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| Affidavit of Correction | \$150 |
| G. Zoning/Land Use Permit Fees | |
| One- and Two-Family Residential Dwellings | \$75 |
| H. Certificate of Compliance | |
| One- and Two-Family Residential Dwellings | \$100 |
| Multi-Family Apartment Buildings | \$100 +\$10/unit |
| Condominiums | \$100 |
| I. Others Development Fees | |
| Zoning and Building Confirmation Letter | \$200 |
| Request for Relief From Plan Commission Requirements and/or Ordinances | \$200 |
| Discussion of a Conceptual Project | \$200 |
| Approval to Move a House | \$250 |
| Approval for a Temporary Structure | \$350 |
| Request For a Vacation of Right-of-Way | \$450 |
| Comprehensive Land Use Amendment | \$650 |
| Zoning Board of Appeals | \$300 |
| Temporary Use | \$100 |
| J. Sign Permits | |
| Permanent Wall, Awning/Canopy, or Monument Sign (50 sf or less) | \$100 |
| Permanent Wall, Awning/Canopy, or Monument Sign (51 sf to 100 sf) | \$150 |
| Permanent Wall, Awning/Canopy, or Monument Sign (101 sf to 200 sf) | \$200 |
| Permanent Wall, Awning/Canopy, or Monument Sign (201 sf or more) | \$250 |
| Temporary Sign/Banner | \$60 |
| Annual Maintenance Inspection Fee | \$0.25/sf |
| Extension of Time to Comply with Sign Ordinance Requirements | \$250 |
| K. Driveway Permit | |
| Driveway Permit | \$75 |
| Curb Cut | \$25/ft |
| Culvert and Installation | \$2,500 |
| L. Erosion Control Permit | |
| Land Disturbance Affecting a Surface Area of 7,200 sf or more | \$150 min |
| Single-Family and Two-Family Lots | \$150 min |
| Multi-Family Lots (this fee + disturbed area) | \$150/building |
| • Disturbed Area | \$5/sf |
| • Maximum Fee | \$2,000 |
| Commercial/Industrial/Institutional Lots (this fee + disturbed area) | \$150/building |
| • Disturbed Area | \$5/sf |
| • Maximum Fee | \$2,000 |
| M. Right-of-Way Permit | |
| Right-of-Way Permit (required cash deposit with large projects) + all of below | \$100 |

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| Large Project Review, Inspection, and Administration. The department may require a cash deposit with the application against which these charges may be drawn. | Actual Cost |
| N. Public Park Land Fees | |
| Payment in Lieu of Park Land Dedication Fees Per Dwelling Unit | \$1,806 |
| Commercial or Industrial Development Including Planned Unit Developments ^v | |
| O. Engineering Administrative Fee | |
| <p>Recoverable Costs. All recoverable costs that shall be considered as part of preliminary consultations or reviews, or application and development fees shall include the following:^{vi}</p> <ul style="list-style-type: none"> • Legal publication costs. • Court reporter costs (if required by either the Plan Commission or Common Council). • All professional and technical consultant services retained by the City and rendered in review of the application, document preparation and review, including fiscal or development impact analyses, special use permits and development agreements, plan review, stormwater management plan review, construction engineering, inspection and mapping, at the invoiced amount plus administrative costs. • Legal review, consultation and advice by the City Attorney or legal consultant. • The cost of municipal employees' time engaged in any way with the review of the application, document preparation and review, including fiscal or development impact analyses, conditional use permits, and development agreements, plans and specifications for the required improvements, constructing, engineering, inspection and mapping, based on the hourly rate paid to the employee multiplied by a factor determined by the City representing the City's costs for expenses, benefits, insurance, sick leave, holidays, overtime, vacation and other benefits. • Copy reproduction. • Document recordation (if required). | |
| P. Building Permit Fees | |
| Minimum Fee For All Permits | \$60 |
| Residence: One- and Two-Family | \$0.32/sf |
| Apartments: 3- to 8-Family | \$0.35/sf |
| Apartments: 9-family and greater, row housing, multi-family dwellings, institutional | \$0.35/sf |
| Local business, office buildings, or additions thereto | \$0.35/sf |
| Permit to Start Construction of Footings and Foundations | \$300 |
| Heating Units | \$60 |
| Combination Units | \$60/unit plus \$5/each 40,000 BTU over 150,000 BTUs input |

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| Heating and air conditioning distribution systems | \$1.80/100 sf of conditioned air |
| Air Conditioning | \$60 |
| Permanently Installed Wall Units | \$10/unit |
| Wrecking or Razing | \$75 min + \$1/1,000 cu. Ft. |
| Moving Buildings Over Public Ways | \$200 + 3.5/1,000 cu. Ft. for principal buildings \$10 + 1.5/1,000 cu. Ft. for accessory buildings |
| Q. Plan Examination | |
| One- and Two- Family Residence | \$220 |
| Apartments, 3-Family Residence, Row Housing, Multi-Family Buildings | \$270 + \$25/unit |
| Fire Alarm Detection System | |
| Plan Review | \$75 |
| Inspection/Test | \$25 |
| Variance Petitions | \$25 |
| Occupancy Permit | \$60/unit + \$150 over 2,500 sf |
| Filling of Land | \$100/acre or part thereof + performance deposit of \$100/acre |
| R. Electrical Permit Fees | |
| One- and Two-Family Dwellings | \$0.09/sf + service |
| 3 or more Dwelling Units | \$160/unit + service |
| S. Plumbing Permit Fees | |
| Minimum Permit Fee | \$60 |
| Water Heater | \$40 |
| Dishwasher | \$40 |
| Water Softener | \$40 |
| Sink or Water Closet | \$40 |
| Each fixture (per itemized list on plumbing permit) | \$14/each |
| Sanitary Sewer | |
| • Sewer From Main | \$60 |
| • Inspect Extension From Main | \$60 per 100' |
| • Inspection Test Building Drain (100') | \$60 |
| • Inspection Test Building Drain | \$60 per 100' |
| • Extend existing Building Drain | \$60 |
| • Inspection Test Relaying Building | \$60 |
| • Septic Tank or Disposal System | \$150 + costs |
| Storm Sewer | |
| • Sewer From Main | \$60 |
| • Inspect Extension From Main | \$60 per 100' |
| • Inspection Test Building Drain | \$60 per 100' |
| • Extend Building Drain | \$60 |
| • Relaying Building Drain | \$60 |
| Water Service | |
| • Domestic Extension From Main | |

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| <ul style="list-style-type: none"> ○ 1" or 2" ○ 2" and up ● Install, Add, Alter, Fire System Minimum Fee ● Install, Add, Alter Standpipes <ul style="list-style-type: none"> ○ U/G Main ○ Each Hose Connection ○ Minimum Fee ● Well ● Well Operation Permit | <p>\$40 \$75 \$75 \$50 \$15 \$50 \$50 \$25</p> |
| Miscellaneous Fees <ul style="list-style-type: none"> ● Abandon S/S San./S, Water, Septic, Well ● Road Break, Street Cut Fee ● Reinspection | <p>\$60 \$500 min \$75/each</p> |
| <h3 style="color: green;">T. City Forester Inspection</h3> | |
| Landscape Plan Review | <p>\$35</p> |

i. Additional Fees Required: \$75 to Milwaukee County Register of Deeds when Plan Commission application is submitted. Another check for \$30 to the City of Greenfield will be needed prior to actual recording of a Certified Survey Map.

ii. Includes Site Plan and Landscape Plan Approval

iii. Site Plan and Landscape Plan Required

iv. Site Plan and Landscape Plan Not Required

v. The City is not required to offer dedication of land as an option for commercial and industrial developers:

- *A fee of \$0.05 per square foot of land being developed shall be required for the first 50,000 square feet. An additional fee of \$0.25 per square foot shall be required for each square foot over 50,000 square feet. The required payment shall be made by subject developers before the City will sign a developer's or subdivider's agreement, issue a building permit, or record a Certified Survey Map.*

vi. The department may require a cash deposit with the application against which these charges may be drawn.