

This report complies with Wisconsin Statute § 66.10014, which requires an annual analysis of Village fees affecting housing.

DeForest Housing Fee Report for Permit Year 2023

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PURPOSE

2017 Wis. Act 243 created new housing fee reporting requirements for municipalities with over 10,000 persons. This *Housing Fee Report* complies with all requirements contained in the resulting State Statute 66.10014. This report must be posted on the Village's website in accordance with the State Statute and distributed to all members of the Village Board.

Per the decennial U.S. Census, the Village of DeForest reached 10,000 persons for the first time in 2020, with such population data released in 2021. Therefore, this is the third year that DeForest has compiled a *Housing Fee Report* and its companion *Housing Affordability Report*.

CONTENTS

This report lists 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

Additionally, this report contains a sum of these fees in the permit year divided by the number of units approved in the permit year.

The Village of DeForest has made every effort to ensure the accuracy of the information provided in this report. Due to the possibility of errors or other aspects of electronic communication that is beyond the Village's control, the Village does not guarantee the accuracy of this report and it not liable for reliance on this information.

This report was compiled utilizing the current Village of DeForest Fee Schedule, platting, development, and permit data and regulations. All fees and regulations are subject to change. Final determination of fees shall be calculated upon each development submittal or approval. The report is not intended to cover all circumstances.

FEE SCHEDULES

The following charts display the Village's fee schedule for single-family and multiple-family residential development for the 2023 calendar year. Fees are generally collected at the time of application or at the issuance of a permit. Deposit and escrow payments may need to be replenished by the applicant as the project progresses through the Village's review and approval process. All fees are subject to change. The Village also requires reimbursement for its consulting review services for new development.

Single-Family	
Approvals/Impact Fees	
Preliminary Plat Review	\$425 plus \$2.50 per lot
Final Plat Review	\$350
River Road Impact Fee	\$6,728/acre
Park Land Impact Fee	\$3,308/unit
Park Improvement Impact Fee	\$1,739/unit
Parkland Dedication Requirement	1,921 sf/single family or duplex unit
Public Safety Impact Fee	\$798/unit
Erosion Control and Stormwater Management Fee	\$200
Building Permit Fees	
Plan Review	\$75
New Construction Inspections:	\$0.25 per sq ft
Water Usage During Construction	Set by PSC
Early Start Permit	\$200
State Seal	\$50

Multiple-Family	
Zoning Approvals	
Site Plan Review	\$300
Erosion Control:	\$100
SW Mgmt.	\$100
PUD	
Preliminary Development Plan (PDP) Residential	\$1,800 (plus \$10 per unit)
Preliminary Development Plan (PDP) Mixed-Use	\$3,000 (plus \$10 per residential unit)
Final Planned Unit Development (FDP)	\$475
Misc. Development Related Fees	
Urban Service Area Amendment	\$475
MMSD Boundary Expansion	\$175
Annexation Petition	\$350
Right-of-Way Use	\$25
Street/Right-of-way Vacation	\$250

Single-Family	
Construction/Water	Based on meter size; \$40 - \$73
Sewer Lateral Connection	\$550
Water Impact Fee	Based on meter size; \$700 - \$17,500
Public Fire Protection	Based on meter size; \$19 - \$488
Storm drains to storm sewer connection	\$500 (per connection)
MMSD Capacity Fee (based on Lot Sq. Ft.)	Varies based on Lot SF
State Development Conversion Fee (based on Lot Sq. Ft.)	Varies based on Lot SF
Storm Water Utility Fee	Varies based on formula

Multiple-Family	
Plan Review	\$75
New Construction Inspections:	(min \$1,500, max \$10,000)
-Construction	\$0.14 per sq ft of floor area
-Electrical	\$0.06 per sq ft
-Plumbing	\$0.05 per sq ft
-HVAC	\$0.05 per sq ft
Early Start Permit	\$200
State Seal	\$50
Construction/Water	Based on meter size; \$56 - \$185
Erosion Fee	\$100
Residential Sewer Lateral Connection	\$550/unit
Water Impact Fee	Based on meter size; \$700 - \$17,500
Public Safety Impact	\$355
Public Fire Protections	Based on meter size; \$25-\$627
Storm drains to storm sewer	\$500 (per connection)
Park Improvement Impact Fee	\$1,308/unit
Park Dedication Requirement	1,440 sf/unit
Park Land Impact Fee	\$2,486/unit

2023 HOUSING FEES COLLECTED

The fee collection tables below illustrate general breakdowns of fee by type for all residential permits and development fees collected in 2023. These fees encompass many different types of residential projects and building additions/alterations.

Residential Building Inspection and Permit Fees Collected

Fee Category	# Projects	Total Fees-2023	Avg. Fee per Project
Basement	34	\$11,065.92	\$325.47
Bathroom	7	\$1,935.00	\$276.43
Cell Tower	2	\$460.00	\$230.00
Commercial Addition	3	\$1,710.00	\$570.00
Commercial New	6	\$76,498.89	\$12,749.82
Commercial Remodel	19	\$65,135.74	\$3,428.20
Deck	23	\$4,025.00	\$175.00
Doors	8	\$280.00	\$35.00
Driveway	13	\$1,300.00	\$100.00
Duplex	15	\$106,531.05	\$7,102.07
Early Start Permit	15	\$4,500.00	\$300.00
Electrical	34	\$2,900.00	\$85.29
Fence	36	\$3,600.00	\$100.00
Garage	6	\$1,692.20	\$282.03
HVAC	108	\$8,580.00	\$79.44
Multi-Family	5	\$133,336.00	\$26,667.20
Patio	3	\$450.00	\$150.00
Plumbing	22	\$1,820.00	\$82.73
Pool	5	\$1,480.00	\$296.00

Fee Category	# Projects	Total Fees-2023	Avg. Fee per Project
Remodel	19	\$4,750.72	\$250.04
Residential Addition	5	\$1,500.00	\$300.00
SFR	81	\$301,748.89	\$3,725.29
Shed	10	\$1,200.00	\$120.00
Siding	13	\$455.00	\$35.00
Sign	29	\$5,484.57	\$189.12
Solar Panels	11	\$1,755.00	\$159.55
Water Connection	2	\$2,748.12	\$1,374.06
Water Heater	23	\$1,775.00	\$77.17
Water Softner	17	\$1,070.00	\$62.94
Window	41	\$1,610.00	\$39.27
Zoning	2	\$125.00	\$62.50
TOTAL	617	\$751,487.10	\$1,217.97

Residential Development Fees Collected

Fee Category	# Projects	Total Fees-2023	Avg. Fee per Project
Park Improvement Fee – Single-family	66	\$100,427	\$1,522
Park Improvement Fee – Duplex	15	\$28,829	\$1,922
Park Improvement Fee – Multiple-family	5	\$91,560	\$18,312
PDP and/or FDP Application Fee	3	\$1,075	\$358
Rezoning and/or PUD Application Fee	6	\$5,850	\$975
Certified Survey Map Application Fee	8	\$2,400	\$300
Preliminary Plat Application Fee	4	\$1,970	\$493
Conditional Use Permit Application Fee	6	\$2,050	\$342
Final Plat	3	\$950	\$317
Erosion Control	108	\$10,800	\$100
TOTAL	224	\$245,911	\$1,098

State Statute 66.10014 requires the calculation of an amount by dividing the total amount of fees (shown by combining the end figures in the above two tables) by the number of new residential dwelling units approved in the municipality in the prior year. The end figures in the two tables add up to \$997,398. Dividing this figure by the 243 new housing units permitted in the Village of DeForest in 2023 equals \$4,105 per new dwelling unit. Some of the collected fees, however, were not associated with new housing units (e.g., remodeling), so the actual average fee total for each new housing unit is lower.

FINANCIAL IMPACT OF FEES ON DEVELOPMENT

Village fees for new development are modeled below to illustrate impact on a hypothetical subdivision. For purposes of this illustration, these fees demonstrate costs for a development of 45 single-family homes, which is typical of recent subdivisions in the Village of DeForest. The single-family home is assumed to be 2,500 square feet in floor area. This analysis and scenario suggests an average estimated Village fee per new single-family home of \$6,741.

Fee Name	Amount	Unit of Measurement	Quantity	Total Fee
Park Improvement Impact Fee	\$1,739	Per dwelling unit (DU)	45	\$78,255
Park Land Impact Fee	\$3,308	Per dwelling unit	45	\$148,860
Public Safety Impact Fee	\$798	Per dwelling unit	45	\$35,910
State Seal	\$50	Per building permit	45	\$2,250
New Residential Building Permit	\$0.25	Per sq. ft. (min. \$600)	112,500	\$28,125
Plan Review	\$60	Per dwelling unit	1	\$60
Preliminary Plat Review	\$425	Per subdivision	1	\$425
Preliminary Plat Review	\$2.50	Per lot	45	\$113
Final Plat Review	\$350	Per subdivision	1	\$350
Erosion Control and Stormwater Management	\$200	Per subdivision	45	\$9,000
TOTALS		Per 45-Lot Subdivision		\$303,348
		Per Single-Family Home in Subdivision		\$6,741