



CITY OF GREENFIELD NEW HOUSING FEE REPORT

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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

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
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
Large Project Review, Inspection, and Administration. The department	Actual Cost

may require a cash deposit with the application against which these charges may be drawn.	
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N. Public Park Land Fees

Payment in Lieu of Park Land Dedication Fees Per Dwelling Unit Commercial or Industrial Development Including Planned Unit Developments ^v	\$1,806
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O. Engineering Administrative Fee

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}

- 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

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	

<ul style="list-style-type: none"> ○ 1" or 2" ○ 2" and up <ul style="list-style-type: none"> ● 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 	\$40 \$75 \$75 \$50 \$15 \$50 \$50 \$25
Miscellaneous Fees	
<ul style="list-style-type: none"> ● Abandon S/S San./S, Water, Septic, Well ● Road Break, Street Cut Fee ● Reinspection 	\$60 \$500 min \$75/each
T. City Forester Inspection	
Landscape Plan Review	\$35

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.*