

NEW HOUSING FEE REPORT



Village of Somers

2019

2-4-20

This Report is intended to comply with Wis. Stats. Section 66.10014 entitled “New Housing Fee Report”:

- (1) In this section, “municipality” means a city or village with a population of 10,000 or more. As of December 31, 2019, the Village of Somers has not met the threshold to be subjected to the requirements of Wis. Stats. Section 66.10014. The purpose of this report is to be proactive in anticipation of the Village of Somers

- (2) Not later than January 1, 2020, a municipality shall prepare a report of the municipality's residential development fees. The report shall contain all of the following:
 - (a) Whether the municipality imposes any of the following fees or other requirements for purposes related to residential construction, remodeling, or development and, if so, the amount of each fee:
 1. Building permit fee.
 2. Impact fee.
 3. Park fee.
 4. Land dedication or fee in lieu of land dedication requirement.
 5. Plat approval fee.
 6. Storm water management fee.
 7. Water or sewer hook-up fee.

 - (b) The total amount of fees under par. (a) that the municipality 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 under this paragraph by the number of new residential dwelling units approved in the municipality in the prior year.

- (3)
 - (a) A municipality shall post the report under sub. (2) on the municipality's Internet site on a web page dedicated solely to the report and titled “New Housing Fee Report.” If a municipality does not have an Internet site, the county in which the municipality is located shall post the information under this paragraph on its Internet site on a web page dedicated solely to development fee information for the municipality.

 - (b) A municipality shall provide a copy of the report under sub. (2) to each member of the governing body of the municipality. (4) If a fee or the amount of a fee under sub. (2) (a) is not properly posted as required under sub. (3) (a), the municipality may not charge the fee.

RESIDENTIAL
BUILDING AND ZONING PERMITS FEES

Any construction, use, occupancy or other work requiring a permit, certificate, or approval within the Village's Ordinances shall not commence, resume or continue until all required approvals have been made and all required fees as required by this Ordinance or any other Village Ordinance are paid to the Village Clerk / Treasurer. Whenever any construction, use, occupancy or other work requiring a permit, certificate, or approval within the Village's Ordinances is commenced, resumed or continued before such a permit, certificate or approval is issued, the fees for reviewing and processing the application for such permit may be charged at five times the permit fee to take account the added difficulty and time required to process the application. If an application for a permit, certificate, or approval is withdrawn after the review and processing of such application has substantially commenced, the application fee may not be refunded.

**NEW DEVELOPMENT IMPACT FEES – FINAL PLAT, SITE
PLAN, CERTIFIED SURVEY MAP, PLANNED UNIT
DEVELOPMENT, MULTI-UNIT DWELLING PLAN,
CONDOMINIUM PLAT, LAND USE AMENDMENT,
REZONING OR PLAT CORRECTIONS OR ADJUSTMENTS**

Conceptual Plan Fee	\$600.00 + \$5.00 for each lot or unit included in the Conceptual Plan \$250.00 (resubmittal of Conceptual Plan when required)
Certified Survey Map Fee	\$600.00 +\$5.00 for each lot or unit included in the Certified Survey Map \$250.00 (resubmittal of Certified Survey Map when required)
Site Plan Fee	\$600.00 + \$5.00 for each lot or unit included in the Site Plan \$250.00 (resubmittal of Site Plan when required)

Preliminary Plat Fee	<p>\$600.00 + \$5.00 for each lot or unit included in the preliminary plat, planned unit development, multi-unit dwelling plan, or condominium plat.</p> <p>\$250.00 (resubmittal fee of preliminary plat)</p>
Final Plat Fee	<p>\$600.00 + \$5.00 for each lot or unit included in the final plat, planned unit development, multi-unit dwelling plan, or condominium plat.</p> <p>\$250.00 (resubmittal fee of final plat)</p>
Land Use Amendment	<p>\$600.00</p> <p>Additional fees for professional services will be charged back to the developer per predevelopment agreement.</p>
Rezoning	<p>\$600.00</p> <p>Additional fees for professional services will be charged back to the developer per predevelopment agreement.</p>
Plat Correction / Adjustment	<p>\$600.00</p> <p>Additional fees for professional services will be charged back to the developer per predevelopment agreement.</p>
Expert Assistance Fee	<p>Additional fees for professional services will be charged back to the developer per predevelopment agreement.</p>
Administrative Fee	<p>Additional fees for professional services will be charged back to the developer per predevelopment agreement.</p>
Water Connection Fee	<p>\$1,350.00 - per Residential Equivalency Unit (REU) ratio for the applicable water meter size and type from the table set forth below for each buildable lot or unit included in the final plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat.</p>

Meter Size (Inches)	Meter Type	AWWA Standards Flow (GPM)	REU Ratio
¾" or less	Displacement	15	1.0
1	Displacement	25	1.7
1 ½	Displacement	50	3.3
2	Displacement	80	5.3
2	Compound	80	5.3
2	Turbine	100	6.7
3	Compound	160	10.7
3	Turbine	240	16.0
4	Compound	250	16.7
4	Turbine	420	28.0
6	Compound	500	33.3
6	Turbine	920	61.3
8	Compound	800	53.3
8	Turbine	1600	106.7
10	Compound	1150	76.7
10	Turbine	2500	166.7

Sewer Connection Fee

\$2,800.00 for single-family dwelling or the first unit of a multi-family residential building. \$2,000.00 for the second unit. And \$1,600.00 for the third and each subsequent unit in multi-family buildings

Public Park Impact Fee

\$1,045.00 for each buildable lot or unit development, multi-unit dwelling plan or condominium plat.

Public Museum Impact Fee

\$210.00 for residential equivalent density unit (REDU). The REDU is calculated by dividing the gross square footage of land included in the final plat, site plan, certified survey map, planned unit development or condominium plat by the R-4 Urban Single-Family Residential District minimum lot size of 15,000 square feet.

Public Works Utility Impact Fee

\$430.00 for each buildable lot or unit included in the final plat, certified survey

	map, planned unit development, multi-unit dwelling plan or condominium plat.
Fire Station Impact Fee	\$2,005.00 for each buildable lot or unit included in the final plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat.
Storm Water Management Fee	\$900.00 for each buildable lot or unit included in the final plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat.

*Fees and payment schedule are set forth in Chapter 18, Section 18.30 Code of Ordinances for the Village of Somers

BUILDING PERMIT FEES

SINGLE FAMILY RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL

Minimum Permit Fee for all Permits	\$ 45.00
Residence – 1&2 family & attached garage	\$0.30/sq. ft.
Residences & apartments, three family & over, row housing, multiple family dwellings	\$ 0.30/sq. ft.
Residences – additions	\$ 0.30/sq. ft.
Early Footing & Foundation– 1&2 family	\$150.00
Early Footing & Foundation– multi-family	\$150.00
Agricultural buildings, garages & accessory buildings	\$ 0.25/sq. ft.
All other buildings, structures, alterations, residing, reroofing, repairs where square footage cannot be calculated	\$ 8.00/\$1,000,000 valuation
Heating, incinerator units and wood burning appliances	\$ 45.00
HVAC	
(1) New single-family residential	\$150.00 flat fee
(2) Other	
(a) Heating & air conditioning distributing systems	\$50.00

(b) Air conditioning	\$ 50.00/unit up to 3 tons or 36,000 BTU's. Additional Fee of \$4.00/each ton or 12,000 BTU's or fraction thereof.
Wrecking or Razing may waive fee if structure is condemned	\$ 50.00 (Building Inspector
Moving buildings over public ways	\$100.00 plus \$0.50/sq. ft. for principal buildings & accessory buildings.
Plan Examination (NOTE: if HVAC Plans are separately submitted, there shall be an additional \$30.00 fee.)	
(1) One & two family residence	\$150.00
(2) Apartment, three family residence, row housing, multiple family building	
(3) Additions, alterations-1&2 family residential	\$150.00 plus \$15.00/unit
(4) Accessory building, 150 sq. ft. or more	\$ 50.00
(5) Decks & swimming pools	\$ 50.00
Special Inspections & reports	\$150.00
Wisconsin uniform building seal	\$ 40.00
Note 1 – Permits may be obtained individually or on one form in the categories of construction, heating, ventilation & air conditioning, electrical & plumbing.	
Note 2 – An additional fee for plan review may be assessed at the time of application for renewal of the permit.	
Occupancy permit-Residential alteration or accessory use.	\$ 50.00/unit, addition,
Pools – Inground/above ground/spas	\$10.00/\$1,000 valuation (\$40.00 minimum)
Decks	\$ 50.00
Erosion control fees – improved lots:	
(1) 1 & 2 family lots	\$100.00/lot
(2) Multi-family units	\$195.00/building plus \$ 5.00/1000 sq. ft. of disturbed lot area

Other

(1)	Culvert and/or driveway	\$ 40.00
(2)	Fence	\$ 40.00
(3)	Roof	\$ 40.00
(4)	Siding	\$ 40.00

Plumbing permits

(1)	Fixtures (each one)	\$ 7.00
(2)	Street or ditch fee, each cut, outside sewer	
	(a) First one hundred (100') feet or part thereof	\$ 40.00
	(b) Additional footage (per foot)	\$ 0.40
(3)	Storm sewer	
	(a) First one hundred (100') feet or part thereof	\$ 40.00
	(b) Additional footage	\$ 0.40
(4)	Building Drain	
	(a) First one hundred (100') feet or part thereof	\$ 40.00
	(b) Additional footage	\$ 0.40
(5)	New water main connection	
	(a) Water Service up to two (2") inches	
	(i) First one hundred (100') feet or part there of	\$40.00
	(ii) Additional footage (per foot)	\$ 0.40
	(b) Water Service over two (2") inches	
	(i) First one hundred (100') feet or part there of	\$40.00
	(ii) Additional footage (per foot)	\$ 0.40
(6)	Seal water or sewer lateral	\$ 15.00
(7)	Holding tank	\$ 50.00
(8)	Fire Sprinkler connection	\$ 10.00
(9)	Boiler B.F.P.	\$ 15.00
(10)	Certified plumbing inspection	\$ 50.00
(11)	Re-Inspection fee	\$ 50.00
(12)	Minimum fee	\$ 45.00

Electrical Permits

(1)	Light switch, convenience outlet and incandescent lighting fixture	\$ 0.05
(2)	Dimmer switch, time clock, photocell control, motion sensor and Rheostat	\$ 3.00 each
(3)	Strip/track lighting, plug-in strip and similar system	\$.50 foot or minimum of \$ 2.00/section
(4)	Fluorescent Lighting Fixture	\$ 2.00 fixture
(5)	Range, oven, cooktop and similar items	\$ 5.00 each

- (6) Clothes dryer, dishwasher, disposal and trash compactor-residential
\$ 5.00 each
- (7) Gas burner, oil burner, stoker (furnace, unit heater, etc.)
\$ 5.00 each
- (8) Electric heating device (furnace, baseboard, space, strip, etc.)
\$ 0.30/kw or minimum of
\$ 5.00
- (9) Refrigeration unit (central A/C, walk-in coolers/freezers, chillers)
\$10.00 each compressor
- (10) Fans for ventilation including control, exhaust, paddle, and recirculation
\$ 0.40/hp or minimum of
\$ 1.00 each
- (11) Motors over 1/6 hp (direct and receptable wired)
\$.50 h/p or minimum of
\$ 3.00
- (12) Electric water heating appliance/equipment \$ 5.00 each
- (13) Wiring for temporary use (construction, festival, fire, etc., in addition to
specific items utilized)
- (14) Service entrance including alterations there to
 - (a) 0 through 200 amps \$25.00
 - (b) Over 200 amps \$10.00 each
 - (c) 100 amp and fraction thereof \$30.00 minimum
- (15) Additional meter sockets and disconnects \$10.00 each
- (16) Additional meters and disconnects within the same enclosure
\$ 5.00 each
- (17) Wireway, busway, under floor raceway, auxiliary gutter and cable tray
\$ 0.30/foot
- (18) Panelboard, feeder and transfer switch (100 amp)
\$10.00 each
- (19) Transformer, generator, and rectifier (including doorbell, intercom, etc.)
\$ 0.40/kw or minimum or
\$ 2.00 each
- (20) Power receptacle outlet over 150 volt not otherwise specified
\$ 5.00 each
- (21) Wiring for above ground swimming pool, inground swimming pool, hot
tub, and spa \$40.00 each
- (22) Hydromassage bath tub, to include one (1) motor, one (1) motor
disconnect at motor and one (1) convenience outlet
\$40.00
- (23) One (1) lighting switch, one (1) light fixture and one (1) inline water
heater \$40.00
- (24) Automatic water system
 - (a) Interior wiring \$10.00 each

	(b) Exterior wiring	\$10.00 each
(25)	Mound septic system and holding tank	
	(a) Interior wiring	\$10.00 each
	(b) Exterior wiring	\$10.00 each
(26)	Residential outdoor postlight (up to eight (8') feet om height including wing wall mounted)	\$ 5.00 each
(27)	Lighting pole (over eight (8') feet in height to include one (1) attached lighting fixture	\$10.00 each
(28)	HID lighting fixture, exit light fixture, fire, sprinkler and smoke alarm	\$ 2.50 each
(29)	Emergency lighting fixture, exit light fixture, fire, sprinkler and smoke alarm	\$ 0.40/device
(30)	Wiring for sign (neon-per transformer, florescent, incandescent and repaired branch circuit	\$20.00 each
(31)	Welder, x-ray machine. Fuel dispensing pump and similar equipment	\$10.00 each
(32)	Capacitor	\$ 0.40/KVAR or minimum \$ 2.00 each
(33)	Reinspection fee	\$50.00
(34)	Minimum fee	\$45.00

Upon failure to obtain permit before work on a building has been started, except in emergency cases, will be the greater of five times permit fees or \$35.00

KENOSHA COUNTY ZONING SERVICES FEES FOR THE VILLAGE OF SOMERS

Rezone	\$1,450.00 (includes \$100.00 publication fee)
Comprehensive Plan Amendment	\$1,435.00 (includes \$85.00 publication fee)
Conditional Use Permit	\$1,350.00
Certified Survey Map	\$1,150.00 (includes \$150.00 publication fee)
Variances/Temporary Use	\$ 985.00 (includes \$85.00 publication fee)

FIRE & RESCUE INSPECTION & PERMIT FEES

Inspection Fees

(1) Sprinkler Systems NFPA 13 and 13R	
(a) 1 to 20 Heads	\$185.00
(b) 21 to 100	\$420.00
(c) 101 to 200	\$615.00
(d) 201 to 300	\$655.00
(e) 301 to 500	\$690.00
(f) Over 500	\$690.00 plus \$1.20 for each head over 500
(2) Sprinkler	
(a) 1 to 25 Heads	\$130.00
(b) 26 to 50	\$155.00
(c) 51 to 100	\$180.00
(d) Over 100	\$205.00 plus \$1.55 for each head over 100
(3) Fire Detection and Alarm Systems	
(a) 1 to 25 Devices	\$190.00
(b) 26 to 50	\$345.00
(c) 51 to 75	\$370.00
(d) 76 to 100	\$395.00
(4) Standpipe Systems	\$325.00
(5) Fire Pumps	\$200.00

Permit Fees

(1) Clean Agent System	\$100.00
(2) Fire Detection and Alarm System	\$100.00
(3) Fire Pump	\$ 50.00
(4) Mechanical Hood and Duct System	\$ 50.00
(5) NFPA 13D Residential System	\$100.00
(6) NFPA 13 & 13R System	\$100.00
(7) Restaurant Wet Chemical System	\$ 50.00
(8) Site Plan Review & Permit	
(a) Review	\$250.00
(b) Permit	\$100.00
(9) Standpipe System	\$100.00