



New Housing Fee Report

City of Middleton, WI

2025

AS REQUIRED UNDER SECTION 66.10014 OF THE WISCONSIN STATUTES

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Background

This report is written to satisfy the requirements as outlined in Section 66.10014 of the Wisconsin Statutes and is posted on the [City's website](#). The report contains all of the following required elements

- 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:
 - Building permit fee.
 - Impact fee.
 - Park fee.
 - Land dedication or fee in lieu of land dedication requirement.
 - Plat approval fee.
 - Storm water management fee.
 - Water or sewer hook-up fee.
- 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.

Section A: Residential Fee List

The fee list below includes the City of Middleton fees related to building permits, impact fees, park fees, land dedication or fee in lieu of land dedication, plat approval fees, storm water management fees, and water and sewer hook-up fees. For purposes of this report, the City does not consider 'fee' to include reimbursement for certain professional contracts which may be required for particular projects (engineering contracts, traffic studies, etc.).

The City's entire fee schedule can be found in [Appendix A- Fee Schedule in the City's municipal ordinances](#). The fee schedule in the municipal ordinances contains the most recent figures for each municipal fee. For purposes of this report, the following tables provide a snapshot of fees for 2025. Where there is a discrepancy between the fee schedule and this report, the fee schedule shall prevail.

Chapter 9 - Utilities		
Storm Water Fee	Fee for Storm Water Utility	\$45.00 per ERU
Credit Application Fee	Fee to accompany application for storm water credit	\$250.00

Chapter 10 - Zoning		
Parkland Fees in Lieu	Multi-family housing units with one bedroom or less	\$1,741.00*
	All other dwelling types	\$2,901.00*
Fees & Deposits	Fees to be paid upon application for approvals, appeals or permits	(see below)
Fees & Deposits	Boarding House Living Arrangement License (10.03.06(2))	\$75.00
Fees & Deposits	Short-term Rental License (10.03.28(26))	\$100.00
Fees & Deposits	Zoning permit - Nonresidential structure or land change in use (without associated construction)	\$50.00
Fees & Deposits	Rezoning - single lot	\$500.00
Fees & Deposits	Rezoning - multiple lots & Planned Development District up to 50 acres	\$2,000.00
Fees & Deposits	Rezoning - multiple lots & Planned Development District greater than 50 acres	\$2,000.00
Fees & Deposits	Conditional use permits	\$500.00
Fees & Deposits	All other dwelling types, see Section 19.04(7)(f) for use and disposition	
Fees & Deposits	Site Plan Review - Initial Review	\$200.00
Fees & Deposits	Site Plan Review - Revisions of approved Site Plans	\$50.00

Chapter 10 - Zoning		
Fees & Deposits	Telecommunications Facilities	\$5 per 1,000 cost. \$20 min, \$3,000 max.
Fees & Deposits	Future Land Use Map/Comprehensive Plan Amendment Application	\$200.00
Fees & Deposits	Specific Implementation Plan	\$500.00
Fees & Deposits	Specific Implementation Plan Modification — Project cost relating to modification of less than \$10K	\$50.00
Fees & Deposits	Specific Implementation Plan Modification — Minor Modification	\$300.00
Fees & Deposits	Specific Implementation Plan Modification — Major Modification	\$500.00
Fees & Deposits	Appeals & variances	\$500.00
Fees & Deposits	Improvements of land for parks — multi-family housing units with one bedroom or less	\$746.00*
Fees & Deposits	Improvement of land for public parks — all other dwelling types	\$1,244.00*
Fees & Deposits	Zoning permit — one and two-family	
	Principal structure	\$300.00
	Additions, such as garages and decks	\$100.00
	Minor accessory structures, such as sheds and fences	\$50.00
Fees & Deposits	Zoning permit — (3+ units) and commercial structures (20,000 s.f. or less)	
	Principal structure	\$500.00
	Additions, such as garages and decks	\$250.00
	Minor accessory structures, such as sheds and fences	\$100.00
Fees & Deposits	Zoning permit — large commercial structures (over 20,000 s.f.)	
	Principal structure	\$1,000.00
	Additions, such as garages and decks	\$250.00
	Minor accessory structures, such as sheds and fences	\$100.00
Escrow Deposit	Deposit for consultant review costs	\$5,000.00

Chapter 11 - Building Code		
New Construction	Building permits - Base fee	\$150.00
New Construction	Building permits - fee determined by building group & size-Group 1	\$.090 per square foot
New Construction	Building permits - fee determined by building group & size-Group 2	\$.120 per square foot

Chapter 11 - Building Code		
New Construction	Building permits - fee determined by building group & size-Group 3	\$.080 per square foot
New Construction	Erosion Control (Residential)	Single Family: \$150.00 Two-Family: \$200.00
New Construction	Electrical permits - base fee	Residential: \$50.00 Commercial: \$100.00
New Construction	Electrical permits - fee determined by building group & size - Group 1	\$.050 per square foot
New Construction	Electrical permits - fee determined by building group & size - Group 2	\$.070 per square foot
New Construction	Electrical permits - fee determined by building group & size - Group 3	\$.050 per square foot
New Construction	Plumbing permits - base fee	Residential: \$50.00 Commercial: \$100.00
New Construction	Plumbing permits - fee determined by building group & size - Group 1	\$.050 per square foot
New Construction	Plumbing permits - fee determined by building group & size - Group 2	\$.070 per square foot
New Construction	Plumbing permits - fee determined by building group & size - Group 3	\$.050 per square foot
New Construction	Heating-ventilation-AC permits - base fee	Residential: \$50.00 Commercial: \$100.00
New Construction	Heating-ventilation-AC permits - fee determined by building group & size - Group 1	\$.050 per square foot
New Construction	Heating-ventilation-AC permits - fee determined by building group & size - Group 2	\$.070 per square foot
New Construction	Heating-ventilation-AC permits - fee determined by building group & size - Group 3	\$.050 per square foot
Alterations & Repairs to Existing Buildings	Building permits - Base fee	Minimum fee plus \$5.00 per \$1000.00 cost or fraction thereof
Alterations & Repairs to Existing Buildings	Building permits - minimum fee	Residential: \$50.00 Commercial: \$100.00
Alterations & Repairs to Existing Buildings	Electrical permits - base fee	Residential: \$50.00 Commercial: \$100.00
Alterations & Repairs to Existing Buildings	Electrical permits - permanent service	\$20.00 for each 100 AMP

Chapter 11 - Building Code		
Alterations & Repairs to Existing Buildings	Electrical permits - feeders or circuits	\$3.00 for each 0-30 AMP; \$6.00 for each 30-60 AMP; \$10.00 for each 61-100 AMP and \$14.00 for each additional 100 AMP
Alterations & Repairs to Existing Buildings	Plumbing permits - base fee	Residential: \$50.00 Commercial: \$100.00
Alterations & Repairs to Existing Buildings	Plumbing permits - water service	\$100.00 per 100 feet
Alterations & Repairs to Existing Buildings	Plumbing permits - sewer	\$100.00 per 100 feet
Alterations & Repairs to Existing Buildings	Plumbing permits — meter couplings	\$15.00 each
Alterations & Repairs to Existing Buildings	Plumbing permits — fixtures	\$6.00 each
Alterations & Repairs to Existing Buildings	Plumbing permits — sprinkler (lawn)	\$25.00 + \$6.00 for each fixture
Alterations & Repairs to Existing Buildings	Plumbing permits — Air admittance valves	\$50.00 each
Alterations & Repairs to Existing Buildings	Heating-Ventilating-Air Conditioning Permits - base fee	Residential: \$50.00 Commercial: \$100.00
Alterations & Repairs to Existing Buildings	Heating-Ventilating-Air Conditioning Permits — cost based fee; cost includes labor and materials as determined by Building Inspector	\$4.00 per \$1,000, roundest to nearest 1,000
Alterations & Repairs to Existing Buildings	Heating-Ventilating-Air Conditioning Permits — gas connections	\$6.00 each
Misc. Fees & Requirements	Temporary Electrical Service	Residential: \$50.00 Commercial: \$100.00
Misc. Fees & Requirements	Swimming pools (requires electrical & plumbing permits)	\$60.00 (above ground) \$80.00 (below ground)

Chapter 11 - Building Code		
Misc. Fees & Requirements	Permit to start construction — residential (per permit)	\$250.00
Misc. Fees & Requirements	Permit to start construction — commercial (per permit)	\$500.00
Misc. Fees & Requirements	Moving of buildings or structure	\$250.00 per structure
Misc. Fees & Requirements	Demolition, whole building	\$100.00 per building
Misc. Fees & Requirements	Failure to obtain occupancy permit	Residential: \$250.00 Commercial: \$500.00
Misc. Fees & Requirements	Automatic Fire Suppression System and/or Fire Alarm System - see attached document.	
Misc. Fees & Requirements	Wisconsin Uniform Building Permit Seal	\$45.00 per seal
Misc. Fees & Requirements	Fences & sheds	\$30.00 each
Misc. Fees & Requirements	Additional & misc. inspections	\$50.00 per inspection
Misc. Fees & Requirements	Blocking street or alley (30 days, 6 months maximum)	\$30.00 per 30 days
Misc. Fees & Requirements	Residential Plan Review Single family Two-family	\$150.00 \$200.00
Misc. Fees & Requirements	Commercial Plan Review by Building Area (sq. ft.)	
	Less than 2,500	\$350.00
	2,501 — 5,000	\$400.00
	5,001 — 10,000	\$600.00
	10,001 — 20,000	\$800.00
	20,001 — 30,000	\$1,200.00
	30,001 — 40,000	\$1,500.00
	40,001 — 50,000	\$2,000.00
	50,001 — 75,000	\$2,700.00
	75,001 — 100,000	\$3,400.00
	100,001 — 200,000	\$5,500.00
	200,001 — 300,000	\$9,600.00
	300,001 — 400,000	\$14,100.00
	400,001 — 500,000	\$16,800.00
Over 500,000	\$18,100.00	

Chapter 11 - Building Code

Misc. Fees & Requirements	HVAC Plan Review by Building Area (sq. ft.)		
	Less than 2,500		\$250.00
	2,501 — 5,000		\$300.00
	5,001 — 10,000		\$400.00
	10,001 — 20,000		\$500.00
	20,001 — 30,000		\$600.00
	30,001 — 40,000		\$900.00
	40,001 — 50,000		\$1,200.00
	50,001 — 75,000		\$1,500.00
	75,001 — 100,000		\$2,100.00
	100,001 — 200,000		\$2,700.00
	200,001 — 300,000		\$6,200.00
	300,001 — 400,000		\$8,900.00
	400,001 — 500,000		\$10,900.00
Over 500,000		\$12,200.00	
Misc. Fees & Requirements	Premature Inspections (developer/contractor calls for inspection of incomplete work)		\$50.00 per inspection
Misc. Fees & Requirements	Delinquent permit penalty		Equal to 100% of amount of permit not obtained
Misc. Fees & Requirements	Automatic Fire Suppression and/or Fire Alarm System Permit (Base)		\$100.00
Misc. Fees & Requirements	Automatic Fire Suppression and/or Fire Alarm System (Fee by Group-Group I)		\$.030 per square foot
Misc. Fees & Requirements	Automatic Fire Suppression and/or Fire Alarm System (Fee by Group-Group II)		\$.040 per square foot
Misc. Fees & Requirements	Automatic Fire Suppression and/or Fire Alarm System (Fee by Group-Group III)		\$.020 per square foot
Misc. Fees & Requirements	Automatic Fire Suppression and/or Fire Alarm System Plan Review		
	Building Area (sq. ft.)	Fire Alarm System Plans	Fire Suppression System Plans
	Less than 2,500	\$130.00	\$130.00
	2,501 — 5,000	\$160.00	\$160.00
	5,001 — 10,000	\$200.00	\$200.00
	10,001 — 20,000	\$250.00	\$250.00
	20,001 — 30,000	\$300.00	\$300.00
	30,001 — 40,000	\$450.00	\$450.00
	40,001 — 50,000	\$600.00	\$600.00
50,001 — 75,000	\$800.00	\$800.00	

Chapter 11 - Building Code			
	75,001 — 100,000	\$1,100.00	\$1,100.00
	100,001 — 200,000	\$1,300.00	\$1,300.00
	200,001 — 300,000	\$3,100.00	\$3,100.00
	300,001 — 4000,000	\$4,500.00	\$4,500.00
	400,001 — 500,000	\$5,700.00	\$5,700.00
	Over 500,000	\$6,700.00	\$6,700.00
Misc. Fees & Requirements	Plumbing Plan Application (see application on file with Building Insp.)		
Misc. Fees & Requirements	Commercial solar array plan review	\$100 per 100 amps	
Misc. Fees & Requirements	Grease hood review and permit	\$250	
Misc. Fees & Requirements	Clean agent system reviews and permit	\$250	
Misc. Fees & Requirements	Controlled access review and permit	\$250 (up to 10 devices) \$100 (per each additional 10 devices)	
Misc. Fees & Requirements	Fire alarm panel existing replacement	\$200	
Misc. Fees & Requirements	Smoke control panels	\$200	
Misc. Fees & Requirements	Fire command centers	\$200	
Misc. Fees & Requirements	Outdoor Fire Feature review and permit	\$150	
Misc. Fees & Requirements	Fire alarm Alteration 4 devices or less	\$150	
Misc. Fees & Requirements	Fire Suppression alteration less than 20 heads- no hydraulic impact	\$150	
Misc. Fees & Requirements	Fire suppression alteration less than 20 heads- with hydraulic impact	See fire suppression plan review table	

Chapter 12 - Electrical Code		
License Requirements	Fee for a new applicant	\$100.00
License Requirements	Annual renewal fee (active basis)	\$50.00
License Requirements	Annual renewal fee (inactive basis)	\$20.00

Chapter 19 - Land Division & Subdivision Regulations		
Procedure for Dividing Land	Fees to defray administrative expenses — GIS and records update, Public improvements	\$.75 x total pipe length (i.e., the total footage of all public pipes plus private storm water conveyances)
Procedure for Dividing Land	Fees to defray administrative expenses — preliminary plat review	\$400.00 + \$50.00 per acre
Procedure for Dividing Land	Fees to defray administrative expenses — final plat review and GIS and records update	\$900.00 + \$80.00 per acre
Procedure for Dividing Land	Fees for lots shown on certified survey and GIS and records update	\$400.00 + \$55.00 per lot
Consultant Escrow Deposit	Deposit of fees for professional consultants	\$5,000.00
Parkland Improvement Fee	Improvements of land for parks Multi-family housing units with one bedroom or less All other dwelling types	\$746.00* \$1,244.00*
Parkland Fee in Lieu	Multi-family housing units with one bedroom or less All other dwelling types	\$1,741.00* \$2,901.00*

Chapter 22 - Sign Code		
Sign Permit	Initial fee — all signs except business opening, portable and temporary	\$50.00 plus \$1.00 per ft.
Sign Permit	Business opening sign	\$25.00
Sign Permit	Portable sign	\$25.00 annually
Sign Permit	Temporary sign	\$25.00 per sign application
Sign Permit	Change of copy or change of location	\$25.00 or \$1.00 per sq. ft., whichever is greater
Sign Permit	Change of location on the same lot	\$25.00

Chapter 22 - Sign Code		
Sign Permit	Failure to obtain permit	Double Fee
Permit Fee	Appeals & variances	\$500.00

Chapter 26 - Storm Water Runoff Control		
Fees in Lieu of Compliance	Fee based on cost of implementing controls necessary to achieve full compliance and percentage of area developed as impervious	See "Stormwater Fees in Lieu Chart" located at end of this schedule and on file with City Engineer
Stormwater Permit	Application fee	\$250.00
Stormwater Permit	Review fees	Actual cost to City

Chapter 28 - Erosion Control		
Fees for Erosion Control Plans	Application Fee	\$250.00

Chapter 33 - Outdoor Lighting Code		
Lighting Plan	Application Fee	\$25.00

Stormwater Management Fees

Per City of Middleton Ordinance pertaining to storm water management, section 26.06 (6):

For developments where on-site compliance is not feasible or not desirable as determined by the City Engineer in consultation with the Water Resources Management Commission (WRMC) and Applicant is not able to provide off-site storm water management for the development, fees shall be paid in lieu of installing on-site storm water management practices in accordance with section 26.10(4). The fee in lieu of any storm water management practice for redevelopment shall be half that for new development.

Per City of Middleton Ordinance pertaining to Fees in Lieu of On-site Storm Water Management Practices, section 26.10(4)

- (a) For any public or private development for which implementation of storm water management practices as required by this Ordinance for infiltration or recharge is determined not to be feasible or desirable in accordance with Section 26.06(6), the

applicant shall pay to the City a fee in lieu of implementation. Fees in lieu shall be calculated separately for infiltration and for recharge and the larger of the two (2) fees shall be paid.

- (b) The City Engineer in consultation with the WRMC shall make the determination of feasibility in each case. The calculation of fees shall be based on a uniform procedure, as determined by and on file with the City Engineer, to estimate the cost of implementing storm water controls in a development.
- (c) Partial fees shall be paid in lieu of full performance for any public or private development where the City Engineer determines that only partial implementation of the practices or controls is feasible, or where the Applicant elects to limit the size of effective infiltration or recharge areas to two (2) percent of the site area despite failing to achieve infiltration of the required volume. The partial fees shall be based upon the percentage of required infiltration or recharge performance that the practices to be implemented fail to achieve.
- (d) The schedule of fees in lieu of on-site storm water management practices can be obtained from the office of the City Engineer. All such fees collected shall be placed in a designated fund to be used exclusively for funding future City projects that have as their primary goal the protection and enhancement of water resources of the City of Middleton. Such projects may include land acquisition for detention or infiltration, storm water management plans or studies, and design or construction of detention facilities, associated outfall control structures, or infiltration enhancement practices. Expenditures should be based on the recommendations of the WRMC with concurrence of the City Council. Fees shall not be used for routine maintenance and repair of storm water control facilities, channels, ponds or structures or for relocation of waterways.

The current schedule for fees in lieu of on-site storm water management are as follows:

	<u>NEW</u>	<u>REDEVELOPMENT</u>
	per s.f. new Imperv	per s.f. disturbed
1. Infiltration/Recharge	\$0.20	\$0.10
2. Sediment Control	\$0.20	\$0.10
3. Temperature Control	\$0.10	\$0.05

Section B: Total Fees Collected

The City of Middleton collected the following fee amounts during calendar year 2025:

Fee Name	Amount (2025)
Standard Building Permit ¹	\$467,219.00
Electrical Permit ¹	\$100,816.01
Plumbing Permit ¹	\$106,236.00
Park Improvement Fee	\$373,864.00
Fee in Lieu of Land Dedication	\$850,688.00
Plan Commission Reviews ²	\$37,650.00
Stormwater Management	\$31,876.48
Water or Sewer Hook-Up ³	\$0.00
Total Amount Collected	\$1,968,349.49
Total Number of Dwelling Units Permitted	350
Total Fees Per Dwelling Unit ⁴	\$5,623.86

1. The City does not account for new construction building permits separately. This number includes all building permit fees collected, including those for remodels.
2. This number include all items that go before Plan Commission for review, including certified survey maps (CSMs), concept review, conditional use permits, design review, design review revisions, preliminary and final plats, re-zonings, sign design review, sign variances, and specific implementation plans (SIPs) and SIP modifications. The City does not account for plat reviews separately.
3. The City does not charge a special fee for water and sewer hook-ups. In some instances where service does not already exist, the developer is required to install utilities for development sites. The City also has some special assessment areas that result in additional utility costs.
4. As noted in footnotes 1 and 2, the City of Middleton's accounting codes for building permits and Plan Commission reviews includes fees unrelated to new development. Therefore, the total per unit number is expected to be lower in practice than is represented here.