



**Office of the Planner & Community Development Director**  
W240 N3065 Pewaukee Road  
Pewaukee, Wisconsin 53072  
Phone (262) 691-0770 Fax (262) 691-1798  
[fuchs@pewaukee.wi.us](mailto:fuchs@pewaukee.wi.us)

# CITY OF PEWAUKEE COMBINED HOUSING REPORTS: 2026

## **Introduction**

The following report has been prepared in accordance with Wisconsin State Statutes §66.10013 and §66.10014. For ease and efficiency of reporting, and to provide an overall housing analysis for the City of Pewaukee, this is a combined report satisfying both the Housing Affordability Report and New Housing Fee Report.

As such, the report will be updated annually and will be posted on two separate web pages. One web page containing the report shall be titled “Housing Affordability Analysis.” A second web page containing this same report shall be titled “New Housing Fee Report.” The City’s most up-to-date fee schedule will also be available on this webpage.

The report will also be distributed to the mayor and elected officials of the City of Pewaukee on an annual basis.

The City’s Comprehensive Master Plan and Neighborhood Plans contain a substantial amount of information related to housing. This report will summarize certain areas as required by State law; however, these plans, as well as the City’s Strategic Plan, should be reviewed and considered to obtain a complete and overall view and understanding of the City of Pewaukee’s housing, planning, and zoning efforts. These documents are available on the City’s website at [www.cityofpewaukee.us](http://www.cityofpewaukee.us).

It must be noted that “affordable housing” is not defined within Wisconsin Statute §66.10013. The U.S. Department of Housing and Urban Development, as well as the City’s own Comprehensive Master Plan, suggests that housing costs (mortgage/rent, insurance, and taxes) not exceed 30% of household income. With that said, depending on a community’s demographics, the level of “affordable” housing may range drastically from one community to another.

Considering the City of Pewaukee, the average household income is \$112,093 per year. Multiplying household income by 30% (.30) equates to a total of \$33,628, which would be the amount recommended not to exceed for housing costs. The median monthly cost of a home in Pewaukee (with a mortgage) is \$2,360 per month or \$28,320 per year, which is less than 30 percent of the median household income. It can also be noted that the median gross rent in the City of Pewaukee is \$1,485 per month or \$17,820 per year.

## **City of Pewaukee Demographics**

Below are selected demographics from US Census data to assist in understanding Pewaukee and its current housing characteristics. Again, a more detailed analysis of housing is provided within the Housing Element, Chapter 5, of the City’s Comprehensive Master Plan.

<b>Population (July 1, 2024)</b>	16,293
<b>Persons under 5 years (percent)</b>	5.8%
<b>Persons under 18 years (percent)</b>	21.7%
<b>Persons 65 years and over (percent)</b>	23.1%
<b>Owner-occupied housing unit rate (2019-2023)</b>	84.2%
<b>Median value of owner-occupied housing units (2019-2023)</b>	\$434,700
<b>Median selected monthly owner costs – with a mortgage (2019-2023)</b>	\$2,360
<b>Median selected monthly owner costs – without a mortgage (2019-2023)</b>	\$766
<b>Median gross rent (2019-2023)</b>	\$1,485
<b>Households (2019-2023)</b>	6,708
<b>Persons per household (2019-2023)</b>	2.38
<b>Median household income (in 2023 dollars) (2019-2023)</b>	\$112,093

## HOUSING AFFORDABILITY REPORT

The following includes those specific items to be addressed for the Housing Affordability Report per Section 66.10013 of Wisconsin State Statutes:

*“...a municipality shall prepare a report of the municipality's implementation of the housing element of the municipality's comprehensive plan under s. 66.1001.”*

The City’s Housing Element of its Comprehensive Master Plan contains several policies, goals, and recommendations related to housing in addition to assessing the age, structural condition, value, and occupancy characteristics of existing housing stock. The Housing Element identifies the following specific policies and programs in accordance with State law:

- Promote the development of housing for residents of the County and participating local governments and provide a range of housing choices that meet the needs of persons of all income levels and age groups and persons with special needs.
- Promote the availability of land for the development or redevelopment of affordable housing.
- Maintain or rehabilitate existing housing stock.

Further, the following comprehensive planning goals related to the housing element are set forth in Section 16.965 of Wisconsin Statutes:

- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state government, and utility costs.
- Provide an adequate supply of affordable housing for individuals of all income levels throughout each community.

- Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.

Related to these recommendations, the Housing Element first identifies a general housing issue, which is the need for a variety of housing choices for residents and people who work in the County but cannot afford to live in the County. Specific housing recommendations are below. *Italicized is how the city is currently or in the process of addressing these recommendations and thus implementing its Housing Element.* In developing the Comprehensive Master Plan, it is not the intent that the city would immediately address all recommendations within the plan as that is not feasible. The plan is a guide to assist the city in making decisions related to financing, development, zoning, recreation, quality of life, etc.

### **Housing Supply**

1. Each community within the County should identify a projected number of additional housing units to meet housing demand through year 2035. Land needed to accommodate additional housing units should be included on the planned land use map based on the population trend information presented in Chapter 2 of this Plan.

*The City of Pewaukee identifies future land uses on its Year 2050 Land Use/Transportation Plan. This includes opportunities for future residential development. This plan, among other considerations, is utilized in the review of development proposals.*

2. Community comprehensive plans should address the need for adequate consumer housing choices that allow for a full range of housing structure types and sizes including single-family, two-family, and, in sewer service areas, multi-family.

*The City's residential zoning districts and land use categories allow for a wide range of housing types.*

3. Promote construction design concepts such as Universal Design and Visitability. Visitability is a movement to change home construction practices so that all new homes, not just custom-built homes, offer a few specific features that make the home easier for people with mobility impairment to live in at least one zero-step entrance approached by an accessible route on a firm surface no steeper than a 1:12 grade from a driveway or public sidewalk.

*The city does not have an architectural review board or ordinances that would mandate such features; however, the city would not necessarily object to such proposed designs.*

### **Housing Mix**

1. Communities that seek to attract jobs, as reflected in the accommodation of new commercial and industrial development, should ensure that a broad range of housing styles,

types and price ranges are provided to provide opportunities to minimize geographic imbalances between job and residence locations.

*Again, the City's broad range of zoning districts and land use categories provide many options for developers related to lot size and density and allow for opportunities to meet any current housing demand.*

2. Communities should establish policies concerning housing mix to provide a full range of housing choices. Comparing housing types and affordability to existing and projected jobs and wages will be beneficial to establishing effective housing mix policies.

*See above response.*

3. Communities should analyze the population trend information presented in Chapter 2 and the employment projection information presented in Chapter 6 to ensure that a range of housing stock to meet the needs of an aging population. This analysis should be repeated annually to determine the effectiveness of the housing mix policy.

*The city periodically updates its Neighborhood Plans and continually reviews future land uses. Further, the City considers proposals contrary to the plans to determine if a change is needed based on current market conditions and housing demands.*

4. Communities should analyze existing housing stock to establish baseline conditions for the existing affordable housing. As part of this planning project, Waukesha County worked with the Town of Mukwonago to develop a sample methodology to analyze the value of existing housing stock. The following criteria were used to provide more accurate data on the actual housing stock within the municipality.
  - a. Equalized improved value of the property was greater or equal to \$40,000 based on tax and assessment information.
  - b. Equalized total value (land plus improvements) was less than or equal to \$208,700.
  - c. Land area was less than 10 acres to exclude large farms.
  - d. Special attention was given to removing parcels with partial assessments, parcels with only larger accessory structures, and parcels that had multiple living units or multi-family units.

*The City's Assessor's Office, as part of the data utilized to determine the value of a home or property, includes a CDU (Condition, Desirability, Utility) rating.*

### **Housing Affordability and Housing Costs**

1. Households should not have to pay more than 30 percent of their adjusted gross income in order to secure decent, safe, and sanitary housing, including, in addition to the contract rent payment or the payment of the principal, interest, and taxes, the necessary insurance, utility, and other attendant costs.

*Based upon the median household income and median housing costs, Pewaukee residents, on average, are not spending more than 30% of income on housing.*

2. Chapter VI (Economic Development) of this Plan, discusses the use of Tax Incremental Financing. Municipalities should consider using Tax Incremental Financing for the redevelopment of properties to higher density residential uses to meet affordable housing needs.

*The City is open to the consideration of TIF, subject to the development meeting the 'but for' test required to establish a TIF District and all other TIF requirements and best practices being met.*

*The City does not currently have a TID; however, if one is established and the debt will be retired, the City may consider the "Affordable Housing Extension" (AHE) option of the TIF law to potentially help fund affordable housing or find ways to improve existing housing stock.*

3. Communities within the County should consider and explore the creation of incentives for the development of affordable housing units. Options to consider include density bonuses and waiver of fees.

*This could be considered by the city.*

4. The County should work with municipalities to study the feasibility of an affordable housing trust fund to assist in meeting the projected employment housing needs.

*The city is willing to work with the County as may be necessary.*

5. Encourage mixed income housing development to avoid concentrating affordable units in a limited number of areas.

*The city has a mix of housing options that may be allowed in any given area of the city.*

6. Encourage the adoption and use of "flexible zoning district" regulations such as Traditional Neighborhood Development, Transit-Oriented Development, and Planned Unit Development regulations.

*Again, the city has a range of housing options as well as the use of PUDs to provide even greater flexibility and options for a particular development.*

7. Develop or encourage the development of rent-to-own programs through public-private partnerships and entrepreneurship to give low- to moderate-income families a chance at homeownership.

*This could be considered by the city.*

8. Study the potential to integrate other types of specialty housing, where applicable, such as “cooperative housing” (sometimes called “coop-housing or co-habiting housing”), “cohousing” and university or campus-related housing for seniors, which may also socially support and help seniors and/or persons with disabilities be self-sufficient.

*This could be considered by the city.*

9. Support the inclusion of accessory units and “live-work-units” (sometimes called “flex units”), where suitable, to help provide affordable housing as well as affordable office or workspace for entrepreneurs (i.e., small businesses and home-based businesses).

*This could be considered by the city.*

### **Household Size**

1. The average household size in the County in 1960 was 3.66 persons per household. The projected 2035 household size is 2.48. County projections show that the population of people aged 65 and over will more than double in size increasing from 26,763 people in 2000 to 56,678 in 2035. A higher percentage of smaller housing units, multi-family, independent and assisted living units may be required to better meet the housing needs of smaller households, including the increase in one- and two-person empty nester and elderly households and persons with disabilities.

*The City acknowledges this demand and in December 2019 approved a senior living community, which included a principal building with assisted living options and memory care units. The development also included smaller sized independent living senior cottages.*

*The City also anticipates a new senior housing facility, which was approved in 2023 and approval amended in 2024, being constructed in 2026. This facility consists of 42 assisted living apartment units and 36 memory care units.*

*Other housing developments will be considered on a case-by-case basis.*

### **Transition from Renter to Homeowner Occupied Housing**

1. Utilize existing local, state, and federal programs to educate young adults and families in the County to transition from renter to homeowner. About 20 percent of housing units in Waukesha County are renter occupied and 80 percent are owner occupied. However, in several communities within the County renter occupied units are over 40 percent of total housing units.

*This could be considered by the city.*

### **Housing Vacancy**

1. The supply of vacant and available housing units should be sufficient to maintain and facilitate ready housing consumer turnover. Rental and homeowner vacancy rates at the county level should be maintained at a minimum of 4 percent and a maximum of 6 percent for rental units and a minimum of 1 percent and a maximum of 2 percent for homeowner units over a full range of housing types, sizes, and costs.

*The City has an owner-occupied housing unit rate (2019-2023) of 84.2%. Waukesha County has a homeowner vacancy rate of 0.2% (2021) and a rental vacancy rate of 3.3% (2021).*

### **Land Use Regulation and Other Considerations**

1. The County and municipalities should examine regulatory codes to identify the extent to which they permit or exclude relatively lower cost housing and make appropriate changes to facilitate the provision of such housing. This review should primarily focus on the structure types permitted (single-family, two-family, multi-family); development densities; minimum lot area requirements; minimum building setbacks; and minimum dwelling unit floor area requirements.

*The city continually reviews zoning, land uses, and fees. Further, the city considers development proposals on a case-by-case basis. The City considers a proposal based upon the zoning, future land use designation, and the impacts on the surrounding area. The city permits a variety of housing types and densities.*

2. The County should research, study, promote, and educate the use of energy efficient homes and green housing development design concepts.

*The city is in support of green building practices.*

3. Several of the housing recommendations may be implemented using municipal land use regulations. Waukesha County's land use regulations apply to Towns of Genesee, Oconomowoc, Ottawa or Vernon; or the shoreland/floodland areas (generally within 1,000 feet of a lake or 300 feet of a stream), in all of the Towns. In addition, Waukesha County is an approval or objection agency on proposed subdivision plats and certified surveys, limited to the review authority granted under s.236 Wisconsin Statutes.

*Again, the City continually reviews its land use regulations and enforces State and County regulations as necessary.*

4. The rising cost associated with the purchase and development of land for building sites has a significant impact on the increasing prices and reduced affordability of housing. In addition, occupancy costs (distances to employment, shopping, education and other community services; transportation costs) indirectly affect the affordability of housing. The Housing and Land Use planning standards and objectives, presented in Chapter 2 of this Plan, seek to provide affordable housing by calling for increased residential densities on municipal services (sewer, water and transportation alternatives), and in close proximity of

employment, education, shopping and other community services. Cities and villages traditionally provide planned municipal sewer, water and public transportation, accommodating higher densities.

*The City considers higher density developments as may be appropriate based upon the specific location. In 2022, a multi-family development was approved within one of the City’s business parks. The approval included a 10% increase in density from the generally permitted standard of the district. More recently, in 2025, the city approved a mixed-use residential redevelopment of the Pewaukee Golf Club property. This included approval of a Conditional Use Permit to allow for smaller lot sizes for the single-family residential portion of the development.*

***“(a) The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.”***

<b>Application Type</b>	<b>2025</b>
Subdivision Plats	3
Certified Survey Maps	5
Condominium Plats	0
Building Permits	499
Building Permits – New Homes	52
Other (electrical, plumbing, HVAC, etc.)	1,955
<b>Total</b>	<b>2,514</b>

***“(b) The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.”***

<b>Development Name</b>	<b>Number of Dwelling Units – 2025</b>
Willow Run (Land By Label)	25
Willow Run (Veridian Homes)	147
The Glen at Springdale	132
<b>Total</b>	<b>304</b>

***“(c) A list and map of undeveloped parcels in the municipality that are zoned for residential development.”***

According to the City’s Neighborhood Plans (2015-2050), the City has 1,043.9 additional residential acreage to be developed. 2,190 additional dwelling units are planned with a population increase of 6,260 people.

See Appendix A.

***“(d) A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.”***

See Appendix B.

*“(e) An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision.”*

Residential development is regulated by the City’s Municipal Code, particularly Chapter 17 – Zoning, Chapter 18 - Land Division, and Chapter 19 – Storm Water Management as well as the City’s Zoning Map, which is guided by the City’s Comprehensive Master Plan, including the Year 2050 Land Use/Transportation Plan.

### **Land Use Controls:**

The city finds that ‘Land Use Controls’ would generally refer to zoning district standards and future land use designations.

The city has a range of single-family and multi-family zoning districts as well as a range of density classifications within the Comprehensive Master Plan and future land use designations.

Zoning: The City’s seven (7) single-family residential districts require minimum lot areas as large as five (5) acres and as small as 12,500 square feet. Further, the Rs-7 Single-Family Residential District accommodates older, established areas of the City where lot sizes may be even smaller. The Rs-7 District also reduces other standards, such as setbacks, to assist the development of substandard lots. In addition, the city allows the development of substandard lots per Section 17.0906 of the Zoning Code.

The Rd-1 and Rd-2 Two-Family Residential Districts allow for two-family residential development. The Rm-1, Rm-2, and Rm-3 districts allow for multi-family residential development at different densities. Further each of these zoning districts allow Conditional Use Residential Planned Unit Development options to allow for greater flexibility in development standards, including setbacks and minimum lot area.

The Rm-1 District allows densities not exceeding six (6) dwelling units per net acre, the Rm-2 District allows densities not exceeding nine (9) dwelling units per acre, and the Rm-3 allows up to twelve (12) dwelling units per net acre. The Rm-3 District was amended in 2022 to allow the maximum net density to be increased by no more than 10 percent. In addition, the Rm-3 District now provides a parking standard as a guide, opposed to a requirement. The parking guideline was also reduced, compared to the previous required quantity, to suggest a minimum of one paved off-street parking space for each dwelling unit or as determined practical by the Plan Commission.

Year 2050 Land Use/Transportation Plan: There are four (4) residential future land use designations identified on the City’s Year 2050 Land Use/Transportation Plan. Each district specifies a minimum area per dwelling unit. See below.

1. Low Density Residential (> 2 AC. – 2 AC. / D.U.)
2. Low-Medium Density Residential (1/2 AC. – 2 AC. / D.U.)
3. Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.)
4. High Density Residential (< 6,500 SQ. FT. / D.U.)

### Financial Impact – Land Use Controls

The above outlines a variety of densities and lot sizes that may be proposed. Generally speaking, land use regulations that require larger lot sizes would produce less lots and may cost more per acre compared to a denser, smaller lot subdivision development.

The city considers proposals on a case-by-case basis and in consideration of City ordinances, the surrounding area, natural resource impacts, general planning principles, and engineering best practices. These factors assist in determining appropriate densities for a particular area. Further, the developer's requested density and lot size is also considered.

The above lot size and density options demonstrate the City's willingness to consider higher densities and smaller lot sizes if and when appropriate.

### **Site Improvement Requirements:**

The City finds 'Site Improvement Requirements' means those zoning, land division, storm water management, and environmental protection regulations that impact the cost of new residential development. Site improvement requirements can be found primarily within Chapters 17, 18, and 19 of the City's Municipal Code.

Site improvements for residential development may include, but are not limited to, grading, erosion control, storm water management facilities, streets, and public infrastructure such as sewer and water facilities. In addition to the City's Municipal Code, there are certain State requirements that must be met related to these site improvements, such as storm water management and natural resource protection regulations.

### **Financial Impact – Site Improvement Requirements**

Site improvement costs are specific to a development and site. Further, it is not reasonable or even feasible to provide a cost that each individual regulation may have on a development.

It can be noted that road and pavement standards, State requirements for storm water management facilities, the requirement of public sewer and water facilities, and the like all contribute to the cost of new development.

Changes to reduce costs are feasible; however, the city finds its standards and requirements reasonable, necessary, and for the benefit of the public as a whole. Reducing or lessening standards would have a negative impact on the community and would likely lead to greater costs and an additional tax burden on residents in the long-term.

Further, it can be noted that State regulations for the protection of natural resources and storm water management requirements add costs to new developments as well. The City generally supports these types of regulations and would not support drastic changes to eliminate existing restrictions.

### **Fees and Land Dedication Requirements:**

The City of Pewaukee requires application fees, impact fees, and land dedications related to new residential development.

Fees: A complete list of application fees can be found in the New Housing Fee Report below as well as the City's Fee Schedule. Impact fees can also be found below as well as in the City's Needs Assessment Study and Impact Fee Analysis for Parks, Fire Department, and Trails, and Section 17.0300 of the Zoning Code.

Applications for new residential development require a Certified Survey Map if four (4) or less lots are proposed, and a Preliminary and Final Plat if five (5) or more lots are being created.

Other applications may also be required such as a Comprehensive Master Plan Amendment, Rezoning, or Conditional Use. Multi-family developments may be subject to Site & Building Plan Review as well.

Additionally, the city charges for the time required for engineering staff to review a development. This is at a rate between \$54.58 per hour to \$105.66 per hour, depending upon the staff person.

The city also has a third-party consultant review storm water management plans. This total cost varies and is dependent upon the specific development project and the number of reviews needed.

Depending on the location of the development, sewer and water assessments and connection fees may apply.

Land Dedication: Land dedication is required for public streets. The cost is again specific to the development. Typically, the city does not require lands for parks or other uses to be dedicated. Alternatively, impact fees are collected for park lands.

#### Financial Impact – Fees and Land Dedication Requirements

Obviously, fees and land dedications are a cost to new development. Again, costs will depend on the specific development and the applications needed and amount of land to be dedicated to accommodate the proposed streets and layout.

The city reviews its fee schedule on an annual basis considering actual costs to the City. The City also periodically conducts fee comparisons. These comparisons demonstrate that the current application fees are reasonable and compare competitively to other communities that are similar in size.

Impact fees are reviewed and adjusted in accordance with Section 17.0300 of the City's Zoning Code. These fees pay and contribute to anticipated costs for police and fire services, parks, and trails associated with new development. These services and amenities are necessary and protect the quality of life for Pewaukee residents as the population increases.

#### **Permit Procedures:**

Applications are reviewed in a timely manner. The city typically reviews a plat and has it on a Plan Commission agenda in approximately 30 to 45 days. Reducing this time frame would be unreasonable and would likely result in staffing issues or the reduction of services elsewhere.

All State mandated time frames are met and are more often exceeded.

Storm water reviews may take two to three months or more; however, this is a result of multiple reviews to ensure that all standards and regulations are met. It can be noted that the majority of these regulations are mandated by the State.

#### Financial Impact – Permit Procedures

Higher quality and complete submittals are encouraged to lower costs for new residential developments. The sooner plans are brought into compliance, the less review is required and costs for a development are lowered. This alone may reduce the time and cost to develop a new subdivision or housing development by 20%.

*“The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:*

*1. Meet existing and forecasted housing demand.”*

With approximately 1,000-acres of vacant land identified for future residential development, Pewaukee is limited in the amount of housing it may provide in the long-term. Natural resource protection and availability of public sewer and water facilities are also factors that limit and slow growth but are also necessary in the orderly and appropriate development of the city.

The city intends to serve the entire community with public sewer and water facilities in the future; however, several areas are cost prohibitive. In order to meet existing and forecasted housing demand, the city will consider partnerships and any available financing options, as may be appropriate on a case-by-case basis, to assist in providing public infrastructure throughout the city.

The City will also continue to work with developers and refine its review process to provide efficient review times, while still maintaining thorough and competent reviews to ensure all standards and regulations of the State and City are met.

In addition, where land is available and considered appropriate based upon the surrounding area and uses, the City may consider rezoning property to allow for residential development, including denser single-family and multi-family use.

It should be noted that the city already encourages cluster type development within the vast majority of its residential zoning districts as allowed via Conditional Use for a Residential planned unit development (PUD).

*2. Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.*

To ensure the city is doing everything possible to lower the time and cost necessary to approve and develop a new residential subdivision, the city reviewed the Affordable Housing Recommendations from the Southeastern Wisconsin Regional Planning Commission Planning (SEWRPC) Report No. 54 A Regional Housing Plan For Southeastern Wisconsin: 2035.

Below is a summary of that review, including ways to reduce the time and cost to approve and develop a new residential subdivision in the city by 20 percent. The review also highlights recommendations that were considered but are not feasible in the City of Pewaukee.

- SEWRPC recommendations for sewerer/non-sewerer communities:
  - **Affordable Housing**
    - Reduce or waive impact fees for affordable housing

*This could be considered by the city.*

- Encourage a variety of housing types

*The city has a variety of zoning district options, which are discussed with developers at the time a residential development is being proposed.*

*The city currently has no design standards or architectural review for residential dwellings to dictate certain design features of individual homes.*

- Review requirements that increase housing costs but do not contribute to design or functionality, for example:
  - Limit size and façade requirements for single-family housing

*The city has no design standards or architectural review for residential dwellings.*

- Use of panelized building construction

*The city has no design standards or architectural review for residential dwellings.*

- Review site improvement standards

*The city has no design standards or architectural review for residential dwellings.*

- Review exterior building material, parking, and landscaping requirements for multi-family housing

*The city has no design standards or architectural review for residential dwellings.*

- Include architects on design review team

*The city has no design standards or architectural review for residential dwellings.*

- **Subsidized and Tax Credit Housing**

- Simplify and maintain Federal subsidized housing programs

*This could be considered by the city.*

- Increase funding level for Section 8 Housing Choice Vouchers

*This could be considered by the city.*

- Seek and support new low-income housing tax credit (LIHTC) housing

*This could be considered by the city.*

- Seek and support HUD subsidized housing

*This could be considered by the city.*

- Form affordable housing partnerships

*This could be considered by the city.*

- Establish a Housing Trust Fund for Southeastern Wisconsin

*This could be considered by the city.*

- Expand partners involved in Continuum of Care planning process

*This could be considered by the city.*

- **Housing Development**

- Neighborhood planning

*The city currently has an up-to-date neighborhood plan that: considers access; identifies a variety of single-family, two-family, and multi-family land uses; identifies environmental resources; and shows potential areas for storm water management facilities. Further, the city has a Bicycle and Pedestrian Facility Plan, which was updated in 2019.*

- Develop design standards

*Section 17.0210 Principles & Standards for Aesthetic Evaluation of the City's Zoning Code includes design standards for staff and Plan Commission consideration.*

- Brownfield redevelopment

*The city will continue to consider TIF requests as may be appropriate.*

- Crime Prevention design

*This could be considered by the city.*

## **Conclusion**

To reduce costs by 20 percent, the city will continue to focus on review times and the number of reviews needed. This will consist of working closely with developers to refine the City’s review process. The City has hired additional Engineering staff to complete storm water reviews in-house, which has made reviews more timely and the process more efficient.

With that said, it must be noted that the health, safety, and welfare of the City of Pewaukee and its residents is the primary goal of the city, which will not be compromised to lower costs. The reviews conducted by the City are necessary to ensure that standards and regulations set by the State and the City are met.

The city will continue to seek input from the development community regarding the current development review processes and make changes as may be needed. The city will also encourage developers and their consultants to provide full and complete submittals that meet the standards of the State and City of Pewaukee. This will cut down on the number of reviews and the total cost of the approval process. City staff will strive to assist where needed to achieve this goal.

## NEW HOUSING FEE REPORT

The following includes those specific items to be addressed for the Housing Fee Report per Section 66.10014 of Wisconsin State Statutes:

- (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.

Below is a comprehensive list of fees potentially related to residential construction, remodeling, and development. The City’s 2026 fee schedule in its entirety is attached to this report as Appendix C.

## **II. BUILDING/CONSTRUCTION/DEVELOPMENT FEES AND CHARGES**

<b>A. RESIDENTIAL BUILDING PERMITS/FEES - (Ch. 137 &amp; Ch. 340)</b>	
1. State Seal	\$50.00
2. New Residential Buildings & Additions <i>All Floor Areas</i>	Base Fee of \$275.00, Plus .45¢ / sq. ft.
3. Detached Accessory Buildings / Structures <i>All Floor Areas</i>	Base Fee of \$120.00, Plus .35¢ / sq. ft.

4. Remodel / Alteration to Residential Buildings <i>Examples Include: Kitchens (Including Cabinet Refacing and Countertop Only Work), Bathrooms and Whole House, etc.</i>	Minimum Base Fee of \$150.00, Plus \$11.00 / \$1,000.00 of Project Cost
5. Rooftop / Ground Mounted Solar Panels	\$110.00
6. Early Start	\$150.00
7. Certificate of Occupancy - New Residential Buildings, Additions, & Detached Garages	\$70.00
Temporary Certificate of Occupancy <i>Valid for 30 Days, unless otherwise extended by the Building Inspector</i>	\$70.00
8. Erosion Control <i>Sites of less than 1.0 acres and when a storm water management plan is not required.</i>	.05¢ / square foot of all estimated disturbed land surface – Minimum \$50.00, maximum \$2,000.00
9. Impact Fee – Also Zoning Ordinance (Ch. 340)	
Total Residential Impact Fee \$1,693.51 / dwelling unit	
Total Non-Residential Impact Fee \$2,227.05 / per acre	
➤ Impact Fee to be used for Parks, Playgrounds and Athletic fields:	
○ Residential buildings:	\$1,109.00 / dwelling unit
➤ Impact Fee to be used for Fire and Rescue facilities:	
○ Non-residential buildings:	\$ 263.00 / acre
○ Residential buildings:	\$ 107.00 / dwelling unit
➤ Impact Fee to be used for Hike/Bike Trails:	
○ Non-residential buildings:	\$2,032.00 / acre
○ Residential buildings:	\$ 528.00 / dwelling unit
10. Garbage Collection/Recycling Rate (Ch. 327, Art II)	\$ 222.00 per unit for <u>applicable properties</u>
➤ Up-the-Drive Service – Additional Subscription Rate (Residents can apply for Special Hardship if Handicapped or Disabled)	\$25.03 / per month
11. Minimum Residential Building Permit Fee <i>Re-Inspections, etc.</i>	\$70.00
<b>B. NON-RESIDENTIAL BUILDING PERMITS - (Ch. 137 &amp; Ch. 340)</b>	
1. New Non-Residential Buildings & Additions <i>All Floor Areas</i>	Base/Plan Review Fee \$400.00 plus .40¢ / sq. ft.
2. Remodel/Alterations/Build-Outs	Minimum Base Fee of \$250.00, Plus \$11.00 / \$1,000.00 of Project Cost
3. Detached Accessory Building and/or Structures <i>All Floor Areas</i>	Base/ Plan Review Fee \$200.00 plus .35¢ / sq. ft.
4. Agricultural Buildings and Additions <i>All Floor Areas</i>	Base/ Plan Review Fee \$200.00 plus .35¢ / sq. ft.
5. Early Start	\$300.00
6. Certificate of Occupancy – New Buildings, Additions	\$150.00
Certificate of Occupancy – Multi-Family & Tenant Spaces	\$70.00 / Unit
Temporary Certificate of Occupancy	\$110.00

<i>Valid for 30 Days, unless otherwise extended by the Building Inspector</i>	
7. Erosion Control <i>Sites of less than 1.0 acres and when a storm water management plan is not required.</i>	.05¢ / square foot of all estimated a storm water management plan is not required) disturbed land surface minimum \$75.00 – maximum \$2,000.00
8. Minimum Non-Residential Building Permit Fee <i>Re-Inspections, etc.</i>	\$110.00
<b>C. PLUMBING PERMITS (Ch. 137)</b>	
1. GENERAL	
➤ All Building Types - New Buildings / Additions / Alterations <i>All Floor Areas</i>	\$100.00 Base Fee, Plus .09¢ / sq. ft.
2. WATER SYSTEM	
➤ Water Service Lateral	\$70.00
➤ Back Flow Device – Fire, R.P. Valves, etc.	\$70.00
➤ Water Distribution System (domestic)	\$70.00
3. SANITARY SYSTEM	
➤ Sanitary Sewer Lateral	\$70.00
➤ Sanitary Building Drain Underground - Interior	\$70.00
➤ Sanitary Drain & Vent System - Interior	\$70.00
4. STORM SEWER SYSTEM	
➤ Storm Sewer Lateral	\$70.00
➤ Sewer Drain System – Interior	\$70.00
5. PLUMBING FIXTURES	
➤ All Plumbing Fixtures Including, but not limited to, faucets, sinks, lavatories, toilets, tubs, AAV's, dishwashers, hose bibs, grease traps, etc.	\$15.00 / Fixture, Plus Other Required Fees
6. MISCELLANEOUS PLUMBING	
➤ Gas Piping, Pools, Firepits, Garage Heaters, Accessory Structures, etc.	\$70.00
➤ Private Well <i>Inspection or Abandonment</i>	\$70.00
➤ Fire Suppression <i>Check Valves</i>	\$70.00
➤ New / Replacement Water Heater, Water Softener, Water Treatment, or RO System	Residential: \$70.00 / Unit Commercial: \$110.00 / Unit
7. Minimum Plumbing Permit Fee	Residential: \$70.00 Commercial: \$110.00
<b>D. ELECTRICAL PERMITS (Ch. 137)</b>	
1. GENERAL	
➤ All Building Types – New Buildings / Additions / Alterations <i>Not Including Electric Service All Floor Areas</i>	\$100.00 Base Fee, Plus .09¢ / sq. ft.
➤ Rooftop or Ground Mounted Solar Panels	\$195.00
➤ Services, Feeders & Subpanels	\$75.00 First 200 Amps, \$10.00 per 100 Amps Above 200 Amps

➤ Low Voltage <i>Multi-Family &amp; Non- Residential Buildings</i>	\$75.00, Plus .02¢ / sq. ft.
➤ Generator <i>Includes Gas Piping</i>	\$195.00
➤ EV Charger	\$70.00
➤ New / Replacement Air Conditioning Unit, Rooftop Unit, Boiler, or Furnace <i>Does Not Include HVAC Permit Fee</i>	Residential: \$70.00 / Unit Commercial: \$110.00 / Unit
➤ Minimum Electric Permit Fee	Residential: \$70.00 Commercial: \$110.00
<b>E. HEATING, VENTILATION AND AIR CONDITIONING (HVAC) PERMITS (Ch. 137)</b>	
<b>1. GENERAL</b>	
➤ All Building Types - New Buildings / Additions / Alterations <i>Not Including Electric Service All Floor Areas</i>	\$100.00 Base Fee, Plus .09¢ / sq. ft.
➤ Heating, Incinerator Units, Wood Buring Appliances, Energy Recovery Ventilators, Heat Pumps, Split HVAC units, and All-In-One HVAC Systems	\$70.00 / Unit, up to 150,000 Input BTU Units, Plus Additional \$5.00 for Each \$50,000 BTU or Fraction Thereof
➤ Commercial / Industrial Exhaust Hoods and Exhaust Systems	\$150.00 / unit
➤ Air Conditioning, Heat Pumps, Split HVAC units, and All-In-One HVAC Systems	\$70 / Unit Up To 3 Tons or 36,000 BTUs, Plus Additional \$5.00 for Each Ton or 12,000 BTUs or Fraction Thereof
➤ New / Replacement AC or Furnace <i>Does Not Include Electric Permit Fee</i>	Residential: \$70.00 / Unit Commercial: \$110.00 / Unit
➤ Minimum HVAC Permit Fee	Residential: \$70.00 Commercial: \$110.00
<b>F. CONSTRUCTION SITE EROSION CONTROL PERMITS (Ch. 180)</b>	
<b>1. GENERAL</b>	
➤ For sites less than 1.0 acre of disturbance or 15 or less cubic yards of fill or excavation, a storm water management plan or permit is not required.	See sections II.A. and II.B. of this resolution.
➤ For sites disturbing more than 1.0 acres or more than 15 cubic yards of fill, or requiring a Notice of Intent (NOI), or requiring a storm water management plan.	\$50.00 base fee plus a fee equal to the actual cost to the City for all work incurred in connection with the review of the submittal or as otherwise specified in a developers agreement
<b>2. LETTER OF CREDIT OR CASH BOND*</b>	
➤ For sites less than 1.0 acre of disturbance or 15 or less cubic yards of fill or excavation, a storm water management plan is not required.	See sections II.A. and II.B. of this resolution.
➤ For sites disturbing 1.0 to 10.0 acres or more than 15 cubic yards of fill or excavation, requiring a Notice of Intent (NOI), or requiring a storm water management plan.	\$2,000.00, or as otherwise specified in a developer's agreement.

➤ For sites disturbing 10.1 to 25.0 acres, requiring a Notice of Intent (NOI), or a storm water management plan.	\$3,500.00, or as otherwise specified in a developers agreement.
➤ For sites disturbing in excess of 25.0 acres, requiring a Notice of Intent (NOI), or requiring a storm water management plan.	\$5,000.00, or as otherwise specified in a developers agreement.

**G. STORM WATER MANAGEMENT (Ch. 180)**

**1. GENERAL**

➤ For sites less than 1.0 acre of disturbance <u>or 15 or less cubic yards of fill or excavation</u> , a storm water management plan is not required.	See sections II.A. and II.B. of this resolution.
➤ For sites disturbing in excess of 1.0 acres <u>or 15 cubic yards of fill or excavation</u> , requiring a Notice of Intent (NOI), or requiring a storm water management plan.	\$50.00 base fee plus a fee equal to the actual cost to the City for all work incurred in connection with the review of the submittal or as otherwise specified in a developers agreement.

**2. LETTER OF CREDIT OR CASH BOND\***

➤ For sites less than 1.0 acre of disturbance - storm water management plan is not required.	See sections II.A. and II.B. of this resolution.
➤ For sites disturbing in excess of 1.0 acres, requiring a Notice of Intent (NOI), or requiring a storm water management plan.	As set forth in Sections or as otherwise specified in a developers agreement.

**\*PLEASE NOTE:** ALL OR PART OF CASH PERFORMANCES BONDS MAY BE REIMBURSED IF NO COST HAS BEEN INCURRED BY THE CITY. EROSION BONDS SHALL BE FORFEITED IF COMPLAINT IS NOT MET WITHIN 12 MONTHS OF OCCUPANCY.

**H. MISCELLANEOUS BUILDING/STRUCTURE FEES**

**1. GENERAL**

➤ Razing of All Buildings <i>Residential, Non-Residential, or Accessory Building</i>	\$100.00, Plus .12¢ / sq. ft. <i>(No Maximum)</i>
➤ Moving of Buildings > 200 sq. ft. <i>Submit Bond Plus Proof of Insurance</i>	\$300.00
➤ Miscellaneous Permits <i>Including Re-Inspection for Expired Permits</i>	\$70.00
➤ Special Inspections <i>Non-Business Hours / Weekends</i>	\$200.00 / Hour
➤ Pools & Spas	Minimum Base Fee of \$70.00, Plus \$11.00 / \$1,000.00 of Project Cost
➤ Re-Roofing / Residing / Door / Window Replacement	Minimum Base Fee of \$70.00, Plus \$11.00 / \$1,000.00 of Project Cost
➤ Erosion Control – Development Major Land Division > 5 lots	\$500.00
➤ Development Minor Land Division < 5 lots	\$200.00
➤ Misc. Land Division over 2000 sq. ft.	\$100.00

➤ Foundation Repairs/Damp Proofing	Minimum Base Fee of \$70.00, Plus \$11.00 / \$1,000.00 of Project Cost
➤ Filling (§195(4))	\$100.00
➤ Culverts	\$150.00
➤ Landscape & Grading Permit	\$100.00
➤ Address Tile Set	\$35.00
➤ Building Inspector Onsite Consultation	\$70.00

**PLEASE NOTE:** A MINIMUM CHARGE OF UP TO \$500.00 OR TRIPLE THE PERMIT FEE< WHICHEVER IS GREATER, MAY APPLY IF WORK IS BEGUN WITHOUT A PERMIT.

*Expired permits shall be reinstated prior to re-inspection. Each expired permit being reinstated shall be assessed the minimum fee or 50% of the original permit fee, whichever is greater.*

- A Minimum Permit Fee is \$70.00 per inspection unless otherwise stated.
- Building square footage calculations shall include all floor levels, crawl spaces, basements, open and closed porches. The measurement shall be outside perimeter dimensions.
- Applicable City impact fees will be assessed at time of building permit application.
- Property owners and contractors shall be responsible for coordinating inspections and must ensure that final inspections are completed.

### **I. COMMERCIAL PLAN REVIEW FEE SCHEDULE – BUILDING/HVAC/FIRE ALARM/FIRE SUPPRESSION**

1. New construction, additions, alterations and parking lots fees are computed per this table.
2. New construction and additions are calculated based on total gross floor area of the structure.
3. A separate plan review fee is charged for each type of plan review.

Area (Square Feet)	Building Plans	HVAC Plans	Fire Alarm System Plans	Fire Suppression System Plans
Less than 2,500	\$250	\$150	\$30	\$30
2,500 - 5,000	\$300	\$200	\$60	\$60
5,001 - 10,000	\$500	\$300	\$100	\$100
10,001 - 20,000	\$700	\$400	\$150	\$150
20,001 - 30,000	\$1,100	\$500	\$200	\$200
30,001 - 40,000	\$1,400	\$800	\$350	\$350
40,001 - 50,000	\$1,900	\$1,100	\$500	\$500

50,001 75,000	-	\$2,600	\$1,400	\$700	\$700
75,001 100,000	-	\$3,300	\$2,000	\$1,000	\$1,000
100,001 200,000	-	\$5,400	\$2,600	\$1,200	\$1,200
200,001 300,000	-	\$9,500	\$6,100	\$3,000	\$3,000
300,001 400,000	-	\$14,000	\$8,800	\$4,400	\$4,400
400,001 500,000	-	\$16,700	\$10,800	\$5,600	\$5,600
Over 500,000		\$18,000	\$12,100	\$6,400	\$6,400
Note:	1. A Plan Entry Fee of \$100.00 shall be submitted with each submittal of plans in addition to the plan review and inspection fees.				
	2. At the Sole discretion of the Supervisor of Building Inspection and Plans Examiner; Fees may be modified, reduced or waived based on scope of services, project type, or other relevant factors.				
Determination of Area	The area of a floor is the area bounded by the exterior surface of the building walls or the outside face of columns where there is no wall. Area includes all floor levels such as subbasements, basements, ground floors, mezzanines, balconies, lofts, all stories, and all roofed areas including porches and garages, except for cantilevered canopies on the building wall. Use the roof area for free standing canopies.				
Structural Plans and other Component Submittals	When submitted separately from the general building plans, the review fee for structural plans, precast concrete, laminate wood, beams, cladding elements, other facade features or other structural elements, the review fee is \$250.00 per plan with an additional \$100.00 plan entry fee per each plan set.				
Accessory Buildings and Misc. Structures	The plan review fee for accessory buildings and miscellaneous structures (i.e. towers, billboards, etc.) less than 500 square feet shall be \$125.00 with the plan entry fee waived.				
Early Start	The plan review fee for permission for “early start” construction shall be \$75.00 for all structures less than 2,500 sf. All other structures shall be \$150.00. The square footage shall be computed as the first floor of the building or structure.				
Plan Examination Extensions	The fee for the extension of an approved plan review shall be 50% of the original plan review fee, not to exceed \$3,000.00.				

Resubmittals & revisions to approved plans	When deemed by the reviewer to be a minor revision from previously reviewed and/or approved plans, the review fee shall be \$75.00. Any significant changes or alterations beyond minor amendments as determined by the Plans Examiner and Building Inspection Department may result in additional charges as appropriate.
Submittal of plans after construction	Where plans are submitted after construction, the standard late submittal fee of \$250.00 will be assessed per each review type that occurred after construction. This is in addition to any other plan entry fees, structural components and base fees applied to a project.
Expedited Priority Plan Review	The fee for a priority plan review, which expedites completion of the plan review in less than the normal processing time when the plan is considered ready for review, shall be 200% of the fees specified in these provisions.
Variance Review	When approved by the State of Wisconsin Department of Safety and Professional Services to approve the review variances of State code for equivalency, the fee for processing any variance at the time of application shall be \$2,000.00

1. New construction, additions, relocated buildings, repairs & alteration plan review fees are computed per this table. Fees for Projects are calculated based on the total gross floor area of the structure.

2. A separate plan review fee is charged for each type of plan review.

**Base Fee Schedule (“Commercial Plan Base Fees”)**

Area (Square Feet)	Building Plans	HVAC Plans	Fire Alarm System Plans	Fire Suppression System Plans
Less than 500 sf	\$150.00	\$100.00	\$100.00	\$100.00
501 sf - 2,500	\$360.00	\$195.00	\$100.00	\$100.00
2,501 - 5,000	\$420.00	\$260.00	\$100.00	\$100.00
5,001 - 10,000	\$720.00	\$390.00	\$130.00	\$130.00
10,001 - 20,000	\$960.00	\$520.00	\$195.00	\$195.00
20,001 - 30,000	\$1,440.00	\$650.00	\$260.00	\$260.00
30,001 - 40,000	\$1,920.00	\$1,040.00	\$455.00	\$455.00
40,001 - 50,000	\$2,520.00	\$1,430.00	\$650.00	\$650.00
50,001 - 75,000	\$3,480.00	\$1,820.00	\$910.00	\$910.00
75,001 - 100,000	\$4,320.00	\$2,600.00	\$1,300.00	\$1,300.00
100,001 - 200,000	\$7,200.00	\$3,380.00	\$1,560.00	\$1,560.00
200,001 - 300,000	\$12,600.00	\$7,930.00	\$3,900.00	\$3,900.00

300,001 - 400,000	\$18,600.00	\$11,440.00	\$5,720.00	\$5,720.00
400,001 - 500,000	\$22,200.00	\$14,040.00	\$7,280.00	\$7,280.00
Over 500,000	\$24,000.00	\$15,730.00	\$8,320.00	\$8,320.00

**BUILDING/HVAC/FIRE ALARM/FIRE SUPPRESSION FEE SCHEDULE NOTES**

Note:	1. A Plan Entry Fee of \$100.00 shall be paid to Consultant with each submittal of plans in addition to the plan review and inspection fees.
	2. Upon mutual agreement of Client's Supervisor of Building Inspection and Consultant's Plans Examiner, Commercial Plan Base Fees may be modified, reduced or waived based on scope of services, project type, or other relevant factors.
Determination of Floor Area	The area of a floor is the area bounded by the exterior surface of the building walls or the outside face of columns where there is no wall. Floor area includes all floor levels such as subbasements, basements, ground floors, mezzanines, balconies, lofts, all stories, and all roofed areas including porches and garages, except for cantilevered canopies on the building wall. Use the roof area for free standing canopies.
Structural Plans and other Component Submittals	When submitted separately from the general building plans, the review fee for structural plans, precast concrete, laminate wood, beams, cladding elements, other facade features or other structural elements, the review fee is \$250.00 per plan with an additional \$100.00 plan entry fee per each plan set.
Permission to Start	In addition to the other Fees due hereunder, the plan review fee for permission to start construction shall be \$150.00.
Plan Examination Extensions	The fee for the extension of an approved plan review shall be 50% of the original plan review fee, not to exceed \$3,000.00.
Resubmittals & revisions to approved plans	When deemed by the reviewer to be a minor revision from previously reviewed and/or approved plans, the review fee shall be \$75.00. Any significant changes or alterations beyond minor amendments as determined by the Plans Examiner and Building Inspection Department may result in additional charges as appropriate.
Submittal of plans after construction	Where plans are submitted after construction, the standard late submittal fee of \$250.00 will be assessed per each review type that occurred after construction. This is in addition to any other plan entry fees, structural components and base fees applied to a project.
Expedited Priority Plan Review	The fee for a priority plan review, which expedites completion of the plan review in less than the normal processing time when the plan is considered ready for review, shall be 200% of the fees specified in these provisions.
Variance Review	When approved by the State of Wisconsin Department of Safety and Professional Services to approve and review variances of State code for equivalency, the fee for processing any variance at the time of application shall be \$2,000.00.

<b>J. COMMERCIAL PLAN REVIEW FEE SCHEDULE – PLUMBING</b>	
<b>Plumbing Site work – Stormwater Review Base Fees (“Stormwater Base Fees”)</b>	
Acres (area of drained to a plumbing system)	Fee
up to 5	\$400.00
greater than 5 up to 10	\$600.00
greater than 10 up to 15	\$750.00
Each acre beyond 15 (rounded up)	\$750.00 base plus \$50.00 per acre
<b>Plumbing Sanitary Drain and Water Supply Laterals Base Fees (“Exterior Plumbing Base Fees”)</b>	
\$40.00 per combined inch of pipe size (diameter pipe rounded up to nearest inch)	
<b>Interior Plumbing Plan Review Fee Base Fees (“Interior Plumbing Base Fees”)</b>	
For all interior plumbing as well as miscellaneous fixtures that necessitate review per SPS 382	
Base Plumbing Plan Review fee	\$250.00 + \$3.50 per fixture
<b>Plumbing Plan Review Fee Schedule Notes</b>	
All individually submitted plumbing plan sets plan entry fee. (applies to site work and laterals if submitted separately as well)	\$100.00
Resubmittals & revisions to approved plans	When deemed by Consultant’s Plan Examiner to be a minor revision from previously reviewed and/or approved plans, the review fee shall be \$75.00. Any significant changes or alterations beyond minor amendments as mutually determined by Consultant’s Plan Examiner and Client’s Building Inspection Department may result in additional charges as appropriate.
Early Start	The plan review fee for permission to start construction shall be \$150.00 for all structures.
Submittal of plans after construction	Where plans are submitted after construction, the standard late submittal fee of \$250.00 will be assessed per each review type that occurred after construction. This is in addition to any other plan entry fees, structural components and Base Fees applied to a Project.
Expedited Priority Plan Review	The fee for a priority plan review, which expedites completion of the plan review in less than the normal processing time when the plan is considered

	ready for review, shall be 200% of the fees specified in these provisions.
Upon mutual agreement of Client's Supervisor of Building Inspection and Consultant's Plans Examiner, Stormwater Base Fees, Exterior Plumbing Base Fees and/or Interior Plumbing Base Fees may be modified, reduced or waived based on scope of services, project type, or other relevant factors.	

### **III. PLANNING REVIEW AND ZONING ADMINISTRATION**

<b>A. ZONING (Ch. 340)</b>	
1. Zoning Ordinance Text Amendment / District Map Amendment (Rezoning) / Comprehensive Master Plan Amendment	\$500.00 plus Cost for Publication, Notice & All Attorney Fees Related to Project
2. Conditional Use Permit	\$500.00 plus Cost for Publication, Notice & All Attorney Fees Related to Project
3. Zoning Board of Appeals	\$400.00 plus Cost for Publication, Notice & All Attorney Fees Related to Project
4. Special Meeting with Plan Commission	\$500.00
5. Signs ( <u>requiring a permit</u> )	\$50.00 plus \$2.00 / square foot – Maximum \$500.00 (electric permit not included)
6. Residential Zoning Permit (Fences/Sheds/Patio Slabs/Gazebo/Play Structures/Driveway & Other as determined by the Building Inspector	\$100.00, includes plan review and inspection
7. Commercial Zoning Permit	\$250.00, includes plan review and inspection
8. Zoning Compliance Letter	\$100.00
9. Business Plan of Operations	\$150.00
10. Site or Building Plan Review by Plan Commission	
➤ Minimum Fee	\$500.00
➤ Level 1: New buildings/additions less than 50,000 sq. ft. or sites less than 10 acres	\$500.00
➤ Level 2: New buildings/additions between 50,001 sq. ft. and 100,000 sq. ft. or sites between 10.01 and 10.25 acres	\$750.00
➤ Level 3: New buildings/additions over 100,001 sq. ft. or sites greater than 25.01 acres	\$1,000.00
11. Site or Building Plan Review by Staff (minor changes as determined by the City Planner)	\$100.00
12. Conceptual Review Application	\$200.00
13. Temporary Use Permit	\$100.00
14. Mitigation Plan Review <i>Shoreland Overlay District</i>	\$400.00
15. Chicken Permit	\$100.00
<b>B. LAND DIVISION (Ch. 239)</b>	
1. Pre-Preliminary Plat	\$200.00
2. Preliminary Plat	

➤ Up to 15 lots and outlots	\$1,000.00 plus \$20.00 for each lot and outlot created
➤ 16 or more lots and outlots	\$1,500.00 plus \$20.00 for each lot and outlot created
3. Final Plat	
➤ Up to 15 lots and outlots	\$500.00 plus \$20.00 for each lot and outlot created
➤ 16 or more lots and outlots	\$750.00 plus \$20.00 for each lot and outlot created
4. Preliminary Certified Survey Map	\$200.00
3. Certified Survey Map	\$500.00 plus \$10.00 for each lot or parcel created
4. Replat	Same as final plat
<b>C. CASH PERFORMANCE BONDS*</b>	
1. Occupancy Cash Bond – Residential	\$500.00
2. Occupancy Cash Bond – Commercial	\$2,500.00
3. Erosion Cash Bond - 1 & 2 Family	\$2,000.00
4. Erosion Cash Bond – Commercial & Other Construction	\$5,000.00
5. Erosion Cash Bond – Major Land Division – Plats, Subdivisions	\$4,000.00
6. Erosion Cash Bond – Minor Land Division – (CSM) Less than 6 parcels	\$2,500.00
<b>*PLEASE NOTE:</b> ALL OR PART OF CASH PERFORMANCES BONDS MAY BE REIMBURSED IF NO COST HAS BEEN INCURRED BY THE CITY. EROSION BONDS SHALL BE FORFEITED IF COMPLIANCE IS NOT MET WITHIN 12 MONTHS OF OCCUPANCY.	

#### **IV. FIRE/RESCUE EMERGENCY FEES/CHARGES**

<b>A. FIRE/RESCUE CALL CHARGES (Ch. 40, Art 1)</b>	
1. ALS1 (Advanced Life Saving) Emergency Rescue Charge	
➤ Resident	\$1,700.00
➤ Non-Resident	\$1,700.00
2. ALS2 (Advanced Life Saving) Base Rate	
➤ Resident	\$1,400.00
➤ Non-Resident	\$1,400.00
3. ALS (Advanced Life Saving) On Scene Care	
➤ Resident	\$1,000.00
➤ Non-Resident	\$1,000.00
4. BLS (Basic Life Saving) Rescue Charge	
➤ Resident	\$1,200.00
➤ Non-Resident	\$1,200.00
5. Mileage Charge for Rescue	\$ 27.00
6. Supply Charge for Rescue	\$ 100.00
7. Drugs/IV Charge for Rescue	\$ 100.00

<b>B. FIRE ALARM ACTIVATION CHARGE (Ch. 115, Art. I)</b>	
False Alarm Activations within Calendar Year	
➤ First False Alarm Activation	No Charge
➤ Second or Third False Alarm Activations	\$ 350.00 each
➤ Four or More False Alarm Activations	\$ 750.00 each
<b>C. INSPECTION AND SPECIAL SERVICES (Ch. 199)</b>	
1. Storage Tank Installation/Relining	
➤ Plan review	\$ 175.00
➤ 2 <sup>nd</sup> thru 10 <sup>th</sup> system	\$ 60.00 each
➤ Component	\$ 100.00 each (\$150.00 max)
➤ Site inspection	\$ 100.00 / each tank system or component
➤ Relining (includes Inspection Fee)	\$ 150.00 /tank
➤ New Construction/Conversion to Self-service Key card Code	\$ 135.00 / tank
2. Storage Tank Upgrade for Leak, Spill, Corrosion, & Overfill Protection	
➤ Plan review	\$ 35.00 / tank
➤ Site inspection	\$ 100.00 / tank
➤ Plan revision review	\$ 100.00
➤ UST/AST removal inspection	\$ 150.00 / tank
<b>D. UNIFORM FEE STRUCTURE FOR FIRE APPARATUS RESPONSE ON STATE AND FEDERAL HIGHWAYS (Ch. 40, Art I, &amp; Ch. 199)</b>	
1. Engine Company (minimum staffing 3)	\$ 558.00 / hour
2. Ladder Company (minimum staffing 3)	\$ 742.00 / hour
3. Tanker (minimum staffing 1)	\$ 369.00 / hour
4. Ambulance Other (minimum staffing 2)	\$ 184.00 / hour
5. Ambulance BLS (minimum staffing 2)	\$ 250.00 / hour
6. Ambulance ALS (minimum staffing 3)	\$ 350.00 / hour
7. Other Apparatus	\$ 184.00 / hour
8. Command Vehicle	\$ 250.00 / hour
<b>E. SPRINKLER &amp; FIRE ALARM SYSTEMS (Ch. 199)</b>	
1. Basic Fire Sprinkler and Fire Alarm Plan Review Fee	\$ 325.00
2. Fire Sprinkler with Fire Pump	\$ 475.00
3. Fire Sprinkler Plans Review with Hydraulic Calculations	\$ 275.00
4. Fire Sprinkler Hydraulic Calculations – Verification Only	\$ 185.00
5. Each Additional Review of the Same System	\$ 185.00
6. Site Inspection of Fire Sprinkler and Fire Alarm Installations during Installation	\$ 225.00 / visit
7. Witness Final Acceptance Tests of Fire Sprinkler and Fire Alarm Systems	\$ 225.00 / visit
8. Small Additions and Changes	\$ 175.00
9. Small Additions and Changes under 20 heads	\$ 175.00
<b>F. FIRE INSPECTION OF COMMERCIAL STRUCTURES (TWO PER YEAR) (Ch. 199)</b>	
All buildings that fall under the Wisconsin Commercial Code shall be assessed a charge based on the square footage of the building (square footage is the total floor area of any building or structure):	
1. Up to 2,500 square feet	\$ 31.65
2. 2,501 to 5,000 square feet	\$ 47.44
3. 5,001 to 10,000 square feet	\$ 94.82
4. 10,001 to 25,000 square feet	\$ 189.67

5. 25,001 to 50,000 square feet	\$ 379.28
6. 50,001 to 100,000 square feet	\$ 758.56
7. 100,001 square feet and over	\$1,517.12
8. Residential Multi-Family Structures	\$ 12.00 / per unit

## **V. LAW ENFORCEMENT**

<b>A. False Alarms (excluding Fire Alarms)</b>	
➤ First three (3) False Alarms	No Charge
➤ Fourth False Alarm	\$ 70.00 plus court costs
➤ Fifth False Alarm	\$ 100.00 plus court costs
➤ Sixth and Subsequent False Alarms	\$ 150.00 plus court costs
<b>B. Winter Parking Restrictions (Ch. 320)</b>	
➤ Improper Parking; No Parking Zone; Parked On Private Property; No Boat Launch Permit; And Other Violations	\$ 20.00
➤ Parked at Fire Hydrant; Parked in Handicapped Zone	\$ 100.00
<b>C. Pewaukee Lake (Ch. 235)</b>	
➤ Launch Fee	\$ 7.00 / each launch
➤ Seasonal Launch Permit	\$ 50.00 plus tax
➤ Permit for Summer Recurrent and Lake Activities	\$ 20.00 / per year
➤ Permit for Winter Recurrent Activities	\$ 20.00 / per year
<b>D. Forfeiture Amount for Violations Regarding E 9-1-1 Calls (Ch. 115, Art. III)</b>	
➤ First three unintentional E 9-1-1- Calls	No Charge
➤ Fourth unintentional E 9-1-1 Call	\$ 70.00 plus court costs
➤ Fifth unintentional E 9-1-1 Call	\$ 100.00 plus court costs
➤ Sixth and subsequent unintentional E 9-1-1 Calls	\$150.00 plus court costs
<b>E. Municipal Court Costs Assessed on Each Citation (Ch. 16)</b>	\$38.00
<b>F. Community Police Program</b>	\$6.00 - \$10.00 / program / occurrence for Non-Residents
<b>G. Violation of Watercraft Launch Restrictions (Ch. 235)</b>	
➤ First Occurrence	\$1,000.00 plus court costs
➤ Second and Subsequent Occurrences	\$2,000.00 each plus court costs
<b>H. Escort Without License (Ch. 184)</b>	\$500.00 plus court costs

## **VI. PARKS DEPARTMENT FEES & CHARGES\***

<b>A. BUILDING RESERVATIONS</b>				
	Resident	Non-Resident	Business Resident	Business Non-Resident
Wagner (4-hr minimum)	\$65.00 / hour	\$130.00 / hour	\$65.00 / hour	\$260.00 / hour
Nettesheim (4-hr minimum)	\$40.00 / hour	\$80.00 / hour	\$40.00 / hour	\$160.00 / hour
South (4-hr minimum)	\$40.00 / hour	\$80.00 / hour	\$40.00 / hour	\$160.00 / hour
Balmer	\$125.00 / day	\$250.00 / day	\$125.00 / day	\$430.00 / day
<b>B. FIELD USE FEES AND FEES FOR SPORTS COMPLEX</b>				

Security deposits will range from \$300.00 -\$500.00 dependent upon portions of park	
Single Ball Diamond	
➤ Un-prepped	\$20.00 resident / \$25.00 non-resident per hour
➤ Prepped (Minimum 3-Hours)	\$30.00 resident / \$35.00 non-resident per hour
Single Soccer Field	
➤ Up to U8 size	\$20.00 resident / \$25.00 non-resident per hour
➤ Size U8 & over	\$20.00 resident / \$25.00 non-resident per hour
Sports Complex	
➤ Turf Ball Diamond fees	\$80/hour, \$200 1-game 3-hour rate, \$640/day
Single Soccer Field fee	See Single Soccer Field
Entire Soccer Side for a Day	\$1,500.00 resident / \$2,200.00 non-resident
Concession Stand	\$500.00 for a day tournament otherwise \$50.00 per hour
<b>* - Does not include individual recreation programs/project fees</b>	

## **VII. PUBLIC WORKS FEES AND CHARGES**

A. Public Street/Highway Opening Permit ( <i>Ch. 303</i> )	\$ 75.00
B. Sewerage Sludge Disposal Permit ( <i>Ch. 216</i> )	\$ 300.00 per site / year
C. Holding Tank Deposit ( <i>Ch. 216</i> )	
➤ Residential	\$ 500.00
➤ Commercial or Industrial	\$1,000.00
➤ Commercial or Industrial Dispensing Food	\$1,500.00
D. Noxious Weed Abatement	All Labor Costs (at the minimum of 2 hours) & Equipment Costs

## **VIII. WATER/SEWER FEES AND CHARGES**

As outlined in the Municipal Code, Reserve Capacity Assessments (RCA) are area assessment being served by the reserve capacity of the system. Additionally special assessments may be levied against properties for sanitary sewer or water infrastructure. A detailed fee schedule for RCS and other special assessments is available from the Water/Sewer Utility.

## **IX. STORM WATER UTILITY**

As outlined in the Municipal Code, the City has adopted a Storm Water Utility for the entire City. Properties with at least 267 square feet of impervious surface are subject to an annual Storm Water Utility Fee of \$120.00 per Equivalent Runoff Unit.

## **II. STORM WATER UTILITY**

As outlined in the Municipal Code, the City has adopted a Storm Water Utility for the entire City. Properties with at least 267 square feet of impervious surface are subject to an annual Storm Water Utility Fee of \$120.00 per Equivalent Runoff Unit.

“(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.”

The fees charged in 2024 related to residential development and remodeling were \$888,126.06. This number divided by the 45 new homes constructed in 2024 equals \$19,736.13. Note that the total number of fees charged is for all residential homes throughout the city, not just those 45 new homes.

## Appendix A

### UNDEVELOPED PARCELS ZONED FOR RESIDENTIAL DEVELOPMENT LIST

PWC 0886998002 N/A MARK L SEYMER AND LISA K SEYMER N47W27585 LYNNDAL RD PEWAUKEE WI 2.249 ACRES

PWC 0885996006 YENCH ROAD JEFF & DAVID MIEROW 3055 N BROOKFIELD ROAD BROOKFIELD WI 53045 30.6905 ACRES PARCEL SPLIT #1 – 3 NEW PARCELS – ADDRESS & TAX KEY NOT ASSIGNED YET

PWC 0885996006 YENCH ROAD JEFF & DAVID MIEROW 3055 N BROOKFIELD ROAD BROOKFIELD WI 53045 30.6905 ACRES PARCEL SPLIT #2 – 3 NEW PARCELS – ADDRESS & TAX KEY NOT ASSIGNED YET

PWC 0885996006 YENCH ROAD JEFF & DAVID MIEROW 3055 N BROOKFIELD ROAD BROOKFIELD WI 53045 30.6905 ACRES PARCEL SPLIT #3 – 3 NEW PARCELS – ADDRESS & TAX KEY NOT ASSIGNED YET

PWC 0885015 N/A JOAN WINTERSBERGER TRUST W272N4642 YENCH RD PEWAUKEE WI 53072 0.915 ACRES

PWC 0881998002 W262N4563 RYAN RD JAMES WILLIAM PUGH AND PENNY JEAN GOODYEAR 1343 HILLSIDE DR WAUKESHA WI 53186 1.484 ACRES

PWC 0884996 W261N4256 HIGH ST RYAN A RACHONER W261N4256 HIGH ST PEWAUKEE WI 53072-7025 3.082 ACRES

PWC 0877993001 N45W25171 LINDSAY RD E LINDA UEBELE W244N4453 SWAN RD PEWAUKEE WI 53072-2651 4.844 ACRES

PWC 0887012 N41W27919 ISHNALA TRL MARGRIT MEIER AND MAX MEIER FAMILY TRUST N41W27919 ISHNALA TRL PEWAUKEE WI 53072 0.967 ACRES

PWC 0887984 N/A MARGRIT MEIER AND MAX MEIER FAMILY TRUST N41W27919 ISHNALA TRL PEWAUKEE WI 53072 1.683 ACRES

PWC 0888012 N/A SAMUEL M VALLONE AND ANN K VALLONE W274N4105 SHARI DR PEWAUKEE WI 53072 1.306 ACRES

PWC 0887988 N/A JAMES R & MARGARET A MEINECKE REVOCABLE TRUST N40W27855 GLACIER RD PEWAUKEE WI 53072 0.192 ACRES

PWC 0887041 N/A JAMES R & MARGARET A MEINECKE REVOCABLE TRUST N40W27855 GLACIER RD PEWAUKEE WI 53072 1.441 ACRES

PWC 0887040 N/A JAMES R & MARGARET A MEINECKE REVOCABLE TRUST N40W27855 GLACIER RD PEWAUKEE WI 53072 1.65 ACRES

PWC 0887037 N/A JAMES R & MARGARET A MEINECKE REVOCABLE TRUST N40W27855 GLACIER RD PEWAUKEE WI 53072 2.23 ACRES

PWC 0889009001 N39W27402 HILLSIDE GROVE RD W T CORPORATION 36024 S BEACH RD OCONOMOWOC WI 53066 0.458 ACRES

PWC 0930077001 N/A MATT J HALL PO BOX 101 NASHOTAH WI 53058-0101 0.305 ACRES

## Appendix A

### UNDEVELOPED PARCELS ZONED FOR RESIDENTIAL DEVELOPMENT LIST

PWC 0930081 N/A WILLIAM J SMITH W269N2738 ELM AVE PEWAUKEE WI 53072-4406 0.153 ACRES

PWC 0930082 N/A WILLIAM J SMITH W269N2738 ELM AVE PEWAUKEE WI 53072-4406 0.153 ACRES

PWC 0930011 N/A CARL GOLLNICK AND CHRISTINE GOLLNICK N29W26640 PETERSON DR PEWAUKEE WI 53072 0.33 ACRES

PWC 0930052016 N/A J & R DREAMFIELD LLC W267N2884 WOODLAND DRIVE PEWAUKEE WI 53072-4476 3.496 ACRES

PWC 0930124 N/A J & R KNUTSON REVOCABLE TRUST W267N2884 WOODLAND DR PEWAUKEE WI 53072 1.012 ACRES

PWC 0929986002 N/A 1520 LLC 1405 CAPITOL DR PEWAUKEE WI 53072-6933 1.26 ACRES

PWC 0931999007 N/A DONALD J CZECH N41W27458 PATRICIA LN PEWAUKEE WI 53072 4.079 ACRES

PWC 0941988104 N/A MEADOWBROOK VILLAGE LLC 2008 SAINT JOHNS AVE HIGHLAND PARK IL 60035-2417 19.0045 ACRES

PWC 0937034 N/A EUGENE A BLODGETT 1008 E BROADWAY WAUKESHA WI 53186 1.786 ACRES

PWC 0940996 N14W27393 SILVERNAIL RD TENACIOUS INVESTMENTS LLC 450 N WALES RD WALES WI 53183-9440 3.37 ACRES

PWC 0940997001 N/A MARY ANN WORGULL-PIVOTTO N27W27266 WOODLAND DR PEWAUKEE WI 53072-4478 7.439 ACRES

PWC 0939032 N/A SEAN DOWNS AND JULIE DOWNS W278N1184 WOODSIDE DR WAUKESHA WI 53188 2.16 ACRES

PWC 0981095 N/A DAVID HARDIMAN AND KARENJOY HARDIMAN N10W27373 ROLLING RIDGE DR WAUKESHA WI 53188 3.266 ACRES

PWC 0981040 N/A ROBERT LORIER AND LINDA LORIER W273N875 ROBBY LN WAUKESHA WI 53188 0.903 ACRES

PWC 0984051004 N/A THOMAS J KEHOSS AND BARBARA J KEHOSS N5W27295 NORTHVIEW RD WAUKESHA WI 53188 0.977 ACRES

PWC 0876993002 N/A MAYNARD HILLESHEIM P.O. BOX 161 PEWAUKEE WI 53072-0161 6.821 ACRES

PWC 0876998004 W244N4412 SWAN RD MARVIN G FREYER W244N4412 SWAN RD PEWAUKEE WI 53072-2619 8.631 ACRES

PWC 0876998008 N/A JAMES CRAIG BUILDERS INC 12229 W NORTH AVE WAUWATOSA WI 53226-2080 4.107 ACRES

PWC 0871003 N40W23879 SWAN VIEW CT / WILLIAM WAY AMANDA TEDER AND CHARLES LANE 104 ROYAL TROON CT GEREER SC 29650-3616 0.605 ACRES

PWC 0871004 N40W23861 SWAN VIEW CT CHERYL SWAN N40W23861 SWAN VIEW CT PEWAUKEE WI 53072-1112 0.564 ACRES

## Appendix A

### UNDEVELOPED PARCELS ZONED FOR RESIDENTIAL DEVELOPMENT LIST

PWC 0872018 N/A THEODORE J BIAGIONI N43W23195 BEAVER CT PEWAUKEE WI 53072-2657 2.112 ACRES

PWC 0871068 BWC INVESTMENTS LLC N8W22520 JOHNSON DR STE L WAUKESHA WI 53186-1668 SWAN VIEW FARMS PHASE 2 28.5376 ACRES

PWC 0869995 N/A CITY OF PEWAUKEE W240N3065 PEWAUKEE RD PEWAUKEE WI 53072-4044 1.9904 ACRES

PWC 0867097 N41W22798 SUNDER CREEK DR MAURICE ROBINSON AND GWENN V ROBINSON N41W22812 SUNDER CREEK DR PEWAUKEE WI 53072 0.425 ACRES

PWC 0867099 N41W22816 SUNDER CREEK DR NEAL E PERGANDE JR AND THERESA M PERGANDE 2523 EMSLIE DR WAUKESHA WI 53188 0.433 ACRES

PWC 0868996001 N/A H&F PROPERTIES 734 RIVER RESERVE DR HARTLAND WI 53029 0.825 ACRES

PWC 0867994006 DUPLAINVILLE RD MAPLE CREEK FARMS LLC W225N4226 DUPLAINVILLE RD PEWAUKEE WI 53072-2809 0.5601 ACRES

PWC 0867994004 DUPLAINVILLE RD CHRISTIAN E HANSEN W383N6450 S WOODLAKE CIR OCONOMOWOC WI 53066-6309 0.4695 ACRES

PWC 0867994002 DUPLAINVILLE RD CHRISTIAN E HANSEN W383N6450 S WOODLAKE CIR OCONOMOWOC WI 53066-6309 1.5748 ACRES

PWC 0867995 N/A CHRISTINE A LINDENSTRUTH N47W22733 WEYER RD PEWAUKEE WI 53072 0.533 ACRES

PWC 0905007 N/A CHANDRA GOLLAPUDY AND SUNEETA GOLLAPUDY N54W16658 AUTUMN VIEW LN MENOMONEE FALLS WI 53051 0.548 ACRES

PWC 0905995002 N35W23124 CAPITOL DR QUEEN OF APOSTLES CONGREGATION N35W23360 W CAPITOL DR PEWAUKEE WI 53072 15.162 ACRES

PWC 0905995 N35W23190 CAPITOL DR QUEEN OF APOSTLES CONGREGATION N35W23360 W CAPITOL DR PEWAUKEE WI 53072 2.0127 ACRES

PWC 0908053 N/A GARY KOPROWSKI AND RHONDA KOPROWSKI 4128 MENOMONEE RIVER PKWY WAUWATOSA WI 53222-1134 0.737 ACRES

PWC 0901999003 W240N3939 SWAN RD LOUIE MARKOPOULOS AND PEGGY MARKOPOULOS W24N3939 SWAN RD PEWAUKEE WI 53072 3.138 ACRES

PWC 0904998 W240N3415 PEWAUKEE RD ROBERT W & RUTH E STRIETER REVOCABLE LIVING TRUST N8985 COUNTY RD SC IXONIA WI 53036 4.288 ACRES

PWC 0904996001 N/A THOMAS BANNISTER AND ANN BANNISTER W240N3277 PEWAUKEE RD PEWAUKEE WI 53072 1.991 ACRES

## Appendix A

### UNDEVELOPED PARCELS ZONED FOR RESIDENTIAL DEVELOPMENT LIST

PWC 0983017 W275N233 ARROWHEAD TRL CATHLEEN CARITY ESSELSTYN INHERITED TRUST N2W27481  
ARROWHEAD TRL WAUKESHA WI 53188-1947 1.723 ACRES

PWC 0911997 N31W22828 GREEN RD SCOTT T AUGUSTINE AND LESLEY M AUGUSTINE N31W22828 GREEN RD  
PEWAUKEE WI 53072-4005 7.825 ACRES

PWC 0911990002 N/A THOMAS W & SHARON L LINDNER REVOCABLE TRUST N31W22788 GREEN RD  
PEWAUKEE WI 53072 0.695 ACRES

PWC 0911995 N31W22756 GREEN RD NETTESHEIM REVOCABLE MARITAL TRUST N31W22756 GREEN RD  
PEWAUKEE WI 53072 9.645 ACRES

PWC 0909995 N/A TIMOTHY S TROTIER AND ANNA H TROTIER W225N3781 LONG VALLEY CT PEWAUKEE WI  
53072 1.00 ACRES

PWC 0912039 N/A ERIK ZABEL AND MONICA ZABEL N32W22198 SHADY LANE PEWAUKEE WI 53072 0.451  
ACRES

PWC 0912044 N/A KEVIN M BROUWER N31W22050 SHADY LN PEWAUKEE WI 53072-4120 0.525 ACRES

PWC 0957991 N/A MICHAEL M KOSCINSKI 16145 W NATIONAL AVE NEW BERLIN WI 53151 10.975 ACRES

PWC 0958979001 N/A PETERSON FAMILY PROPERTIES LLC W240N1221 PEWAUKEE RD WAUKESHA WI 53188  
11.544 ACRES

PWC 0958978 N18W22739 WATERTOWN RD JOSEPH GRISWOLD AND ELLEN GRISWOLD N18W22739  
WATERTOWN RD WAUKESHA WI 53186 5.835 ACRES

PWC 0958990003 N/A MARINCIC FAMILY LLC N30W22121 GREEN RD WAUKESHA WI 53186 1.094 ACRES

PWC 0958990001 N/A MARINCIC FAMILY LLC N30W22121 GREEN RD WAUKESHA WI 53186 0.919 ACRES

PWC 0958990002 N/A MARINCIC FAMILY LLC N30W22121 GREEN RD WAUKESHA WI 53186 0.893 ACRES

PWC 0955999002 N/A STEVEN J MUELLER AND THOMAS E MUELLER 20925 HIGHLAND PASS DR BROOKFIELD  
WI 53045 18.046 ACRES

PWC 0955999001 N/A STEVEN J MUELLER 20925 HIGHLAND PASS BROOKFIELD WI 53045 10.799 ACRES

PWC 0955998 W235N1264 BUSSE RD REGINA MUELLER-JONES TRUST W235N1264 BUSSE RD WAUKESHA WI  
53186 10.0278 ACRES

## Appendix A

### UNDEVELOPED PARCELS ZONED FOR RESIDENTIAL DEVELOPMENT LIST

PWC 0955998 W235N1264 BUSSE RD REGINA MUELLER-JONES TRUST W235N1264 BUSSE RD WAUKESHA WI 53186 6.0518 ACRES

PWC 0966004 N/A SUSAN K NOBLE W235N1137 BUSSE RD WAUKESHA WI 53188 0.586 ACRES

PWC 0966014 N/A RANDALL KAU AND LORI KAU N11W23594 ROBINHOOD CT WAUKESHA WI 53188-1715 0.713 ACRES

PWC 0966039 N/A THOMAS SPELICH AND JOAN SPELICH W237N1012 KINGS DR WAUKESHA WI 53188 1.3101 ACRES

PWC 0966055 W238N1080 SHERWOOD DR JOAN G SPELICH AND JOSEPH S LEITINGER W237N1012 KINGS DR WAUKESHA WI 53188-1728 1.051 ACRES

PWC 0967997003 W237N612 OAKRIDGE DR PAYNE & DOLAN INC PO BOX 781 WAUKESHA WI 53187 2.374 ACRES

PWC 0963995 N/A WAUKESHA LIME & STONE CO PO BOX 781 WAUKESHA WI 53187-0781 1.505 ACRES

PWC 0963994 N5W22947 BLUEMOUND RD PAYNE & DOLAN INC PO BOX 781 WAUKESHA WI 53187-0781 1.783 ACRES

PWC 0963994001 N/A PAYNE & DOLAN INC PO BOX 781 WAUKESHA WI 53187-0781 2.028 ACRES

PWC 0963992002 N/A PAYNE & DOLAN INC PO BOX 781 WAUKESHA WI 53187-0781 16.287 ACRES

PWC 0963993 N406W229 WOLF RD DAVID ANDERSON AND CLAUDIA ANDERSON 2402 ROBERT ST STOUGHTON WI 53589 3.384 ACRES

PWC 0963993001 W229N406 WOLF RD WAUKESHA LIME & STONE CO INC PO BOX 781 WAUKESHA WI 53187-0781 1.165 ACRES

PWC 0963993002 N/A DAVID A ANDERSON AND CLAUDIA L ANDERSON 2402 ROBERT ST STOUGHTON WI 53589 3.304 ACRES

PWC 0963992001 N/A TOWN OF PEWAUKEE SANITARY DISTRICT #3 W240N3065 PEWAUKEE RD PEWAUKEE WI 53072-4044 1.523 ACRES

PWC 0963030 N/A CHERI J THURNER 217 WEST ST NAPLES FL 33963 0.745 ACRES

PWC 0928989 N/A JOSEPHINE MARY KRUKAR W316S3690 STATE ROAD 83 WAUKESHA WI 53189-9429 0.988 ACRES

## Appendix A

### UNDEVELOPED PARCELS ZONED FOR RESIDENTIAL DEVELOPMENT LIST

PWC 0928990 N/A JOSEPHINE MARY KRUKAR W316S3690 HWY 83 WAUKESHA WI 53186 1.123 ACRES

PWC 0928016 W251N2464 VALLEYVIEW CIRCLE BIELINSKI HOMES INC 1830 MEADOW LN STE A PEWAUKEE WI 53072-5575 0.385 ACRES

PWC 0928017 W251N2446 VALLEYVIEW CIRCLE BIELINSKI HOMES INC 1830 MEADOW LN STE A PEWAUKEE WI 53072-5575 0.337 ACRES

PWC 0945999002 N21W25195 BLUEMOUND RD GRAMANN REVOCABLE TRUST AGREEMENT N21W25195 BLUEMOUND RD PEWAUKEE WI 53072 8.71 ACRES

PWC 0945996001 N/A KENNETH R BLOCHOWIAK AND PATRICIA A BLOCHOWIAK 453 N BRATTLE RD SYRACUSE NY 13203 10.61 ACRES

PWC 0928965001 N25W25198 BLUEMOUND RD REESE BROTHERS DEVELOPMENT OF PEWAUKEE INC N19W29028 GOLF RDG N PEWAUKEE WI 53072-4900 13.1 ACRES

PWC 0950993004 N/A JEROME C WAMSER N18W25060 WAMSER RD PEWAUKEE WI 53072-4626 2.023 ACRES

PWC 0950083 N19W24667 RIVER EDGE CT KAMAL H ISSA AND TAMAM A ISSA N19W24651 RIVER EDGE CT PEWAUKEE WI 53072-8502 0.472 ACRES

PWC 0865201 NA WOODLEAF INVESTMENTS LLC 7900 DURAND AVE BLDG 10 MOUNT PLEASANT WI 53177-1972 5.138 ACRES

PWC 0866999002 N/A MICHAEL A HUMMER AND SANDRA J HUMMER FAMILY TRUST AND GARY L SCHULTZ N47W22521 WEYER RD PEWAUKEE WI 53072-1513 3.955 ACRES

PWC 0914979 N30W22945 GREEN ROAD FRANCES M. BOLAN 2770 FLAGSTONE DRIVE BROOKFIELD WI 53045 7.2978 ACRES

PWC 0982997005 N7W27843 NORTHVIEW ROAD BRYAN J. POLINSKE & LISA A. POLINSKE W159 BARTLAIN DRIVE IXONIA WI 53036-9770 3.5259 ACRES

PWC 0982997007 N7W27759 NORTHVIEW ROAD ANN KROLL AND BRADLEY KROLL 706 OAK RIDGE COURT WAUKESHA WI 53188-3001 1.9932 ACRES

PWC 0865182 W220N4606 TIMBER LOOP WOODLEAF RESERVE

PWC 0865185 W220N4600 TIMBER DR/LOOP WOODLEAF RESERVE

PWC 0865191 W220N4551 TIMBER DR WOODLEAF RESERVE

PWC 0865195 W220N4599 / W220N4609 TIMBER DR WOODLEAF RESERVE

## Appendix A

### UNDEVELOPED PARCELS ZONED FOR RESIDENTIAL DEVELOPMENT LIST

PWC 0865204 W221N4588 TIMBER CT WOODLEAF RESERVE

PWC 0865207 W221N4552 TIMBER CT WOODLEAF RESERVE

PWC 0865214 W221N4567 TIMBER CT WOODLEAF RESERVE

PWC 0932151002 NA AMANDA I. BROWN W263N2080 E FIELDHACK DR UNIT 106 PEWAUKEE WI 53072-5403  
20.029 ACRES

PWC 0868996001 NA H & F PROPERTIES LLC 734 RIVER RESERVE DR HARTLAND WI 53029 0.8254 ACRES

PWC 0868994001 N/A H & F PROPERTIES LLC 734 RIVER RESERVE DR HARTLAND WI 53029-2906 9.167 ACRES

PWC 0868994002 N/A H & F PROPERTIES LLC 734 RIVER RESERVE DR HARTLAND WI 53029-2906 7.516 ACRES

PWC 0868994003 N/A H & F PROPERTIES LLC 734 RIVER RESERVE DR HARTLAND WI 53029-2906 104.283  
ACRES

PWC 0960991002 W220N1285 SPRINGDALE RD FOX RIVER PRESERVE LLC 3120 GATEWAY RD BROOKFIELD WI  
53045-5112 16.552 ACRES BUILDING PAD #3 VACANT

PWC 0961999 W220N1193 SPRINGDALE RD H COLEMAN NORRIS REVOCABLE TRUST N23W28190 BEACH PARK  
CIR PEWAUKEE WI 53072-5130 2.886 ACRES

PWC 0886995 N44W27998 CAPITOL DR MICHAEL J WIST AND TRACEY L WIST REVOCABLE TRUST  
N44W27998 CAPITOL DR PEWAUKEE, WI 53072-2152 6.396 ACRES

PWC 0940999001 N/A ROBERT J STENZ FAMILY TRUST 2371 JACOB ROW LAKE HAVASU CITY AZ 86404-9536  
28.274 ACRES

PWC 0935981 N25W27675 PROSPECT AVE LAKE PEWAUKEE SANITARY DISTRICT N25W27534 OAK ST  
PEWAUKEE, WI 53072-4373 32.788 ACRES

PWC 0916997 W220N2475 SPRINGDALE RD FRIEDL ESSER REVOCABLE TRUST AND NORMAN ESSER CO LLC  
W1595 LAWLOR RD EAST TROY WI 53120-2543 58.28 ACRES

PWC 0944994 N12W26506 GOLF RD VARIN-WILLOW RUN LLC 430 PARK AVE STE 2A HIGHLAND PARK IL  
60035-2635 144.287 ACRES

PWC 0935029 EDGEWOOD AVENUE RONNIE STRAND AND KAREN STRAND 602 SE 33RD ST CAPE CORAL, FL  
33904-4158 0.1229 ACRES

# **Appendix A**

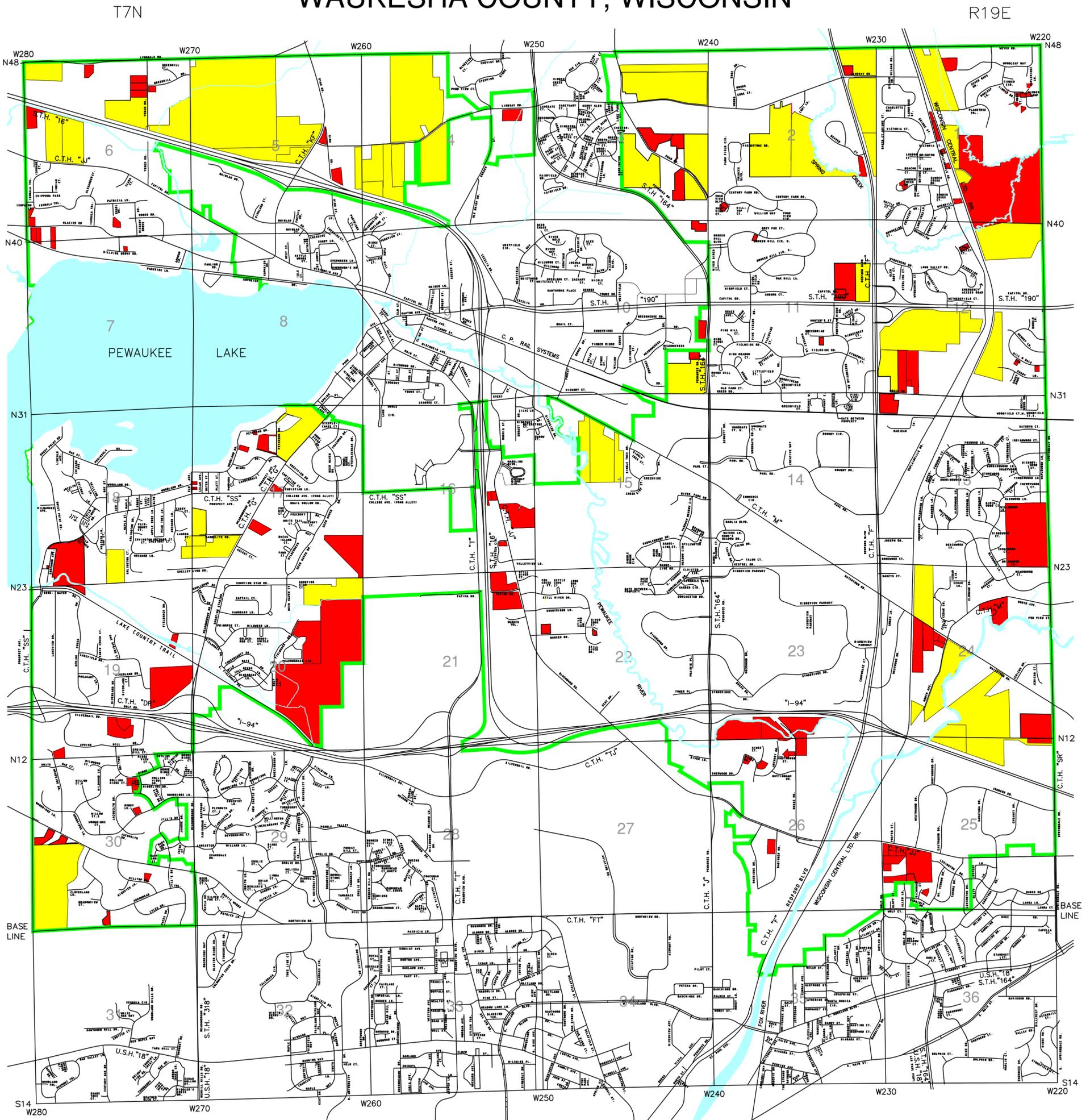
UNDEVELOPED PARCELS ZONED FOR RESIDENTIAL DEVELOPMENT LIST

# Appendix A

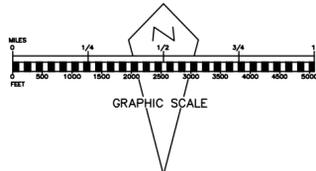
## 2026 UNDEVELOPED PARCEL MAP

### CITY OF PEWAUKEE

#### WAUKESHA COUNTY, WISCONSIN



- LEGEND**
- SCHOOLS
  - GOVERNMENT HALLS
  - HOSPITALS
  - ▲ PARKS
  - UNDEVELOPED PARCELS SUITABLE FOR RESIDENTIAL DEVELOPMENT
  - UNDEVELOPED PARCELS ZONED FOR RESIDENTIAL DEVELOPMENT



PREPARED BY:  
 WAUKESHA COUNTY PARK & PLANNING DEPARTMENT  
 JULY 1959  
 AMENDED BY THE CITY DECEMBER, 2000.  
 UPDATED: FEB., 2004; JAN., 2005; JAN., 2006; NOV., 2006; JAN., 2010; JUL., 2013.

## Appendix B

### UNDEVELOPED PARCELS SUITABLE FOR RESIDENTIAL DEVELOPMENT LIST

PWC 0886996 N/A KKNL LYNDALD LLC 2640 BARTLETT DR BROOKFIELD WI 53045-1716 14.6153 ACRES

PWC 0885996006 N/A YENCH LLC 3055 N BROOKFIELD RD BROOKFIELD WI 53045-3336 30.693 ACRES

PWC 0885999 N/A JOAN WINTERSBERGER AND SIEGFRIED & JOAN WINTERSBERGER TRUST W272N4642 YENCH RD PEWAUKEE WI 53072 20.874 ACRES

PWC 0886993 N43W27794 CAPITOL DR ROBERT W JANKE W224N2067 ELMWOOD DR WAUKESHA WI 53186 17.095 ACRES

PWC 0886992 N43W27722 CAPITOL DR RICHARD S LARKIN AND CAROLYN J LARKIN N43W27722 CAPITOL DR PEWAUKEE WI 53072 20.546 ACRES

PWC 0882999 N47W26699 LYNNDALD RD ROBERT R WINKELMAN LIVING TRUST N47W26699 LYNNDALD RD PEWAUKEE WI 53072-1120 165.338 ACRES

PWC 0883999001 W261N4399 RYAN RD GERALDINE M KRON 2007 IRREVOCABLE TRUST W261N4399 RYAN RD PEWAUKEE WI 53072 15.316 ACRES

PWC 0884988 N/A GERALDINE M KRON 2007 IRREVOCABLE TRUST W261N4399 RYAN RD PEWAUKEE WI 53072 8.599 ACRES

PWC 0881998004 W262N4403 RYAN RD WISTL MARITAL TRUST W262N4403 RYAN RD PEWAUKEE WI 53072-1851 23.325 ACRES

PWC 0884978003 N/A THOMAS SADOWSKE JR AND JODY SADOWSKE N27W27434 WOODLAND DR PEWAUKEE WI 53072 12.304 ACRES

PWC 0876999 N/A RICHARD C BARRETT 10333 CRESTA DRIVE LOS ANGELES CA 90064 9.708 ACRES

PWC 0878999 N44W25838 LINDSAY RD EDWARD A & AUDREY M SCHULTZ REVOCABLE TRUST AND KAREN A GROSZCZYK N44W25640 LINDSAY RD PEWAUKEE WI 53072 88.8265 ACRES

PWC 0879998 N43W25911 LINDSAY RD LISA GRAVEEN N43W25911 LINDSAY RD PEWAUKEE WI 53072 14.054 ACRES

PWC 0879999001 N43W25897 LINDSAY RD AMY L HOEPER N43W25897 LINDSAY RD PEWAUKEE WI 53072 14.6588 ACRES

PWC 0879995 N43W25809 LINDSAY RD SCOTT M CAMPBELL-SCHULTZ N43W25809 LINDSAY RD PEWAUKEE WI 53072-1942 11.8502 ACRES

PWC 0878999 N44W25838 LINDSAY RD EDWARD A & AUDREY M SCHULTZ REVOCABLE TRUST AND KAREN A GROSZCZYK N44W25640 LINDSAY RD PEWAUKEE WI 53072 33.24 ACRES

PWC 0873998002 N45W24434 LINDSAY RD HARRY H MIEROW AND LINDSAY LAND LLC 3090 MCCOY LN BROOKFIELD WI 53045-3350 52.266 ACRES

PWC 0873990 W245N4730 SWAN RD WALTER BEMBENEK AND JOYCE BEMBENEK W245N4730 SWAN RD PEWAUKEE WI 53072 15.206 ACRES

## Appendix B

### UNDEVELOPED PARCELS SUITABLE FOR RESIDENTIAL DEVELOPMENT LIST

PWC 0876997 W243N4333 SWAN RD STUCKSLAGER TRUST W243N4333 SWAN RD PEWAUKEE WI 53072  
33.713 ACRES

PWC 0876999001 W241N4268 SWAN RD JOHN P STOVER AND SUSAN C STOVER W241N4268 SWAN RD  
PEWAUKEE WI 53072 24.623 ACRES

PWC 0870998004 N45W23541 LINDSAY RD ALICE E NETTESHEIM REVOCABLE TRUST AND ROBERT P NETTESHEIM  
N45W23467 LINDSAY RD PEWAUKEE WI 53072-2034 52.637 ACRES

PWC 0869997 N/A JUSTIN J KIENAST AND KRYSTINA L KIENAST N23W27231 SHELLEY LYNN DR PEWAUKEE WI  
53072-4542 36.413 ACRES

PWC 0869999001 N/A MIEROW LINDSAY LLC AND LINDSAY ROAD LLC PO BOX 2162 BROOKFIELD WI 53008-  
2162 19.33 ACRES

PWC 0869996 N46W23075 LINDSAY RD UNIT 1 MILLER O'HERN BUSINESS PARK LLC PO BOX 651 PEWAUKEE WI  
53072-0651 26.738 ACRES

PWC 0872996 REDFORD BLVD MILLER O'HERN BUSINESS PARK LLC PO BOX 651 PEWAUKEE WI 53072-0651  
7.508 ACRES

PWC 0866998 N/A PATRICK J SCHUELE AND RONALD F SCHUELE JR 1723 SPRUCE ST GRAFTON WI 53024  
33.224 ACRES

PWC 0867996 W226N4362 DUPLAINVILLE RD JEFFREY A MIEROW 3055 N BROOKFIELD RD BROOKFIELD WI  
53045-3336 11.587 ACRES

PWC 0868997001 W225N4250 DUPLAINVILLE RD PETER T MARZO N5833 HWY F SULLIVAN WI 53178 3.353  
ACRES

PWC 0909999004 N35W22000 CAPITOL DR GARFIELD BAPTIST CHURCH N35W22000 CAPITOL DR PEWAUKEE  
WI 53072 44.692 ACRES

PWC 0905994 W230N3655 CAPITOL DR RICHARD L BORENITSCH 320 LEANORE LN BROOKFIELD WI 53005  
11.721 ACRES

PWC 0911999 N34W22535 CAPITOL DR RICHARD L BORENITSCH AND BARBARA A BORENITSCH N34W22535  
CAPITOL DR PEWAUKEE WI 53072 61.667 ACRES

PWC 0911998002 N/A DBA WE ENERGIES WISCONSIN ELECTRIC POWER CO 231 W MICHIGAN RM A-252  
MILWAUKEE WI 53203 13.355 ACRES

PWC 0912982 W223N3251 SHADY LN HAROLD C LARDINOIS AND MARTIN W LAUFER SR AND MARLENE J  
LAUFER 21490 W CLEVELAND AVE NEW BERLIN WI 53146-1925 23.601 ACRES

PWC 0958971 N18W22736 WATERTOWN RD JOSEPH & ELLEN GRISWOLD TRUST N18W22736 WATERTOWN RD  
WAUKESHA WI 53186 24.079 ACRES

PWC 0959986 N/A GERALD RAETHER AND NANCY RAETHER 21420 DONESWOOD DR WAUKESHA WI 53186  
3.58 ACRES

## Appendix B

### UNDEVELOPED PARCELS SUITABLE FOR RESIDENTIAL DEVELOPMENT LIST

PWC 0922989 N/A NEUMANN REVOCABLE TRUST N30W24785 WATERTOWN RD PEWAUKEE WI 53072-3915  
14.847 ACRES

PWC 0922983 N/A WILLIAM & RACHELLE KOHLER JOINT REVOCABLE TRUST N16W26543 BLUEGRASS LN UNIT A  
PEWAUKEE WI 53072 28.534 ACRES

PWC 0922987002 N29W24543 WATERTOWN RD PASDERA NO TWO LLC AND PASDERA NO 3 LLC N29W24483  
WATERTOWN RD PEWAUKEE WI 53072 8.04 ACRES

PWC 0929996 W262N3051 PROSPECT AVE ROBERT ELORANTA AND MARY ELORANTA N30W26451 PETERSON  
DR PEWAUKEE WI 53072-4464 31.238 ACRES

PWC 0931975 W267N2515 CARMELITE RD DISCALCED CARMELITE NUNS OF MILWAUKEE W267N2517 CARMELITE  
RD PEWAUKEE WI 53072-4528 7.887 ACRES

PWC 0931972004 N/A DISCALCED CARMELITE NUNS OF MILWAUKEE W267N2517 CARMELITE RD PEWAUKEE  
WI 53072 4.38 ACRES

PWC 0931972 W268N2433 MEADOWBROOK RD RICHARD CARR AND JOANNE BRAAM W268N2433  
MEADOWBROOK RD PEWAUKEE WI 53072 18.961 ACRES

PWC 0936987 N25W27428 OAK ST DALE OPAT N25W27428 OAK ST PEWAUKEE WI 53072 13.225 ACRES

PWC 0932151002 N/A MATT D RABE AND ANN E RABE 10017 N LAKESHORE DR MEQUON WI 53092 20.006  
ACRES

PWC 0941994007 N/A MARLENE FADROW CAREW 26922 HONEYMOON AVE LEESBURG FL 34748-9127 24.866  
ACRES

PWC 0983999002 N/A SECULAR INSTITUTE OF SCHOENSTATT SISTERS W284N404 CHERRY LN WAUKESHA WI  
53188 74.554 ACRES

PWC 0904994003 W240N3103 PEWAUKEE RD CHRIST EVANGELICAL LUTHERAN CHURCH OF PEWAUKEE INC  
W240N3103 PEWAUKEE RD PEWAUKEE WI 53072-4045 27.421 ACRES

PWC 0959999 N/A GE PRECISION HEALTHCARE LLC 3000 N GRANDVIEW BLVD WAUKESHA WI 53188-1615  
25.738 ACRES

PWC 0960990001 N/A H COLEMAN NORRIS TRUST N23W28190 BEACH PARK CIR PEWAUKEE WI 53072-5130  
56.114 ACRES

PWC 0962999 N/A H COLEMAN NORRIS TRUST N23W28190 BEACH PARK CIR PEWAUKEE WI 53072-5130  
14.947 ACRES

PWC 0961997 W220N1169 SPRINGDALE RD THOMAS BEATTY AND JACK C BEATTY 920 CRIGLAS RD WALES WI  
53183-9784 20.944 ACRES

PWC 0912983 N/A DUPLAINVILLE LLC 3055 N BROOKFIELD RD BROOKFIELD WI 53045-3336 8.188 ACRES

Appendix C

STATE OF WISCONSIN

CITY OF PEWAUKEE

WAUKESHA COUNTY

RESOLUTION 25-12-35

**A RESOLUTION TO ESTABLISH A PERMIT FEE SCHEDULE FOR 2026  
FOR THE CITY OF PEWAUKEE  
PURSUANT TO SECTIONS 62 AND 236 OF WISCONSIN STATUTES**

**WHEREAS**, the City of Pewaukee Common Council has created a City Code of Ordinances; and

**WHEREAS**, the City of Pewaukee requires certain fees for services provided by the city as currently outlined in the sections of the Municipal Code. From time to time, these fees for such approved activities within the City may be modified by the City Common Council by resolution; and

**WHEREAS**, the City Common Council has an obligation to the taxpayers in the City of Pewaukee to establish fair fees, cash bonds, and letters of credit requirements to offset the services and actual cost of City employees for review and inspection; and

**WHEREAS**, the City Common Council wishes to create for the benefit of property owners and citizens, by this resolution, a full schedule of fees, cash bonds, and letters of credit related to the aforementioned activities that will be reviewed on an annual basis.

**NOW THEREFORE**, the Common Council of the City of Pewaukee, **DOES HEREBY RESOLVE AS FOLLOWS:**

**I. ADMINISTRATIVE PERMITS AND FEES**

<b>A. HOTEL, ENTERTAINMENT AND ALCOHOLIC BEVERAGE LICENSES</b>	
1. Hotel & Short-Term Rental Licenses ( <i>Ch. 221</i> )	\$ 25.00
2. Class A Beer license ( <i>Ch. 118</i> )	\$100.00 / year or fraction thereof
3. Class A Liquor license ( <i>Ch. 118</i> )	\$500.00 / year or fraction thereof
4. Class B Beer license ( <i>Ch. 118</i> )	\$100.00 / year or fraction thereof
5. Class B Liquor license ( <i>Ch. 118</i> )	\$500.00 / year or fraction thereof
6. Class C Wine license ( <i>Ch. 118</i> )	\$100.00 / year or fraction thereof
7. Temporary Class B license ( <i>Ch. 118</i> )	\$ 10.00
8. Reserve Alcohol Beverage Sales license ( <i>Ch. 118</i> )	\$10,000.00 (one-time fee)
9. Petition for Appeal of Suspension/Revocation of Operators license ( <i>Ch. 118</i> )	\$100.00
10. Change of Agent ( <i>Ch. 118</i> )	\$10.00
11. Publication Fee ( <i>Ch. 118</i> )	Actual cost (to be billed)
12. Original Bartenders license ( <i>Ch. 118</i> )	\$30.00 / year
13. Renewal of Bartenders license ( <i>Ch. 118</i> )	\$25.00 / year
14. Provisional Bartenders license ( <i>Ch. 118</i> )	\$10.00 / year
15. Temporary Bartenders license ( <i>Ch. 118</i> )	\$10.00 / year
16. Replacement Bartender license ( <i>Ch. 118</i> )	\$5.00
17. Outdoor Entertainment ( <i>Ch. 176 Art I</i> )	\$30.00 / year
18. Cigarette license ( <i>Ch. 154</i> )	\$100.00 / year
19. Amusement Device license ( <i>Ch. 122</i> )	\$10.00 / device/year
20. License for Adult-Oriented Establishment ( <i>Ch. 110</i> )	\$500.00 / year
21. Background Investigation Fee for Establishment ( <i>Ch. 110</i> )	\$75.00 / year
22. Name Change Fee for Adult-Oriented Establishment ( <i>Ch. 110</i> )	\$500.00 / year

23. License for Employees of Adult-Oriented Establishment (Ch. 110)	\$50.00 / year
24. Background Investigation Fee for Employee License (Ch. 110)	\$60.00 /year
25. Escort or Escort Service License (Ch. 184)	
➤ Initial	\$250.00 / year
➤ Renewal	\$250.00 / year
➤ Late Renewal Penalty (in addition to renewal fee)	\$100.00 / year
<b>B. DOG LICENSES</b>	
1. Dog license (Ch. 126)	
➤ Spayed/Neutered	\$12.00 / year
➤ Not spayed/neutered	\$17.00 / year
2. Late Payment penalty (Ch. 126)	\$5.00 April 1 <sup>st</sup> or Later
3. Commercial Kennel license (3 or more dogs) (Ch. 126)	\$45.00 / year after Plan Commission Approval
4. Hobby Kennel license (4 or more dogs) (Ch. 126)	\$35.00 / year after Plan Commission Approval
5. Replacement Tag	\$1.00 each
<b>C. OTHER ADMINISTRATIVE LICENSES/FEES</b>	
1. Peddler License Application (Ch. 165)	\$10.00 investigation fee
	\$20.00 / per day; \$100.00 / per week
	\$250.00 / per month; \$1,000 per year
2. Special Event Permit ( <i>Required if more than 150 people</i> ) (Ch. 176, Art I)	
➤ Class I Event*	\$300.00 / per day
➤ Class II Event	\$150.00 / per day
➤ Electrical Inspection	\$60.00 / per inspection
➤ EMS Service (ambulance on site)	\$250.00 / per hour
➤ Barricades	
○ Up to 6 barricades	\$35.00
○ Over 6 barricades	\$70.00
➤ Fireworks Permit (Ch. 202)	No Charge, State & Local Permit Required
➤ Garbage Cans (55 gallon)	\$5.00 per garbage can
➤ Park Rental Permit	To Be Determined by Joint Park/Rec Board
➤ Pre-event Safety Inspection	\$75.00 per hour
➤ Security Deposit	Up to \$200.00 per day
➤ Temporary Bartender License	\$10.00
➤ Temporary Class B (Picnic) Beer & Wine Licenses	\$10.00
➤ Tent Inspection	\$31.65 if under 2500 sq. ft.; per tent / per inspection
➤ Fee for Filing of Application less than 90 days from date of event / Failure to File Application Non-Residential	\$500.00 plus permit costs
<i>*With regard to Class I events that are held over a period in excess of five days, the Common Council may limit the total assessment of the daily fee to five days upon a showing that the impact on City services justifies the reduction</i>	
3. Copy Charge	
➤ Photocopy	

○ Less than 11" x 17"	.10¢ per page plus tax
○ 11" x 17"	.25¢ per page plus tax
○ Larger than 11" x 17"	\$ 5.00 per page plus tax
➤ Flash Drive (No outside media will be accepted)	\$12.00 minimum per Flash Drive plus staff time
4. Non-Sufficient Funds (NSF) or Overdraft charge	\$29.00
5. Burning permit ( <i>Ch. 199</i> )	No Charge
6. Fireworks permit ( <i>Ch. 202</i> )	No Charge
7. Maps - Zoning, School District, Aldermanic District	\$10.00 each
8. Street Atlas Map	\$ 1.00 each
9. Special Assessment Letter (Completion in 3 to 5 business days)	\$50.00 (split 50/50 with Water/Sewer)
10. Charges/Fees for Pilgrim's Rest Cemetery ( <i>Ch. 150</i> )	
➤ Grave Site	
○ Resident	\$400.00* plus \$600 / site opening/closing charge for full burials or \$250 for cremains
○ Non-resident	\$600.00* plus \$600 / site opening/closing charge for full burials or \$250 for cremains
➤ Columbarium Niche (includes bronze plaque)	
○ Resident	\$910.00 * plus \$150 / site opening/closing charge
○ Non-resident	\$1,010.00 * plus \$150 / site opening/closing charge
➤ Opening/Closing on weekends & City-recognized holidays or any time outside normal business hours	\$500.00 / Site Additional Charge
<i>* Prices include Perpetual Care: Two-thirds (2/3) of the fee for every full-size site sale shall be allocated to the perpetual care fund. One-half (1/2) of the fee for every columbarium site sale is allocated to the perpetual care fund. Sales tax is charged on perpetual care.</i>	
11. Special Meeting with Common Council	\$500.00

## **II. BUILDING/CONSTRUCTION/DEVELOPMENT FEES AND CHARGES**

<b>A. RESIDENTIAL BUILDING PERMITS/FEES - (<i>Ch. 137 &amp; Ch. 340</i>)</b>	
1. State Seal	\$50.00
2. New Residential Buildings & Additions <i>All Floor Areas</i>	Base Fee of \$275.00, Plus .45¢ / sq. ft.
3. Detached Accessory Buildings / Structures <i>All Floor Areas</i>	Base Fee of \$120.00, Plus .35¢ / sq. ft.
4. Remodel / Alteration to Residential Buildings <i>Examples Include: Kitchens (Including Cabinet Refacing and Countertop Only Work), Bathrooms and Whole House, etc.</i>	Minimum Base Fee of \$150.00 Plus, \$11.00 / \$1,000.00 of Project Cost
5. Rooftop / Ground Mounted Solar Panels	\$110.00
6. Early Start	\$150.00
7. Certificate of Occupancy - New Residential Buildings, Additions, & Detached Garages	\$70.00

Temporary Certificate of Occupancy <i>Valid for 30 Days, unless otherwise extended by the Building Inspector</i>	\$70.00
8. Erosion Control <i>Sites of less than 1.0 acres and when a storm water management plan is not required.</i>	.05¢ / square foot of all estimated disturbed land surface – Minimum \$50.00, maximum \$2,000.00
9. Impact Fee – Also Zoning Ordinance (Ch. 340)	
Total Residential Impact Fee \$1,693.51 / dwelling unit	
Total Non-Residential Impact Fee \$2,227.05 / per acre	
➤ Impact Fee to be used for Parks, Playgrounds and Athletic fields:	
○ Residential buildings:	\$1,109.00 / dwelling unit
➤ Impact Fee to be used for Fire and Rescue facilities:	
○ Non-residential buildings:	\$ 263.00 / acre
○ Residential buildings:	\$ 107.00 / dwelling unit
➤ Impact Fee to be used for Hike/Bike Trails:	
○ Non-residential buildings:	\$2,032.00 / acre
○ Residential buildings:	\$ 528.00 / dwelling unit
10. Garbage Collection/Recycling Rate (Ch. 327, Art II)	\$ 222.00 per unit <u>for applicable properties</u>
➤ Up-the-Drive Service – Additional Subscription Rate (Residents can apply for Special Hardship if Handicapped or Disabled)	\$26.03 / per month
11. Minimum Residential Building Permit Fee <i>Re-Inspections, etc.</i>	\$70.00
<b>B. NON-RESIDENTIAL BUILDING PERMITS - (Ch. 137 &amp; Ch. 340)</b>	
1. New Non-Residential Buildings & Additions <i>All Floor Areas</i>	Base/Plan Review Fee \$400.00 plus .40¢ / sq. ft.
2. Remodel/Alterations/Build-Outs	Minimum Base Fee of \$250.00, Plus \$11.00 / \$1,000.00 of Project Cost
3. Detached Accessory Building and/or Structures <i>All Floor Areas</i>	Base/ Plan Review Fee \$200.00 plus .35¢ / sq. ft.
4. Agricultural Buildings and Additions <i>All Floor Areas</i>	Base/ Plan Review Fee \$200.00 plus .35¢ / sq. ft.
5. Early Start	\$300.00
6. Certificate of Occupancy – New Buildings, Additions	\$150.00
Certificate of Occupancy – Multi-Family & Tenant Spaces	\$70.00 / Unit
Temporary Certificate of Occupancy <i>Valid for 30 Days, unless otherwise extended by the Building Inspector</i>	\$110.00
7. Erosion Control <i>Sites of less than 1.0 acres and when a storm water management plan is not required.</i>	.05¢ / square foot of all estimated a storm water management plan is not required) disturbed land surface

	minimum \$75.00 – maximum \$2,000.00
8. Minimum Non-Residential Building Permit Fee <i>Re-Inspections, etc.</i>	\$110.00
<b>C. PLUMBING PERMITS (Ch. 137)</b>	
1. GENERAL	
➤ All Building Types - New Buildings / Additions / Alterations <i>All Floor Areas</i>	\$100.00 Base Fee, Plus .09¢ / sq. ft.
2. WATER SYSTEM	
➤ Water Service Lateral	\$70.00
➤ Back Flow Device – Fire, R.P. Valves, etc.	\$70.00
➤ Water Distribution System (domestic)	\$70.00
3. SANITARY SYSTEM	
➤ Sanitary Sewer Lateral	\$70.00
➤ Sanitary Building Drain Underground - Interior	\$70.00
➤ Sanitary Drain & Vent System - Interior	\$70.00
4. STORM SEWER SYSTEM	
➤ Storm Sewer Lateral	\$70.00
➤ Sewer Drain System – Interior	\$70.00
5. PLUMBING FIXTURES	
➤ All Plumbing Fixtures Including, but not limited to, faucets, sinks, lavatories, toilets, tubs, AAV's, dishwashers, hose bibs, grease traps, etc.	\$15.00 / Fixture, Plus Other Required Fees
6. MISCELLANEOUS PLUMBING	
➤ Gas Piping, Pools, Firepits, Garage Heaters, Accessory Structures, etc.	\$70.00
➤ Private Well <i>Inspection or Abandonment</i>	\$70.00
➤ Fire Suppression <i>Check Valves</i>	\$70.00
➤ New / Replacement Water Heater, Water Softener, Water Treatment, or RO System	Residential: \$70.00 / Unit Commercial: \$110.00 / Unit
7. Minimum Plumbing Permit Fee	Residential: \$70.00 Commercial: \$110.00
<b>D. ELECTRICAL PERMITS (Ch. 137)</b>	
1. GENERAL	
➤ All Building Types – New Buildings / Additions / Alterations <i>Not Including Electric Service All Floor Areas</i>	\$100.00 Base Fee, Plus .09¢ / sq. ft.
➤ Rooftop or Ground Mounted Solar Panels	\$195.00
➤ Services, Feeders & Subpanels	\$75.00 First 200 Amps, \$10.00 per 100 Amps Above 200 Amps
➤ Low Voltage <i>Multi-Family &amp; Non- Residential Buildings</i>	\$75.00, Plus .02¢ / sq. ft.
➤ Generator <i>Includes Gas Piping</i>	\$195.00

➤ EV Charger	\$70.00
➤ New / Replacement Air Conditioning Unit, Rooftop Unit, Boiler, or Furnace <i>Does Not Include HVAC Permit Fee</i>	Residential: \$70.00 / Unit Commercial: \$110.00 / Unit
➤ Minimum Electric Permit Fee	Residential: \$70.00 Commercial: \$110.00
<b>E. HEATING, VENTILATION AND AIR CONDITIONING (HVAC) PERMITS (Ch. 137)</b>	
1. GENERAL	
➤ All Building Types - New Buildings / Additions / Alterations <i>Not Including Electric Service All Floor Areas</i>	\$100.00 Base Fee, Plus .09¢ / sq. ft.
➤ Heating, Incinerator Units, Wood Buring Appliances, Energy Recovery Ventilators, Heat Pumps, Split HVAC units, and All-In-One HVAC Systems	\$70.00 / Unit, up to 150,000 Input BTU Units, Plus Additional \$5.00 for Each \$50,000 BTU or Fraction Thereof
➤ Commercial / Industrial Exhaust Hoods and Exhaust Systems	\$150.00 / unit
➤ Air Conditioning, Heat Pumps, Split HVAC units, and All-In-One HVAC Systems	\$70 / Unit Up To 3 Tons or 36,000 BTUs, Plus Additional \$5.00 for Each Ton or 12,000 BTUs or Fraction Thereof
➤ New / Replacement Air Conditioner or Furnace <i>Does Not Include Electric Permit Fee</i>	Residential: \$70.00 / Unit Commercial: \$110.00 / Unit
➤ Minimum HVAC Permit Fee	Residential: \$70.00 / Unit Commercial: \$110.00 / Unit
<b>F. CONSTRUCTION SITE EROSION CONTROL PERMITS (Ch. 180)</b>	
1. GENERAL	
➤ For sites less than 1.0 acre of disturbance or 15 or less cubic yards of fill or excavation, a storm water management plan or permit is not required.	See sections II.A. and II.B. of this resolution.
➤ For sites disturbing more than 1.0 acres or more than 15 cubic yards of fill, or requiring a Notice of Intent (NOI), or requiring a storm water management plan.	\$50.00 base fee plus a fee equal to the actual cost to the City for all work incurred in connection with the review of the submittal or as otherwise specified in a developers agreement
2. LETTER OF CREDIT OR CASH BOND*	
➤ For sites less than 1.0 acre of disturbance or 15 or less cubic yards of fill or excavation, a storm water management plan is not required.	See sections II.A. and II.B. of this resolution.
➤ For sites disturbing 1.0 to 10.0 acres or more than 15 cubic yards of fill or excavation, requiring a Notice of Intent (NOI), or requiring a storm water management plan.	\$2,000.00, or as otherwise specified in a developer's agreement.
➤ For sites disturbing 10.1 to 25.0 acres, requiring a Notice of Intent (NOI), or a storm water management plan.	\$3,500.00, or as otherwise specified in a developers agreement.

➤ For sites disturbing in excess of 25.0 acres, requiring a Notice of Intent (NOI), or requiring a storm water management plan.	\$5,000.00, or as otherwise specified in a developers agreement.
<b>G. STORM WATER MANAGEMENT (Ch. 180)</b>	
1. GENERAL	
➤ For sites less than 1.0 acre of disturbance <u>or 15 or less cubic yards of fill or excavation</u> , a storm water management plan is not required.	See sections II.A. and II.B. of this resolution.
➤ For sites disturbing in excess of 1.0 acres <u>or 15 cubic yards of fill or excavation</u> , requiring a Notice of Intent (NOI), or requiring a storm water management plan.	\$50.00 base fee plus a fee equal to the actual cost to the City for all work incurred in connection with the review of the submittal or as otherwise specified in a developers agreement.
2. LETTER OF CREDIT OR CASH BOND*	
➤ For sites less than 1.0 acre of disturbance - storm water management plan is not required.	See sections II.A. and II.B. of this resolution.
➤ For sites disturbing in excess of 1.0 acres, requiring a Notice of Intent (NOI), or requiring a storm water management plan.	As set forth in Sections or as otherwise specified in a developers agreement.
<b>*PLEASE NOTE:</b> ALL OR PART OF CASH PERFORMANCES BONDS MAY BE REIMBURSED IF NO COST HAS BEEN INCURRED BY THE CITY. EROSION BONDS SHALL BE FORFEITED IF COMPLAINEE IS NOT MET WITHIN 12 MONTHS OF OCCUPANCY.	
<b>H. MISCELLANEOUS BUILDING/STRUCTURE FEES</b>	
1. GENERAL	
➤ Razing of All Buildings <i>Residential, Non-Residential, or Accessory Building</i>	\$100.00, Plus .12¢ / sq. ft. <i>(No Maximum)</i>
➤ Moving of Buildings > 200 sq. ft. <i>Submit Bond Plus Proof of Insurance</i>	\$300.00
➤ Miscellaneous Permits <i>Including Re-Inspection for Expired Permits</i>	\$70.00
➤ Special Inspections <i>Non-Business Hours / Weekends</i>	\$200.00 / Hour
➤ Pools & Spas	Minimum Base Fee of \$70.00, Plus \$11.00 / \$1,000.00 of Project Cost
➤ Re-Roofing / Residing / Door / Window Replacement	Minimum Base Fee of \$70.00, Plus \$11.00 / \$1,000.00 of Project Cost
➤ Erosion Control – Development Major Land Division > 5 lots	\$500.00
➤ Development Minor Land Division < 5 lots	\$200.00
➤ Misc. Land Division over 2000 sq. ft.	\$100.00
➤ Foundation Repairs / Damp Proofing	Minimum Base Fee of \$70.00, Plus \$11.00 / \$1,000.00 of Project Cost
➤ Filling (§195(4))	\$100.00
➤ Culverts	\$150.00

➤ Landscape & Grading Permit	\$100.00
➤ Address Tile Set	\$35.00
➤ Building Inspector Onsite Consultation	\$70.00
<b>PLEASE NOTE:</b> A MINIMUM CHARGE OF UP TO \$500.00 OR TRIPLE THE PERMIT FEE< WHICHEVER IS GREATER, MAY APPLY IF WORK IS BEGUN WITHOUT A PERMIT.	
<i>Expired permits shall be reinstated prior to re-inspection. Each expired permit being reinstated shall be assessed the minimum fee or 50% of the original permit fee, whichever is greater.</i>	
<ul style="list-style-type: none"> <li>• A Minimum Permit Fee is \$70.00 per inspection unless otherwise stated.</li> <li>• Building square footage calculations shall include all floor levels, crawl spaces, basements, open and closed porches. The measurement shall be outside perimeter dimensions.</li> <li>• Applicable City impact fees will be assessed at time of building permit application.</li> <li>• Property owners and contractors shall be responsible for coordinating inspections and must ensure that final inspections are completed.</li> </ul>	

**I. COMMERCIAL PLAN REVIEW FEE SCHEDULE – BUILDING/HVAC/FIRE ALARM/FIRE SUPPRESSION**

1. New construction, additions, alterations and parking lots fees are computed per this table.
2. New construction and additions are calculated based on total gross floor area of the structure.
3. A separate plan review fee is charged for each type of plan review.

Area (Square Feet)	Building Plans	HVAC Plans	Fire Alarm System Plans	Fire Suppression System Plans
Less than 2,500	\$250	\$150	\$30	\$30
2,500 - 5,000	\$300	\$200	\$60	\$60
5,001 - 10,000	\$500	\$300	\$100	\$100
10,001 - 20,000	\$700	\$400	\$150	\$150
20,001 - 30,000	\$1,100	\$500	\$200	\$200
30,001 - 40,000	\$1,400	\$800	\$350	\$350
40,001 - 50,000	\$1,900	\$1,100	\$500	\$500
50,001 - 75,000	\$2,600	\$1,400	\$700	\$700
75,001 - 100,000	\$3,300	\$2,000	\$1,000	\$1,000
100,001 - 200,000	\$5,400	\$2,600	\$1,200	\$1,200
200,001 - 300,000	\$9,500	\$6,100	\$3,000	\$3,000
300,001 - 400,000	\$14,000	\$8,800	\$4,400	\$4,400
400,001 - 500,000	\$16,700	\$10,800	\$5,600	\$5,600

Over 500,000	\$18,000	\$12,100	\$6,400	\$6,400
Note:	1. A Plan Entry Fee of \$100.00 shall be submitted with each submittal of plans in addition to the plan review and inspection fees.			
	2. At the Sole discretion of the Supervisor of Building Inspection and Plans Examiner; Fees may be modified, reduced or waived based on scope of services, project type, or other relevant factors.			
Determination of Area	The area of a floor is the area bounded by the exterior surface of the building walls or the outside face of columns where there is no wall. Area includes all floor levels such as subbasements, basements, ground floors, mezzanines, balconies, lofts, all stories, and all roofed areas including porches and garages, except for cantilevered canopies on the building wall. Use the roof area for free standing canopies.			
Structural Plans and other Component Submittals	When submitted separately from the general building plans, the review fee for structural plans, precast concrete, laminate wood, beams, cladding elements, other facade features or other structural elements, the review fee is \$250.00 per plan with an additional \$100.00 plan entry fee per each plan set.			
Accessory Buildings and Misc. Structures	The plan review fee for accessory buildings and miscellaneous structures (i.e. towers, billboards, etc.) less than 500 square feet shall be \$125.00 with the plan entry fee waived.			
Early Start	The plan review fee for permission for “early start” construction shall be \$75.00 for all structures less than 2,500 sf. All other structures shall be \$150.00. The square footage shall be computed as the first floor of the building or structure.			
Plan Examination Extensions	The fee for the extension of an approved plan review shall be 50% of the original plan review fee, not to exceed \$3,000.00.			
Resubmittals & revisions to approved plans	When deemed by the reviewer to be a minor revision from previously reviewed and/or approved plans, the review fee shall be \$75.00. Any significant changes or alterations beyond minor amendments as determined by the Plans Examiner and Building Inspection Department may result in additional charges as appropriate.			
Submittal of plans after construction	Where plans are submitted after construction, the standard late submittal fee of \$250.00 will be assessed per each review type that occurred after construction. This is in addition to any other plan entry fees, structural components and base fees applied to a project.			
Expedited Priority Plan Review	The fee for a priority plan review, which expedites completion of the plan review in less than the normal processing time when the plan is considered ready for review, shall be 200% of the fees specified in these provisions.			
Variance Review	When approved by the State of Wisconsin Department of Safety and Professional Services to approve the review variances of State code for equivalency, the fee for processing any variance at the time of application shall be \$2,000.00			

1. New construction, additions, relocated buildings, repairs & alteration plan review fees are computed per this table. Fees for Projects are calculated based on the total gross floor area of the structure.

2. A separate plan review fee is charged for each type of plan review.

**Base Fee Schedule (“Commercial Plan Base Fees”)**

Area (Square Feet)	Building Plans	HVAC Plans	Fire Alarm System Plans	Fire Suppression System Plans
Less than 500 sf	\$150.00	\$100.00	\$100.00	\$100.00
501 sf - 2,500	\$360.00	\$195.00	\$100.00	\$100.00
2,501 - 5,000	\$420.00	\$260.00	\$100.00	\$100.00
5,001 - 10,000	\$720.00	\$390.00	\$130.00	\$130.00
10,001 - 20,000	\$960.00	\$520.00	\$195.00	\$195.00
20,001 - 30,000	\$1,440.00	\$650.00	\$260.00	\$260.00
30,001 - 40,000	\$1,920.00	\$1,040.00	\$455.00	\$455.00
40,001 - 50,000	\$2,520.00	\$1,430.00	\$650.00	\$650.00
50,001 - 75,000	\$3,480.00	\$1,820.00	\$910.00	\$910.00
75,001 - 100,000	\$4,320.00	\$2,600.00	\$1,300.00	\$1,300.00
100,001 - 200,000	\$7,200.00	\$3,380.00	\$1,560.00	\$1,560.00
200,001 - 300,000	\$12,600.00	\$7,930.00	\$3,900.00	\$3,900.00
300,001 - 400,000	\$18,600.00	\$11,440.00	\$5,720.00	\$5,720.00
400,001 - 500,000	\$22,200.00	\$14,040.00	\$7,280.00	\$7,280.00
Over 500,000	\$24,000.00	\$15,730.00	\$8,320.00	\$8,320.00

**BUILDING/HVAC/FIRE ALARM/FIRE SUPPRESSION FEE SCHEDULE NOTES**

Note:	1. A Plan Entry Fee of \$100.00 shall be paid to Consultant with each submittal of plans in addition to the plan review and inspection fees.
	2. Upon mutual agreement of Client’s Supervisor of Building Inspection and Consultant’s Plans Examiner, Commercial Plan Base Fees may be modified, reduced or waived based on scope of services, project type, or other relevant factors.
Determination of Floor Area	The area of a floor is the area bounded by the exterior surface of the building walls or the outside face of columns where there is no wall. Floor area includes all floor levels such as subbasements, basements, ground floors, mezzanines, balconies, lofts, all stories, and all roofed areas including porches and garages, except for cantilevered canopies on the building wall. Use the roof area for free standing canopies.

Structural Plans and other Component Submittals	When submitted separately from the general building plans, the review fee for structural plans, precast concrete, laminate wood, beams, cladding elements, other facade features or other structural elements, the review fee is \$250.00 per plan with an additional \$100.00 plan entry fee per each plan set.
Permission to Start	In addition to the other Fees due hereunder, the plan review fee for permission to start construction shall be \$150.00.
Plan Examination Extensions	The fee for the extension of an approved plan review shall be 50% of the original plan review fee, not to exceed \$3,000.00.
Resubmittals & revisions to approved plans	When deemed by the reviewer to be a minor revision from previously reviewed and/or approved plans, the review fee shall be \$75.00. Any significant changes or alterations beyond minor amendments as determined by the Plans Examiner and Building Inspection Department may result in additional charges as appropriate.
Submittal of plans after construction	Where plans are submitted after construction, the standard late submittal fee of \$250.00 will be assessed per each review type that occurred after construction. This is in addition to any other plan entry fees, structural components and base fees applied to a project.
Expedited Priority Plan Review	The fee for a priority plan review, which expedites completion of the plan review in less than the normal processing time when the plan is considered ready for review, shall be 200% of the fees specified in these provisions.
Variance Review	When approved by the State of Wisconsin Department of Safety and Professional Services to approve and review variances of State code for equivalency, the fee for processing any variance at the time of application shall be \$2,000.00.

**J. COMMERCIAL PLAN REVIEW FEE SCHEDULE – PLUMBING**

**Plumbing Site work – Stormwater Review Base Fees (“Stormwater Base Fees”)**

Acres (area of drained to a plumbing system)	Fee
up to 5	\$400.00
greater than 5 up to 10	\$600.00
greater than 10 up to 15	\$750.00
Each acre beyond 15 (rounded up)	\$750.00 base plus \$50.00 per acre

**Plumbing Sanitary Drain and Water Supply Laterals Base Fees (“Exterior Plumbing Base Fees”)**

\$40.00 per combined inch of pipe size  
(diameter pipe rounded up to nearest inch)

**Interior Plumbing Plan Review Fee Base Fees (“Interior Plumbing Base Fees”)**

For all interior plumbing as well as miscellaneous fixtures that necessitate review per SPS 382

Base Plumbing Plan Review fee	\$250.00 + \$3.50 per fixture
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<b>Plumbing Plan Review Fee Schedule Notes</b>	
All individually submitted plumbing plan sets plan entry fee. (applies to site work and laterals if submitted separately as well)	\$100.00
Resubmittals & revisions to approved plans	When deemed by Consultant's Plan Examiner to be a minor revision from previously reviewed and/or approved plans, the review fee shall be \$75.00. Any significant changes or alterations beyond minor amendments as mutually determined by Consultant's Plan Examiner and Client's Building Inspection Department may result in additional charges as appropriate.
Early Start	The plan review fee for permission to start construction shall be \$150.00 for all structures.
Submittal of plans after construction	Where plans are submitted after construction, the standard late submittal fee of \$250.00 will be assessed per each review type that occurred after construction. This is in addition to any other plan entry fees, structural components and Base Fees applied to a Project.
Expedited Priority Plan Review	The fee for a priority plan review, which expedites completion of the plan review in less than the normal processing time when the plan is considered ready for review, shall be 200% of the fees specified in these provisions.
Upon mutual agreement of Client's Supervisor of Building Inspection and Consultant's Plans Examiner, Stormwater Base Fees, Exterior Plumbing Base Fees and/or Interior Plumbing Base Fees may be modified, reduced or waived based on scope of services, project type, or other relevant factors.	

### **III. PLANNING REVIEW AND ZONING ADMINISTRATION**

<b>A. ZONING (Ch. 340)</b>	
1. Zoning Ordinance Text Amendment / District Map Amendment (Rezoning) / Comprehensive Master Plan Amendment	\$500.00 plus Cost for Publication, Notice & All Attorney Fees Related to Project
2. Conditional Use Permit	\$500.00 plus Cost for Publication, Notice & All Attorney Fees Related to Project
3. Zoning Board of Appeals	\$400.00 plus Cost for Publication, Notice & All Attorney Fees Related to Project
4. Special Meeting with Plan Commission	\$500.00
5. Signs ( <u>requiring a permit</u> )	\$50.00 plus \$2.00 / square foot – Maximum \$500.00 (electric permit not included)

6. Residential Zoning Permit (Fences/Sheds/Patio Slabs/Gazebo/Play Structures/Driveway & Other as determined by the Building Inspector	\$100.00, includes plan review and inspection
7. Commercial Zoning Permit	\$250.00, includes plan review and inspection
8. Zoning Compliance Letter	\$100.00
9. Business Plan of Operations	\$150.00
10. Site or Building Plan Review by Plan Commission <ul style="list-style-type: none"> <li>➤ Minimum Fee</li> <li>➤ Level 1: New buildings/additions less than 50,000 sq. ft. or sites less than 10 acres</li> <li>➤ Level 2: New buildings/additions between 50,001 sq. ft. and 100,000 sq. ft. or sites between 10.01 and 10.25 acres</li> <li>➤ Level 3: New buildings/additions over 100,001 sq. ft. or sites greater than 25.01 acres</li> </ul>	\$500.00 \$500.00 \$750.00 \$1,000.00
11. Site or Building Plan Review by Staff (minor changes as determined by the City Planner)	\$100.00
12. Conceptual Review Application	\$200.00
13. Temporary Use Permit	\$100.00
14. Mitigation Plan Review <i>Shoreland Overlay District</i>	\$400.00
15. Chicken Permit	\$100.00
<b>B. LAND DIVISION (Ch. 239)</b>	
1. Pre-Preliminary Plat	\$200.00
2. Preliminary Plat <ul style="list-style-type: none"> <li>➤ Up to 15 lots and outlots</li> <li>➤ 16 or more lots and outlots</li> </ul>	\$1,000.00 plus \$20.00 for each lot and outlot created  \$1,500.00 plus \$20.00 for each lot and outlot created
3. Final Plat <ul style="list-style-type: none"> <li>➤ Up to 15 lots and outlots</li> <li>➤ 16 or more lots and outlots</li> </ul>	\$500.00 plus \$20.00 for each lot and outlot created  \$750.00 plus \$20.00 for each lot and outlot created
4. Preliminary Certified Survey Map	\$200.00
3. Certified Survey Map	\$500.00 plus \$10.00 for each lot or parcel created
4. Replat	Same as final plat
<b>C. CASH PERFORMANCE BONDS*</b>	
1. Occupancy Cash Bond – Residential	\$500.00
2. Occupancy Cash Bond – Commercial	\$2,500.00
3. Erosion Cash Bond - 1 & 2 Family	\$2,000.00
4. Erosion Cash Bond – Commercial & Other Construction	\$5,000.00
5. Erosion Cash Bond – Major Land Division – Plats, Subdivisions	\$4,000.00
6. Erosion Cash Bond – Minor Land Division – (CSM) Less than 6 parcels	\$2,500.00

**\*PLEASE NOTE:** ALL OR PART OF CASH PERFORMANCES BONDS MAY BE REIMBURSED IF NO COST HAS BEEN INCURRED BY THE CITY. EROSION BONDS SHALL BE FORFEITED IF COMPLIANCE IS NOT MET WITHIN 12 MONTHS OF OCCUPANCY.

#### **IV. FIRE/RESCUE EMERGENCY FEES/CHARGES**

<b>A. FIRE/RESCUE CALL CHARGES (Ch. 40, Art I)</b>	
1. ALS1 (Advanced Life Saving) Transport Charge	
➤ Resident	\$1,400.00
➤ Non-Resident	\$1,400.00
2. ALS2 (Advanced Life Saving) Transport Charge	
➤ Resident	\$1,700.00
➤ Non-Resident	\$1,700.00
3. BLS (Basic Life Saving) Transport Charge	
➤ Resident	\$1,200.00
➤ Non-Resident	\$1,200.00
4. ALS (Advanced Life Saving) On Scene Care / No Transport	
➤ Resident	\$ 400.00
➤ Non-Resident	\$ 400.00
5. Mileage Charge for Rescue	
	\$ 27.00
<b>B. FIRE ALARM ACTIVATION CHARGE (Ch. 115, Art. I)</b>	
False Alarm Activations within Calendar Year	
➤ First False Alarm Activation	No Charge
➤ Second or Third False Alarm Activations	\$ 350.00 each
➤ Four or More False Alarm Activations	\$ 750.00 each
<b>C. INSPECTION AND SPECIAL SERVICES (Ch. 199)</b>	
1. Storage Tank Installation/Relining	
➤ Plan review	\$ 175.00
➤ 2 <sup>nd</sup> thru 10 <sup>th</sup> system	\$ 60.00 each
➤ Component	\$ 100.00 each (\$150.00 max)
➤ Site inspection	\$ 100.00 / each tank system or component
➤ Relining (includes Inspection Fee)	\$ 150.00 /tank
➤ New Construction/Conversion to Self-service Key card Code	\$ 135.00 / tank
2. Storage Tank Upgrade for Leak, Spill, Corrosion, & Overfill Protection	
➤ Plan review	\$ 35.00 / tank
➤ Site inspection	\$ 100.00 / tank
➤ Plan revision review	\$ 100.00
➤ UST/AST removal inspection	\$ 150.00 / tank
<b>D. UNIFORM FEE STRUCTURE FOR FIRE APPARATUS RESPONSE ON STATE AND FEDERAL HIGHWAYS (Ch. 40, Art I, &amp; Ch. 199)</b>	
1. Engine Company (minimum staffing 3)	\$ 558.00 / hour
2. Ladder Company (minimum staffing 3)	\$ 742.00 / hour
3. Tanker (minimum staffing 1)	\$ 369.00 / hour
4. Ambulance Other (minimum staffing 2)	\$ 184.00 / hour

5. Ambulance BLS (minimum staffing 2)	\$ 250.00 / hour
6. Ambulance ALS (minimum staffing 3)	\$ 350.00 / hour
7. Other Apparatus	\$ 184.00 / hour
8. Command Vehicle	\$ 250.00 / hour
<b>E. SPRINKLER &amp; FIRE ALARM SYSTEMS (Ch. 199)</b>	
1. Basic Fire Sprinkler and Fire Alarm Plan Review Fee	\$ 325.00
2. Fire Sprinkler with Fire Pump	\$ 475.00
3. Fire Sprinkler Plans Review with Hydraulic Calculations	\$ 275.00
4. Fire Sprinkler Hydraulic Calculations – Verification Only	\$ 185.00
5. Each Additional Review of the Same System	\$ 185.00
6. Site Inspection of Fire Sprinkler and Fire Alarm Installations during Installation	\$ 225.00 / visit
7. Witness Final Acceptance Tests of Fire Sprinkler and Fire Alarm Systems	\$ 225.00 / visit
8. Small Additions and Changes	\$ 175.00
9. Small Additions and Changes under 20 heads	\$ 175.00
<b>F. FIRE INSPECTION OF COMMERCIAL STRUCTURES (TWO PER YEAR) (Ch. 199)</b>	
All buildings that fall under the Wisconsin Commercial Code shall be assessed a charge based on the square footage of the building (square footage is the total floor area of any building or structure):	
1. Up to 2,500 square feet	\$ 31.65
2. 2,501 to 5,000 square feet	\$ 47.44
3. 5,001 to 10,000 square feet	\$ 94.82
4. 10,001 to 25,000 square feet	\$ 189.67
5. 25,001 to 50,000 square feet	\$ 379.28
6. 50,001 to 100,000 square feet	\$ 758.56
7. 100,001 square feet and over	\$1,517.12
8. Residential Multi-Family Structures	\$ 12.00 / per unit

## **V. LAW ENFORCEMENT**

<b>A. False Alarms (excluding Fire Alarms)</b>	
➤ First three (3) False Alarms	No Charge
➤ Fourth False Alarm	\$ 70.00 plus court costs
➤ Fifth False Alarm	\$ 100.00 plus court costs
➤ Sixth and Subsequent False Alarms	\$ 150.00 plus court costs
<b>B. Winter Parking Restrictions (Ch. 320)</b>	
➤ Improper Parking; No Parking Zone; Parked On Private Property; No Boat Launch Permit; And Other Violations	\$ 20.00
➤ Parked at Fire Hydrant; Parked in Handicapped Zone	\$ 100.00
<b>C. Pewaukee Lake (Ch. 235)</b>	
➤ Launch Fee (Per Launch)	
○ Boats under 20 Feet (Resident & Non-Resident)	\$ 13.00
○ Boats 21 Feet to 26 Feet (Resident)	\$ 17.00
○ Boats 21 Feet to 26 Feet (Non-Resident)	\$ 25.50
○ Boats greater than 27 Feet (Resident)	\$ 20.75
○ Boats greater than 27 Feet (Non-Resident)	\$ 31.25
➤ Seasonal Launch Permit	
○ Boats under 20 Feet (Resident & Non-Resident)	\$ 130.00 plus tax

○ Boats 21 Feet to 26 Feet (Resident)	\$ 170.00 plus tax
○ Boats 21 Feet to 26 Feet (Non-Resident)	\$ 255.00 plus tax
○ Boats greater than 27 Feet (Resident)	\$ 207.50 plus tax
○ Boats greater than 27 Feet (Non-Resident)	\$ 312.50 plus tax
➤ Permit for Summer Recurrent and Lake Activities	\$ 20.00 / per year
➤ Permit for Winter Recurrent Activities	\$ 20.00 / per year
<b>D. Forfeiture Amount for Violations Regarding E 9-1-1 Calls (Ch. 115, Art. III)</b>	
➤ First three unintentional E 9-1-1- Calls	No Charge
➤ Fourth unintentional E 9-1-1 Call	\$ 70.00 plus court costs
➤ Fifth unintentional E 9-1-1 Call	\$ 100.00 plus court costs
➤ Sixth and subsequent unintentional E 9-1-1 Calls	\$150.00 plus court costs
<b>E. Municipal Court Costs Assessed on Each Citation (Ch. 16)</b>	\$38.00
<b>F. Community Police Program</b>	\$6.00 - \$10.00 / program / occurrence for Non-Residents
<b>G. Violation of Watercraft Launch Restrictions (Ch. 235)</b>	
➤ First Occurrence	\$1,000.00 plus court costs
➤ Second and Subsequent Occurrences	\$2,000.00 each plus court costs
<b>H. Escort Without License (Ch. 184)</b>	\$500.00 plus court costs

## **VI. PARKS DEPARTMENT FEES & CHARGES\***

<b>A. BUILDING RESERVATIONS</b>				
	Resident	Non-Resident	Business Resident	Business Non-Resident
Wagner (4-hr minimum)	\$65.0 / hour	\$130.00 / hour	\$65.00 / hour	\$260.00 / hour
Nettesheim (4-hr minimum)	\$40.00 / hour	\$80.00/ hour	\$40.00 / hour	\$160.00 / hour
South (4-hr minimum)	\$40.00 / hour	\$80.00 / hour	\$40.00 / hour	\$160.00 / hour
Balmer	\$125.00 / day	\$250.00 / day	\$125.00 / day	\$430.00 / day
<b>B. FIELD USE FEES AND FEES FOR SPORTS COMPLEX</b>				
Security deposits will range from \$300.00 - \$500.00 dependent upon portions of park				
Single Ball Diamond				
➤ Un-prepped			\$20.00 resident / \$25.00 non-resident per hour	
➤ Prepped (Minimum 3-Hours)			\$30.00 resident / \$35.00 non-resident per hour	
Single Soccer Field				
➤ Up to U8 size			\$20.00 resident / \$25.00 non-resident per hour	
➤ Size U8 & over			\$20.00 resident / \$25.00 non-resident per hour	
Sports Complex				
➤ Turf Ball Diamond fees			\$80/hour, \$200 1-game 3-hour rate, \$640/day	
Single Soccer Field fee			See Single Soccer Field	

Entire Soccer Side for a Day	\$1,500.00 resident / \$2,200.00 non-resident
Concession Stand	\$500.00 for a day tournament otherwise \$50.00 per hour
<b>* - Does not include individual recreation programs/project fees</b>	

## **VII. PUBLIC WORKS FEES AND CHARGES**

A. Public Street/Highway Opening Permit ( <i>Ch. 303</i> )	
➤ Small Projects (less than 100 Feet in length)	\$ 75.00
➤ Medium Projects (101 Feet to 1,500 Feet in length)	\$ 300.00
➤ Large Projects (1,501 Feet to 5,280 Feet in length)	\$ 600.00
➤ Extra Large Projects (More than 5,281 Feet in length)	\$1,200.00
**Fee includes up to 1-hour of staff time for project review. If staff time is expected to exceed 1-hour, the contractor will be billed for actual staff time which will be communicated prior to permit issuance.	Varies Per Staff Member
B. Sewerage Sludge Disposal Permit ( <i>Ch. 216</i> )	\$ 300.00 per site / year
C. Holding Tank Deposit ( <i>Ch. 216</i> )	
➤ Residential	\$ 500.00
➤ Commercial or Industrial	\$1,000.00
➤ Commercial or Industrial Dispensing Food	\$1,500.00
D. Noxious Weed Abatement	All Labor Costs (at the minimum of 2 hours) & Equipment Costs

## **VIII. WATER/SEWER FEES AND CHARGES**

As outlined in the Municipal Code, Reserve Capacity Assessments (RCA) are area assessment being served by the reserve capacity of the system. Additionally special assessments may be levied against properties for sanitary sewer or water infrastructure. A detailed fee schedule for RCS and other special assessments is available from the Water/Sewer Utility.

## **IX. STORM WATER UTILITY**

As outlined in the Municipal Code, the City has adopted a Storm Water Utility for the entire City. Properties with at least 267 square feet of impervious surface are subject to an annual Storm Water Utility Fee of \$120.00 per Equivalent Runoff Unit.

## **SECTION 2: SEVERABILITY.**

The several sections of this resolution are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the resolution. The remainder of

the resolution shall remain in full force and effect. Any other resolutions whose terms are in conflict with the provisions of this resolution are hereby repealed as to those terms that conflict.

**SECTION 3: EFFECTIVE DATE.**

This resolution shall take effect January 1<sup>st</sup>, 2026.

Dated this 15<sup>th</sup> day of December, 2025

CITY OF PEWAUKEE

\_\_\_\_\_  
Steve Bierce, Mayor

ATTEST:

\_\_\_\_\_  
Kelly Tarczewski, Clerk/Treasurer