



CITY OF WAUWATOSA NEW HOUSING FEE REPORT

JANUARY 2026

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Section 1: Report Background and Introduction

Per Wis. Stat. §66.10014, the City of Wauwatosa has developed a New Housing Fee Report that responds directly to all statutorily required elements. Data listed is from January 2023 through December 2025 and was compiled by City staff. All projects listed are those approved as of December 2025, not necessarily completed or constructed at that time.

Section 2: Fee Summary

Below is a complete list of the annual fees imposed by the City between January 2023 and December 2025. Also included is the total number of new residential units during that same time period.

Total permit fees vary by unit type, site situation, and required City processes. Each site, project, and dwelling unit is unique, and because of this variability, the associated permit costs do not reflect a uniform assumption as to future permit costs. Additionally, these fees do not account for the substantially more significant costs associated with new residential development such as building materials, labor, infrastructure, and land.

Year	New Single-Family Units	Total Permit Fees	New Two-Family Units	Total Permit Fees	Multi-Family	Total Permit Fees
2025	2	\$3358	0	0	310	\$153,395
2024	1	\$2586	0	0	0	0
2023	4	\$4031	0	0	80	\$35,394

Source: City of Wauwatosa

Year	Total Permit Fees Collected	Total New Residential Units	Total Fee Per Residential Unit
2025	\$156,753	312	\$502.41
2024	\$2,586	1	\$2,586
2023	\$39,425	84	\$469.35

Source: City of Wauwatosa

Below is a list of projects that are currently underway or anticipated to be underway in 2025. These projects are not included in the figures listed above. Some have affordable housing components or contributed to the City's affordable housing fund.

- 41 units for Le Bon Vivant
- 523 units at the Mayfair Collection - Foundry
- 196 units for Mayfair/Wisconsin
- 357 units at Tosa Lofts, 118/Blue Mound
- 918 units at Mayfair Mall over 10 years
- 92 units at 2825 Mayfair

Section 3: Existing Municipal Fees Levied on Housing Development Projects

Below is a complete list of the 2025 fees imposed by the City of Wauwatosa on housing development projects. The entire City fee schedule can be found [here](#) on the City's website.

Fees Included Per §66.10014	Section Reference
Building Permit Fee	See Sections D., E., G., and I.
Impact Fee	None
Park Fee (Payment in Lieu of Land Dedication)	None
Plat Approval Fee	See Section A.
Stormwater Management Fee	Imposed Following the Completion of Construction. See Section F.
Water or Sewer Hook-Up Fee	See Section I.

Fee Type	Fee Amount
A. Planning and Subdivision (Section 24.16.030)	
Zoning Map Amendment	\$900
Zoning Text Amendment	\$660
Appeals to Board of Zoning Appeals	\$375
Request for Adjournment of Public Hearing	\$200
Application for Land Divisions	\$220
Applications for Certified Survey Maps	\$660
Preliminary Subdivision Plat	\$1,100
Final Subdivision Plat	\$550
Planned Development-Preliminary	\$1,650
Planned Development-Final	\$1,100
Amendments to Planned Development	\$1650 Major; \$550 Minor
Applications for Conditional Uses	\$550
Zoning Letters - Specialized	\$150

Tax Increment Financing Application Fee	\$10,000
Board of Public Works Exception	\$175
B. Public Works (Section 12.32.030)	
Parking Lot Plan Review	\$75 + \$90/hr engineering review fee, escrow required – amount TBD by Engineering
Street Occupancy Permit-Dumpster (If Obtained Prior To Placement)	\$75
Street Occupancy Permit- Dumpster (If Obtained After Placement)	\$150
Street Occupancy Permit	\$75
Street Occupancy - Small Excavations (Plumbers Cut)	\$75
Street Occupancy - Inspection	\$75
Street Occupancy - Sidewalk Replacement	\$75
Street Occupancy - Sidewalk Replacement / Drive Approach	\$150
Street Occupancy - Utility Project	Variable - based on size of project and amt of inspection required
Contractor's License	\$25
C. Fire Department (Section 14.28.080)	
Fire Alarm Permit	\$70
Sprinkler System Fee	\$135
First aid hose stations & standpipe connections	\$135 (for the first 6) \$10/additional connection
Fire System Installation	\$135
Variance/Waiver Fee	\$75

D. Building Fees (Section 15.02.150)	
Application Fee	\$55
Plan Examination Fees	
Design Review Board	
Commercial	\$250
Residential	\$50
Minimum Examination Fee	\$50
One & Two-Family Dwellings - New	\$200
One & Two Family-Dwellings - Additions & Alterations	\$100
Multi-Family & Condominiums Minimum	\$250
Multi-Family & Condominiums Per Unit	\$25
Commercial - New	\$500
Commercial - Administrative Fee (Agent Municipality)	12% of review fee
Garages - Residential	\$80
Garages - Commercial	\$250
Building Inspection Fees	
Minimum Inspection Fee	\$50
One & Two-Family Dwellings	\$0.30/square foot
Multi-Family & Condominiums	\$0.30/square foot
Commercial - New & Additions	\$0.28/square foot
Garages - Residential	\$0.30/square foot
Garages – Commercial (\$250 minimum)	\$0.06/square foot
Storage Sheds & Accessory	\$80

Buildings > 120 sq. ft	
Residing, Reroofing, Fences & Pools	\$50
Decks	\$80
Razing Buildings Minimum	\$50
Razing Buildings Per Square Foot	\$0.06
Moving Buildings Minimum	\$175
Moving Buildings Per Square Foot	\$0.06
Early Start - Footings and Foundations Residential	\$175
Early Start - Footings and Foundations Commercial	\$500
No Call For Final Inspection - 15 Days of Completion	\$75
State Seal 1 & 2 Family Dwellings	Cost + \$10
Code Compliance Inspection	\$50/category
Land Conservation Fund Fee (Section 24.25.040)	\$0.20/square foot
E. Electrical Fees (Section 12.02.150)	
Plan Examination Fee Minimum	\$50/plan set
Plan Examination Commercial - New Inspections	\$100/plan set
Minimum Inspection Fee	\$70
Outlets	\$1 each
Luminaires - Direct Wired	\$2 each
Devices (Switches, receptacles, sensors, etc.)	\$1 each

Appliances - Direct Wired	\$10/appliance
Single Install of a 1&2 Family Appliance or Sump Pump	\$35
Utilization Equipment - Direct Wired	\$50 each
Services • 0 through 200 amps • 201 through 1000 amps • Each additional 1000 amps • Temporary Services	\$100 each \$100 each \$25/1,000amps \$70 each
Feeders - 30 amps or larger	\$20 each
Generators - 1 & 2 Family Residence	\$50
Generators - Commercial	\$1/kilowatt
Mechanical - 1 & 2 Family Heating & Cooling Systems	\$35 each
Mechanical - Commercial Heating & Cooling Systems	\$50 each
Motors - Each up to 1 Horsepower	\$50
Motors - Over 1 Horsepower	\$3/horsepower
Fuel Dispensing Pumps	\$40 each
Low Voltage Devices	\$1 each
Trac Lighting, Plug-in Strip, Wireways, Busways, etc.	\$1/foot
Signal or Communications Devices	\$1/unit

Swimming Pools, Hot Tubs, Spas & Whirlpools	\$50 each
Signs	\$50
Transformer, Rectifier, Reactor, Capacitator (\$300 maximum)	\$1/kilowatt
Reinspection Fee- Code Corrections	\$75 each
No Call For Final Inspection - 15 Days of Completion	\$75
License - New	\$120
License - Renewal	\$120
Maintenance License Examination	\$120 each
F. Erosion Fees (Section 12.02.150)	
Minimum Inspection Fee	\$50
One & Two-Family Dwellings - New	\$125/lot
One & Two Family-Dwellings - Additions & Alterations	\$125/lot
Multi-Family & Condominiums	\$8/1,000 sf of disturbed area
Commercial - New	\$8/1,000 sf of disturbed area
Commercial Additions & Alterations	\$8/1,000 sf of disturbed area
Disturbing Unimproved Land	\$8/1,000 sf of disturbed area
Maximum Inspection Fee	\$5,000
Reinspection Fee- Code Corrections	\$75 each
No Call For Final Inspection - 15 Days of Completion	\$75
G. Mechanical Fees (Section 15.02.120)	
Minimum Inspection Fee	\$50

Heating Systems	\$50/unit
Heating Systems > 150,000 BTU (\$1,000 maximum)	\$16/50,000 BTU
Cooling Systems	\$50/unit
Cooling Systems > 36,000 BTU (3 Tons) (\$1,000 maximum)	\$16/12,000 BTU
Ductwork and Distributions systems – first 4,000 sf	\$50
Ductwork and Distributions systems	\$1.70/100 sf
Commercial & Ind. Exh. Hoods and Exh. Systems	\$125/unit
Wood Burning Appliances and Fireplaces	\$50
Reinspection Fee- Code Corrections	\$75 each
No Call For Final Inspection - 15 Days of Completion	\$75 each
H. Occupancy Fees (Section 15.02.150)	
Residences	\$50
Apartments and Hotels	\$50/unit
Business and Office	0-1,000 square feet: \$150 1,001-2,500 square feet: \$250 2,501-10,000 square feet: \$350 10,001 square feet +: \$450
Temporary Certificate	\$100
Reinspection Fee- Code Corrections	\$75 each
No Call For Final Inspection - 15 Days of Completion	\$75 each
I. Plumbing Fees (Section 15.02.150)	
Plan Examination Fees	

Minimum Plan Examination Fee	\$50
One & Two-Family Dwellings	\$50/plan set
Commercial	\$100/plan set
Minimum Inspection Fee	\$50
Fixtures	\$10 each
Single Install of a 1&2 Family Fixture or Sump Pump	\$25
New Sewer Connection (Storm or Sanitary)	\$50/connection
Capping or Sealing Water or Sewer Laterals or Outlets	\$50
Repairs to any Storm, Sanitary or Water Lateral	\$50
Sanitary or Storm Sewer from Main to Curb	\$50
Sanitary or Storm Sewer from Main to Curb > 100 ft.	\$0.55/ft
Sanitary or Storm Sewer from Curb to Building	\$50
Sanitary or Storm Sewer from Curb to Building > 100 ft	\$0.55/ft
Water Supply from Main to Curb or Lot Line	\$50
Water Supply from Main to Curb or Lot Line > 100 ft	\$0.55/ft
Water Supply from Curb or Lot Line to Building	\$50
Water Supply from Curb or Lot Line to Building > 100 ft.	\$0.55/ft
Water Distribution System New or Replacement	\$50
Water-Cooled Air Conditioning Unit	\$50

Lawn Sprinkler Systems	\$50
Fire Protection Supply	\$50
Fire Protection Supply > 100 ft	\$0.55/ft
Inspection of Meter Pit	\$50
Gas Piping New & Extensions	\$10/out lot
Well or Well Pump	\$50
Failure to obtain well or well pump permit	Double fees set forth
Well Operation (annual user fee)	\$30
Reinspection Fee- Code Corrections	\$75 each
No Call For Final Inspection - 15 Days of Completion	\$75

J. Sign Permit Fees (Section 15.14.110)

Plan Examination	
Minimum Examination Fee	\$50/plan set
Permanent Signs	\$75 each
Temporary Signs	\$50 each
Sandwich Boards	\$50 each
Face Change	\$50 each
Inspection Fees	
Minimum Inspection Fee	\$50
Permanent Signs	\$120 each
Temporary Signs	\$50 each
Sandwich Boards	\$120 each
Face Change	\$50 each
Billboards (Conditional Use)	\$350 each
Overhanging Signs	\$50 each
Reinspection Fee- Code Corrections	\$75 each