

# New Housing Fee Report (2025)

REQUIRED UNDER WIS. STATS. SECTION 66.10014

Village of Germantown, Washington County, Wisconsin  
N112 W17001 Mequon Road, Germantown, WI 53022

Community Development Department | Planning & Zoning Services  
December 31, 2025

**Section I: BACKGROUND**

This report is written to satisfy the requirements as outlined in Section 66.10014 of the Wisconsin Statutes. Section 66.10014 reads as follows:

- (1) In this section “municipality” means a city or village with a population of 10,000 or more.
- (2) ] Not later than January 1 [of each year] a municipality shall prepare a report of the municipality’s residential development fees. The report shall contain all the following:
  - (a) Whether the municipality imposes any of the following fees or other requirements for purposes related to residential construction, remodeling, or development and, if so, the amount of each fee:
    1. Building permit fee
    2. Impact fee
    3. Park fee
    4. Land dedication or fee in lieu of land dedication requirement
    5. Plat approval fee
    6. Storm water management fee
    7. Water or sewer hook-up fee
  - (b) The total amount of fees under par. (a) that the municipality imposed for purposes related to residential construction, remodeling, or development in the prior year and an amount calculated by dividing the total amount of fees under this paragraph by the number of new residential dwelling units approved in the municipality in the prior year.
- (3)
  - (a) A municipality shall post the report under sub. (2) on the municipality’s Internet site on a web page dedicated solely to the report and titled “New Housing Fee Report.” If a municipality does not have an Internet site, the county in which the municipality is located shall post the information under this paragraph on its Internet site on a web page dedicated solely to development fee information for the municipality.
  - (b) A municipality shall provide a copy of the report under sub. (2) to each member of the governing body of the municipality.
- (4) If a fee or the amount of a fee under sub. (2) (a) is not properly posted as required under sub. (3) (a), the municipality may not charge the fee.

**Section II: RESIDENTIAL FEES & OTHER REQUIREMENTS**

The following fees and other requirements for purposes related to residential construction, remodeling and development are charged by the Village of Germantown. The amount listed is the amount charged in 2025 at the time this report was prepared (and subject to change):

**1. Building Permit Fees**

In the Village of Germantown, the term “building permit fees” is used to describe all the several types of building-related permit and inspection fees and charges assessed for new residential construction, remodeling and/or reconstruction and includes the following general categories:

- a. Construction
- b. Electrical
- c. Plumbing
- d. Heating, Ventilation & Air Conditioning (HVAC)
- e. Erosion Control
- f. Property Record Maintenance

A complete list of the various building-related permit and inspection fees charged by the Village is presented in Attachment “A” to this report.

**2. Impact Fees**

Impact fees for new single-family, duplex, and multi-family residential development include the following to be collected for each dwelling unit constructed in the Village of Germantown:

<b>Impact Fee Category</b>	<b>\$/Dwelling Unit</b>
Water Pumping & Storage Facilities	\$1,003.00
Park Facilities	\$1,311.00
Fire Protection Facilities	\$171.00
Law Enforcement Facilities	\$148.00
Library Facilities	\$711.00

**3. Park Fees**

The Village of Germantown imposes a “Park Facilities” impact fee included in Section 2 “Impact Fees” (above).

**4. Land Dedication or Fees In Lieu of Dedication**

The Village of Germantown may require or accept land dedication for land necessary for parks or other public purposes, including rights-of-way for public streets and highways, consistent with applicable policies, objectives, recommendations and/or requirements contained in the Village’s Municipal Code (including Subdivision Code Chapter 18), current Comprehensive Outdoor Recreation Plan (CORP) or Comprehensive Plan required under Chapter 66.1001 Wis. Stats.

**5. Plat Approval Fees**

The Village of Germantown assesses the following fees for the processing and approval of a subdivision plat, condominium plat and certified survey map (CSM) recorded for purposes of creating and/or dividing a lot or parcel for residential development purposes:

<b>Plat Approval Category</b>	<b>\$/Application</b>
Subdivision Plat (Preliminary & Final Combined) <10 Lots	4,575.00
Subdivision Plat (Preliminary & Final Combined) 11-25 Lots	5,600.00
Subdivision Plat (Preliminary & Final Combined) 26-50 Lots	6,625.00
Subdivision Plat (Preliminary & Final Combined) >51 Lots	7,650.00
Certified Survey Map (CSM) w/ Public Improvements	2,900.00
Certified Survey Map (CSM) w/o Public Improvements	1,960.00
Site & Building Plans <10K SF Building or <5 Acre Site	1,240.00
Site & Building Plans 10-50K Building or 5-20 Acre Site	2,095.00
Site & Building Plans >50K Building or >20 Acre Site	3,460.00
Planned Development (PDD) <5 acre site	1,240.00
Planned Development (PDD) 5-20 acre site	2,095.00
Planned Development (PDD) >20 acre site	3,460.00

*NOTE: Condominium plats are processed as “Planned Developments” for purposes of approving the creation of the residential parcel or area to be developed and as “Site & Building Plans” for purposes of approving the building(s) within which the residential dwelling units are contained.*

In addition to the plat approval fees listed in the table above, Chapter 18.10 (Subdivision & Platting Code) of the Germantown Municipal Code requires the payment of the following fees associated with the construction, inspection and acceptance of public and other improvements associated with residential development:

Improvement Review Fee. The subdivider or developer shall pay a fee to the Village based upon the cost of the required development improvements as estimated by the Village Engineer at the time of submission of the improvement plans and specifications, for review of the plans and specifications. The fee shall be calculated as follows:

- 2.25% of the first \$250,000.00 of construction costs; plus
- 1.75% of the next \$250,000.00 of construction costs; plus
- 1.25% of construction costs which exceed \$500,000.00

If a Developer's Agreement is required for the project, the Engineering Department shall charge a minimum fee of \$5,000.00 for review.

Inspection Fee. The subdivider shall pay a fee equal to the actual cost to the Village for such inspection as the Village Engineer deems necessary to assure that the construction of the required improvements follows the plans, specifications and ordinances of the Village or any other governmental authority.

Engineering Fee. The subdivider or developer shall pay a fee equal to the actual cost to the Village for all engineering work incurred by the Village in connection with the land division, minor land division or planned development, including engineering work shall include the preparation of construction plans and standard specifications.

Legal Fee. The subdivider or developer shall pay a fee equal to the cost of any legal work which may be undertaken by the Village in connection with the land division, minor land division or planned development. Legal work shall include all conferences regarding the subdivision or development and the drafting of contracts and agreements between the Village and the subdivider.

Data Conversion Fee. The subdivider or developer shall pay to the Village a fee equal to the charge rates then in effect for the time and materials expended by Engineering Department personnel and the time and material costs incurred by the Village for consulting engineering services, in connection with the collection and conversion of record data for maintenance of the Geographic Information System (GIS). The maintenance efforts shall include the updating of parcels, utilities, property assessment records, zoning, plow routes, mowing areas, street lighting, street signs and such other information and data to be added to the GIS as shall be determined by the Village from time to time.

#### **6. Storm Water Management Fees**

The Village of Germantown currently does not impose storm water management/utility fees per dwelling unit developed or constructed in the Village. Fees or charges for services provided by the Village to review storm water management plans and/or inspect storm water management facility improvements are included in the fees listed above.

#### **7. Water Hook-Up (Connection) Fees**

The Village of Germantown imposes a “Water Facilities” impact fee included in Section 2 “Impact Fees” (above).

#### **8. Sewer Hook-Up (Connection) Fees**

The Village of Germantown imposed a “Sewer Connection Fee” of \$5,079.00 in 2025 that will increase to \$5,244.00 per dwelling unit in 2026 for new residential development.

NOTE: A complete list of all fees and charges imposed by the Village of Germantown is available for inspection on the Village’s website: <https://www.germantownwi.gov/502/Village-Fee-Schedule>

**Section III: TOTAL FEES & RESIDENTIAL DWELLING UNITS**

The total amount of fees listed in Section II that were collected by the Village in 2025, the total number of dwelling units approved in the Village in 2025, and the calculated amount of fees collected per dwelling unit for the Village of Germantown are as follows:

<b>Residential Development Fee Type</b>	<b>(\$) Fees Collected 2025</b>
Building Permit Fees <sup>(1)</sup>	\$174,409.93
Impact Fees <sup>(1)</sup>	\$137,104.00
Park Fees	\$0.00
Land Dedication or Fees In Lieu of Dedication	\$0.00
Plat Approval Fees <sup>(2)</sup>	\$7,560.00
Storm Water Management Fees	\$0.00
Water Hook-Up (Connection) Fees	\$0.00
Sewer Hook-Up (Connection) Fees	\$182,844.00
<b>Total Fees</b>	<b>\$501,917.93</b>
<b>Residential Dwelling Unit Type</b>	<b>Units Approved 2025 <sup>(3)</sup></b>
Single-Family (Building Permits)	41
Multi-Family (Building Permits)	0
<b>Total Fees per Dwelling Unit (2025)</b>	<b>\$12,241.90</b>
Single-Family (Platted Lots)	24
Multi-Family (Platted Lots)	0
<b>Total Approved Dwelling Units</b>	<b>65</b>

NOTES:

(1) "Building Permit Fees" and "Impact Fees" value is total amount for all dwelling units for which an approved building permit was issued in 2025;

(2) "Plat Approval Fees" value is for all subdivision plats and certified survey maps (CSM) approved in 2025 and the lots/parcels created by said plats & CSMs;

(3) "Units Approved" includes all dwelling units for which an approved building permit was issued in 2025, and, lots created by a plat or CSM approved in 2025.

For more information about this report contact the Planning & Zoning Services Division in the Community Development Department, Village of Germantown.