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Telephone: (262) 249-6701

Office of Neighborhood Services  
312 W. Whitewater St.  
Whitewater, WI 53190

September 19, 2024

To: Taylor Zeinert, Economic Development Director  
City of Whitewater Finance Committee

Dear Committee Members,

As you work towards updating and re-evaluating the building and permit fee schedule, as well as determining what items shall require a building or zoning permit within the City of Whitewater, we would kindly ask for your consideration of the Building Inspector, Jon Mesler's professional opinion regarding this matter.

Building permits are crucial for several reasons. First and foremost, they ensure that construction or renovation work meets safety standards, which helps reduce the risks of accidents, injuries, and property damage. Permits also ensure compliance with local building codes and regulations, designed to maintain structural integrity and public safety. Additionally, they often require inspections that provide quality assurance, confirming that work is done correctly. Having the proper permits protects homeowners from potential legal issues, such as fines or mandates to remove unpermitted work. Furthermore, many insurance policies require permits for significant renovations, and lacking them may complicate claims. Proper documentation can also enhance property value and provide a clear record of work done for future buyers. Lastly, permits help maintain community standards by ensuring developments align with local planning and zoning laws. Overall, building permits contribute to safe, compliant, and high-quality construction, benefiting both homeowners and communities alike.

The following permits, and fees listed below highlighted in red, are permits the Building Department would feel comfortable removing from our current fee schedule, and the items discussed at the prior finance committee meeting highlighted in yellow, are permits the Building Department would have concerns removing:

CURRENT	AMOUNT	PROPOSED	AMOUNT
<b>RESIDENTIAL</b>			
Base Fee	\$30.00	Base Fee (applied to all permits)	\$67.00
New Residential Building Permit	\$5.00 per \$1,000 project cost	New Residential Building Permit	\$0.26 per square foot
Additions, Alterations and Remodels Building Permit	\$5.00 per \$1,000 project cost	Additions, Alterations and Remodels, Building Permit	\$0.26 per square foot
Early Start Residential	\$50.00	Early Start Residential	\$75.00
Residential Raze/Demolition Permit	Base + \$5.00 per \$1,000 value of property	Residential Raze/Demolition Permit	\$64.00
Moving Residential Building permit	_____	Moving Residential Building Permit	\$292.00
Moving Residential Accessory Structure	_____	Moving Residential Accessory structure	\$50.00
Residential Building Permit Deck	\$5.00 per \$1,000 project cost	Building Permit Deck	\$0.25 per square foot plus zoning
Residential Building Permit Above Ground Pools, Inground Pools, Spas and Hot tubs	\$5.00 per \$1,000 project cost	Building Permit Above Ground Pools, Inground Pools, Spas and Hot tubs	\$75.00 plus zoning
Residential Building Permit Accessory Structure-Shed-Detached Garage	\$5.00 per \$1,000 project cost	Building Permit Accessory Structure-Shed	\$50.26 per square foot plus zoning
Residential Building Permit Siding, Windows and Reroof	-----	Building Permit Siding, Windows and Reroof	\$40.00
Wisconsin Uniform Building Seal	\$35.00	Wisconsin Uniform Building Seal	\$35.00
Occupancy Permit	\$65 per unit	Occupancy Permit	\$75.00 per dwelling unit
Temporary Occupancy	-----	Temporary Occupancy	\$70.00
Failure to Obtain Occupancy	_____	Failure to Obtain Occupancy	\$250.00 per parcel
Reinspection Fees	\$30.00	Reinspection Fees	\$50.00
Special Inspection	\$75.00	Special Inspection	\$75.00
Building Permit Renewal/Extension	_____	Building Permit Renewal/Extension	\$100/3 month limit 1/project



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Plan Review Primary	\$100.00	Plan Review Primary	\$160.00
Plan Review Addition/Remodels/Accessory Structure	\$50.00	Plan Review Addition/Remodels/Accessory Structure	\$80.00
<b>RESIDENTIAL ELECTRIC</b>			
Base Fee	\$30.00	Base Fee (applied to all permits)	\$40.00
New Residential, Additions, Remodels	\$0.03 per square foot plus Service	Up to 1,000 square feet	\$65.00
		1,001-2000 square feet	\$100.00
		2,001-4200 square feet	\$160.00
		4201-6000 square feet	\$200.00
Permanent Service	35.00 plus \$10.00 per 100 amp	Permanent Service	\$50.00 plus 10.00 over 200 amps
Temporary Service	-----	Temporary Service	\$50.00
Service Upgrade/Rewire		Service Upgrade/Rewire	\$65.00
Generator Transfer Switch	-----	Generator Transfer Switch	\$75.00
Pools, Spas and Hot tubs	\$25.00	Pools, Spas and Hot Tubs	\$45.00
<b>RESIDENTIAL PLUMBING</b>			
Base Fee	\$30.00	Base Fee (applied to all permits)	\$45.00
New Construction	\$0.03 sq. ft plus fixtures	New Construction	\$0.12 per square foot plus laterals and water service
Remodel/Alterations	Base Plus fixtures	Remodel/Alterations	Fixtures
Sink/Dishwasher, Disposal Replacement	\$5.00	Sink/Dishwasher, Disposal Replacement	\$7.00
Water Heater/Water Softener Replacement	\$5.00	Water Heater/Water Softener Replacement	\$7.00
Bath/Shower Replacement	\$5.00	Bath/Shower, Toilet Replacement	\$7.00
Sanitary Building Sewer	\$25.00	Sanitary Building Sewer	\$50.00
Over 100 ft (addtl per ft.)	\$0.35	Over 100 (addtl per ft)	\$0.35
Storm Building Sewer	\$25.00	Storm Building Sewer	\$50.00
Over 100 ft (addtl per ft.)	\$0.35	Over 100 ft (addtl per ft.)	\$0.35
Manholes/Catch Basins	10.00	Manholes/Catch Basins	\$50.00
Water Services	\$25.00	Water Services	\$50.00
Over 100 ft (addtl per ft)	\$0.35	Over 100 ft (addtl per ft)	\$0.35
Fire Sprinkler Systems	\$0.40 per head	Fire Sprinkler Systems	\$0.12 per square foot



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Grease Traps	\$25.00	Grease Traps	\$30.00
<b>RESIDENTIAL HVAC</b>			
Base Fee	\$30.00	Base Fee	\$45.00
New Residential	\$0.03 per sq. ft plus fixtures	New Residential	\$0.12 per square foot
Remodels, Additions and Alterations	Base plus Fixtures	Remodels, Addition and Alterations	Base plus Item
A/C Replacement	\$15.00	A/C Replacement	\$28.00 each
Furnace Replacement	15.00	Furnace Replacement	\$28.00 each
Electric Baseboard or permanently installed wall units (new or Replacement)	1.25 per Kw	Electric Baseboard or Permanently installed wall units (new or replacement)	\$28.00 each
Fireplace & Wood Burning Stove	15.00	Fireplace & Wood Burning Stove	28.00 each
<b>RESIDENTIAL ZONING</b>			
Residential New	\$100.00	Residential New	\$135.00
Residential Accessory Structure Remodel and Alteration	\$50.00	Residential Accessory Structure Remodel and Alteration	\$75.00
Residential Deck, Swimming Pool, Shed, Fence and Driveway Expansion	\$10.00	Residential Deck, Swimming Pool, Shed , Fence and Driveway Expansion	\$50.00

<b>COMMERICAL</b>			
Base Fee	\$30.00	Base Fee (applied to all permits)	\$105.00
New Commercial-Multi-Family	\$5.00 per \$1,000 project cost or \$3.00 per \$1,000 project cost over 5 Million	New Commercial-Multi-Family	\$0.28 per square foot
Remodels Additions and Alterations	\$5.00 per \$1,000 project cost or \$3.00 per \$1,000 project cost over 5 Million	Additions/Alterations	\$0.28 per square foot
Early Start Commercial	\$50.00	Early Start Commercial	\$160.00



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Commercial Raze/Demolition Permit	Base + \$5.00 per \$1,000 value of property	Commercial Raze/Demolition Permit	\$100.00
Moving Commercial Building Permit	_____	Moving Commercial Building Permit	\$375.00
Moving Commercial Accessory Structure Permit	_____	Moving Commercial Accessory Structure Permit	\$50.00
Commercial Building Permit Deck	\$5.00 per \$1,000 project cost	Commercial Building Permit Deck	\$0.28 per square foot
Commercial Building Permit Above Ground Pools, Inground Pools, Spas and Hot tubs	\$5.00 per \$1,000 project cost	Commercial Building Permit Above Ground Pools, Inground Pools, Spas and Hot tubs	\$75.00 plus zoning
Commercial Building Permit Accessory Structure-Shed, Detached Garage	\$5.00 per \$1,000 project cost	Commercial Building Permit Accessory Structure-Shed, Detached Garage	\$0.28 per square foot plus zoning & plan review
Commercial Building Permit Siding, Windows and Reroof	_____	Commercial Building Permit Siding, Windows and Reroof	\$90.00 plus \$0.28 per square foot
Occupancy Permit	\$65.00 per unit	Occupancy Permit	\$115.00 per unit
Temporary Occupancy	\$100 per building	Temporary Occupancy	\$100 per building
Failure to Obtain Occupancy	_____	Failure to Obtain Occupancy	\$250.00 per parcel
Reinspection Fees	\$30.00	Reinspection Fees	\$90.00
Special Inspection	\$75.00	Special Inspection	\$75.00
Failure to Call for Required Inspection	_____	Failure to Call for Required Inspection	\$100.00
Building Permit Renewal/Extension	_____	Building Permit Renewal/Extension	\$200/3 months limit 2/project
Plan Review Primary	\$100.00	Plan Review Commercial	\$160.00
		Plan Review Commercial Additions, Remodels, Alterations	\$160.00
		Plan Review Commercial Accessory Structures	\$80.00
<b>COMMERICAL ELECTRIC</b>			
Commercial Electric Base Fee	\$30.00	Commercial Electric Base Fee	\$90.00



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New Construction, Remodel, Additions	0.03 per square foot plus Fixtures and Base fee	Up to 1,000 square feet	\$85.00
		1,001-2000 square feet	\$103.00
		2,001-4200 square feet	\$180.00
		4201-6000 square feet	\$220.00
		6000-8000 square feet	\$340.00
		Over 8,001 square feet	\$380 plus \$0.28 per additional 1,000 sq. ft
Fire Alarm	-----	Fire Alarm	\$40.00
Temporary Service	-----	Temporary Service	\$75.00 plus \$20.00/100 amps over 200 amps
Permanent Service		Permanent Service	\$75.00 plus \$20.00/100 amps over 200
Service Upgrade/Rewire		Service Upgrade/Rewire	\$75.00 plus \$20.00/100 amps over 200
Generator Transfer Switch		Generator Transfer Switch	\$100.00
<b>COMMERICAL PLUMBING</b>			
Base Fee	\$30.00	Base Fee (applied to all permits)	70.00
New Commercial Construction	0.03 per square foot plus fixtures and Base Fee	New Commercial Construction	\$0.28 per square foot plus laterals
Remodel, Addition and Alterations		Remodel, Addition and Alterations	Base plus fixtures
Sanitary Building Sewer	\$25.00	Sanitary Building Sewer	\$50.00
Over 100 (addtl per ft)	\$0.35	Over 100 (addtl per ft)	\$0.35
Storm Building Sewer	\$25.00	Storm Building Sewer	\$50.00
Over 100 ft (addtl per ft.)	\$0.35	Over 100 ft (addtl per ft.)	\$0.35
Manholes/Catch Basins	10.00	Manholes/Catch Basins	\$50.00
Water Services	\$25.00	Water Services	\$50.00
Over 100 ft (addtl per ft)	\$0.35	Over 100 ft (addtl per ft)	\$0.35
Fire Sprinkler Systems		Fire Sprinkler Systems	



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Sink/Dishwasher, Disposal Replacement	\$5.00	Sink/Dishwasher, Disposal Replacement	\$7.00
Water Heater/Water Softener Replacement	\$5.00	Water Heater/Water Softener Replacement	\$7.00
Bath/Shower Replacement	\$5.00	Bath/Shower and Toilet/Urinal Replacement	\$7.00
Sanitary Building Sewer	\$25.00	Sanitary Building Sewer	\$50.00
Sink/Dishwasher, Disposal Replacement	\$5.00	Sink/Dishwasher, Disposal Replacement	7.00
<b>COMMERICAL HVAC</b>			
Base Fee	\$30.00	Base Fee (applied to all permits)	\$ 70.00
New Commercial	\$0.03 per Sq. Ft plus Fixtures and Base Fee	New Commercial	\$0.28 per square foot
Remodel, Addition and Alterations	Base plus fixtures	Remodel, Addition and Alterations	Minimum \$45.00 plus \$0.28 per square foot
A/C and Furnace Replacement	\$25.00	A/C and Furnace Replacement	\$30.00
Electric Baseboard or permanently installed wall unit replacement	\$1.25 kw	Electric Baseboard or permanently installed wall unit replacement	\$20.00 each
<b>COMMERICAL ZONING</b>			
Commercial New	\$100.00	Commercial New	\$175.00
Commercial Accessory Structure Remodel and Alteration	\$50.00	Commercial Accessory Structure Remodel and Alteration	\$105.00
Commercial Deck, Swimming Pool, Shed and Fence	\$10.00	Commercial Deck, Swimming Pool, Shed and Fence	\$85.00
Commercial Specialty (Cell towers, solar and windmills)	-----	Commercial Specialty (Cell towers, solar and windmills)	\$300.00 plus applicable Electrical permits
Driveway Expansions and Fences	_____	Driveway Expansions and Fences	\$80.00





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All items highlighted in red are not required by state statute to be inspected, or to have a governing municipality issue a permit for, however there are several benefits to require permits for these items. If these items are not properly installed within a home it could cause several problems for homeowners such as water leaks, fire hazards, and incorrectly wired electrical or circuits shorting. Additionally, if disposals, sinks, and dishwashers are not correctly installed it could cause a breeding place for bacteria or mold which could illness, or cross connection violations.

Additionally, the building and zoning department would urge you to keep the items highlighted in yellow on the permit fee schedule and continue to require building permits. Furnace and AC systems need to be hooked up to electrical and natural gas, and if done incorrectly could cause severe safety hazards for occupants within the home. Water heaters are another appliance that must be installed correctly to prevent gas and water leaks and requires proper ventilation to prevent carbon monoxide poisoning within the home. If installed incorrectly, water heaters can not only cause damage, or start a fire, they are also pressurized and could cause an explosion. For all of the above reasons, we believe these items should always require a permit issued by the building inspector.

For any additional questions please contact Jon Mesler, building inspector, or Allison Schwark, zoning administrator at 262-249-6701.

Sincerely,

A handwritten signature in black ink that reads "Allison Schwark".

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Allison Schwark  
Code Enforcement Officer  
Zoning Administrator  
City of Whitewater