

UNIVERSITY OF WISCONSIN – MADISON/EXTENSION

# Impact Fee Use in Dane County

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## Impact Fee Use in Dane County

### Introduction

Under Wisconsin state law, local governments have the authority to impose various exactions on developers in order to cover anticipated increases in capital costs associated with the new development. This paper explores two of the techniques used by local communities to shift part of the capital cost burden of development to the development itself, rather than the entire community – impact fees and park fees in lieu of dedication. The paper seeks to provide some insights into the type and amount of impact fees and the amount of park fees collected by municipalities in Dane County, Wisconsin.

### Background

Impact fees are one response to the growing funding gap in infrastructure dollars between revenues and needs. Local governments have had express authority to charge impact fees since the enactment of Wisconsin’s present impact fee enabling law in 1994.<sup>1</sup> The law is currently codified at 66.0617 of the Wisconsin Statutes. Under that law, local governments are authorized to charge impact fees against any type of new development. Prior to the enactment of the impact fee enabling law, local governments charged fees that they often called “impact fees.” The authority for those fees is found primarily in a landmark Wisconsin Supreme Court decision from 1966, *Jordan v. Village of Menomonee Falls*.<sup>2</sup>

The *Jordan* case dealt with a proposed subdivision. Wisconsin subdivision law in Chapter 236 of the Wisconsin Statutes authorized local governments to require that subdividers dedicate land for things like roads, schools, and parks. The concept of dedicating land worked well for improvements needed on-site. However, often dedication was not feasible because the subdivision was too small and there was insufficient land to dedicate for the facility needed. Other times the land available was not well suited for the facility because of location or topography or the local government’s plans indicated a need for the facility at a different location outside the boundaries of the particular subdivision. As a result, local governments began to charge what began to be called “fees in lieu of dedication.” In the *Jordan* case, the Wisconsin Supreme Court approved the use of dedications and fees in lieu of dedication against constitutional challenge. The court applied a “test of reasonableness” to evaluate the conditions imposed on development that recognizes the cumulative impacts of development:

*In most instances it would be impossible for the municipality to prove that the land required to be dedicated for a park or school site was to meet a need solely attributable to the anticipated influx of people into the community to occupy this particular subdivision. On the other hand, the municipality might well be able to establish that a group of subdivisions approved over a period of several years had been responsible for bringing into the community a considerable number of people making it necessary that the land dedications required of the subdividers be utilized for school, park and recreational purposes for the benefit of such influx.*<sup>3</sup>

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<sup>1</sup> 1993 Wis. Act 305.

<sup>2</sup> 28 Wis.2d 608, 127 N.W.2d 442 (1966).

<sup>3</sup>*Id.* at 447.

While the origin of these fees was the concept of fees in lieu of dedication, local governments began to expand the use of these fees and began to sometimes refer to them as “impact fees.” Overtime, developers became concerned about the types of things local governments were charging fees for, the processes used to enact and collect those fees, and the methodology for determining the amount of the fee. As a result, the building industry pushed for the enactment of the impact fee law in 1994 as a way to standardize and legitimize the fees collected by local governments.

Since May 1, 1995, a political subdivision seeking to impose and collect impact fees must comply with the requirements of the Wisconsin Statutes. Wis. Stat. § 66.0617 authorizes cities, villages, and towns to impose impact fees “to pay for the capital costs that are necessary to accommodate land development.” Wis. Stat. § 66.0617(2)(a). To establish an impact fee program, municipalities must perform a detailed needs assessment of the public facilities for which the fees will be used and then enact an impact fee ordinance.

Wisconsin’s impact fee law defines “impact fees” as “cash contributions, contributions of land or interests in land or any other items of value that are imposed on a developer by a political subdivision under this section.” The intent was to require that local governments follow the process outlined in the impact fee law for all fees related to the development. Local governments, however, continued to charge fees in lieu of dedication, especially for parks. However, as a result of 2005 Wisconsin Act 477, fees in lieu of dedication are no longer permitted under Wisconsin law as a condition of plat approval. (While counties originally were authorized under this law to collect impact fees, 2005 Wisconsin Act 477 also eliminated that authority.)

2005 Wisconsin Act 477 led to an outcry among municipalities. In response the Wisconsin Legislature passed 2007 Wisconsin Act 44. In addition to park fees that can be collected through the impact fee process, 2007 Wisconsin Act 44, enables a city, village, or town to impose a fee or other charge to fund the acquisition or initial improvement of land for public parks.<sup>4</sup> The term “improvement of land for public parks” is defined in 2007 Wisconsin Act 44 to mean “grading, landscaping, installation of playground equipment, and construction or installation of restroom facilities on land intended for public park purposes.”<sup>5</sup> Wisconsin Act 44 also added language to Wis. Stat. § 236.45(6)(b) that the fee “*must bear a rational relationship to a need*” for the fee “*and must be proportional to the need.*”

Municipalities in Wisconsin now have two different methods for collecting park fees – the impact fee process under Wis. Stat. § 66.0617, which has a number of statutory requirements including a needs assessment **or** the park fee under Wis. Stat. § 236.45 that only requires a rational relationship to the need for parks and must be proportional to the need.

The research below explores how municipalities in Dane County use impact fees. With respect to park fees, the research attempts to explore the use of impact fees for parks under Wis. Stat. § 66.0617 versus park fees under Wis. Stat. § 236.45.

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<sup>4</sup>Wis. Stat. § 236.45(6)(am).

<sup>5</sup>Wis. Stat. § 236.45(6)(ac).

## **Research Methodology**

The data for this report came from two sources: local ordinances that were posted on municipalities' websites and phone interviews with municipal clerks' offices. When it was possible to access a jurisdiction's code of ordinances via the web, the clerk's office was also contacted to confirm that the ordinances were current. In the majority of cases, the clerks provided full confirmation. However in several cases the clerk stated that there were some modifications that were not reflected in the ordinances. In these cases, the clerk's office updated information. When it was not possible to access the relevant ordinances online, the clerk's office provided the requested information. The data was collected during the Spring Semester, 2010. The data collected for this report appears in the two tables at the end of the report.

## **General Findings**

Over half of the cities, villages, and towns in Dane County use impact fees, other development fees, or both to pay for the construction, expansion, and improvement of public facilities. Of the 32 communities that use these fees, 6 are cities, 15 are villages, and 11 are towns. Park fees are by far the most common, with 9 cities, villages, and towns using impact fees, 14 using other park fees, and 2 using both impact fees and fees in lieu of land dedication to pay for parkland acquisition or initial improvement. Water and public safety are also relatively common, with 8 municipalities using impact fees to pay for water facilities and 7 using them to pay for public safety, which includes police, fire, and EMS. Less common uses for impact fees are public libraries, traffic, and recreational facilities or land, each of which is used by 3 municipalities. To pay for sanitary sewer system improvements, 2 municipalities use impact fees and 2 use connection fees. Only the City of Madison uses impact fees for stormwater drainage and only the Village of Oregon uses them for public works.

## **Impact Fee Determination**

Local governments in Dane County use various criteria to determine impact fees. Five out of the 8 municipalities that use water impact fee base the fee rates on the meter size. The 3 communities that use traffic impact fees calculate them based on the estimated number of trips that the development will likely produce. Two communities charge different rates based on the development's geographical district for certain fees: the Village of Brooklyn uses this strategy for its park fee in lieu of land dedication, and the City of Madison uses it for its stormwater drainage and public sanitary sewer systems impact fee in the Door Creek North, Phase II Improvements Impact Fee Zone. One community—the Town of Dunn—determines its parkland dedication fee on the per unit acreage of the development. Otherwise, when a municipality establishes multiple fee rates, these different rates are determined based on the type of development, most of which falls under the umbrella of residential development.

## **Impact Fee Determination for Residential Development**

All Dane County municipalities that have these fee programs use them for residential development, but rates vary quite a bit based on the type of residential development. Some communities charge different

fees per residential unit (RU) for single family, duplex, and multifamily residential developments; the Village of Cottage Grove, for example, charges sanitary sewer system plan impact fees of \$2,055 per property (RU) for single family, \$3,452 per property (\$1,726 per RU) for duplex, and \$1,830 per RU for apartment or condo developments. Other communities charge the same fee per RU for single family and duplex developments but different fees for multifamily developments; the Village of DeForest applies park improvement impact fees of \$1,739 per RU to single family/duplex structures and \$1,308 per RU to multifamily structures. Some break down multifamily development types by number of bedrooms (e.g. City of Middleton, City of Stoughton, Town of Westport), charging more for units in multifamily developments that have 2 or more bedrooms than those that only have one; and others charge lower rates for senior or assisted living housing development (e.g. City of Madison, City of Sun Prairie). Seventeen of the 32 communities examined here do not differentiate rates based on residential development type, charging a standard rate per RU or per lot. Of these, 8 are towns, 8 are villages, and one is a city, and all except the Villages of Deerfield and Oregon apply these fees only to parks.

Of the communities that use different rates for different types of residential development, some assign residential equivalent units (REU) to each residential development type while others do not. The City of Middleton, for example, considers single-family and duplex developments as having an REU each of 1.0, while it considers multifamily housing units with 2 or more bedrooms to have an REU each of 0.75 and multifamily housing units with 1 bedroom to have an REU each of 0.5; the fees applied to multifamily units with 2 or more bedrooms are thus 0.75 times the fees for single-family or duplex units while the fees applied to multifamily units with 1 bedroom are 0.5 times the fees for single-family or duplex units. The Village of Cottage Grove, on the other hand, uses different proportions for different fee types; the sewer impact fee for units in duplexes is 84% of that imposed on single-family units, while the water impact fee is approximately 99%.

Only one community uses acreage to determine fee amounts for residential development; the Town of Dunn charges twice as much per RU for development averaging less than or equal to 2 acres per unit than for development averaging greater than 2 acres per unit.

### **Impact Fee Determination for Non-Residential Development**

Far fewer communities specify impact fee rates for non-residential development than for residential development. Other than the City of Madison, which does not distinguish between residential and non-residential development when determining fee rates for its impact fee zones, only five local governments—the Village of DeForest, City of Fitchburg, City of Middleton, Village of Oregon, and City of Verona—impose impact fees specifically on non-residential development. Fitchburg imposes impact fees on non-residential development used for commercial, manufacturing and public assembly purposes; Middleton imposes fees on commercial and industrial development; and DeForest, Oregon, and Verona impose standard rates on all non-residential development. All five communities use these impact fees for public safety, and only the Village of Oregon uses them for other purposes, which include public works and libraries. Non-residential developments in DeForest, Oregon, and Verona pay according to property value (e.g. per \$1,000 estimated value), while those in Fitchburg and Middleton

pay according to area (e.g. per 1,000 square feet). Developments built in Madison impact fee zones pay according to square footage of developed area.

Several communities in Dane County apply impact fees based on area. As discussed above, most of these impact fees are imposed on non-residential development, but the amount of these fees may vary depending on the specific type of non-residential development and, of course, the municipality. For its fire protection building construction impact fee, for example, the City of Fitchburg charges public assembly spaces at the highest rate, commercial at the lowest, and manufacturing in between. In contrast, the City of Middleton charges commercial development at a much higher rate than industrial for fire, EMS, and law enforcement impact fees.

## **Conclusion**

Currently, only about a quarter of communities in Dane County are using impact fees, with another quarter using other park fees. Within these communities, though, there is great variation in the how impact fees are determined and used, reflecting different development strategies, different economies, and different populations. If a municipality wants to encourage commercial development, it may decide not to impose a high impact fee on commercial development for fear of creating a disincentive for development. It should come as no surprise, then, that so few communities in Dane County impose impact fees on non-residential development. Moreover, communities that want to encourage single-family housing development may charge a per unit rate equal to that for duplex or multifamily development, while those that want to encourage denser development may charge considerably less for multifamily than single-family development. It should also come as no surprise, then, that many smaller, more sparsely populated communities charge standard park fees for all residential development, while more densely populated communities take a more nuanced approach.

<b>IMPACT AND OTHER DEVELOPMENT FEE USE IN DANE COUNTY</b>											
<b>NAME OF COMMUNITY</b>	<b>parks</b>		<b>recreational facilities/land</b>	<b>sewer</b>		<b>Storm-water drainage</b>	<b>water</b>	<b>public safety</b>	<b>library</b>	<b>traffic</b>	<b>public works</b>
	<b>impact fees</b>	<b>other fees</b>		<b>impact fees</b>	<b>other fees</b>						
Town of Albion	x										
Village of Belleville	x				x						
Village of Black Earth	x										
Village of Blue Mounds					x						
Town of Bristol		X									
Village of Brooklyn		X					x				
Village of Cambridge	x	X	x								
Village of Cottage Grove				x			x				
Village of Dane		X									
Village of Deerfield								x			
Village of DeForest	x						x	x			
Town of Dunn		X									
City of Fitchburg		X					x	x			
City of Madison	x	X		x		x				x	
Village of Marshall		X									
Village of Mazomanie		X									
Village of McFarland	x						x		x		
Town of Middleton		X									
City of Middleton								x			
Village of Mount Horeb							x				
Town of Oregon	x										
Village of Oregon								x	x		x
Town of Pleasant Springs		X									
Town of Springfield		X									
City of Stoughton	x		x								
Town of Sun Prairie		X									
City of Sun Prairie	x									x	
City of Verona							x	x	x		
Town of Vienna		X									
Village of Waunakee	x		x								
Town of Westport		X									
Town of Windsor		X					x	x		x	

### Town of Albion

Type of fee	Amount of fee
Park impact fee	\$750 per dwelling unit

### Village of Belleville

Type of fee	Amount of fee
Park impact fee	\$720 per dwelling unit
Sewer connection fee	\$2889 per residential equivalent unit

### Village of Black Earth

Type of fee	Amount of fee
Park impact fee	\$1,500 per dwelling unit

### Village of Blue Mounds

Type of fee	Amount of fee
Sewer connection fee	changes yearly

### Town of Bristol

Type of fee	Amount of fee
Park dedication fee	\$750 per lot

### Village of Brooklyn

Type of fee	Meter size (water)/District	Amount of fee
Public water improvement fee zone impact fee	5/8 or 3/4 inch	\$992
	1 inch	\$1,289
	1 1/4 inch	\$1,686
	1 1/2 inch	\$1,984
	2 inches	\$2,976
	3 inches	\$3,968
	4 inches	\$4,959
Park fee in lieu of land dedication	6 inches	\$5,951
	R-SL, SM, SH, R-T, R-M	\$1,400 per residential unit
	B-G, B-N	\$700 per residential unit

### Village of Cambridge

Type of fee	Amount of fee
Park and recreation facility improvement impact fee	\$791 per dwelling unit
Park fee in lieu of land dedication	\$733 per dwelling unit

### Village of Cottage Grove

Type of fee	Type of development	Amount of fee
Sanitary sewer system plan impact fee	Single family residential	\$2,055 per property
	Duplex	\$3,452 per property
	Apartments and condos	\$1,830 per unit
Water supply and distribution impact fee	Single family residential	\$1,215 per property
	Duplex	\$2,401 per property

Apartments and condos	\$644 per unit
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### Village of Dane

Type of fee	Amount of fee
Park dedication fee	\$500 per dwelling unit

### Village of Deerfield

Type of fee	Amount of fee
Fire/EMS impact fee	\$679 per dwelling unit

### Village of DeForest\*

Type of fee	Meter size (water)/Type of development	Amount of fee
Water utility facilities impact fee	5/8 or 3/4 inch	\$700
	1 inch	\$1,750
	1 1/4 inch	\$2,625
	1 1/2 - 2 inches	\$5,600
	3 inches	\$10,500
	4 inches	\$17,500
	6 inches	\$35,000
Parkland impact fee	Single family/duplex structures	\$3,308 per residential unit
	Multifamily structures	\$2,486 per residential unit
Park improvement impact fee	Single family/duplex structures	\$1,739 per residential unit
	Multifamily structures	\$1,308 per residential unit
Public safety facility impact fee	Residential	\$798 per residential unit
	Non-residential	\$1.72 per \$1,000 estimated value

\*Impact fees may vary according to development agreement

### Town of Dunn

Type of fee	Type of development	Amount of fee
Parkland dedication fee	Avg. acreage per unit ≤2 acres	\$1,000 per dwelling unit
	Avg. acreage per unit >2 acres	\$500 per dwelling unit

### City of Fitchburg

Type of fee	Type of development	Amount of fee
Fire protection building construction impact fee	Residential	\$500 per dwelling unit
	Commercial	\$500 per unit or per 5,000 sq. ft., whichever is larger
	Manufacturing	\$500 per unit or per 4,000 sq. ft., whichever is larger
	Public assembly	\$500 per unit or per 2,500 sq. ft., whichever is larger
Water impact fee	Single family /duplex	\$962 per unit
	Buildings over 3 units	\$635 per unit
Parkland improvement fee	Single family	\$540 per dwelling unit
	Duplex	\$270 per dwelling unit
	Multifamily	\$120 per dwelling unit
Parkland fee in lieu of land dedication		\$4,750 per dwelling unit
Fee in lieu of street frontage for		\$210 per linear ft as required

parkland

**City of Madison**

**City-Wide**

Type of fee	Type of development	Amount of fee
Park development impact fee	Single family/duplex	\$750 per dwelling unit (2002 dollars)
	Multifamily	\$450 per dwelling unit (2002 dollars)
	Rooming houses/multifamily limited to those 55+ years old	\$225 per dwelling unit (2002 dollars)
Parkland fee in lieu of dedication		\$1.74 per sq. ft.* (2006 dollars)

\*Adjusted higher by 5% on January 1 of each year until collected

**High Point-Raymond-Midtown Transportation Improvement Impact Fee Zone**

Type of fee	Amount of fee (per trip generated)
Traffic impact fee	\$20 (2001 dollars)

**Upper Badger Mill Creek Stormwater Improvement Impact Fee Zone**

Type of fee	Amount of fee (per 1,000 sq. ft. of net developed area)
Stormwater drainage impact fee	\$51.3569 (2003 dollars)

**Door Creek North, Phase II Improvements Impact Fee Zone**

Type of fee	Section of zone	Amount of fee (per 1,000 sq. ft. of net developed area)
Stormwater drainage and public sanitary sewer systems impact fee	1	\$200.64 (2004 dollars)
	2	\$104.45 (2004 dollars)
	3	\$53.91 (2004 dollars)
	4	\$104.82 (2004 dollars)
	5	\$100.67 (2004 dollars)
	6	\$53.91 (2004 dollars)

**Valley View Road Sewer and Drainage Improvement Impact Fee Zone**

Type of fee	Amount of fee (per 1,000 sq. ft. of net developed area)
Sewer and drainage impact fee	\$134.9837*(2005 dollars)

\* Areas developed without public sanitary sewer are not assessed impact fees but may be specially assessed or charged connection fees at a rate of \$57.2140 (2005 dollars) per 1,000 sq. ft.

**Felland Road Sanitary Sewer Improvement Impact Fee Zone**

Type of fee	Amount of fee (per 1,000 sq. ft. of net developed area)
Sanitary sewer impact fee	Not specified in ordinance*

\* Areas developed without public sanitary sewer are not assessed impact fees but may be specially assessed or charged connection fees at a rate of \$56.2268 (2008 dollars) per 1,000 sq. ft.

**Elderberry Neighborhood Sanitary Sewer Improvement Impact Fee Zone**

Type of fee	Amount of fee (per 1,000 sq. ft. of net developed area)
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Sanitary sewer impact fee	\$112.69* (2009 dollars)
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\* Areas developed without public sanitary sewer are not assessed impact fees but may be specially assessed or charged connection fees at a rate of \$112.69 (2008 dollars) per 1,000 sq. ft.

#### **Northeast Neighborhood Sanitary Sewer Improvement Impact Fee Zone**

Type of fee	Amount of fee (per 1,000 sq. ft. of net developed area)
Sanitary sewer impact fee	\$134.58* (2009 dollars)

\* Areas developed without public sanitary sewer are not assessed impact fees but may be specially assessed or charged connection fees at a rate of \$112.69 (2008 dollars) per 1,000 sq. ft.

#### **Lower Badger Mill Creek Sanitary Sewer Impact Fee Zone**

Type of fee	Amount of fee
Sanitary sewer impact fee	\$56.52 per 1,000 sq. ft. of net developed area* (2009 dollars)
Lift station impact fee	\$595.05 per dwelling unit for first 1,000 dwelling units (2009 dollars)
Stormwater impact fee	\$121.42 per 1,000 sq. ft. of net developed area (2009 dollars)

\* Areas developed without public sanitary sewer are not assessed impact fees but may be specially assessed or charged connection fees at a rate of \$112.69 (2008 dollars) per 1,000 sq. ft.

#### **Marshall**

Type of fee	Amount of fee
Park fee in lieu of land dedication	\$604 per residential unit
Park development fee	\$657 per residential unit

#### **Village of Mazomanie**

Type of fee	Amount of fee (2009 dollars)
Park fee in lieu of land dedication	\$750 per dwelling unit (1 acre of park per 26 proposed units)

#### **Village of McFarland**

Type of fee	Meter size (water)/Type of development	Amount of fee
Public water impact fee	5/8 or 3/4 inch	\$650
	1 inch	\$1,625
	1 1/4 inch	\$2,405
	1 1/2 inch	\$3,251
	2 inch	\$5,201
	3 inch	\$9,752
	4 inch	\$16,253
	6 inch +	\$32,507
Park improvement impact fee	Single family	\$731.47 per residential unit
	Multifamily	\$443.93
Public library impact fee	Single family	\$710
	Multifamily	\$431

#### **Town of Middleton**

Type of fee	Amount of fee
Park fee in lieu of land dedication	\$4,200 per lot

#### City of Middleton

Type of fee	Type of development	Amount of fee
Law enforcement impact fee	Single family/duplex	\$742 per dwelling unit
	Multifamily 2+ bedrooms	\$556 per dwelling unit
	Multifamily 1 bedroom	\$371 per dwelling unit
	Commercial new or additional	\$0.23 per square foot
	Industrial new or additional	\$0.14 per square foot
Fire impact fee	Single family/duplex	\$238 per dwelling unit
	Multifamily 2+ bedrooms	\$179 per dwelling unit
	Multifamily 1 bedroom	\$119 per dwelling unit
	Commercial new or additional	\$0.70 per square foot
	Industrial new or additional	\$0.05 per square foot
EMS impact fee	Single family/duplex	\$260 per dwelling unit
	Multifamily 2+ bedrooms	\$195 per dwelling unit
	Multifamily 1 bedroom	\$130 per dwelling unit
	Commercial new or additional	\$0.80 per square foot
	Industrial new or additional	\$0.05 per square foot

#### City of Monona

Type of fee	Amount of fee
Park fee in lieu of land dedication	\$714 per residential unit

#### Village of Mount Horeb

Type of fee	Meter size	Amount of fee
Water impact fee	5/8 or 3/4 inch	\$928
	1 inch	\$2,320
	1 1/4 inch	\$3,480
	1 1/2 inch	\$4,640
	2 inch	\$7,424
	3 inch	\$13,920
	4 inch	\$23,200
6 inch +	\$46,400	

#### Town of Oregon

Type of fee	Amount of fee
Park impact fee	\$650 per lot

#### Village of Oregon

Type of fee	Type of development	Amount of fee
Fire impact fee	Residential	\$112 per residential unit
	Non-residential	\$4.0702 per \$1,000 value
Police impact fee	Residential	\$351 per residential unit
	Non-residential	\$3.7941 per \$1,000 value
Public works impact fee	Residential	\$246 per residential unit
	Non-residential	\$1.5426 per \$1,000 value
Library impact fee	Residential	\$422 per residential unit

### Town of Pleasant Springs

Type of fee	Amount of fee
Park fee in lieu of land dedication	\$300 per lot

### Town of Springfield

Type of fee	Amount of fee
Park fee in lieu of land dedication	\$1,000 per lot

### City of Stoughton

Type of fee	Type of development	Amount of fee
Parks, playgrounds and land for athletic fields impact fee	Single family/duplex	\$3,717 per dwelling unit
	Multifamily 2+ bedroom	\$2,788 per dwelling unit
	Multifamily 1 bedroom	\$1,859 per dwelling unit

### Town of Sun Prairie

Type of fee	Amount of fee
Park dedication fee	\$1,500 per home

### City of Sun Prairie

Type of fee	Type of development	Amount of fee
Park impact fee	Single and multifamily dwellings	\$1,700 per dwelling unit
	Assisted living	\$660 per dwelling unit
Traffic impact fee		\$71.56 per vehicle trip

### City of Verona

Type of fee	Type of development/ Meter size (water)	Amount of fee
Library impact fee	Single family	\$540 per dwelling unit
	Multifamily	\$371 per dwelling unit
Police impact fee	Single family	\$413 per dwelling unit
	Multifamily	\$368 per dwelling unit
	Nonresidential	\$1.4094 per \$1,000 value
Water facility impact fee	5/8 or 3/4 inch	\$324
	1 inch	\$810
	1 1/2 inch	\$1,620
	2 inch	\$2,592
	3 inch	\$4,860
	4 inch	\$8,100

### Village of Waunakee

Type of fee	Type of development	Amount of fee
Park facility impact fee	Single family	\$1,367.48 per dwelling unit
	Multifamily	\$930.77 per dwelling unit
Community center impact fee	Single family	\$937.16 per dwelling unit
	Multifamily	\$637.87 per dwelling unit

### Town of Westport

Type of fee	Type of development/ Meter size	Amount of fee
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**(water)**

Park dedication fee	Multifamily (1 BR or less)	\$717.67 per dwelling unit
	Other residential	\$1,158.07 per dwelling unit

**Town of Windsor**

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<b>Type of fee</b>	<b>Amount of fee</b>
Public safety impact fee	\$335 per development
Water impact fee	\$1,000 per residential unit
Traffic impact fee (west)	\$764.18 per residential unit
Traffic impact fee (east)	\$1,019.31 per residential unit

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