



# Building, Housing, and Zoning\*

## 2026 Fee Schedule

407 Grant St Wausau WI 54403

Inspections: (715) 261-6780

Engineering: (715) 261-6740

Community Development: (715) 261-6680

RESIDENTIAL (1- & 2-FAMILY)	
<b>PLAN REVIEW FEES</b> <ul style="list-style-type: none"> <li>▪ <b>New</b> 1- and 2-family dwellings</li>   <li>▪ <b>Additions</b> and <b>Alterations</b> to 1- and 2-family dwellings (not including garages)</li>   <li>• <b>New Accessory Buildings</b> or <b>Additions</b> thereto over 160 sq ft</li> </ul>	<p>\$0.07/sq ft<sup>1</sup> or \$100.00 minimum</p> <p>\$0.07/sq ft<sup>1</sup> or \$100.00 minimum</p> <p>\$0.03/sq ft<sup>1</sup> \$45.00 minimum</p>
<b>INSPECTION FEES</b> <ul style="list-style-type: none"> <li>• <b>New</b> 1- and 2-family dwellings</li>   <li>• <b>New Accessory Buildings</b> for 1- and 2-family dwellings               <ul style="list-style-type: none"> <li>○ 160 sq ft or less (flat fee)</li> <li>○ Over 160 sq ft (per square footage)</li> </ul> </li>   <li>• <b>Additions</b> to 1- and 2-family dwellings</li>   <li>• <b>Alterations</b> to 1- and 2-family dwellings</li>   <li>• <b>Siding, Soffits, Fascia, Roofing, Window Replacement,</b> and <b>Retaining Walls</b> over 4 ft tall</li>   <li>• <b>All Other Building, Structures, Alterations, Repairs where Square Footage CANNOT be Determined</b></li> </ul>	<p>\$0.115/sq ft<sup>1</sup> or \$243.00 minimum</p> <p>\$70.00 \$0.115/sq ft<sup>1</sup> or \$103.00 minimum</p> <p>\$0.115/sq ft<sup>1</sup> or \$103.00 minimum</p> <p>\$0.115/sq ft<sup>1</sup> or \$77.00 minimum</p> <p>\$70.00</p> <p>\$10.00/\$1,000.00 valuation or \$70.00 minimum</p>
<b>HEATING, VENTILATING, AND AIR CONDITIONING FEES</b> <ul style="list-style-type: none"> <li>• <b>Heating Appliance,</b> New or Replacing to Residential 1- and 2-family dwellings and accessory buildings               <ul style="list-style-type: none"> <li>○ Up to and including 150,000 BTU a unit</li> <li>○ Additional fee per unit that exceeds 50,000 BTUs or fraction thereafter</li> </ul> </li>   <li>• <b>Air Conditioning Appliance,</b> New or Replacing to Residential 1- and 2-family dwellings and accessory buildings</li>   <li>• <b>New or Additional Ductwork/Gas Piping to existing duct/pipes (ONLY)</b></li> </ul>	<p>\$70.00/unit +\$6.00/50,000 BTUs</p> <p>\$70.00/unit</p> <p>\$70.00</p>
<b>CERTIFICATES OF OCCUPANCY FEES</b> <ul style="list-style-type: none"> <li>• <b>Per Residential Unit</b></li> </ul>	<p>\$30.00/unit</p>
<b>SPECIAL FEES</b> <ul style="list-style-type: none"> <li>• <b>Land Use Permit</b> (Zoning Certificate)</li>   <li>• <b>State of Wisconsin Seal</b> (when required)</li>   <li>• <b>Early Start:</b> Footings/Foundations</li>   <li>• <b>Razing</b> <ul style="list-style-type: none"> <li>○ 1- &amp; 2-Family dwellings</li> <li>○ Accessory buildings over 160 sq ft</li> <li>○ Accessory buildings 160 sq ft or less</li> </ul> </li>   <li>• <b>Same Day or Re-Inspection Fee</b></li>   <li>• <b>Administrative Fee</b> (application not completed/additional review required/not submitted through Evolve portal)</li> </ul>	<p>\$35.00</p> <p>\$43.00</p> <p>\$105.00</p> <p>\$150.00 \$75.00 \$40.00</p> <p>\$65.00</p> <p>10% of the permit fee or \$30.00 minimum</p>



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## RESIDENTIAL (1- & 2-FAMILY) (Continued)

### SPECIAL FEES (CONTINUED)

- **Permits Outside City of Wausau Limits** (e.g. Site address located City of Schofield or Village of Rib Mountain)
- **Failure to Obtain Permit prior to Commencement of Work.** (Payment of any fee in this subsection shall in no way relieve any person of the penalties that may be imposed for violation of this chapter.)

\$10% of the permit fees  
or \$15.00 minimum

Triple fees

## COMMERCIAL or MULTI-FAMILY

### PLAN REVIEW INFO

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

*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.*

*New construction that is over 5,000 sq ft must go to E-Plan Exam for review. Remodeling over 10,000 sq ft must go to E-Plan Exam for review.*

*There are exceptions where a plan can be reviewed by our local municipal reviewer, but that is up to City Reviewer's discretion. Any Fire Alarm System Plans and any Fire Suppression Systems Plans must go to E-Plan Exam for review. 20 or less devices for Fire Alarm and Fire Suppression do not need a plan review.*

### PLAN ENTRY FEE

A plan entry fee is charged with **each** submittal of plans **in addition to the plan review & inspection fees.**

\$100.00

### PLAN REVIEW FEES

#### • Building Plans

- 501 – 2,500 sq ft
- 2,501 – 5,000 sq ft
- 5,001 – 7,500 sq ft
- 7,501 – 10,000 sq ft
- 10,001 – 15,000 sq ft
- 15,001 – 20,000 sq ft
- 20,001 – 30,000 sq ft
- 30,001 – 40,000 sq ft
- 40,001 – 50,000 sq ft
- 50,001 – 75,000 sq ft
- 75,001 – 100,000 sq ft
- 100,001 – 200,000 sq ft
- 200,001 – 300,000 sq ft
- 300,001 – 400,000 sq ft
- 400,001 – 500,000 sq ft
- 500,000 sq ft or more

\$200.00 minimum

\$300.00  
\$350.00  
\$600.00  
\$750.00  
\$850.00  
\$1,100.00  
\$1,350.00  
\$1,700.00  
\$2,300.00  
\$3,200.00  
\$4,000.00  
\$6,500.00  
\$11,400.00  
\$16,800.00  
\$20,000.00  
\$22,000.00

#### • HVAC Plans

- 501 – 2,500 sq ft
- 2,501 – 5,000 sq ft
- 5,001 – 7,500 sq ft
- 7,501 – 10,000 sq ft
- 10,001 – 15,000 sq ft
- 15,001 – 20,000 sq ft
- 20,001 – 30,000 sq ft
- 30,001 – 40,000 sq ft
- 40,001 – 50,000 sq ft
- 50,001 – 75,000 sq ft
- 75,001 – 100,000 sq ft
- 100,001 – 200,000 sq ft
- 200,001 – 300,000 sq ft
- 300,001 – 400,000 sq ft
- 400,001 – 500,000 sq ft
- 500,000 sq ft or more

\$150.00 minimum

\$180.00  
\$250.00  
\$350.00  
\$400.00  
\$500.00  
\$550.00  
\$600.00  
\$1,000.00  
\$1,350.00  
\$1,700.00  
\$2,400.00  
\$3,200.00  
\$7,300.00  
\$10,600.00  
\$13,300.00  
\$14,500.00



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## COMMERCIAL or MULTI-FAMILY (Continued)

### PLAN REVIEW FEES (CONTINUED)

<ul style="list-style-type: none"> <li>• <b>Fire Suppression System Plans</b> <ul style="list-style-type: none"> <li>○ 7,501 – 20,000 sq ft</li> <li>○ 20,001 – 30,000 sq ft</li> <li>○ 30,001 – 40,000 sq ft</li> <li>○ 40,001 – 50,000 sq ft</li> <li>○ 50,001 – 75,000 sq ft</li> <li>○ 75,001 – 100,000 sq ft</li> <li>○ 100,001 – 200,000 sq ft</li> <li>○ 200,001 – 300,000 sq ft</li> <li>○ 300,001 – 400,000 sq ft</li> <li>○ 400,001 – 500,000 sq ft</li> <li>○ 500,000 sq ft or more</li> </ul> </li> </ul>	<p><i>\$150.00 minimum</i></p> <p>\$200.00</p> <p>\$250.00</p> <p>\$450.00</p> <p>\$600.00</p> <p>\$850.00</p> <p>\$1,200.00</p> <p>\$1,450.00</p> <p>\$3,600.00</p> <p>\$5,300.00</p> <p>\$6,700.00</p> <p>\$7,700.00</p>
<ul style="list-style-type: none"> <li>• <b>Fire Alarm System Plans</b> <ul style="list-style-type: none"> <li>○ 7,501 – 20,000 sq ft</li> <li>○ 20,001 – 30,000 sq ft</li> <li>○ 30,001 – 40,000 sq ft</li> <li>○ 40,001 – 50,000 sq ft</li> <li>○ 50,001 – 75,000 sq ft</li> <li>○ 75,001 – 100,000 sq ft</li> <li>○ 100,001 – 200,000 sq ft</li> <li>○ 200,001 – 300,000 sq ft</li> <li>○ 300,001 – 400,000 sq ft</li> <li>○ 400,001 – 500,000 sq ft</li> <li>○ 500,000 sq ft or more</li> </ul> </li> </ul>	<p><i>\$150.00 minimum</i></p> <p>\$200.00</p> <p>\$250.00</p> <p>\$450.00</p> <p>\$600.00</p> <p>\$850.00</p> <p>\$1,200.00</p> <p>\$1,450.00</p> <p>\$3,600.00</p> <p>\$5,300.00</p> <p>\$6,700.00</p> <p>\$7,700.00</p>
<ul style="list-style-type: none"> <li>• <b>Site Plans</b> <ul style="list-style-type: none"> <li>○ <b>Complete</b> Site Plan for <b>an acre or less</b></li> <li>○ <b>Complete</b> Site Plan for <b>over an acre</b></li> <li>○ <b>New Construction</b>, 75,000 sq ft or less</li> <li>○ <b>New Construction</b>, over 75,000 sq ft</li> <li>○ <b>Additional acres over 10 acres</b></li> <li>○ <b>Partial</b> Site Plan</li> <li>○ <b>Amendment/Revision</b> to an Approved Site Plan</li> </ul> </li> </ul>	<p>\$600.00</p> <p>\$800.00</p> <p>\$850.00</p> <p>\$1,000.00</p> <p>+ \$10.00/acre over 10 acres</p> <p>\$200.00</p> <p>\$200.00 each as needed</p>
<ul style="list-style-type: none"> <li>• <b>Structural Plans</b> and <b>Other Component Submittals</b>, if submitted separately from the general building plans (e.g., structural plans, precast concrete, laminate wood, beams, cladding elements, and/or other façade features or other structural elements) <ul style="list-style-type: none"> <li>○ Plan Review Fee, and</li> <li>○ Additional Plan Entry Fee</li> </ul> </li> </ul>	<p>\$250.00/plan</p> <p>+100.00/plan</p>
<ul style="list-style-type: none"> <li>• <b>Early Start</b> (when issued by E-Plan Exam)</li> </ul>	<p>\$150.00</p>
<ul style="list-style-type: none"> <li>• <b>Plan Examination Extensions</b>, when reviewing the extension of an approved plan</li> </ul>	<p>50% of the original plan review fee</p> <p>(\$3,000.00 max)</p>
<ul style="list-style-type: none"> <li>• <b>Submittal of Plans after Construction</b>, where plans are submitted after construction a standard late submittal fee 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.</li> </ul>	<p>\$250.00/per review type</p>
<ul style="list-style-type: none"> <li>• <b>Expedited Priority Plan Review</b>, when expediting the completion plan review in less than the normal processing time of when the plan is considered ready for review. (Within 5 business days of when we received Plans.)</li> </ul>	<p>200% of the fees specified in provisions</p>



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<b>INSPECTION FEES</b> <ul style="list-style-type: none"> <li>• <b>Residential</b> and <b>Institutional</b></li>   <li>• <b>Offices</b> and <b>Mercantile</b></li>   <li>• <b>Warehouses, Factories,</b> and <b>Building Shells</b></li>   <li>• <b>Reroofing</b> and <b>All Other Occupancies where the Square Footage CANNOT be Determined</b></li>   <li>• <b>Fire Alarm Systems,</b> installations or additions/modifications to existing</li>   <li>• <b>Fire Suppression Systems,</b> installations or additions/modifications to existing</li> </ul>	<p>\$0.135/sq ft<sup>1</sup> or \$120.00 minimum</p> <p>\$0.115/sq ft<sup>1</sup> or \$120.00 minimum</p> <p>\$0.095/sq ft<sup>1</sup> or \$120.00 minimum</p> <p>\$10.00/\$1,000.00 valuation or \$106.00 minimum ((\$5,000 maximum))</p> <p>\$0.02/sq ft<sup>1</sup> or \$85.00 minimum</p> <p>\$0.02/sq ft<sup>1</sup> or \$85.00 minimum</p>
<b>HEATING, VENTILATING AND AIR CONDITIONING FEES</b> <ul style="list-style-type: none"> <li>• <b>HVAC</b> <ul style="list-style-type: none"> <li>○ <b>Per \$1000.00 Valuation</b> or <b>Per Square Footage</b> (whichever fee is less)</li> </ul> </li>   <li>• <b>HVAC Unit Replacement</b> <ul style="list-style-type: none"> <li>○ 1 unit (flat fee)</li> <li>○ More than 1 unit</li> </ul> </li> </ul>	<p>\$5.00/\$1,000.00 valuation or \$0.06/ sq ft<sup>1</sup> or \$103.00 Minimum</p> <p>\$100.00 \$70.00/unit</p>
<b>CERTIFICATE OF OCCUPANCY FEES</b> <ul style="list-style-type: none"> <li>• <b>Residential Units</b> (3 units or more)</li>   <li>• <b>Other Occupancy</b></li> </ul>	<p>\$17.50/unit</p> <p>\$41.00</p>
<b>SPECIAL FEES</b> <ul style="list-style-type: none"> <li>• <b>Land Use Permit</b> (Zoning Certificate)</li>   <li>• <b>Early Start:</b> Footings/Foundation, and Structural Framing (<i>when issued by City of Wausau municipality</i>)</li>   <li>• <b>Razing:</b> Commercial Structures</li>   <li>• <b>Parking Lot Permits</b> (15.52.020) <ul style="list-style-type: none"> <li>○ <b>Replacing</b> and <b>Repaving</b> (<i>when 25% or more is needing replacing/repaving</i>)</li> <li>○ <b>New</b> Parking Lot</li> </ul> </li>   <li>• <b>Same Day</b> or <b>Reinspection Fee</b></li>   <li>• <b>Administrative Fee</b> (<i>application not completed/additional review required/not submitted through Evolve portal</i>)</li>   <li>• <b>Permits Outside City of Wausau Limits</b> (<i>e.g. Site address located City of Schofield or Village of Rib Mountain</i>)</li>   <li>• <b>Failure to Obtain Permit Prior to Commencement of Work.</b> (<i>Payment of any fees in this subsection, however, shall in no way relieve any person of the penalties that may be imposed for violation of this chapter.</i>)</li> </ul>	<p>\$75.00</p> <p>\$200.00</p> <p>\$150.00</p> <p>\$80.00 \$100.00</p> <p>\$79.50</p> <p>10% of the permit fees or \$30.00 minimum</p> <p>\$10% of the permit fees or \$15.00 minimum</p> <p>Triple Fees</p>



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HOUSING, ZONING, & MISCELLANEOUS FEES	
<b>APPLICATION &amp; PUBLICATION FEES</b> <ul style="list-style-type: none"> <li>• <b>Building Advisory Board</b> (<i>Class 1 Notice, WMC 15.04.080</i>)</li> <li>• <b>Zoning Board of Appeals</b> (<i>WMC 23.10.13</i>): Variances, Appeals</li> <li>• <b>Plan Commission</b> (<i>WMC 23.10.11, 23.10.31, and 23.10.32</i>) <ul style="list-style-type: none"> <li>○ Amendments, Conditional Uses, PUD Petitions</li> <li>○ SIP Petitions</li> <li>○ Special Meeting Requested</li> </ul> </li> </ul>	<p>\$225.00</p> <p>\$400.00</p> <p>\$450.00</p> <p>\$200.00</p> <p>\$600.00</p>
<b>CENTRAL BUSINESS DISTRICT OBSTRUCTION PERMIT (WMC 5.63)</b>	\$30.00
<b>CERTIFIED SURVEY MAP REVIEW FEES (WMC 21.14)</b> <ul style="list-style-type: none"> <li>• <b>Standard</b> and <b>Extraterritorial</b> CSM <ul style="list-style-type: none"> <li>○ Includes <b>Street Dedication</b></li> </ul> </li> </ul>	<p>\$150.00</p> <p>+ \$200.00</p>
<b>DRIVE APPROACH PERMIT (WMC 12.20.010)</b>	<i>See Engineering</i>
<b>EXCAVATION PERMIT (WMC 12.40.020)</b>	<i>See Engineering</i>
<b>FENCE PERMIT (WMC 23.06.040)</b> <ul style="list-style-type: none"> <li>• <b>Residential</b></li> <li>• <b>Commercial</b></li> </ul>	<p>\$55.00</p> <p>\$100.00</p>
<b>HOME OCCUPATION PERMIT (WMC 23.03.28 (4))</b>	\$20.00
<b>HOUSING CODE FEES</b> <ul style="list-style-type: none"> <li>• <b>Reinspection Fee</b> (<i>WMC 16.04.025</i>)</li> <li>• <b>Rent Abatement Hearing Fee</b> (<i>WMC 16.04.037</i>)</li> </ul>	<p>\$65.00</p> <p>\$25.00</p>
<b>MOVING BUILDING OVER PUBLIC WAYS PERMIT (WMC 15.40.010)</b> <ul style="list-style-type: none"> <li>• <b>Garages</b></li> <li>• <b>Houses</b> or <b>Other Buildings</b></li> </ul>	<p>\$50.00</p> <p>\$215.00</p>
<b>PARKLAND DEDICATION FEES (WMC 21.16)</b> <ul style="list-style-type: none"> <li>• <b>SR-2, SR-3, SR-5, and SR-7 Districts</b></li> <li>• <b>DR-8, TF-10, and TF-12 Districts</b></li> <li>• <b>MRL-12, MRM-20, and MRH-50 Districts</b></li> <li>• <b>Planned</b> and <b>Unified Developments</b> <ul style="list-style-type: none"> <li>○ Single-Family unit</li> <li>○ Duplex Unit</li> <li>○ Apartment Unit</li> </ul> </li> <li>• <b>Additional Residential Building Lots Created by Replat</b> or <b>Certified Survey</b></li> </ul>	<p>\$425.00/lot</p> <p>\$530.00/lot</p> <p>\$225.00/lot</p> <p>\$425.00/single unit \$530.00/duplex unit \$225.00/apartment unit</p> <p>\$425.00/additional lot</p>
<b>PLAT REVIEW FEES (WMC 21)</b> <ul style="list-style-type: none"> <li>• <b>Preliminary Plat Fee</b></li> <li>• <b>Final Plat Fee</b></li> <li>• <b>Condominium Plat Fee</b></li> </ul>	<p>\$150.00 + \$25.00/lot</p> <p>\$100.00 + \$10.00/lot</p> <p>\$100.00 + \$25.00/lot</p>



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<b>HOUSING, ZONING &amp; MISCELLANEOUS FEES (Continued)</b>	
<b>PORTABLE STORAGE CONTAINERS PERMIT (WMC 23.03.30)</b>	\$55.00/90 days
<b>RENTAL REGISTRATION FEE (WMC 16.04.030)</b>	\$10.00
<b>RESIDENTIAL RENTAL LICENSE INSPECTION FEES</b> <ul style="list-style-type: none"> <li>• <b><u>First Inspection</u></b></li> <li>• <b><u>Second Inspection</u></b></li> <li>• <b><u>Missed Inspection Appointments/Failure to Allow Access</u></b></li> </ul>	<p style="text-align: center;"><i>No Charge</i></p> <p style="text-align: center;"><i>No Charge, if corrected \$65.00, if NOT corrected</i></p> <p style="text-align: center;">\$35.00</p>
<b>SIGN PERMIT INFO (WMC 15.48.050)</b> <i>All fees for signage are charged per sign. Where signs have two or more faces, the permit fee shall be computed on each face of such sign.</i>	
<b>SIGN PERMIT FEES</b> <ul style="list-style-type: none"> <li>• <b><u>Business Signs</u></b> <ul style="list-style-type: none"> <li>○ <b><u>Freestanding</u></b> (e.g. Monument, Dual-Post, Pylon)</li> <li>○ <b><u>On-Building, Pedestrian, Daily Notice, and Others</u></b> (e.g. Wall, Awning, Canopy, Marquee, Projecting, Blade, Suspended, Menu, Sandwich Board, Bulletin Board, Order Board)</li> </ul> </li> <li>• <b><u>Temporary Signs</u></b> (monthly fee)</li> </ul>	<p style="text-align: center;">\$1.25/sq ft of gross area<sup>1</sup> or \$100.00 minimum</p> <p style="text-align: center;">\$1.25/sq ft of gross area<sup>1</sup> or \$50.00 minimum</p> <p style="text-align: center;">\$1.25/sq ft of gross area<sup>1</sup> or \$42.00 minimum</p>
<b>SPECIAL INSPECTION FEES</b> <i>(E.g., Community-based residential facilities, taverns, day care centers, massage establishments, inspection for new tenants/change of tenants for certificate of occupancy, etc.)</i>	\$200.00
<b>STORM WATER MANAGEMENT (WMC 15.56)</b>	Established by Resolution
<b>STREET PRIVILEGE PERMITS (WMC 12.44.050)</b>	\$77.50
<b>SWIMMING POOL PERMIT (WMC 19.32.020)</b>	\$60.00
<b>ZONING RELATED</b> <i>(E.g., Zoning Verification Letters, Combine Parcel Requests, Building Code Compliance Letters, Address Change Requests, and Other Forms Requiring Zoning Review, etc.)</i> <ul style="list-style-type: none"> <li>• <b><u>Residential</u></b></li> <li>• <b><u>Commercial</u></b></li> </ul>	<p style="text-align: center;">\$50.00/per parcel</p> <p style="text-align: center;">\$150.00/per parcel</p>

**Notes:**

\* In determining costs, all construction shall be included with the exception of heating, air conditioning, electrical, or plumbing work.

<sup>1</sup> In determining the square footage of a project, the square footage of all basements, attached garages or carports, and roofed over decks or porches shall be included.