



City of Waukesha
201 Delafield Street
Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

City of Waukesha Cover Sheet

Committee: Plan Commission	Meeting Date: 6/24/2026
ID Number: 26-03723	Ordinance/Resolution Number: <i>(if applicable):</i> N/A
Name of Submitter: Jeff Fortin, AICP Economic Development Project Manager	Target Next Board/Council Meeting Date: 7/7/2026
Agenda Item Title: Review and possible action on a request by Habitat for Humanity Waukesha-Jefferson-Rock to waive impact fees for the construction of two new single-family homes at 128 and 134 Caldwell Street and one new duplex at 909 Madison Street in the Tower Hill neighborhood.	

Issue Before the Board/Council:

Habitat for Humanity Waukesha-Jefferson-Rock is planning on construction two single-family homes and one duplex in the Tower Hill Neighborhood, which is located around Waukesha-Memorial Hospital. Since these are affordable homes with income restrictions for buyers, Habitat is requesting that the city waive all impact fees. Section 4.10.8c allows the Common Council, upon recommendation from the Plan Commission, to wave impact fees for low-cost housing.

Options & Alternatives:

The Council can deny the request in which case impact fees will be required at the time of building permit issuance.

Additional Details:

Pro Health Care has donated three vacant lots they own to Habitat for Humanity Waukesha-Jefferson-Rock; 909 Madison Street, 128 Caldwell Street and 134 Caldwell Street. Habitat intends to build single-family homes on the Caldwell Street lots and a two-family on Madison Street. Habitat. As with previous Habitat developments, most recently the 18-lot Domenica Park Subdivision, we have always waved impact fees since it is for low-cost housing. Furthering the rationale for waiving impact fees on these three, all three of these parcels already had single-family homes on them so this is not impacting future parks or other public facility needs.

Habitat serves families within the 40%-80% Area Median Income Level and estimates the sale prices of these housing units will range from \$275,000-\$402,000. Waiving impact fees is one of the ways that Habitat can keep these homes affordable to the Low-to-Moderate income households they serve.

What is the Strategic Plan Priority this item relates to:

People-Centered Development

What impact will this item have on the Strategic Plan Priority?

Objective two, performance measure #1 aims to increase the number of workforce style housing units year over year. This will add four workforce housing units in the Tower Hill Neighborhood.

Financial Remarks:

If imposed, impact fees on each single-family home would be \$5,487. Each duplex unit would be \$4,357.



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Suggested Motion:

I move to waive all impact fees for the new workforce homes being developed by Habitat for Humanity Waukesha-Jefferson-Rock at 128 and 134 Caldwell Street and 909 Madison Street.

Reviewed By:

City Attorney Brian Running	Date Reviewed
City Administrator Anthony W. Brown <i>Anthony Brown</i>	Date Reviewed 06/17/2026



May 22, 2026

Attn: Jeff Fortin
c/o Common Council
City of Waukesha
201 Delafield Street
Waukesha, WI 53188

Dear Jeff,

On behalf of Habitat for Humanity, I respectfully request consideration by the Common Council to waive impact fees associated with the Tower Hill development project located at:

909 Madison Street
128 Caldwell Street
134 Caldwell Street

The proposed development includes one duplex condominium (Madison) building and two single family homes serving households earning between 40% and 80% of Area Median Income (AMI). Estimated sale prices will range from approximately \$275,000 to \$402,000 depending on household income and affordability structure.

As construction and infrastructure costs continue to rise, projects serving working families require strong public and private partnership to remain financially feasible. Waiving impact fees would directly support the affordability of these homes and help create attainable homeownership opportunities for local families who are otherwise priced out of the Waukesha housing market.

In addition to creating affordable homeownership opportunities, these homes will add to the City's long term tax base, support neighborhood reinvestment, and bring additional families and students into the local school system. This project represents an investment in the long-term strength and stability of the community.

We appreciate the City's continued partnership. Please feel free to contact me with any questions or if additional information would be helpful.

In partnership,

Melissa Songco
Chief Executive Officer
Habitat for Humanity Waukesha – Jefferson – Rock

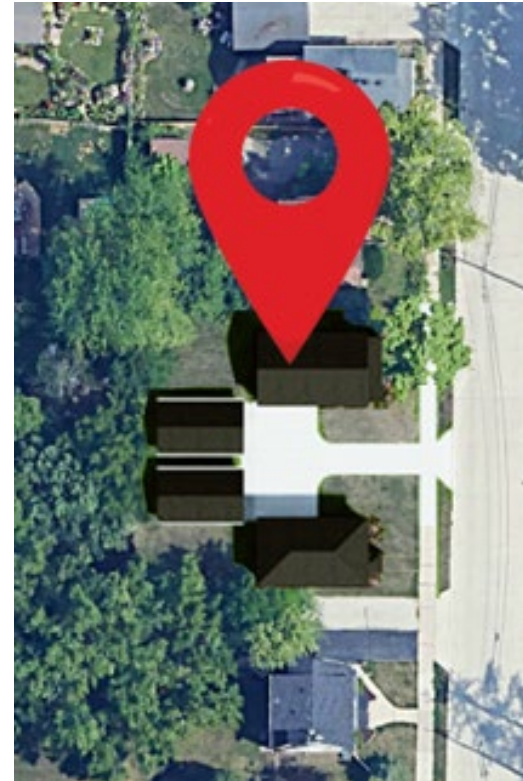
Building Homes, Communities and Hope

2020 Springdale Road Waukesha, WI 53186 | www.habitatwjr.org | 262-309-6025 | info@habitatwaukesha.org



Waukesha Memorial Hospital

Single Family (Caldwell St.) Rendering



Duplex(Madison St.) Rendering

