

Housing Narrative: City of Stoughton

Most expensive development fees in Dane County

#12 out of 16
in Development Fee Cost

The City of Stoughton has some of the highest overall fees in Dane County, ranking 12th out of 16 municipalities that were examined in MABA's fee study. However Stoughton does offer relatively low planning and building fees compared to other communities in the area.

Stoughton has seen a continuous increase in permit starts since 2022. According to the Dane County Regional Housing Strategy, Stoughton will need to create 123 annual new single family housing units in order to keep up with Dane County's growing population.

Stoughton (C)

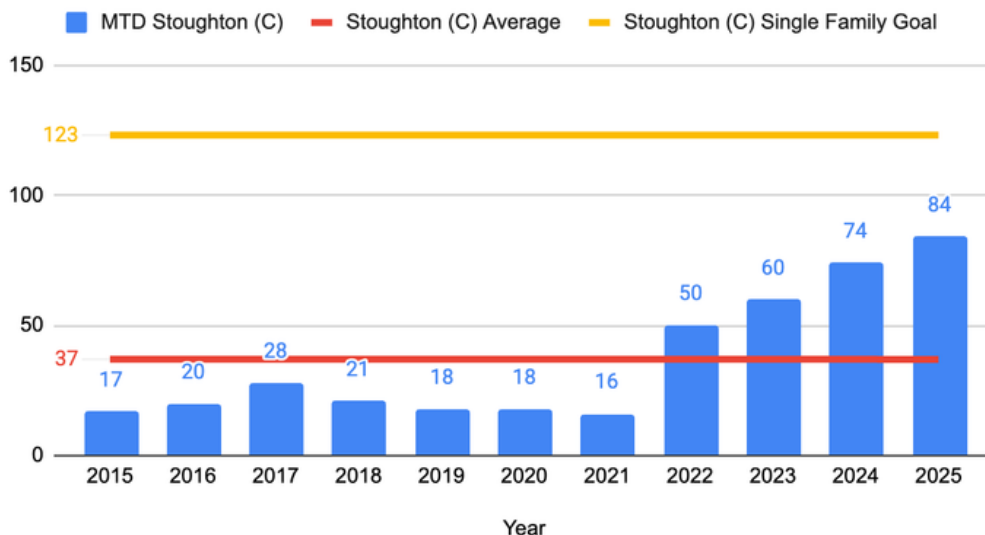


Table 1: Annual Single-Family Permit Starts and Regional Housing Strategy Targets

Chad Lawler Executive Director
clawler@maba.org

**Income Needed
to Afford New Home
\$172,601**

National Association of Home Builders

**Stoughton
Local Mill Rate
0.007360026**

Dane County Treasury Department

**Stoughton Mill Rate
Rank
9 of 15**

Dane County Treasury Department

**Stoughton Parcel
Numbers
5569**

Dane County Treasury Department

Municipal Fee Rank



Overall

12 of 16



Impact

13 of 16



Planning

5 of 16



Building

2 of 16



Engineer

11 of 16

* Fee Rankings (1-16 with 16 being highest cost and, 1 being lowest)

**Annual New Single Family
Housing Units Needed:
123**

**Annual Unit Starts (Avg.):
37**

**Housing Progress Report
Goal Not Met:
Missing 39
Housing Units In 2025**

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Possible Solution

Stoughton has quickly become a key driver in Dane County's housing development, leading with strong growth and a commitment to community development. By exploring opportunities to reduce impact and engineering fees, Stoughton can continue to build on this success, encourage additional investment, and position itself as an even stronger leader in meeting local housing needs.

Educational Resources

- **Housing Supply Accelerator** - <https://www.nahb.org/-/media/NAHB/advocacy/docs/state-and-local/housing-accelerator-playbook.pdf>
 - The Housing Supply Accelerator (HSA) Playbook is for local elected officials and community planners working to boost diverse, attainable, and equitable housing supply in communities nationwide.
- **Creating Housing for All Brochure** - <https://www.nahb.org/-/media/NAHB/advocacy/docs/top-priorities/housing-affordability/nahb-attainable-housing-brochure-2019.pdf?rev=ad31433c972b451d80254c1cb8ca334d>
 - Quick overview of solutions for housing
- **Land Development Checklist** - <https://www.nahb.org/-/media/NAHB/advocacy/docs/industry-issues/land-use-101/orientation/land-development-checklist>
 - This checklist outlines the typical process developers should go through. This resource will help both developers and public officials better understand the many steps in the land development process, the timeline, likely costs, and required due diligence associated with residential development.
- **Development Process Efficiency: Cutting Through the Red Tape** - <https://www.nahb.org/-/media/NAHB/advocacy/docs/top-priorities/housing-affordability/development-process-efficiency.pdf>
 - This report focuses on the land development review and approval process, an arcane-sounding component of housing development, but one that impacts the cost of new housing at all price levels.
- **NAHB Impact Fee Primer** - <https://www.nahb.org/-/media/7AC7AA3E405D43C7A5C7D40B3760EB61.ashx>
 - Resource that breaks down what impact fees are, how they are typically calculated, the pros and cons to impact fees, and lists possible alternatives
- **NAHB Priced Out Portal** - <https://www.nahb.org/news-and-economics/housing-economics/housings-economic-impact/households-priced-out-by-higher-house-prices-and-interest-rates>
 - Increases in home prices, mortgage rates, and property taxes have a direct impact on housing affordability. These factors lead to many Americans being priced out of the housing market. NAHB's "priced-out" methodology calculates how many households would be affected by these changes.
- **DANE COUNTY REGIONAL HOUSING PRIORITIES, STRATEGIES AND ACTION ITEMS, 2024 - 2028** - <https://rhs.danecounty.gov/documents/pdf/DCRHS-SAPReport-FNL-web-STRATEGIC-ACTION-PLAN.pdf>
 - Regional Housing Strategy with 17 strategies on how to address housing crisis in Dane County
- **A Road Map to Solving Dane County's Housing Crisis: Strategic Action Plan 2024-2028** - <https://rhs.danecounty.gov/documents/pdf/FactSheets/RHS-FactSheet-v3FINAL.pdf>
 - RHS Quick Fact sheet expanding on housing crisis
- **RHS BEST PRACTICES RESIDENTIAL ZONING CODE** - <https://rhs.danecounty.gov/documents/pdf/Best-Practices-Residential-Zoning---11.5.25.pdf>
 - The Best Practices Residential Zoning Guide is a resource for Dane County communities to evaluate and identify regulatory barriers that limit housing supply and diversity, as well as regulations that increase the cost of housing.

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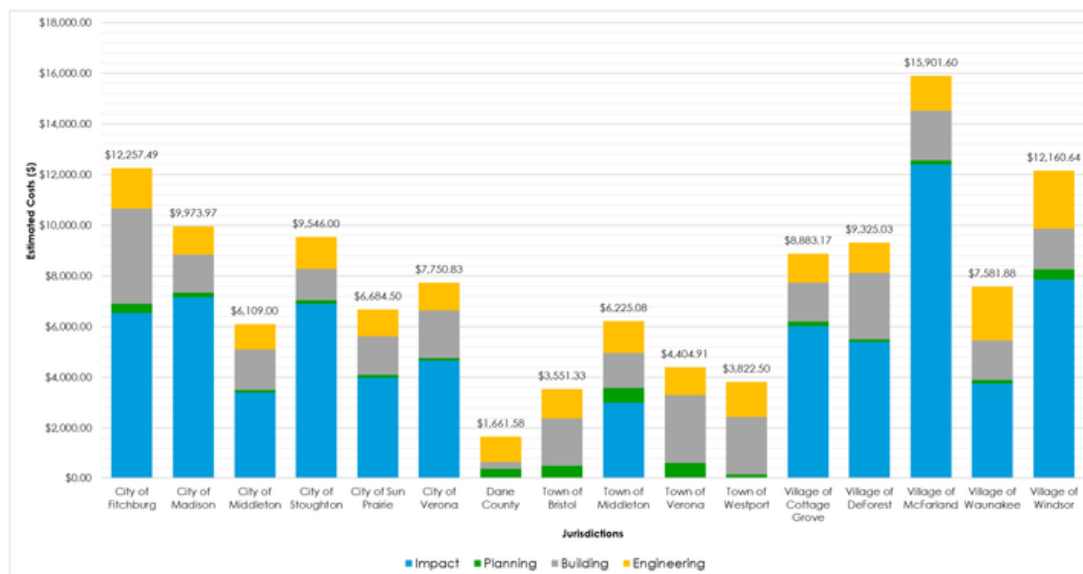


Table 2: Estimated Single-Family Development Fees

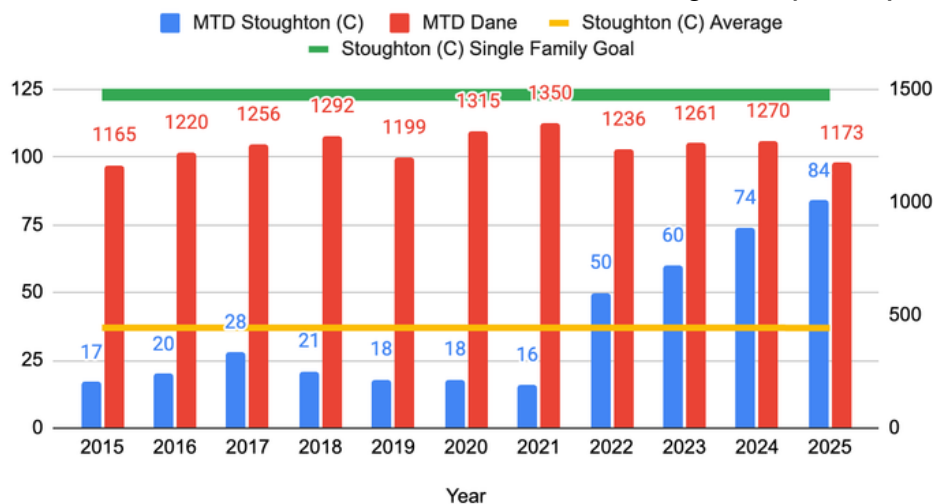


Table 3: Single-Family Permit Trends Compared to Dane County and Regional Housing Goals

Dane County Average
Home Price
\$556,556

MTD Marketing Services of Wisconsin

Stoughton Mill Rate
0.017425208

Dane County Treasury Department

Estimated annual
property taxes
\$9,698.10

Stoughton New Average
Home Price
\$327,571

MTD Marketing Services of Wisconsin

Stoughton Mill Rate
0.017425208

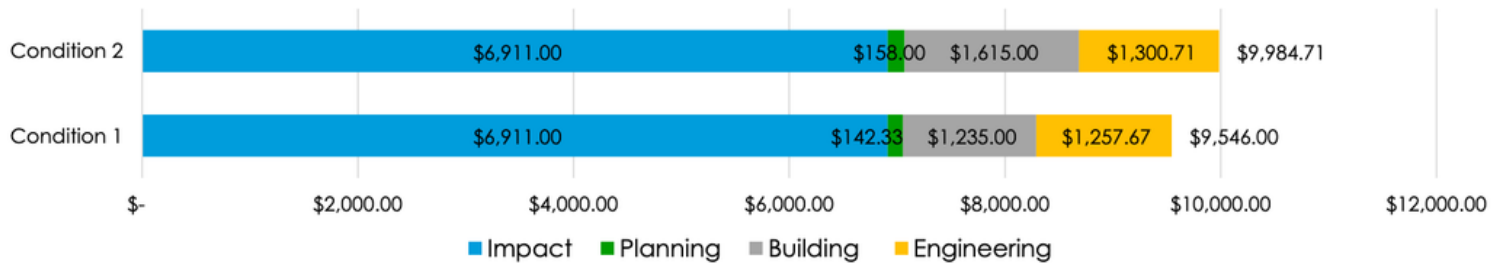
Dane County Treasury Department

Estimated annual
property taxes
\$5,673.14

Housing Narrative: City of Stoughton

2.4 City of Stoughton

City of Stoughton Per-Home Fee Amounts



City of Stoughton Housing Affordability Analysis	Below Average Median Income (AMI)		Average Median Income (AMI)	Above Average Median Income (AMI)		
	Workforce Housing Range					
	Owner-Occupied Housing Units					
Owner-Occupied Affordability	60% AMI	80%AMI	100%AMI	120% AMI	150%AMI	180% AMI
City of Stoughton Median Income*	\$47,110	\$62,814	\$78,517	\$94,220	\$117,776	\$141,331
Median Single-Family Home Value**	\$402,000	\$402,000	\$402,000	\$402,000	\$402,000	\$402,000
Affordable Mortgage (2.5 x income)	\$117,776	\$157,034	\$196,293	\$235,551	\$294,439	\$353,327
Affordability Gap - Owner Occupied	-\$284,225	-\$244,966	-\$205,708	-\$166,449	-\$107,561	-\$48,674
	Renter-Occupied Housing Units					
Renter-Occupied Affordability	60% AMI	80%AMI	100%AMI	120% AMI	150%AMI	180% AMI
City of Stoughton Median Income*	\$47,110	\$62,814	\$78,517	\$94,220	\$117,776	\$141,331
Median Annual Rent*** (\$1,155 x 12)	\$13,860	\$13,860	\$13,860	\$13,860	\$13,860	\$13,860
Affordable Rent (30% of income)	\$14,133	\$18,844	\$23,555	\$28,266	\$35,333	\$42,399
Affordability Gap - Renter Occupied	\$273	\$4,984	\$9,695	\$14,406	\$21,473	\$28,539

Sources: American Community Survey 2023 5-yr estimates, and Vierbicher.

* Median Income per 2023 ACS 5-yr estimates - [\\$1903 Median Income in Past 12 Months \(in 2023 Inflation-Adjusted Dollars\)](#)

** 2024 Median SF Sale Price Sold, per MLS as proxy for Median Single-Family Home Value. Sample Size: 255 single-family homes sold out of 177 listed. Data collected by Vierbicher staff April 7, 2025.

*** Median Annual Rent from 2023 ACS 5-yr estimates - [DP04 Selected Housing Characteristics](#)

Median Sale Price vs. Total Estimated Fee Costs Per Home

	City of						Dane County*	Town of				Village of				
	Fitchburg	Madison	Middleton	Stoughton	Sun Prairie	Verona		Bristol	Middleton	Verona	Westport	Cottage Grove	DeForest	McFarland	Waunakee	Windsor
2024 Median Sale Price Sold	\$474,900.00	\$449,900.00	\$569,250.00	\$402,000.00	\$445,000.00	\$561,924.00	\$475,000.00	\$585,000.00	\$825,000.00	\$649,000.00	\$685,000.00	\$485,000.00	\$469,900.00	\$491,000.00	\$610,000.00	\$550,000.00
Total Fee Costs per 2,500 sq. ft. home (Condition 1 - 60 lots)	\$12,257.49	\$10,367.30	\$6,109.00	\$9,546.00	\$6,684.50	\$7,750.83	\$1,661.58	\$3,551.33	\$6,225.08	\$4,404.91	\$3,822.50	\$8,883.17	\$9,325.03	\$15,901.60	\$7,581.88	\$12,160.64
Fee Costs as percentage of 2024 Median Sale Price	2.58%	2.30%	1.07%	2.37%	1.50%	1.38%	0.35%	0.61%	0.75%	0.68%	0.56%	1.83%	1.98%	3.24%	1.24%	2.21%

Lowest value
Highest value
*Dane County contains numerous Towns and Townships whose fees may vary and therefore have not been included. This lowers the reported Fee Costs for Dane County.



Housing Narrative:

City of Stoughton

Special Impact Fees:

CITY OF STOUGHTON

SOURCE	FEE TYPES Investigated	City of Stoughton 2025 Fees	Condition 1 (60 SF homes; 2500 sq ft)		Condition 2 (35 SF homes; 3500 sq ft)	
	Impact Fees	Duration/Per Unit	Cost per home	Cost for development	Cost per home	Cost for development
https://static1.squarespace.com/static/63d446e846a5e7154fea612c/t/6792a10a9938716cf3e57032/1737662730678/Fee+Schedule+effective+January+22+2025.pdf	Park Facilities Improvement Fee per Unit	\$ 4,122.00	\$ 4,122.00	\$ 247,320.00	\$ 4,122.00	\$ 144,270.00
	Trail Improvement Fee per Unit	\$ 99.00	\$ 99.00	\$ 5,940.00	\$ 99.00	\$ 3,465.00
	Parkland Fee per Unit in Lieu of Land Dedication (1,468 sq. ft/unit)	\$ 2,690.00	\$ 2,690.00	\$ 161,400.00	\$ 2,690.00	\$ 94,150.00
	Planning Fees					
https://static1.squarespace.com/static/63d446e846a5e7154fea612c/t/6792a10a9938716cf3e57032/1737662730678/Fee+Schedule+effective+January+22+2025.pdf	Conditional Use Permit (CUP)	\$510.00+ \$45.00 document recording fee	\$ -	\$ -	\$ -	\$ -
	Certified Survey Map (CSM)	\$195.00+\$45.00/lot	\$ -	\$ -	\$ -	\$ -
	Preliminary Plat	\$520.00+\$45.00/lot	\$ 53.67	\$ 3,220.00	\$ 59.57	\$ 2,095.00
	Final Plat	\$310.00 +\$45.00/lot	\$ 50.17	\$ 3,010.00	\$ 53.86	\$ 1,885.00
	Rezoning or General Development Plan	\$ 510.00	\$ 8.50	\$ 510.00	\$ 14.57	\$ 510.00
	Variances/Appeals	\$ 510.00	\$ -	\$ -	\$ -	\$ -
	Recording Fees (Register of Deeds)	\$ 30.00	\$ 30.00	\$ 1,800.00	\$ 30.00	\$ 1,050.00
	*plus reimbursement of any additional costs incurred over the permit fee	yes	\$ -	\$ -	\$ -	\$ -
	Subdivider to pay all legal/consulting fees incurred?	yes	\$ -	\$ -	\$ -	\$ -
	Building Permit Fees (09/10/2020)					
https://static1.squarespace.com/static/63d446e846a5e7154fea612c/t/6792a10a9938716cf3e57032/1737662730678/Fee+Schedule+effective+January+22+2025.pdf	Early start permit	\$ 160.00	\$ 160.00	\$ 9,600.00	\$ 160.00	\$ 5,600.00
	DSPS Insignia (Wisconsin UDC Building Permit Seal)	\$ 45.00	\$ 45.00	\$ 2,700.00	\$ 45.00	\$ 1,575.00
	Residential Building Permits - New Structure, Plan Review & Inspections	Min. \$90.00, \$0.20/sq.ft for all areas	\$ 500.00	\$ 30,000.00	\$ 700.00	\$ 24,500.00
	Electrical	Min. \$60.00, \$0.06/sq.ft for all areas	\$ 150.00	\$ 9,000.00	\$ 210.00	\$ 7,350.00
	Plumbing	Min. \$60.00, \$0.06/sq.ft for all areas	\$ 150.00	\$ 9,000.00	\$ 210.00	\$ 7,350.00
	HVAC	Min. \$60.00, \$0.06/sq.ft for all areas	\$ 150.00	\$ 9,000.00	\$ 210.00	\$ 7,350.00
	Occupancy Permit	\$ 45.00	\$ 45.00	\$ 2,700.00	\$ 45.00	\$ 1,575.00
	Private Driveways	\$ 35.00	\$ 35.00	\$ 2,100.00	\$ 35.00	\$ 1,225.00
	Engineering Fees					
https://static1.squarespace.com/static/63d446e846a5e7154fea612c/t/6792a10a9938716cf3e57032/1737662730678/Fee+Schedule+effective+January+22+2025.pdf	Staking	\$ 1,000.00	\$ 1,000.00	\$ 60,000.00	\$ 1,000.00	\$ 35,000.00
	Erosion Control (for land disturbing activities of 1 acre or less)	\$ 160.00	\$ 160.00	\$ 9,600.00	\$ 160.00	\$ 5,600.00
	Erosion Control	\$250 plus \$.010 per sq. ft. of disturbed area. (For commercial; industrial and multi-family residential land disturbing activities of 4,000 sq. ft. and greater and disturbed areas >1 acre for one and two family residential)	\$ 29.17	\$ 1,750.00	\$ 42.14	\$ 1,475.00
	Stormwater Management fees	\$510 plus \$.024 per sq. ft. of impervious area (and \$.024 per sq. ft. of redeveloped impervious area.)	\$ 68.50	\$ 4,110.00	\$ 98.57	\$ 3,450.00

67.0 - Impact Fees

67-6. - Fee reduction.

- Any impact fee imposed under this section shall be reduced by the amount of capital costs otherwise imposed by the city upon land development, for the same public facilities for which an impact fee is imposed under this section, including special assessments, special charges, land dedications or fees in lieu of land dedications under Ch. 236, Wis. Stats., or any ordinance adopted thereunder or any other items of value. Impact fees imposed under this section shall also be reduced to compensate for moneys received from the federal or state government specifically to provide or pay for the public facilities for which the impact fees under this section are imposed.

Sec. 67-7. - Exemption from fees.

- The lawful new construction of a single-family dwelling structure razed or to be razed within one year of the date of the issuance of a building permit for the new construction as part of the new construction project shall be exempt from the fees imposed under this section. Any new construction of a single-family dwelling structure upon a single parcel of land involving the demolition of a preexisting residential structure upon such single parcel of land, which project is similar to, but not exactly as described above, may be found to be exempt upon application to the city council and a finding by the city council that such project does not bear a rational relationship to the need for new, expanded or improved public facilities required to serve such development. Such application shall be made to the city council prior to the payment of any fees under this section.