

Housing Narrative: Village of DeForest

Most expensive development fees in Dane County

#11 out of 16
in Development Fee Cost

The Village of DeForest ranks fairly average when it comes to overall development fees across the 16 municipalities that were examined in MABA's fee study. DeForest has some of the highest building fees among local municipalities, but its planning fees are among the lowest in Dane County.

Permit starts have not kept pace with demand, fluctuating up and down throughout the past 10 years.

According to the Dane County Regional Housing Strategy, DeForest needs to create 133 new single family housing units annually in order to keep up with demand.

DeForest (V)

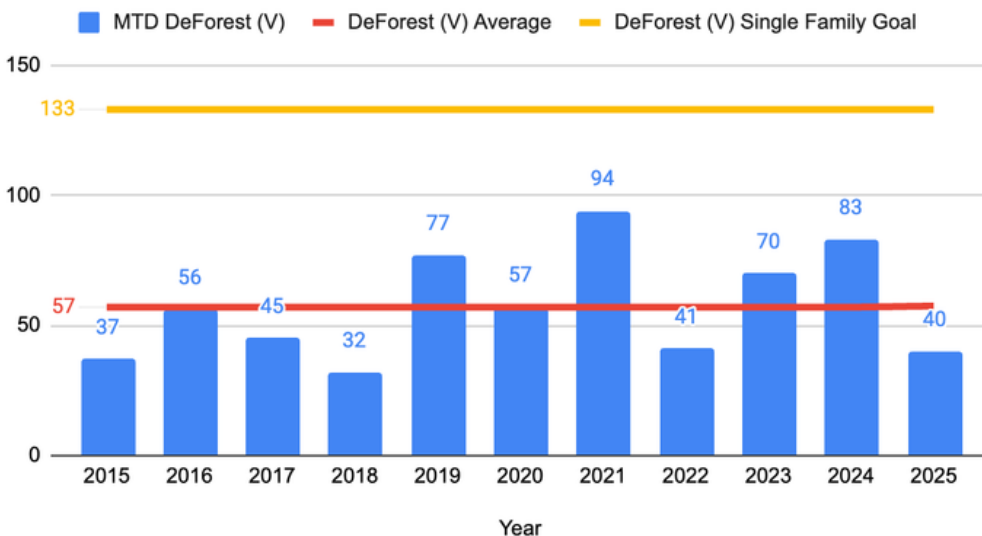


Table 1: Annual Single-Family Permit Starts and Regional Housing Strategy Targets

Chad Lawler Executive Director
clawler@maba.org

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

National Association of Home Builders

DeForest Mill Rate
0.005862067

Dane County Treasury Department

**DeForest Mill Rate
Rank**
10 of 15

Dane County Treasury Department

**DeForest Parcel
Numbers**
4837

Dane County Treasury Department

Municipal Fee Rank



Overall

11 of 16



Impact

10 of 16



Planning

2 of 16



Building

14 of 16



Engineer

9 of 16

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

**Annual New Single Family
Housing Units Needed:**
133

Annual Unit Starts (Avg.):
57

Housing Progress Report
Goal Not Met:
Missing 93
Housing Units In 2025

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Possible Solution

DeForest should consider decreasing or restructuring their building and impact fees to create a more affordable housing industry. Any consideration of increasing these fees would be counterproductive to housing growth.

Additionally, the comprehensive plan should increase the amount of land available for development. Approval of additional lots and growth in permits would provide a more robust and long-term economic impact that increases a net new construction tax base.

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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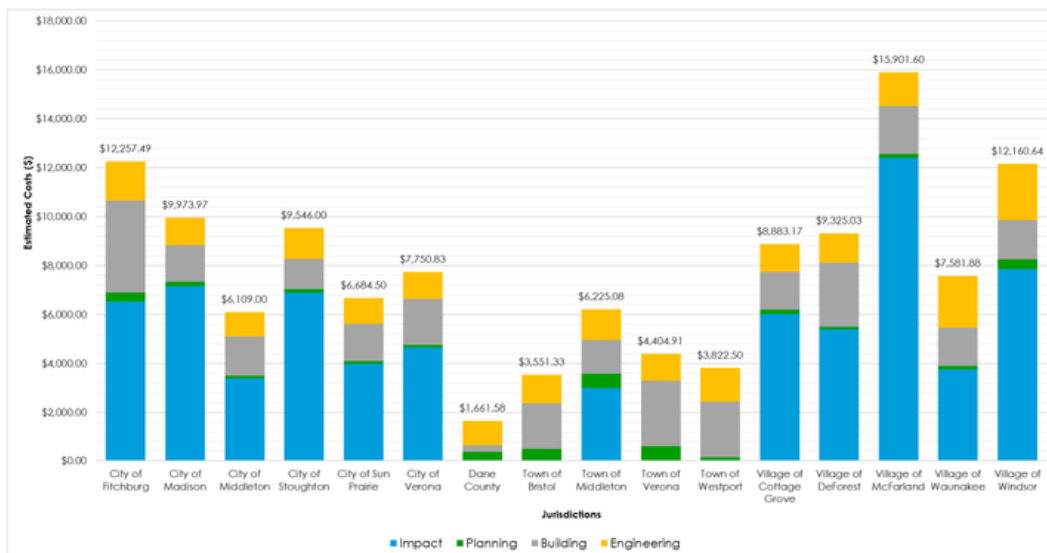


Table 2: Estimated Single-Family Development Fees

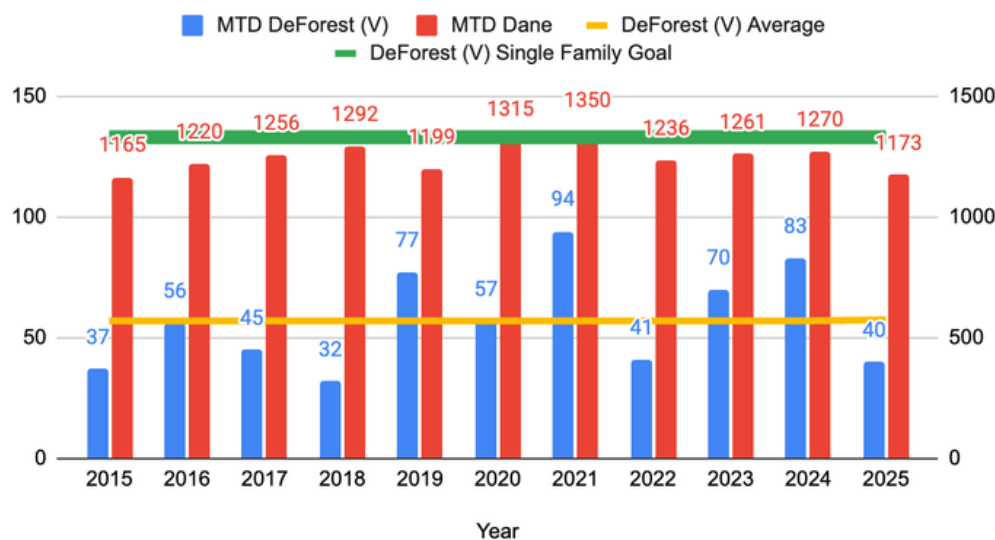


Table 3: Single-Family Permit Trends Compared to Dane County and Regional Housing Goals

Dane County Average
Home Price
\$556,556

MTD Marketing Services of Wisconsin

DeForest Mill Rate
0.017663371

Dane County Treasury Department

Estimated annual
property taxes
\$9,830.66

DeForest New Average
Home Price
\$646,425

MTD Marketing Services of Wisconsin

DeForest Mill Rate
0.017663371

Dane County Treasury Department

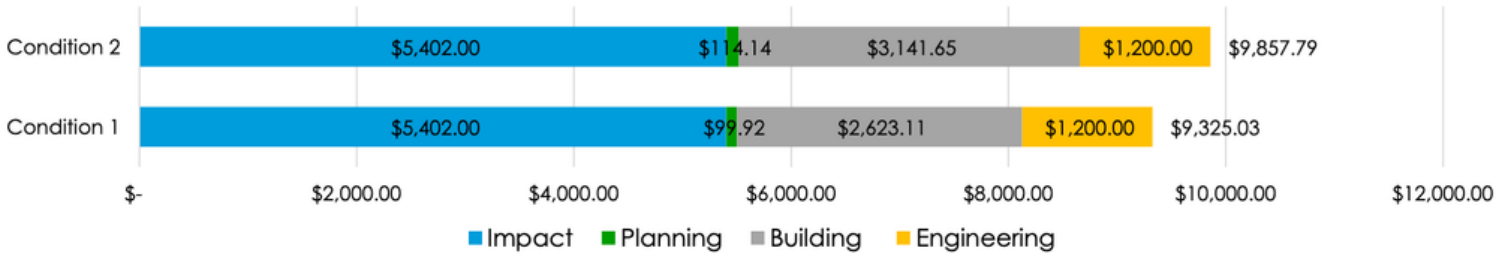
Estimated annual
property taxes
\$11,418.05



Housing Narrative: Village of DeForest

2.13 Village of DeForest

Village of DeForest Per-Home Fee Amounts



Village of DeForest 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
Village of DeForest Median Income*		\$63,734	\$84,978	\$106,223	\$127,468	\$159,335 \$191,201
Median Single-Family Home Value**		\$469,900	\$469,900	\$469,900	\$469,900	\$469,900 \$469,900
Affordable Mortgage (2.5 x income)		\$159,335	\$212,446	\$265,558	\$318,669	\$398,336 \$478,004
Affordability Gap - Owner Occupied		-\$310,566	-\$257,454	-\$204,343	-\$151,231	-\$71,564 \$8,104
		Renter-Occupied Housing Units				
Renter-Occupied Affordability		60% AMI	80% AMI	100% AMI	120% AMI	150% AMI 180% AMI
Village of DeForest Median Income*		\$63,734	\$84,978	\$106,223	\$127,468	\$159,335 \$191,201
Median Annual Rent*** (\$1,381 x 12)		\$16,572	\$16,572	\$16,572	\$16,572	\$16,572 \$16,572
Affordable Rent (30% of income)		\$19,120	\$25,494	\$31,867	\$38,240	\$47,800 \$57,360
Affordability Gap - Renter Occupied		\$2,548	\$8,922	\$15,295	\$21,668	\$31,228 \$40,788

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: 163 single-family homes sold and 180 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.



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VILLAGE OF DEFOREST

SOURCE	FEE TYPES investigated	Village of DeForest 2023 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://www.deforestwi.gov/DocumentCenter/View/88/Chapter-13-Subdivision-and-Development-PDF	Parkland fee	\$ 3,308.00	\$ 3,308.00	\$ 198,480.00	\$ 3,308.00	\$ 115,780.00
	Park Improvement Single-Family Residential	\$ 1,739.00	\$ 1,739.00	\$ 104,340.00	\$ 1,739.00	\$ 60,865.00
	Public Safety Impact Fee	\$ 355.00	\$ 355.00	\$ 21,300.00	\$ 355.00	\$ 12,425.00
	Planning Fees					
https://www.deforestwi.gov/DocumentCenter/View/324/Fees-for-Building-and-Development-effective-January-1-2023-PDF	Conditional Use Permit (CUP)	\$ 350.00	\$ -	\$ -	\$ -	\$ -
	Rezoning	\$ 420.00	\$ 7.00	\$ 420.00	\$ 12.00	\$ 420.00
	Certified Survey Map (CSM)	\$ 300.00	\$ -	\$ -	\$ -	\$ -
	Preliminary Plat	\$425.00 + \$50.00/parcel	\$ 57.08	\$ 3,425.00	\$ 62.14	\$ 2,175.00
	Final Plat	\$ 350.00	\$ 5.83	\$ 350.00	\$ 10.00	\$ 350.00
https://www.deforestwi.gov/DocumentCenter/View/324/Fees-for-Building-and-Development-effective-January-1-2023-PDF	Variance	\$ 450.00	\$ -	\$ -	\$ -	\$ -
	Recording Fees (Register of Deeds)	\$ 30.00	\$ 30.00	\$ 1,800.00	\$ 30.00	\$ 1,050.00
https://www.deforestwi.gov/DocumentCenter/View/324/Fees-for-Building-and-Development-effective-January-1-2023-PDF	*Subdivider to pay all legal/consulting fees incurred?*	Yes	\$ -	\$ -	\$ -	\$ -
	Building Permit Fees					
https://www.deforestwi.gov/DocumentCenter/View/324/Fees-for-Building-and-Development-effective-January-1-2023-PDF	Zoning Permit	\$ 75.00	\$ 75.00	\$ 4,500.00	\$ 75.00	\$ 2,625.00
	State Stamp	\$ 50.00	\$ 50.00	\$ 3,000.00	\$ 50.00	\$ 1,750.00
	Building Permit (Construction)	Min. \$600.00, Max. \$1,200.00 \$0.25/sq. ft floor area	\$ 625.00	\$ 37,500.00	\$ 875.00	\$ 30,625.00
	Electrical (each inspection)	\$ 80.00	\$ 80.00	\$ 4,800.00	\$ 80.00	\$ 2,800.00
	Plumbing (each inspection)	\$ 80.00	\$ 80.00	\$ 4,800.00	\$ 80.00	\$ 2,800.00
	HVAC (each inspection)	\$ 80.00	\$ 80.00	\$ 4,800.00	\$ 80.00	\$ 2,800.00
	Construction Inspections (trades not included)	Min. \$125.00, \$0.25/sq. ft	\$ 625.00	\$ 37,500.00	\$ 875.00	\$ 30,625.00
	Plan Review (for single-family)	\$ 75.00	\$ 75.00	\$ 4,500.00	\$ 75.00	\$ 2,625.00
https://www.deforestwi.gov/DocumentCenter/View/324/Fees-for-Building-and-Development-effective-January-1-2023-PDF	Driveway Permit	\$ 25.00	\$ 25.00	\$ 1,500.00	\$ 25.00	\$ 875.00
	Water Usage During Construction (for 3/4" meter \$58.11; 1" meter \$76.65)	\$ 58.11	\$ 58.11	\$ 3,486.60	\$ 76.65	\$ 2,682.75
	Sewer Lateral Connections	\$ 550.00	\$ 550.00	\$ 33,000.00	\$ 550.00	\$ 19,250.00
	Early Start Permit	\$ 200.00	\$ 200.00	\$ 12,000.00	\$ 200.00	\$ 7,000.00
	Erosion Control Building Permit Fee	\$ 100.00	\$ 100.00	\$ 6,000.00	\$ 100.00	\$ 3,500.00
	Occupancy Permit	\$ -	\$ -	\$ -	\$ -	\$ -
	Engineering Fees					
https://www.deforestwi.gov/DocumentCenter/View/324/Fees-for-Building-and-Development-effective-January-1-2023-PDF	Staking	\$ 1,000.00	\$ 1,000.00	\$ 60,000.00	\$ 1,000.00	\$ 35,000.00
	Erosion Control	\$ 100.00	\$ 100.00	\$ 6,000.00	\$ 100.00	\$ 3,500.00
	Stormwater Management	\$ 100.00	\$ 100.00	\$ 6,000.00	\$ 100.00	\$ 3,500.00

Special Impact Fees:

- Public Safety Impact Fee \$355.00
- New Deforest Windsor Fire and EMS station (1- to 3-unit structures will be \$736.87 per dwelling unit)**

**Please note that this impact fee was added after the original fee study and not included as part of the fee ranking

Chapter 13 Subdivision and Development

13.50 PARK AND PUBLIC LAND DEDICATIONS.

1. GENERAL PROVISIONS. The requirements of this section are established to ensure that adequate parks, open spaces, and sites for other public uses are properly located and preserved as the Village grows. They have also been established to ensure that the cost of providing the park and recreation sites and facilities necessary to serve the additional people brought into the community by land development may be equitably apportioned on the basis of additional needs created by development. This section shall apply to all lands proposed for residential development.
2. Required Dedication.
 - a. The subdivider shall dedicate usable land, as defined in §13.03(33), to provide park, playground, recreation and open space to meet the needs to be created by the subdivision, land division, or development project in accordance with the standards outlined hereinafter. The parkland dedication requirement is 1,921 ft² for each single family or duplex unit, and 1,440 ft² for each multifamily unit. If the Director of Public Services determines that fees in lieu of land should be paid, based on an evaluation against the Village's Comprehensive Outdoor Recreation Plan and any other policies adopted by the Village Board or a committee thereof, the amount to be paid shall be as provided in section 13.51(4)(c). If the Director determines that a proposed dedication meets some but not all of the usable land criteria 13-37 in §13.03(33), it may recommend and the Village Board may approve acceptance of that land with partial credit to the parkland dedication requirement in this subsection. [Am. 13-13, Eff. 7-12-13; Am. 15-37, Eff. 8-18-15]
 - b. Designated Park Lands. Whenever a proposed public playground, park, trail or similar recreational facility (other than streets or drainage ways) designated in the Comprehensive Plan, Comprehensive Outdoor Recreation Plan, or Official Map of the Village, is embraced, in whole or in part, in a tract of land to be subdivided, those proposed public lands as lie within the land division shall be made a part of the plat or certified survey map and shall be dedicated to the public by the subdivider and credited toward the requirements of par. (a).
 - c. Access. Public access shall be provided consistent with the "usable land" definition in §13.03(33) except in cases of partial credit under par. (2)(a). In cases where private lots adjoin public park space, the subdivider shall grade, sign, landscape, and/or otherwise mark the area along such property lines to clearly demarcate the borders between private lots and public park space. [Cr. 08-09, Eff. 3-14-08; Am. 15-37, Eff. 8-18-15]
3. OTHER LAND DEDICATIONS. Whenever a tract of land to be subdivided embraces all or any part of an arterial street, drainageway or other public way which has been designated in the Comprehensive Plan or on the Official Map of the Village, that portion of the public way as lies within the proposed plat or certified survey map shall be made a part of the plat or map and dedicated to the public by the subdivider. [Am. 92-10, Eff. 3-16-92; Subs. (4)-(7) repealed 95-19, Eff. 5-4-95; Am. 06-12, Eff. 4-20-06]