

Housing Narrative: Town of Westport

Most expensive development fees in Dane County

#3 out of 16
in Development Fee Cost

The Town of Westport ranks as one of the best municipalities across Dane County in overall development fees, ranking third out of 16 municipalities that were examined in MABA's fee study. Westport's building and engineering fees are above average in costs however the impact and planning fees rank fairly well.

Permit starts have not kept pace with demand, and have yet to recover from the high of 51 starts in 2022. According to the Dane County Regional Housing Strategy, the Town of Westport will have to create 338 annual new single family housing units in order to keep pace with the growing demand.

Westport (T)

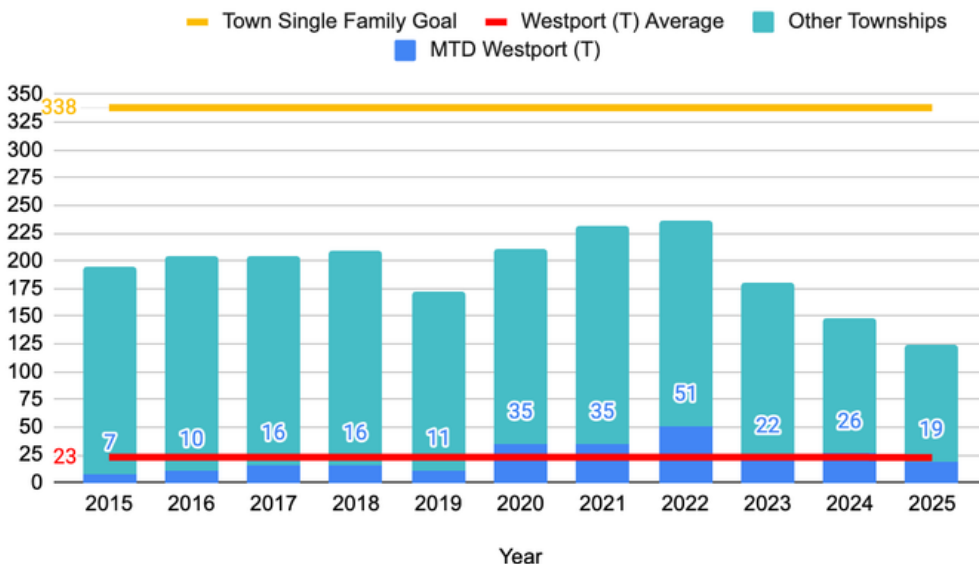


Table 1: Annual Single-Family Permit Starts and Regional Housing Strategy Targets

Chad Lawler Executive Director
clawler@maba.org

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

National Association of Home Builders

Westport (T)
Local Mill Rate
0.002163957

Dane County Treasury Department

**Westport (T) Mill Rate
Rank**
2 of 15

Dane County Treasury Department

**Westport (T) Parcel
Numbers**
2990

Dane County Treasury Department

Municipal Fee Rank



Overall

3 of 16



Impact

1 of 16



Planning

6 of 16



Building

13 of 16



Engineer

12 of 16

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

**Annual New Single Family
Housing Units Needed:**
338

Annual Unit Starts (Avg.):
23

Housing Progress Report
Goal Not Met:
Missing 319
Housing Units In 2025

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Possible Solution

To address these challenges, Westport should explore reducing building or engineering fees. Any consideration of increasing these fees would be counterproductive to housing growth.

Additionally, approval of additional lots and growth in permits would provide a more robust and long-term economic impact that additionally increasing fees.

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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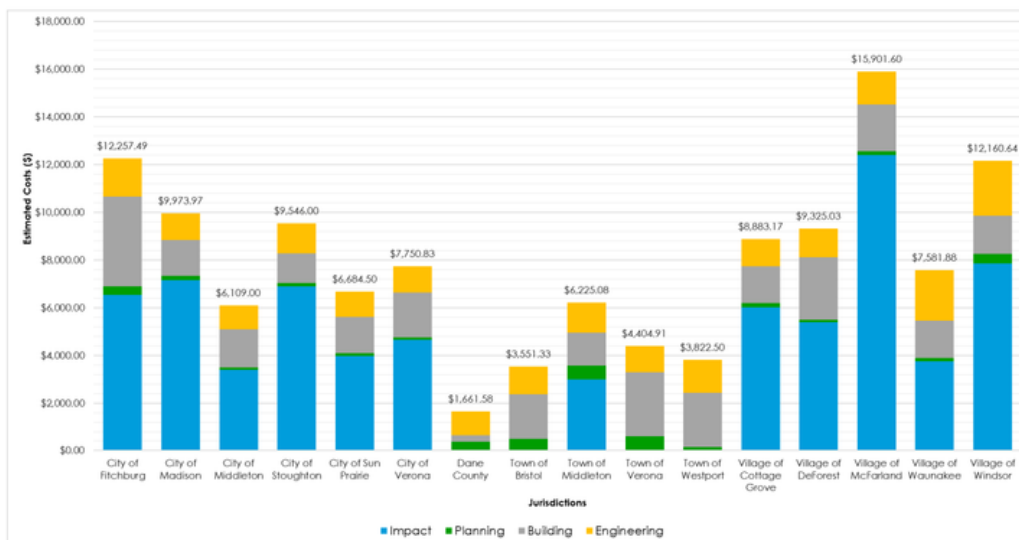


Table 2: Estimated Single-Family Development Fees

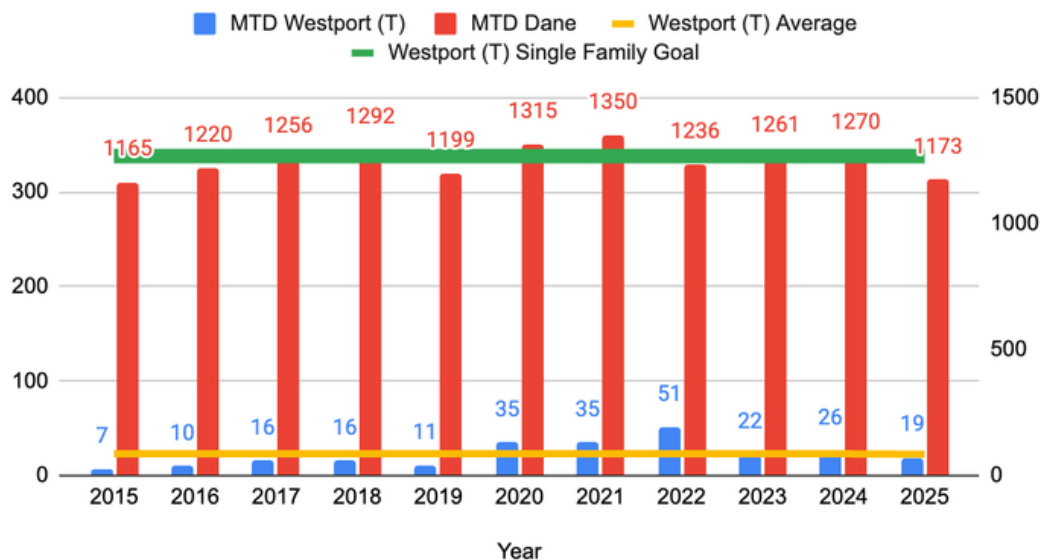


Table 3: Single-Family Permit Trends Compared to Dane County and Regional Housing Goals

Dane County Average
Home Price
\$556,556

MTD Marketing Services of Wisconsin

Westport (T) Weighted Avg.
Mill Rate
0.012662023

Dane County Treasury Department

Estimated annual
property taxes
\$7,047.13

Westport (T) New Average
Home Price
\$1,130,000

MTD Marketing Services of Wisconsin

Westport (T) Weighted Avg.
Mill Rate
0.012662023

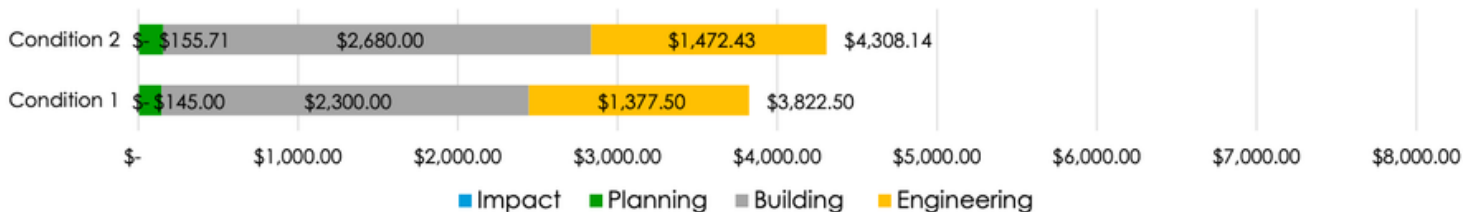
Dane County Treasury Department

Estimated annual
property taxes
\$14,308.09

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2.11 Town of Westport

Town of Westport Per-Home Fee Amounts



Town of Westport 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
Town of Westport Median Income*	\$45,113	\$60,150	\$75,188	\$90,226	\$112,782	\$135,338
Median Single-Family Home Value**	\$685,000	\$685,000	\$685,000	\$685,000	\$685,000	\$685,000
Affordable Mortgage (2.5 x income)	\$112,782	\$150,376	\$187,970	\$225,564	\$281,955	\$338,346
Affordability Gap - Owner Occupied	-\$572,218	-\$534,624	-\$497,030	-\$459,436	-\$403,045	-\$346,654
	Renter-Occupied Housing Units					
Renter-Occupied Affordability	60% AMI	80%AMI	100%AMI	120% AMI	150%AMI	180% AMI
Town of Westport Median Income*	\$45,113	\$60,150	\$75,188	\$90,226	\$112,782	\$135,338
Median Annual Rent*** (\$1,257 x 12)	\$15,084	\$15,084	\$15,084	\$15,084	\$15,084	\$15,084
Affordable Rent (30% of income)	\$13,534	\$18,045	\$22,556	\$27,068	\$33,835	\$40,602
Affordability Gap - Renter Occupied	-\$1,550	\$2,961	\$7,472	\$11,984	\$18,751	\$25,518

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: 36 single-family homes sold and 42 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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TOWN OF WESTPORT

SOURCE	FEE TYPES investigated	Town of Westport 2023 Fees (or 2025 fee schedule)	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
	NONE DISCOVERED	\$ -	\$ -	\$ -	\$ -	\$ -
	Planning Fees					
https://www.townofwestport.org/sites/g/files/vyhlif6051/f/uploads/2025_fee_schedule.pdf	Conditional Use Permit (CUP)/Rezone/Variance	\$ 300.00	\$ 5.00	\$ 300.00	\$ 8.57	\$ 300.00
https://www.townofwestport.org/sites/g/files/vyhlif6051/f/uploads/2025_fee_schedule.pdf	Certified Survey Maps (CSM)	\$300 + \$50 per lot	\$ -	\$ -	\$ -	\$ -
https://www.townofwestport.org/sites/g/files/vyhlif6051/f/uploads/2025_fee_schedule.pdf	PLAT (Preliminary)	\$300 + \$50 per lot	\$ 55.00	\$ 3,300.00	\$ 58.57	\$ 2,050.00
https://www.townofwestport.org/sites/g/files/vyhlif6051/f/uploads/2025_fee_schedule.pdf	PLAT (Final)	\$300 + \$50 per lot	\$ 55.00	\$ 3,300.00	\$ 58.57	\$ 2,050.00
	Recording Fees (Register of Deeds)	\$ 30.00	\$ 30.00	\$ 1,800.00	\$ 30.00	\$ 1,050.00
https://www.townofwestport.org/sites/g/files/vyhlif6051/f/uploads/2025_fee_schedule.pdf	*Subdivider to pay all legal/consulting fees incurred?*	Actual Costs	\$ -	\$ -	\$ -	\$ -
	Building Permit Fees					
https://www.townofwestport.org/sites/g/files/vyhlif6051/f/uploads/westport_land_use_permit_form-final_0.pdf	Zoning Permit (for Westport only) aka "Town of Westport Land Use Permit Application"	\$50.00 + 0.10/sq. ft	\$ 300.00	\$ 18,000.00	\$ 400.00	\$ 14,000.00
2025 Town of Westport Building Inspection Fee Schedule (emailed by Town staff)	Wisconsin Uniform Building Permit Seal	\$ 40.00	\$ 40.00	\$ 2,400.00	\$ 40.00	\$ 1,400.00
	Building Permit	Min. \$770.00; \$0.30/sq. ft	\$ 770.00	\$ 46,200.00	\$ 1,050.00	\$ 36,750.00
	Electrical (Inspection)	\$ 155.00	\$ 155.00	\$ 9,300.00	\$ 155.00	\$ 5,425.00
	Plumbing (Inspection)	\$ 105.00	\$ 105.00	\$ 6,300.00	\$ 105.00	\$ 3,675.00
	HVAC (Inspection)	\$ 105.00	\$ 105.00	\$ 6,300.00	\$ 105.00	\$ 3,675.00
https://www.townofwestport.org/sites/g/files/vyhlif6051/f/uploads/2025_fee_schedule.pdf	Curb Stop Permit	\$ 250.00	\$ 250.00	\$ 15,000.00	\$ 250.00	\$ 8,750.00
https://www.townofwestport.org/sites/g/files/vyhlif6051/f/uploads/permit_packet_fillable.pdf	Water Connection Application	\$ 25.00	\$ 25.00	\$ 1,500.00	\$ 25.00	\$ 875.00
	Sewer Connection Application	\$ 25.00	\$ 25.00	\$ 1,500.00	\$ 25.00	\$ 875.00
https://www.townofwestport.org/sites/g/files/vyhlif6051/f/uploads/2025_fee_schedule.pdf	Design Review	\$ 400.00	\$ 400.00	\$ 24,000.00	\$ 400.00	\$ 14,000.00
https://www.townofwestport.org/sites/g/files/vyhlif6051/f/uploads/permit_packet_fillable.pdf	Driveway or Access Permit	\$ 125.00	\$ 125.00	\$ 7,500.00	\$ 125.00	\$ 4,375.00
	Engineering Fees					
	Staking	\$ 1,000.00	\$ 1,000.00	\$ 60,000.00	\$ 1,000.00	\$ 35,000.00
2025 Town of Westport Building Inspection Fee Schedule (emailed by Town staff)	New One & Two-Family Erosion Control (Town of Westport)	\$ 150.00	\$ 150.00	\$ 9,000.00	\$ 150.00	\$ 5,250.00
https://lwr.danecounty.gov/What-We-Do/erosion-and-stormwater/PermitFees-Ch11and14	Erosion Control (Dane County Land & Water Resources Dept)	\$250.00 + \$0.07/sq. ft. of disturbed area (assuming NOT in shoreland zone, otherwise base fee would be \$500.00)	\$ 179.17	\$ 10,750.00	\$ 252.14	\$ 8,825.00
	Stormwater Management (Dane County Land & Water Resources Dept)	\$500.00 + \$ 0.016/sq. ft of new and redeveloped impervious area	\$ 48.33	\$ 2,900.00	\$ 70.29	\$ 2,460.00

Broad Town Note:
NO impact fees, or the very common parkland “fee in lieu of” were discovered