

Madison Area Builders Association (MABA) 2025 Fee Study

Prepared For:
Madison Area Builders Association
5936 Seminole Centre Court
Madison, WI 53711

Prepared By:
Vierbicher
999 Fourier Drive, Suite 201
Madison, Wisconsin 53717

Prepared On: July 11, 2025

Approved On: July 23, 2025

© 2025 Vierbicher Associates, Inc.

vierbicher
planners | engineers | advisors



This page intentionally left blank

Acknowledgments

The Vierbicher team wishes to thank the Madison Area Builders Association ([MABA](#)) staff for their leadership and collaboration:

Madison Area Builders Association (MABA) staff

Executive Director	Chad Lawler
Associate Director	Lisa Kratz
Events & Office Associate	Faith Barrett
CTE Instructor & Workforce Specialist	Patrick Hatlen
Government Affairs Intern	Ismail Chaoui

Additional thanks to:

1. Municipal staffs for providing information ranging from impact fees to builder inspection rates for incorporation into the study.

Finally, a special thanks to Dane County for GIS mapping data.

Plan adopted by the Madison Area Builders Association on July 23, 2025.

Fee Study prepared by:
Vierbicher
999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
<http://www.vierbicher.com/>

©2025 Vierbicher

About MABA

The Madison Area Builders Association ([MABA](#)) and [Wisconsin Builders Association](#) were chartered with the National Association of Home Builders ([NAHB](#)) in 1947.

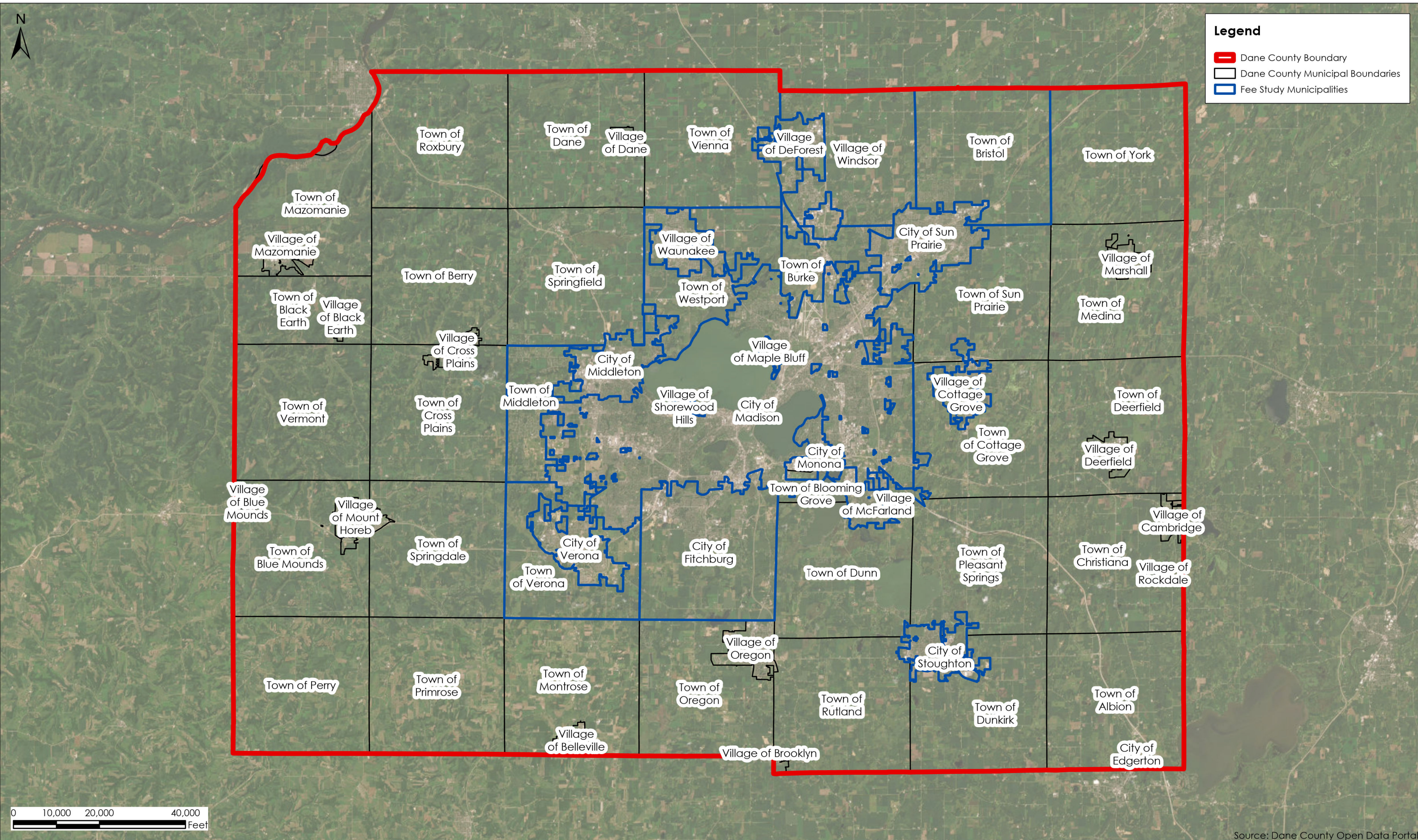
The Madison Area Builders Association is a non-profit trade organization striving to unite, serve, and represent all aspects of the building industry. By monitoring legislation and providing a forum for information exchange, the Association and its more than 400 members advocate for the industry to lessen housing costs while expanding availability.

About Vierbicher

Vierbicher was founded in 1976 by James Vierbicher, PE, in Reedsburg, Sauk County, Wisconsin. Today, [Vierbicher](#) is a 120-person, employee-owned firm overseen by our seven person Board of Directors. Our staff across five offices (Reedsburg, Madison, Milwaukee, Green Bay, and Prairie du Chien) offer [project services](#) ranging from Land Surveying, Civil, Municipal, and Water Resources Engineering, Landscape Architecture, Public Funding, Economic Development, and Planning and Community Development.

Table of Contents

Content	Pages	Content	Pages
Acknowledgments; About MABA; About Vierbicher	i-ii	2.10 Town of Verona	29-30
Table of Contents	iii-iv	2.11 Town of Westport	31-32
Map(s)	v	2.12 Village of Cottage Grove	33-34
Chapter 1 Introduction	1-8	2.13 Village of DeForest	35-36
1.1 Executive Summary	2	2.14 Village of McFarland	37-38
1.2 Survey Methodology	3	2.15 Village of Waunakee	39-40
1.3 Fee Types Investigated	3-4	2.16 Village of Windsor	41-42
1.4 Assumptions & Project Specifications	4	Chapter 3 Fee Analysis	43-53
Chapter 2 Fast Facts on Investigated Jurisdictions	9-42	3.1 Impact Fees	44
2.0 Fast Facts Overview	10	3.2 A Note on Net Present Value	45
2.1 City of Fitchburg	11-12	3.3 Planning Fees	46
2.2 City of Madison	13-14	3.4 Building Permit Fees	47
2.3 City of Middleton	15-16	3.5 Engineering Fees	48
2.4 City of Stoughton	17-18	3.6 All Fees – Cost per home ; Cost per development	49-50; 51-52
2.5 City of Sun Prairie	19-20	3.7 2024 Median Sales Price vs. Fees	53
2.6 City of Verona	21-22	Chapter 4 Conclusion	54-55
2.7 Dane County	23-24	4.1 Conclusion	55
2.8 Town of Bristol	25-26	Appendices	56-75
2.9 Town of Middleton	27-28		



Source: Dane County Open Data Portal

Madison Area Builder's Association Fee Study - Location Map

Dane County, Wisconsin

April 24, 2025

vierbicher
planners | engineers | advisors





Chapter 1 Introduction

1.1 Executive Summary

The [Madison Area Builders Association](#) (MABA) is a non-profit trade organization striving to unite, serve, and represent all aspects of the building industry. To further this mission, MABA staff collaborated with [Vierbicher](#) to determine sixteen (16) jurisdictions' development costs across four (4) fee categories: impact fees, planning fees, building fees, and engineering fees. The Dane County jurisdictions studied included:

Jurisdictions	
City of Madison	Village of Waunakee
City of Middleton	Village of DeForest
City of Verona	Village of Windsor
City of Fitchburg	Town of Middleton
City of Sun Prairie	Town of Verona
City of Stoughton	Town of Bristol
Village of McFarland	Town of Westport
Village of Cottage Grove	Dane County

Sections **1.2 Survey Methodology**, **1.3 Fee Types Investigated**, and **1.4 Assumptions Project Specifications** on the following pages outline the process, values, and decisions which informed this study. To preserve an apples-to-apples comparison, two (2) development patterns were investigated:

- Ten (10) acres previous undeveloped land, divided into sixty (60) lots with 2,500 square foot detached single-family homes, or
- Ten (10) acres previous undeveloped land, divided into thirty-five (35) lots with 3,500 square foot detached single-family homes.

Calculated fee amounts are reported on a per-unit as well as per-development basis; the charts containing this information may be viewed at the end of this chapter, as well as in **Chapter 3**.

Chapter 2 Fast Facts provides "fast facts" for the sixteen (16) jurisdictions investigated, reporting information such as:

- Municipal Website
- Municipal Contact Information
- School District(s)
- Population trends

- Median Household Income (MHI) trends
- Housing Affordability

Chapter 3 Fee Analysis summarizes fee information across the four (4) fee categories for the sixteen (16) investigated jurisdictions. Fee tabulations by jurisdiction are included in **Chapter 5 Appendix**. Key findings include:

- Village of McFarland had the highest impact fees, an estimated \$12,407.85 per home.
- Town of Middleton had the lowest impact fees, an estimated \$2,999.00 per home.
- Town of Verona had the highest planning fees, an estimated \$629.91 per home.
- City of Verona had the lowest planning fees, an estimated \$95.83 per home.
- City of Fitchburg had the highest building permit fees, an estimated \$3,750.00 per home.
- City of Stoughton had the lowest building permit fees, an estimated \$1,235.00 per home.
- Village of Windsor had the highest engineering fees, an estimated \$2,300.00 per home.
- City of Middleton had the lowest engineering fees, an estimated \$1,008.33 per home.
- The Village of McFarland had the highest estimated total fee amount, \$15,091.60 per home.
- Dane County contains various Town(ship)s whose fee amounts may vary and therefore were not included. As a result, the Town of Bristol had the lowest estimated total fee amount, \$3,551.33 per home.

Chapter 4 Conclusion provides concluding remarks and potential steps forward.

1.2 Survey Methodology

This study estimates the development fees charged on potential new single-family detached residential developments in fifteen (15) jurisdictions, plus Dane County itself. The study represents a cross-section of the different types (towns, villages, and cities) and municipal population sizes present in Dane County.

The four (4) fee categories (impact fees, planning fees, building fees, and engineering fees) investigated for each jurisdiction were researched by inspecting the latest municipal documents such as fee schedules on municipal websites, plus written (email) correspondence to Planning/Zoning staff or municipal clerks.

The fee amounts associated with these four (4) categories were applied to a ten (10) acre previously undeveloped parcel for two (2) hypothetical land divisions: one land division consisting of sixty (60) lots with 2,500 sq. ft. homes, and the other land division containing thirty-five (35) lots with 3,500 sq. ft. homes.

This study was conducted by [Vierbicher](#), a planning, surveying, and engineering firm founded in 1976 with extensive experience bringing vision to reality on municipal and private clients' projects. As a result, the study's information relies heavily on Vierbicher staffs' interpretation of municipal fee schedules and correspondence with municipal staffs.

Providing a precise fee calculation within any jurisdiction is impractical without knowing a precise location whose physical and locational attributes affect the four investigated fee categories. That said, it is believed the information reported in this study preserved an apples-to-apples comparison and offers reasonably accurate estimates for the investigated fee costs in the studied jurisdictions.

1.3 Fee Types Investigated

The following four (4) fee categories were investigated for the study:

- Impact Fees
- Planning Fees
- Building (Permit) Fees
- Engineering Fees

Please note that naming convention may vary across jurisdictions, and some municipalities may not have certain fee types (such as impact fees) at all. This information is noted in **1.4 Assumptions and Project Specifications**.

Impact Fees - [§66.0617 Impact Fees](#) specifies the procedures a municipality takes to levy impact fees, which capture the cost attributable to new development and apportion part of that total facility cost onto the new residents/entities using those facilities. Municipalities must have an Impact Fee Needs Assessment before levying impact fees, and follow statute regarding the timeframes in which such fees must be expended.

Impact Fees investigated and tabulated in this study include:

- Parkland (fee in lieu of land dedication)
- Park Improvement
- Public Safety
- Water Impact Fee
- Sewer Impact Fee
- Fire Protection Impact Fee
- Transportation Impact Fee

Planning Fees – Represent land division and organization expenses such as:

- Plan Reviews
- Preliminary Plat
- Final Plat
- Rezoning
- Recording Fees

Building (Permit) Fees – Represent those costs and fees after land division activities have successfully occurred. The following representative fee costs are incurred in the process of pursuing, working through, or completing residential home construction:

- Residential Plan Review(s) in pursuit of Building Permit
- Wisconsin Uniform Building Permit Seal ("State Seal")
- Zoning Permit
- Early Start Permit
- Building Permit
- Electrical; Plumbing; HVAC review costs
- Driveway or Access Permit
- Water Connection Fee
- Construction (Water) Service Charge
- Occupancy Permit

Engineering Fees – Represent costs and fees associated with:

- Building staking
- Erosion Control
- Stormwater Management

1.4 Assumptions & Project Specifications

Project Specifications

The study utilizes the following two (2) development patterns to organize and calculate estimated fee costs:

- Ten (10) acres previous undeveloped land, divided into sixty (60) lots with 2,500 square foot detached single-family homes, or
- Ten (10) acres previous undeveloped land, divided into thirty-five (35) lots with 3,500 square foot detached single-family homes.

Assumptions

Based upon reported municipal fee data and/or correspondence, numerous assumptions occurred to inform this study and are listed corresponding to the fee category they pertain to. Legal costs and material construction costs are not included. The study presents the reported fee categories and totals as a price floor, costs may be higher.

Impact Fees

- Some jurisdictions may not levy or collect impact fees. In those jurisdictions, impact fee cost = \$0.00.
- Dane County covers many Towns and Townships – some may have impact fees, some may not. For that reason, Dane County's impact fee category = \$0.00.
- City of Madison has [Engineering Impact Fees](#) contingent upon project location (due to the services/amenities being used or impacted). In this study, a value of \$0.00 is used as a floor...actual fees incurred may be higher than this value.
- Jurisdictions may have an impact fee which is split geographically (East versus West, for example). In those situations, the LESS expensive fee value was used.

Planning Fees

- Conditional Use Permits (CUPs), Variances/Appeals, and Certified Survey Maps (CSMs) were investigated and fee amount reported, but not included in the fee calculations.
- Preliminary Plats, Final Plats, rezoning, recording fees at the Register of Deeds were used in fee calculations.
- Recording fees (\$30.00) were applied to each home (proxy for document costs)
- Some municipalities have escrow (deposit) accounts for land divisions or other review activities pertaining to Engineering. These costs are included in the fee calculations.
- Some municipalities state in ordinances, fee schedules, and/or application forms that all planning/engineering/administrative/legal services incurred will be paid by the Applicant(s). In these situations, a reported value = \$0.00 was used, though readers should note that the fee amounts most likely describe a cost floor for the hypothetical project.

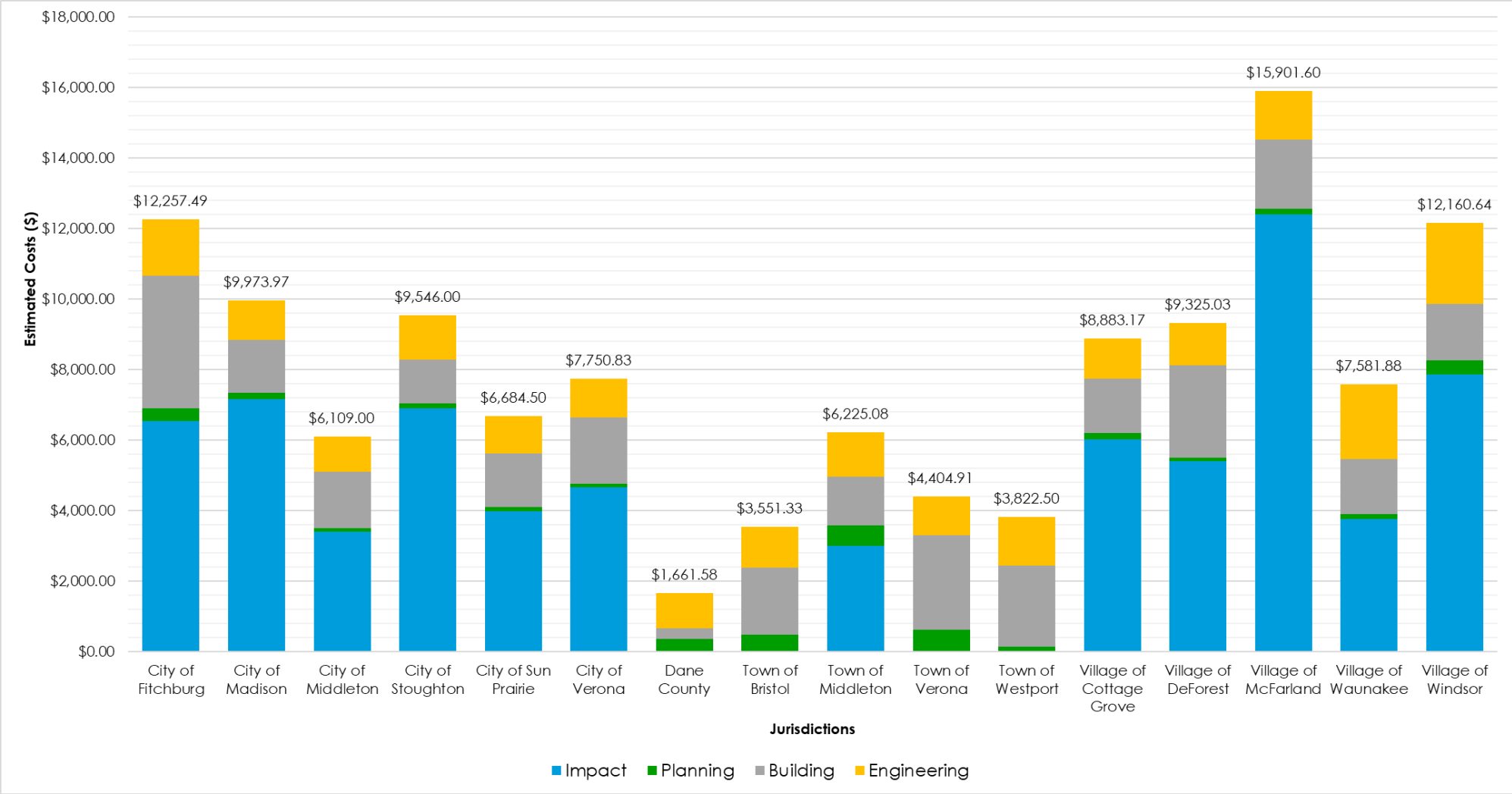
Building Fees

- If a municipality reported a fee amount under this category (example: early start permit) it was included in fee calculations, regardless of whether other municipalities levied that same type of fee or not.

Engineering Fees

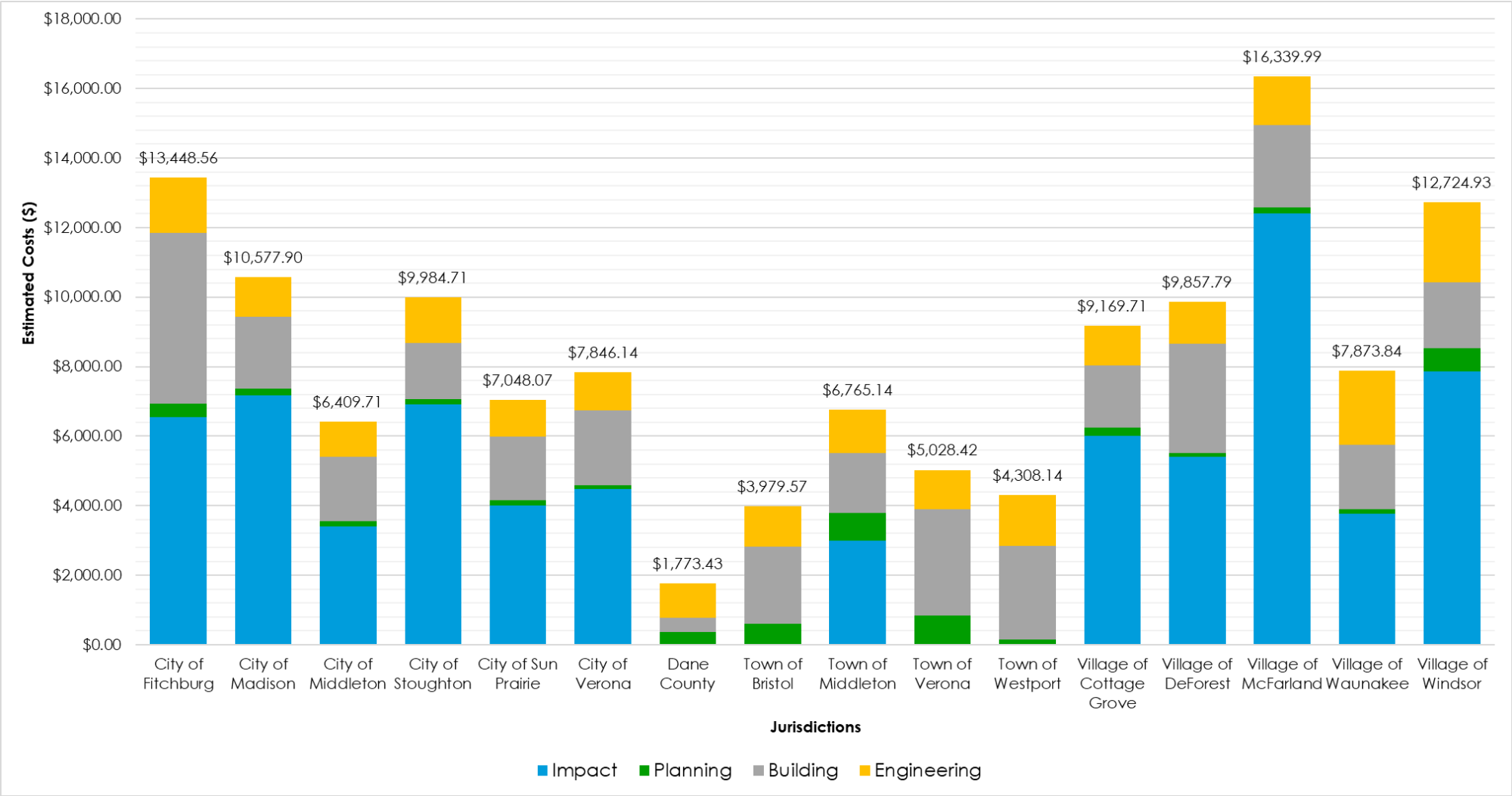
- Staking value (\$1,000.00) based upon irons set, offsets calculated, office work, coordination, driving to site, and fieldwork.

Total Per-Home Cost for Condition 1 – 60 Homes



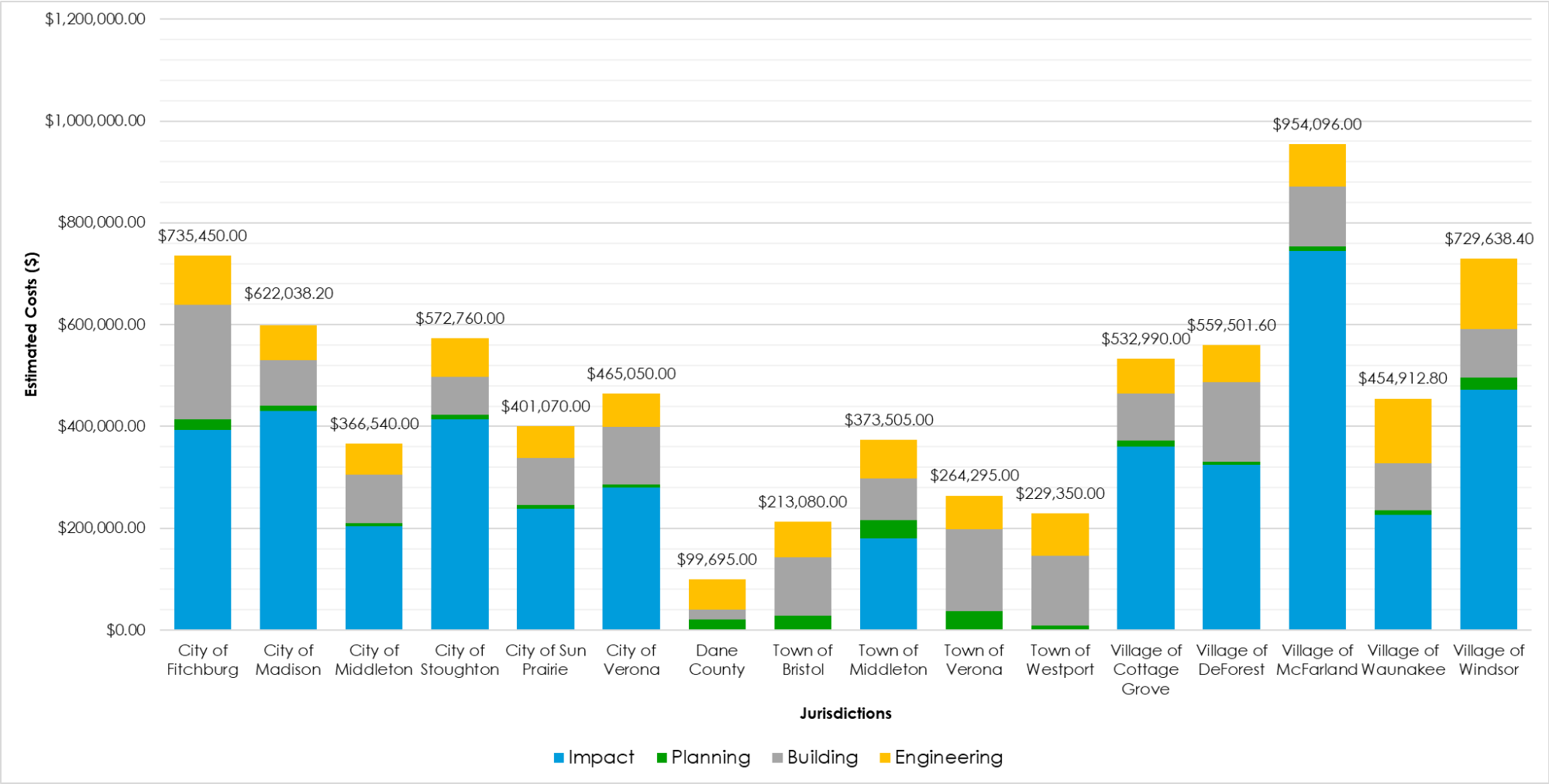
Source: Vierbicher Fee Study Analysis performed 2025. Fee names and their respective amounts are reported in the Appendix.

Total Per-Home Cost for Condition 2 – 35 Homes



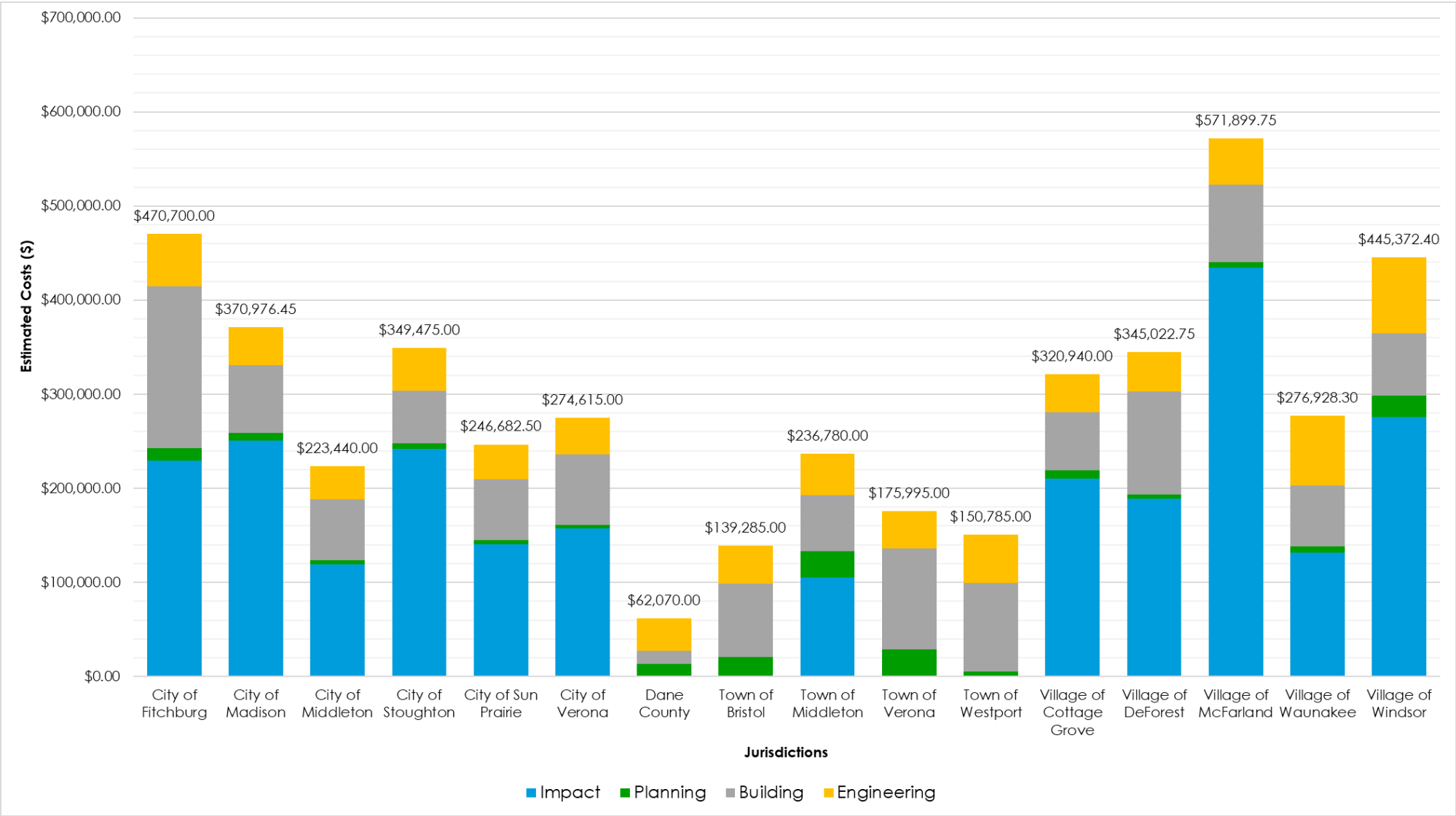
Source: Vierbicher Fee Study Analysis performed 2025. Fee names and their respective amounts are reported in the Appendix.

Total Development Cost for Condition 1 – 60 Homes



Source: Vierbicher Fee Study Analysis performed 2025. Fee names and their respective amounts are reported in the Appendix.

Total Development Cost for Condition 2 – 35 Homes



Source: Vierbicher Fee Study Analysis performed 2025. Fee names and their respective amounts are reported in the Appendix.



Chapter 2 Fast Facts on Investigated Jurisdictions

Single-Family home under construction in Dane County. Photos taken by Vierbicher staff 6-27-2024

2.0 Fast Facts Overview

This chapter provides six (6) categories of information for each of the sixteen (16) jurisdictions investigated in the fee study.

Contact Information

Lists pertinent leadership and their contact information as of Spring 2025 within the investigated jurisdictions. The contacts listed include elected Executives (i.e. mayors), Municipal Clerks, Planning Directors, and Building Inspectors.

School Districts

A municipality's desirability, especially for younger families with children, is tied to the strength and desirability of the school district serving the area. Because of this, each jurisdiction has its supporting school district(s) listed and hyperlinked.

Population Trends and Information

Reports on population trends from 2010-2023 using U.S. Census Bureau and American Community Survey (ACS) 5-yr data. Additionally, the 2023 ACS 5-year male-female population pyramid is shown for each jurisdiction. This population information offers an insight into certain population cohorts and their housing desires, helping builders tailor future home products to market demands. For example, someone 20-29 years old may be looking for their first home, while someone 70-79 years old may consider downsizing.

Median Household Income (MHI)

Reports estimated resident median incomes in 2010, 2020, and 2023 using U.S. Census Bureau and American Community Survey (ACS) 5-yr data. Income data influences purchasing power for home purchases, and what housing types at which price points a local housing market may support.

Estimated Fee Costs

Represents a teaser of the fee analysis information provided in Chapter 3 for Condition 1 (60 homes, 2,500 sq. ft. apiece) and Condition 2 (35 homes, 3,500 sq. ft. apiece) on ten (10) acres previously undeveloped land.

Housing Affordability Analysis

Uses:

- Median Household Income (MHI)
- Affordable mortgage (estimated 2.5 x annual household income)
- 2024 MLS single-family median sale price sold
- Median rent

To determine and portray homeowner or renter affordability for those making 60 percent, 80 percent, 100 percent ("Area Median Income – AMI"), 120 percent, 150 percent, and 180 percent of the Area Median Income (AMI).

2.1 City of Fitchburg

City website

<https://www.fitchburgwi.gov/>

Contact Information

Title	Position-holder	Address	Email	Phone
Mayor	Julia Arata-Fratta	5520 Lacy Road, Fitchburg WI 53711	Julia.Arata-Fratta@fitchburgwi.gov	608-270-4215
Clerk	Tracy Oldenburg		Tracy.Oldenburg@fitchburgwi.gov	608-270-4210
City Planner / Zoning Administrator	Deanna Schmidt		Deanna.Schmidt@fitchburgwi.gov	608-270-4255

School Districts

[Madison Metropolitan School District](#)

[Oregon School District](#)

[Verona Area School District](#)

Population Trends & Information

	2010 Census	2020 Census	2023 ACS
Population	25,260	29,609	31,566

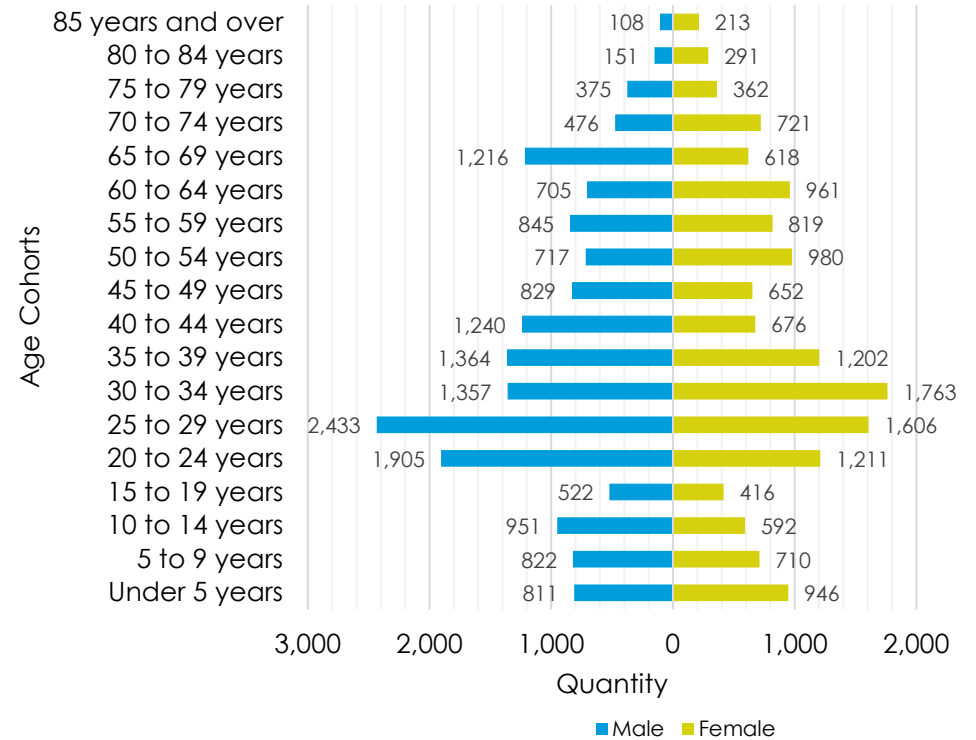
Source: U.S. Census Bureau, U.S. Department of Commerce, "Age and Sex," American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023, <https://data.census.gov/table/ACSST5Y2023.S0101?q=Fitchburg+city,+Dane+County,+Wisconsin+s0101>. Accessed on March 24, 2025.

2010 to 2023 estimated % increase: 24.96%

2010 to 2020 estimated % increase: 17.22%

2020 to 2023 estimated % increase: 6.61%

City of Fitchburg 2023 ACS 5-yr Population Pyramid



Source: U.S. Census Bureau, U.S. Department of Commerce, "Age and Sex," American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023, <https://data.census.gov/table/ACSST5Y2023.S0101?q=Fitchburg+city,+Dane+County,+Wisconsin+s0101>. Accessed on March 24, 2025.

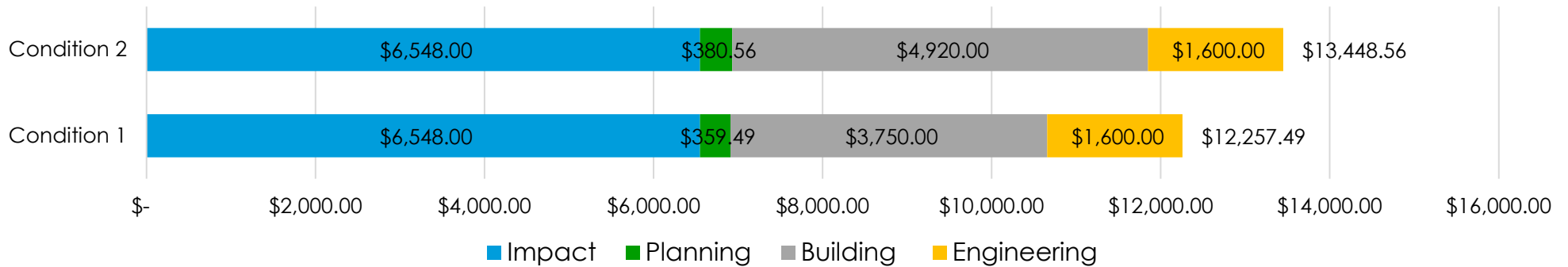
Median Household Income (MHI)

Year	2010	2020	2023
Value	\$ 63,050.00	\$ 76,240.00	\$ 85,420.00
% Change from preceding reported year	N/A	20.92%	12.04%

Source: U.S. Census Bureau, U.S. Department of Commerce, "Median Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)," American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1903, 2023, <https://data.census.gov/table/ACSST5Y2023.S1903?q=Fitchburg+city,+Dane+County,+Wisconsin+s1903>. Accessed on March 24, 2025.

2.1 City of Fitchburg

City of Fitchburg Per-Home Fee Amounts



City of Fitchburg 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 Fitchburg Median Income*	\$51,252	\$68,336	\$85,420	\$102,504	\$128,130	\$153,756
Median Single-Family Home Value**	\$474,900	\$474,900	\$474,900	\$474,900	\$474,900	\$474,900
Affordable Mortgage (2.5 x income)	\$128,130	\$170,840	\$213,550	\$256,260	\$320,325	\$384,390
Affordability Gap - Owner Occupied	-\$346,770	-\$304,060	-\$261,350	-\$218,640	-\$154,575	-\$90,510
	Renter-Occupied Housing Units					
Renter-Occupied Affordability	60% AMI	80%AMI	100%AMI	120% AMI	150%AMI	180% AMI
City of Fitchburg Median Income*	\$51,252	\$68,336	\$85,420	\$102,504	\$128,130	\$153,756
Median Annual Rent*** (\$1,302 x 12)	\$15,624	\$15,624	\$15,624	\$15,624	\$15,624	\$15,624
Affordable Rent (30% of income)	\$15,376	\$20,501	\$25,626	\$30,751	\$38,439	\$46,127
Affordability Gap - Renter Occupied	-\$248	\$4,877	\$10,002	\$15,127	\$22,815	\$30,503

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: 291 single-family homes sold out of 314 homes listed. Data collected by Vierbicher staff April 7, 2025.

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

2.2 City of Madison

City Website

<https://www.cityofmadison.com/>

Contact Information

Title	Position-holder	Address	Email	Phone
Mayor	Satya-Rhodes Conway	210 Martin Luther King Jr Blvd, Room 403 City-County Building Madison, WI 53703	madisonmayor@cityofmadison.com	608-266-4611
Clerk	Michael Haas, acting clerk	210 Martin Luther King Jr Blvd Room 105, City-County Building Madison, WI 53703	clerk@cityofmadison.com	608-266-4601
City Planning Director	Meagan Tuttle	Madison Municipal Building, Suite 017 (Lower Level) 215 Martin Luther King Jr. Blvd. Madison, WI 53703	planning@cityofmadison.com	608-266-4635

School Districts

[DeForest Area School District](#)

[Madison Metropolitan School District](#)

[McFarland School District](#)

[Middleton-Cross Plains School District](#)

[Monona Grove School District](#)

[Sun Prairie Area School District](#)

[Waunakee Community School District](#)

[Verona Area School District](#)

Population Trends & Information

	2010 Census	2020 Census	2023 ACS
Population	233,209	269,840	275,568

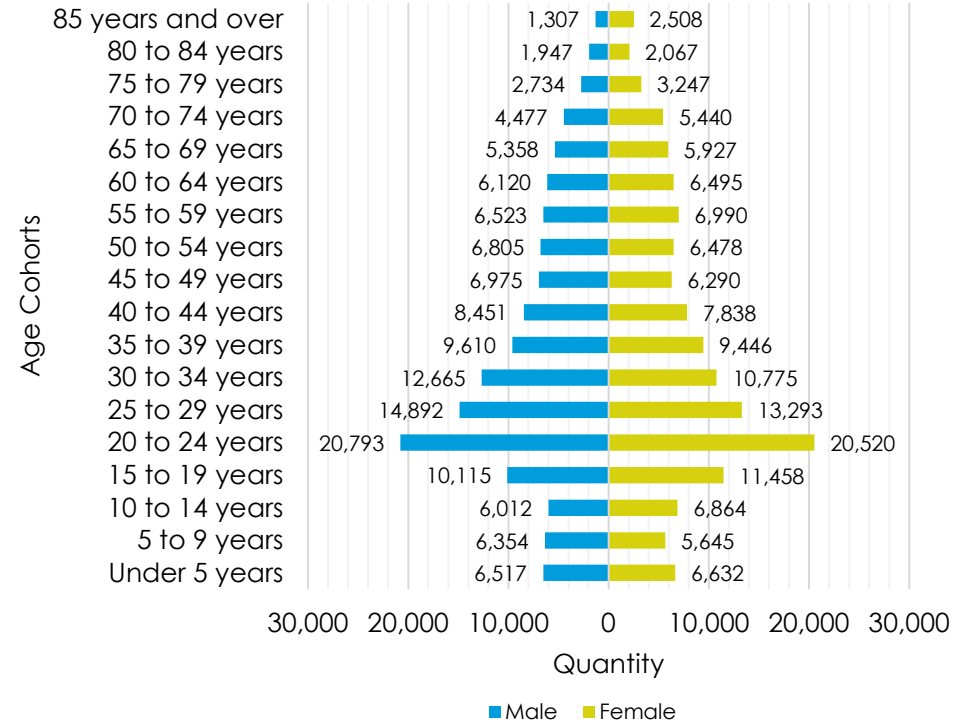
Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023, <https://data.census.gov/table/ACSST5Y2023.S0101?q=Madison+city,+Dane+County,+Wisconsin+s0101>. Accessed on March 24, 2025.

2010 to 2023 estimated % increase: 18.16%

2010 to 2020 estimated % increase: 15.71%

2020 to 2023 estimated % increase: 2.12%

City of Madison 2023 ACS 5-yr Population Pyramid



Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023, <https://data.census.gov/table/ACSST5Y2023.S0101?q=Madison+city,+Dane+County,+Wisconsin+s0101>. Accessed on March 24, 2025.

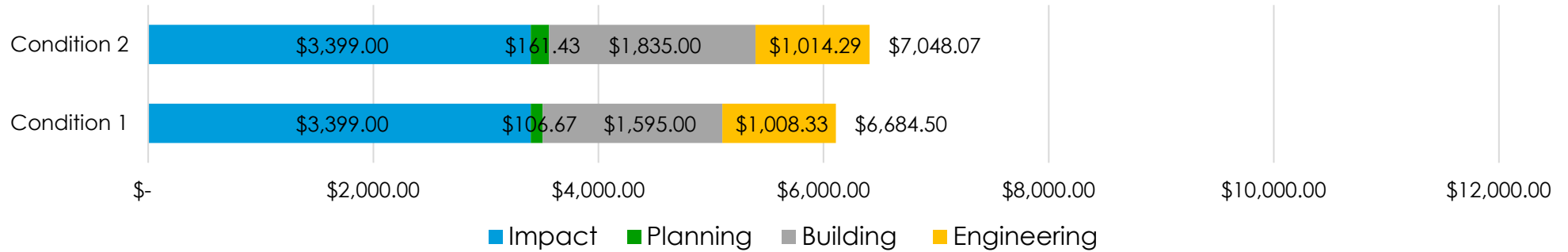
Median Household Income (MHI)

Year	2010	2020	2023
Value	\$52,550.00	\$ 67,565.00	\$ 76,983.00
% Change from previous reported year	N/A	28.57%	13.94%

Source: U.S. Census Bureau, U.S. Department of Commerce. "Median Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1903, 2023, <https://data.census.gov/table/ACSST5Y2023.S1903?q=Madison+city,+Dane+County,+Wisconsin+s1903>. Accessed on March 24, 2025.

2.2 City of Madison

City of Middleton Per-Home Fee Amounts



City of Madison 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 Madison Median Income*	\$46,190	\$61,586	\$76,983	\$92,380	\$115,475	\$138,569
Median Single-Family Home Value**	\$449,900	\$449,900	\$449,900	\$449,900	\$449,900	\$449,900
Affordable Mortgage (2.5 x income)	\$115,475	\$153,966	\$192,458	\$230,949	\$288,686	\$346,424
Affordability Gap - Owner Occupied	-\$334,426	-\$295,934	-\$257,443	-\$218,951	-\$161,214	-\$103,477
	Renter-Occupied Housing Units					
Renter-Occupied Affordability	60% AMI	80%AMI	100%AMI	120% AMI	150%AMI	180% AMI
City of Madison Median Income*	\$46,190	\$61,586	\$76,983	\$92,380	\$115,475	\$138,569
Median Annual Rent*** (\$1,364 x 12)	\$16,368	\$16,368	\$16,368	\$16,368	\$16,368	\$16,368
Affordable Rent (30% of income)	\$13,857	\$18,476	\$23,095	\$27,714	\$34,642	\$41,571
Affordability Gap - Renter Occupied	-\$2,511	\$2,108	\$6,727	\$11,346	\$18,274	\$25,203

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: 1,875 single-family homes sold out of 2,111 listed. Data collected by Vierbicher staff April 7, 2025.

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

2.3 City of Middleton

City Website

<https://www.cityofmiddleton.us/>

Contact Information

Title	Position-holder	Address	Email	Phone
Mayor	Emily Kuhn	7426 Hubbard Avenue Middleton, WI 53562	mayor@cityofmiddleton.us	614-551-9792
Clerk	Lorie Burns		lburns@cityofmiddleton.us	608-821-8350
Director of Planning and Community Development	Abby Attoun		aattoun@cityofmiddleton.us	608-821-8343

School Districts

[Middleton-Cross Plains School District](#)

[Waunakee Community School District](#)

Population Trends & Information

	2010 Census	2020 Census	2023 ACS
Population	17,442	21,827	22,235

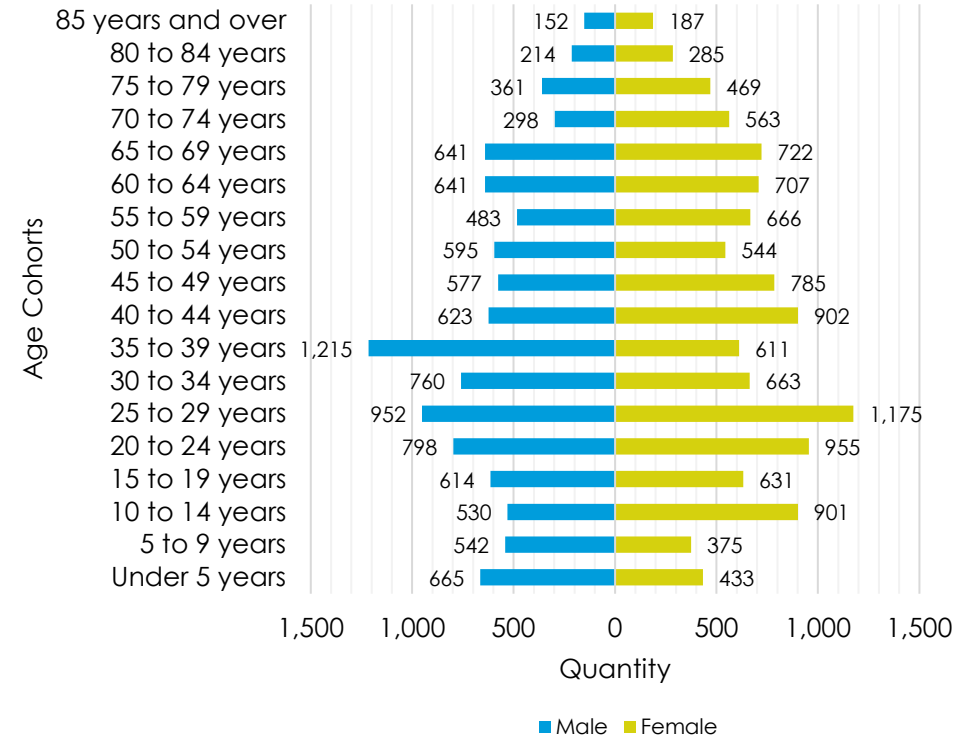
Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023.
<https://data.census.gov/tables/ACSST5Y2023.S0101?q=Middleton+city,+Wisconsin+s0101>. Accessed on March 25, 2025.

2010 to 2023 estimated % increase: 27.48%

2010 to 2020 estimated % increase: 25.14%

2020 to 2023 estimated % increase: 1.87%

City of Middleton 2023 ACS 5-yr Population Pyramid



Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023.
<https://data.census.gov/tables/ACSST5Y2023.S0101?q=Middleton+city,+Wisconsin+s0101>. Accessed on March 25, 2025.

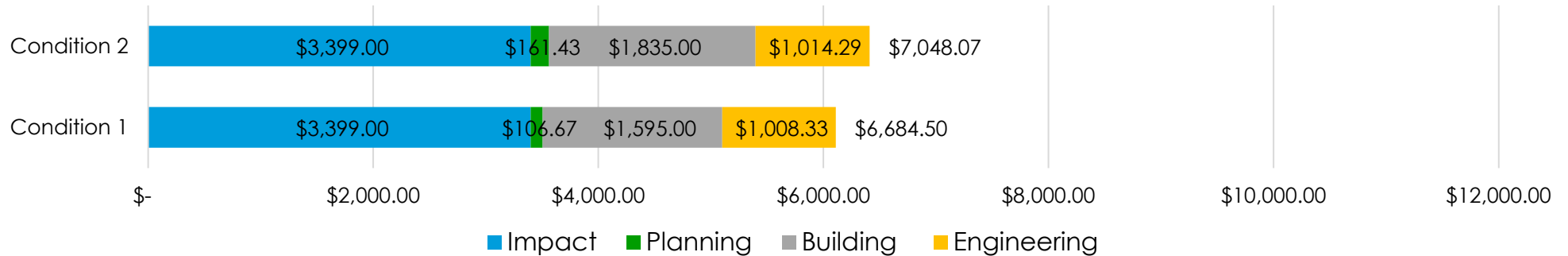
Median Household Income (MHI)

Year	2010	2020	2023
Value	\$60,243.00	\$73,336.00	\$85,526.00
% Change from previous reported year	N/A	21.73%	16.62%

Source: U.S. Census Bureau, U.S. Department of Commerce. "Median Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1903, 2023.
<https://data.census.gov/tables/ACSST5Y2023.S1903?q=Middleton+city,+Wisconsin+s1903>. Accessed on March 25, 2025.

2.3 City of Middleton

City of Middleton Per-Home Fee Amounts



City of Middleton 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 Middleton Median Income*	\$51,316	\$68,421	\$85,526	\$102,631	\$128,289	\$153,947
Median Single-Family Home Value**	\$569,250	\$569,250	\$569,250	\$569,250	\$569,250	\$569,250
Affordable Mortgage (2.5 x income)	\$128,289	\$171,052	\$213,815	\$256,578	\$320,723	\$384,867
Affordability Gap - Owner Occupied	-\$440,961	-\$398,198	-\$355,435	-\$312,672	-\$248,528	-\$184,383
	Renter-Occupied Housing Units					
Renter-Occupied Affordability	60% AMI	80% AMI	100% AMI	120% AMI	150% AMI	180% AMI
City of Middleton Median Income*	\$51,316	\$68,421	\$85,526	\$102,631	\$128,289	\$153,947
Median Annual Rent*** (\$1,357 x 12)	\$16,284	\$16,284	\$16,284	\$16,284	\$16,284	\$16,284
Affordable Rent (30% of income)	\$15,395	\$20,526	\$25,658	\$30,789	\$38,487	\$46,184
Affordability Gap - Renter Occupied	-\$889	\$4,242	\$9,374	\$14,505	\$22,203	\$29,900

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: 172 single-family homes sold out of 219 listed. Data collected by Vierbicher staff April 7, 2025.

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

2.4 City of Stoughton

City Website

<https://www.cityofstoughton.com/>

Contact Information

Title	Position-holder	Address	Email	Phone
Mayor	Tim Swadley	207 S. Forrest St. Stoughton, Wisconsin, 53589	tswadley@cityofstoughton.com	608-873-6677
Clerk	Candee Christen		cchristen@cityofstoughton.com	608-873-6677
Director of Planning and Community Development	Chris Munz-Pritchard		cmunzpritchard@cityofstoughton.com	608-873-6619

School Districts

[Stoughton Area School District](#)

Population Trends & Information

	2010 Census	2020 Census	2023 ACS
Population	12,611	13,173	13,063

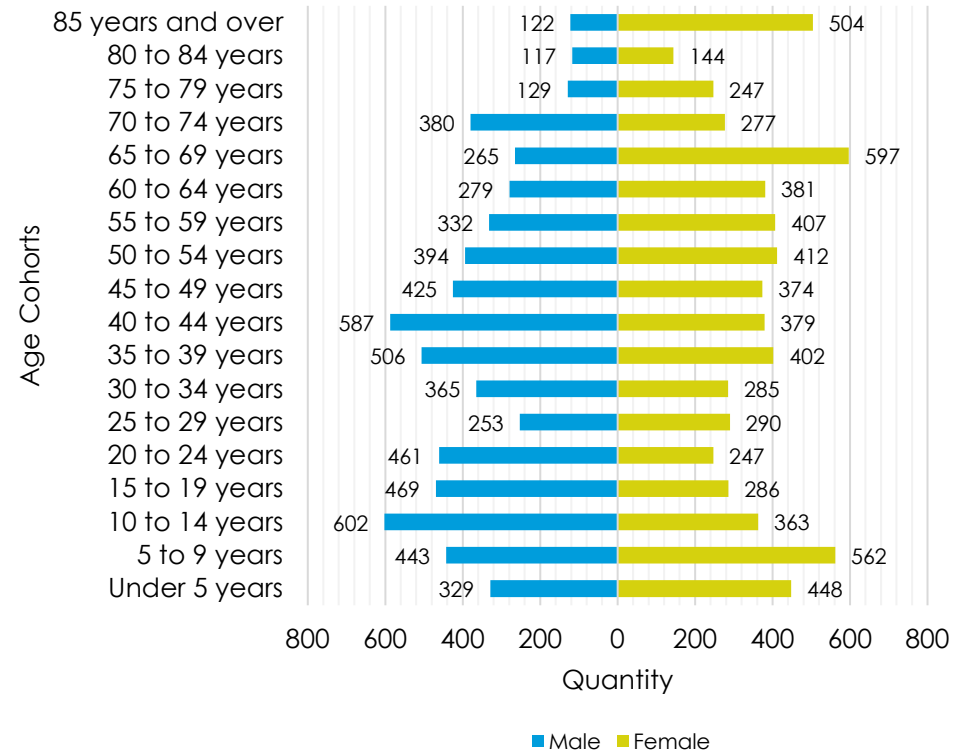
Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023.
<https://data.census.gov/table/ACSST5Y2023.S0101?q=Stoughton+city,+Wisconsin>. Accessed on March 25, 2025.

2010 to 2023 estimated % increase: 3.58%

2010 to 2020 estimated % increase: 4.46%

2020 to 2023 estimated % change: -0.84%

City of Stoughton 2023 ACS 5-yr Population Pyramid



Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023.
<https://data.census.gov/table/ACSST5Y2023.S0101?q=Stoughton+city,+Wisconsin>. Accessed on March 25, 2025.

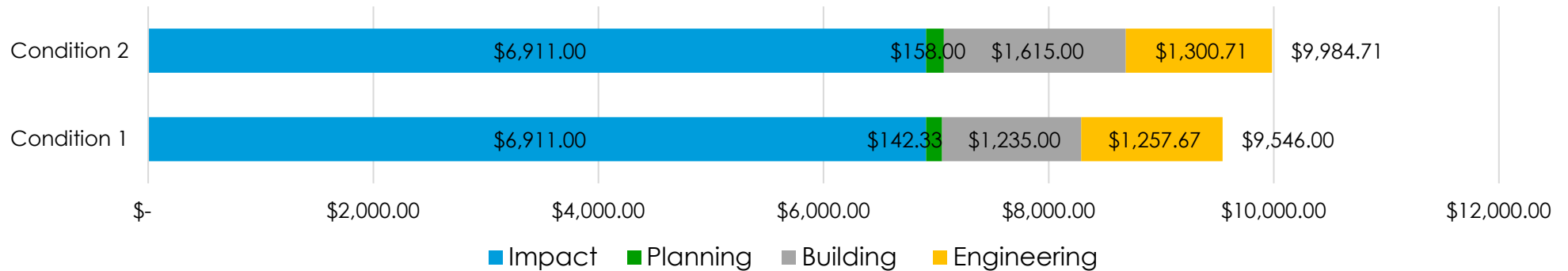
Median Household Income (MHI)

Year	2010	2020	2023
Value	\$61,235.00	\$65,878.00	\$78,517.00
% Change from previous reported year	N/A	7.58%	19.19%

Source: U.S. Census Bureau, U.S. Department of Commerce. "Median Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1903, 2023.
<https://data.census.gov/table/ACSST5Y2023.S1903?q=Stoughton+city,+Wisconsin+s1903>. Accessed on March 25, 2025.

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](#)

2.5 City of Sun Prairie

City Website

<https://www.cityofsunprairie.com/>

Contact Information

Title	Position -holder	Address	Email	Phone
Mayor	Steve Stocker	City Hall 300 E. Main Street 2nd Floor Sun Prairie, WI 53590	mayor@cityofsunprairie.com	608-825-1164
Clerk	Elena Hilby	City Hall, Clerk 300 E. Main Street Sun Prairie, WI 53590	clerk@cityofsunprairie.com	608-825-1148
Community Development Director	Scott Kugler, AICP	City Hall, Community Development 300 E. Main Street Sun Prairie, WI 53590	skugler@cityofsunprairie.com	608-825-1107

School Districts

[Sun Prairie Area School District](#)

[DeForest Area School District](#)

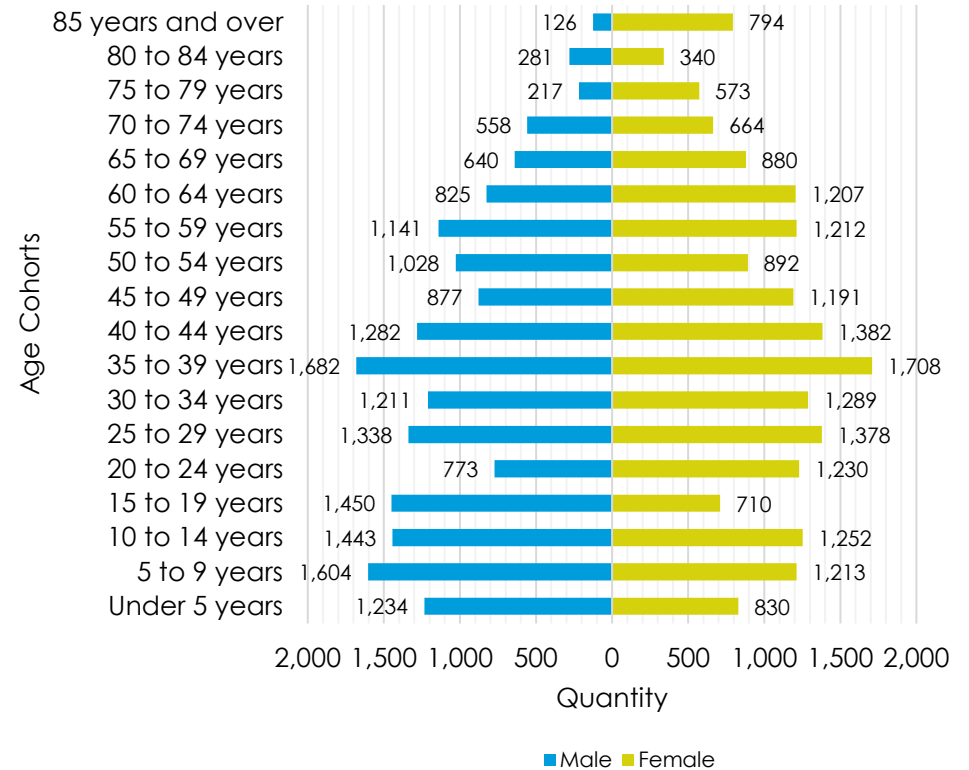
Population Trends & Information

	2010 Census	2020 Census	2023 ACS
Population	29,364	35,967	36,455

Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023.
<https://data.census.gov/table/ACSST5Y2023.S0101?q=Sun+prairie+city,+Wisconsin>. Accessed on March 25, 2025.

2010 to 2023 estimated % increase:	24.15%
2010 to 2020 estimated % increase:	22.49%
2020 to 2023 estimated % increase:	1.36%

City of Sun Prairie 2023 ACS 5-yr Population Pyramid



Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023.
<https://data.census.gov/table/ACSST5Y2023.S0101?q=Sun+prairie+city,+Wisconsin>. Accessed on March 25, 2025.

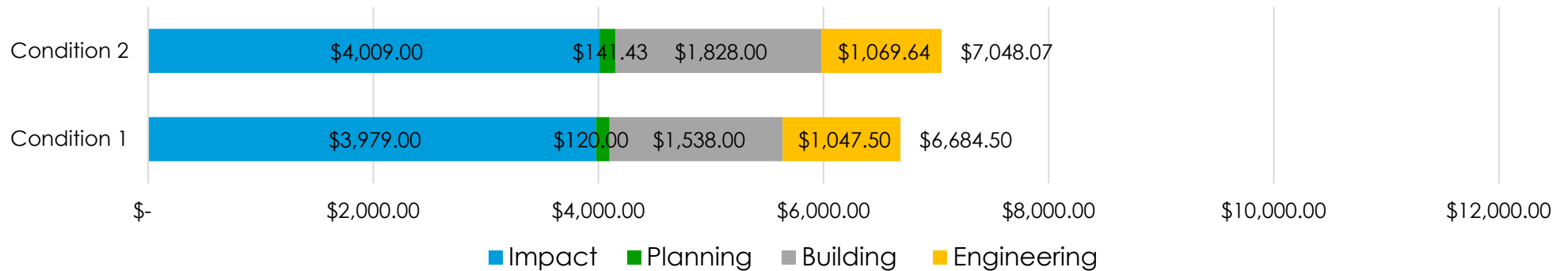
Median Household Income (MHI)

Year	2010	2020	2023
Value	\$65,652.00	\$79,566.00	\$90,521.00
% Change from previous reported year	N/A	21.19%	13.77%

Source: U.S. Census Bureau, U.S. Department of Commerce. "Median Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1903, 2023.
<https://data.census.gov/table/ACSST5Y2023.S1903?q=Sun+prairie+city,+Wisconsin+1903>. Accessed on March 25, 2025.

2.5 City of Sun Prairie

City of Sun Prairie Per-Home Fee Amounts



City of Sun Prairie 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 Sun Prairie Median Income*	\$54,313	\$72,417	\$90,521	\$108,625	\$135,782	\$162,938
Median Single-Family Home Value**	\$445,000	\$445,000	\$445,000	\$445,000	\$445,000	\$445,000
Affordable Mortgage (2.5 x income)	\$135,782	\$181,042	\$226,303	\$271,563	\$339,454	\$407,345
Affordability Gap - Owner Occupied	-\$309,219	-\$263,958	-\$218,698	-\$173,437	-\$105,546	-\$37,655
	Renter-Occupied Housing Units					
Renter-Occupied Affordability	60% AMI	80% AMI	100% AMI	120% AMI	150% AMI	180% AMI
City of Sun Prairie Median Income*	\$54,313	\$72,417	\$90,521	\$108,625	\$135,782	\$162,938
Median Annual Rent*** (\$1374 x 12)	\$16,488	\$16,488	\$16,488	\$16,488	\$16,488	\$16,488
Affordable Rent (30% of income)	\$16,294	\$21,725	\$27,156	\$32,588	\$40,734	\$48,881
Affordability Gap - Renter Occupied	-\$194	\$5,237	\$10,668	\$16,100	\$24,246	\$32,393

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: 422 single-family homes sold out of 448 listed. Data collected by Vierbicher staff April 7, 2025.

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

2.6 City of Verona

City Website

<https://www.veronawi.gov/>

Contact Information

Title	Position-holder	Address	Email	Phone
Mayor	Luke Diaz	111 Lincoln Street Verona, WI 53593	lukediaz@veronawi.gov	608-616-9459
Clerk	Holly Licht		hlicht@veronawi.gov	608-848-9947
Director of Planning & Development	Lucas Sivertsen		lsivertsen@veronawi.gov	608-848-9941

School Districts

[Verona Area School District](#)

Population Trends & Information

	2010 Census	2020 Census	2023 ACS
Population	10,619	14,030	14,499

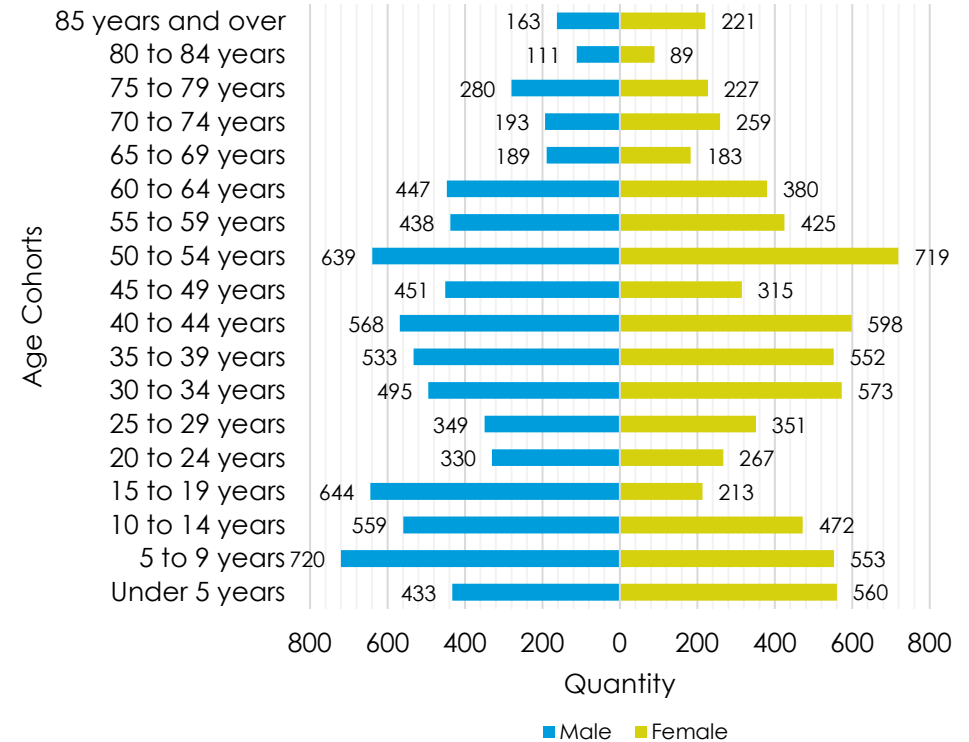
Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023, <https://data.census.gov/table/ACSST5Y2023.S0101?q=Verona+city,+Wisconsin>. Accessed on March 26, 2025.

2010 to 2023 estimated % increase: 36.54%

2010 to 2020 estimated % increase: 32.12%

2020 to 2023 estimated % change: 3.34%

City of Verona 2023 ACS 5-yr Population Pyramid



Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023, <https://data.census.gov/table/ACSST5Y2023.S0101?q=Verona+city,+Wisconsin>. Accessed on March 26, 2025.

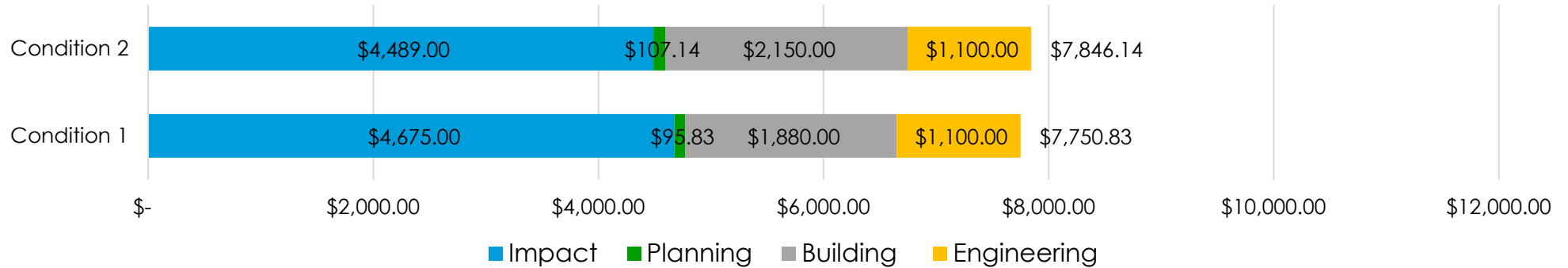
Median Household Income (MHI)

Year	2010	2020	2023
Value	\$78,456.00	\$ 96,056.00	\$119,148.00
% Change from previous reported year	N/A	22.43%	24.04%

Source: U.S. Census Bureau, U.S. Department of Commerce. "Median Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1903, 2023, <https://data.census.gov/table/ACSST5Y2023.S1903?q=Verona+city,+Wisconsin+s1903>. Accessed on March 26, 2025.

2.6 City of Verona

City of Verona Per-Home Fee Amounts



City of Verona 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 Verona Median Income*	\$71,489	\$95,318	\$119,148	\$142,978	\$178,722	\$214,466
Median Single-Family Home Value**	\$561,924	\$561,924	\$561,924	\$561,924	\$561,924	\$561,924
Affordable Mortgage (2.5 x income)	\$178,722	\$238,296	\$297,870	\$357,444	\$446,805	\$536,166
Affordability Gap - Owner Occupied	-\$383,202	-\$323,628	-\$264,054	-\$204,480	-\$115,119	-\$25,758
	Renter-Occupied Housing Units					
Renter-Occupied Affordability	60% AMI	80%AMI	100%AMI	120% AMI	150%AMI	180% AMI
City of Verona Median Income*	\$71,489	\$95,318	\$119,148	\$142,978	\$178,722	\$214,466
Median Annual Rent*** (\$1,462 x 12)	\$17,544	\$17,544	\$17,544	\$17,544	\$17,544	\$17,544
Affordable Rent (30% of income)	\$21,447	\$28,596	\$35,744	\$42,893	\$53,617	\$64,340
Affordability Gap - Renter Occupied	\$3,903	\$11,052	\$18,200	\$25,349	\$36,073	\$46,796

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: 170 single-family homes sold and 168 listed. Data collected by Vierbicher staff April 7, 2025.

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

2.7 Dane County

Website

<https://www.danecounty.gov/>

Contact Information

Title	Position-holder	Address	Email	Phone
Dane County Executive	Melissa Agard	City County Building, Room 421 210 Martin Luther King Jr. Blvd. Madison, WI 53703	County.Executive@danecounty.gov	608-266-4114
Planning and Development, Director	Todd Violante	City County Building, Room 116 210 Martin Luther King Jr. Blvd. Madison, WI 53703	Violante.Todd@danecounty.gov	608-266-4021
Planning and Development, Zoning Administrator	Roger Lane		lane.roger@danecounty.gov	608-266-9078
Planning and Development, Land Records Administrator	Troy Everson		Everson.Troy@danecounty.gov	608-261-9750

School Districts

There are twenty-four (24) school districts which have attending students from Dane County. Please view other jurisdictional entries for school districts present.

Population Trends & Information

	2010 Census	2020 Census	2023 ACS
Population	488,073	561,504	564,777

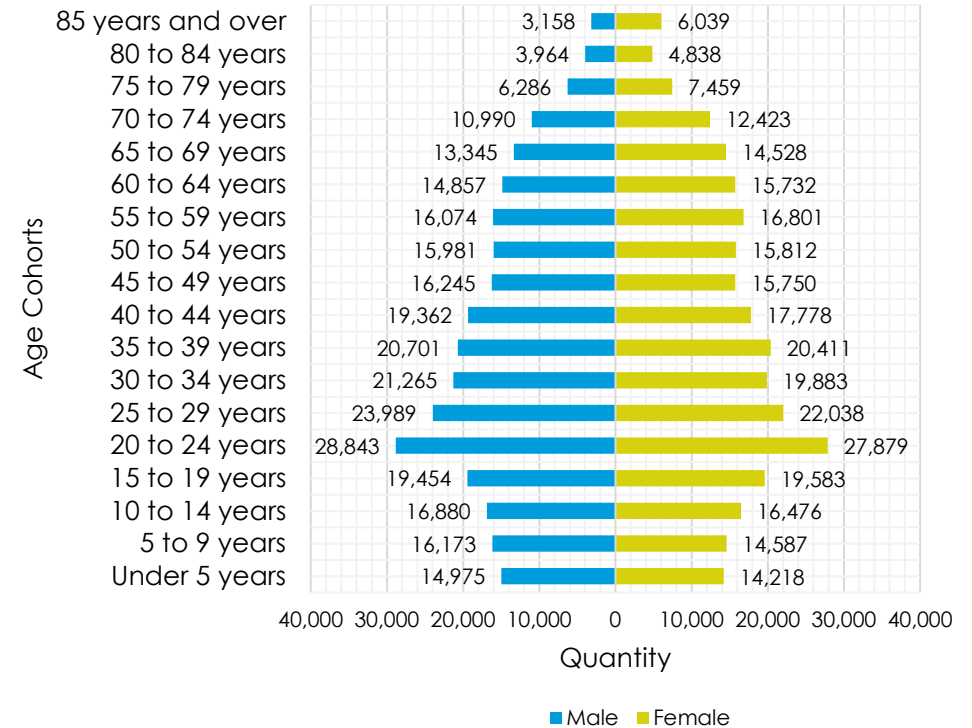
Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023, <https://data.census.gov/table/ACSST5Y2023.S0101?q=dane+county>. Accessed on March 17, 2025.

2010 to 2023 estimated % increase: 15.72%

2010 to 2020 estimated % increase: 15.05%

2020 to 2023 estimated % increase: 0.58%

Dane County 2023 ACS 5-yr Population Pyramid



Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023, <https://data.census.gov/table/ACSST5Y2023.S0101?q=dane+county>. Accessed on March 17, 2025.

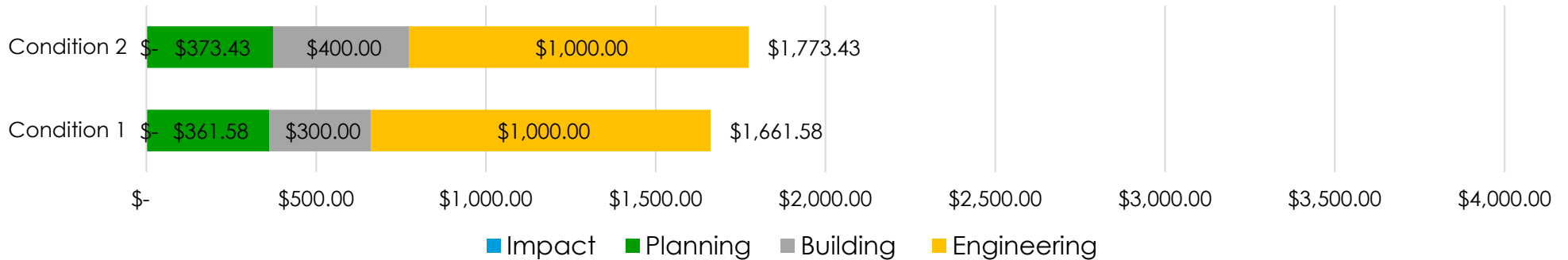
Median Household Income (MHI)

Year	2010	2020	2023
Value	\$78,456.00	\$75,179.00	\$82,838.00
% Change from previous reported year	N/A	-4.18%	10.19%

Source: U.S. Census Bureau, U.S. Department of Commerce. "Median Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1903, 2023, <https://data.census.gov/table/ACSST5Y2023.S1903?q=Dane+County,+Wisconsin+Income+and+Poverty>. Accessed on March 18, 2025.

2.7 Dane County

Dane County Per-Home Fee Amounts



Dane County 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
Dane County Median Income*	\$52,865	\$70,486	\$88,108	\$105,730	\$132,162	\$158,594
Median Single-Family Home Value**	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000
Affordable Mortgage (2.5 x income)	\$132,162	\$176,216	\$220,270	\$264,324	\$330,405	\$396,486
Affordability Gap - Owner Occupied	-\$342,838	-\$298,784	-\$254,730	-\$210,676	-\$144,595	-\$78,514
	Renter-Occupied Housing Units					
Renter-Occupied Affordability	60% AMI	80%AMI	100%AMI	120% AMI	150%AMI	180% AMI
Dane County Median Income*	\$52,865	\$70,486	\$88,108	\$105,730	\$132,162	\$158,594
Median Annual Rent†*** (\$1,462 x 12)	\$16,140	\$16,140	\$16,140	\$16,140	\$16,140	\$16,140
Affordable Rent (30% of income)	\$15,859	\$21,146	\$26,432	\$31,719	\$39,649	\$47,578
Affordability Gap - Renter Occupied	-\$281	\$5,006	\$10,292	\$15,579	\$23,509	\$31,438

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: 4,957 single-family homes sold and 5,759 listed. Data collected by Vierbicher staff April 7, 2025.

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

2.8 Town of Bristol

Town Website

<https://tn.bristol.wi.gov/>

Contact Information

Title	Position-holder	Address	Email	Phone
Town Chairman	Brian Willison	7747 County Road N, Sun Prairie, WI 53590	chair@tn.bristol.wi.gov	608-669-0019
Town Clerk-Treasurer	Kim Grob		clerktreasurer@tn.bristol.wi.gov	608-837-6494
Zoning Administrator	Kory Anderson	General Engineering Company (GEC) 916 Silver Lake Drive, PO Box 340 Portage, Wisconsin 53901	kanderson@generalengineering.net	608-742-2169
Building Inspector	Kelly Green	-	kgreen@generalengineering.net	608-697-7771

School Districts

[Sun Prairie Area School District](#)

[DeForest Area School District](#)

[Columbus School District](#)

Population Trends & Information

	2010 Census	2020 Census	2023 ACS
Population	3,765	4,447	4,380

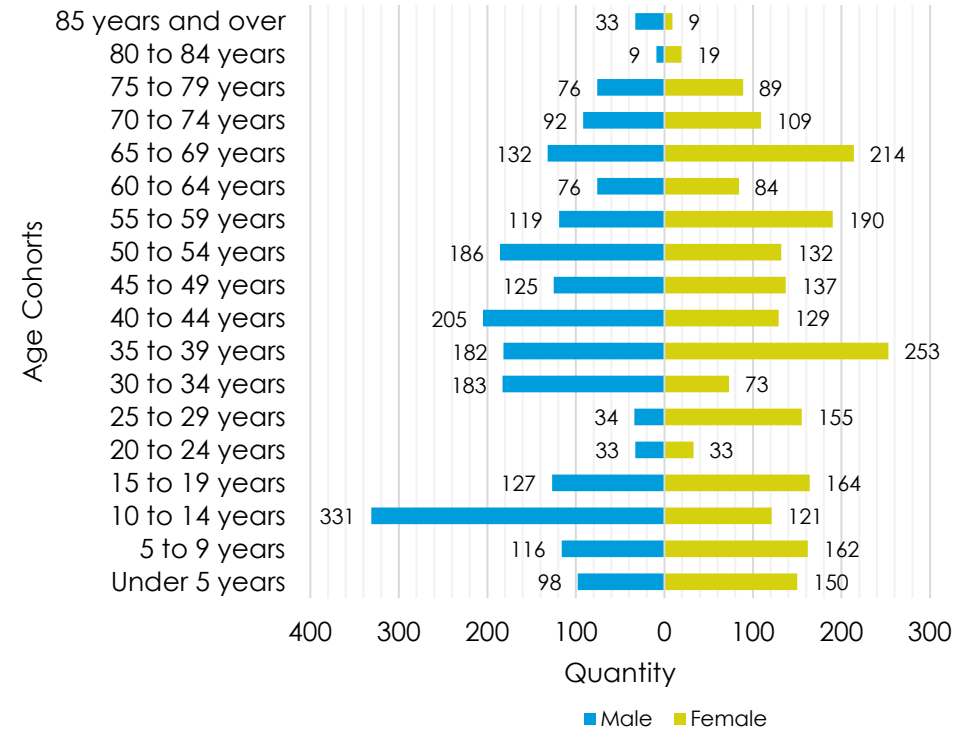
Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023, <https://data.census.gov/table/ACSST5Y2023.S0101?q=Bristol+Town,+Wisconsin>. Accessed on March 26, 2025.

2010 to 2023 estimated % increase: 16.33%

2010 to 2020 estimated % increase: 18.11%

2020 to 2023 estimated % change: -1.51%

Town of Bristol 2023 ACS 5-yr Population Pyramid



Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023, <https://data.census.gov/table/ACSST5Y2023.S0101?q=Bristol+Town,+Wisconsin>. Accessed on March 26, 2025.

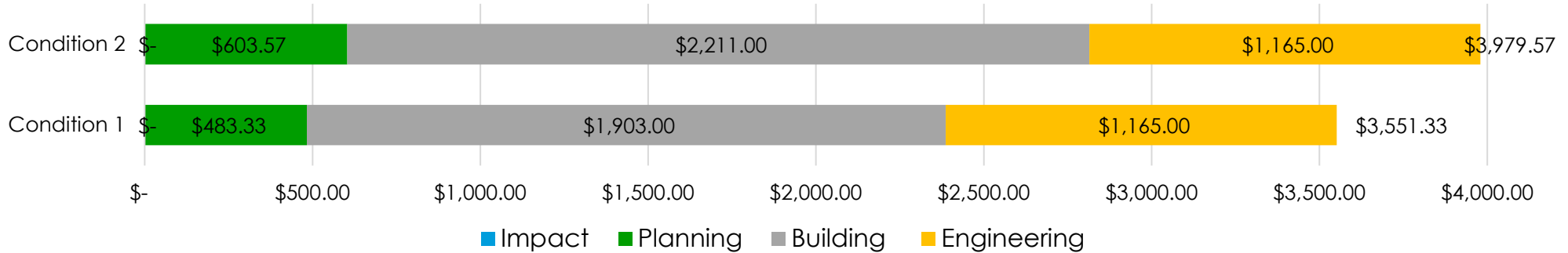
Median Household Income (MHI)

Year	2010	2020	2023
Value	\$93,229.00	\$113,241.00	\$142,422.00
% Change from previous reported year	N/A	21.47%	25.77%

Source: U.S. Census Bureau, U.S. Department of Commerce. "Median Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1903, 2023, <https://data.census.gov/table/ACSST5Y2023.S1903?q=Bristol+Town,+Wisconsin+s1903>. Accessed on March 26, 2025.

2.8 Town of Bristol

Town of Bristol Per-Home Fee Amounts



Town of Bristol 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 Bristol Median Income*	\$85,453	\$113,938	\$142,422	\$170,906	\$213,633	\$256,360
Median Single-Family Home Value**	\$585,000	\$585,000	\$585,000	\$585,000	\$585,000	\$585,000
Affordable Mortgage (2.5 x income)	\$213,633	\$284,844	\$356,055	\$427,266	\$534,083	\$640,899
Affordability Gap - Owner Occupied	-\$371,367	-\$300,156	-\$228,945	-\$157,734	-\$50,918	\$55,899
	Renter-Occupied Housing Units					
Renter-Occupied Affordability	60% AMI	80%AMI	100%AMI	120% AMI	150%AMI	180% AMI
Town of Bristol Median Income*	\$85,453	\$113,938	\$142,422	\$170,906	\$213,633	\$256,360
Median Annual Rent*** (\$1,228 x 12)	\$14,736	\$14,736	\$14,736	\$14,736	\$14,736	\$14,736
Affordable Rent (30% of income)	\$25,636	\$34,181	\$42,727	\$51,272	\$64,090	\$76,908
Affordability Gap - Renter Occupied	\$10,900	\$19,445	\$27,991	\$36,536	\$49,354	\$62,172

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: 41 single-family homes sold and 49 listed. Data collected by Vierbicher staff April 7, 2025.

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

2.9 Town of Middleton

Town Website

<https://town.middleton.wi.us/>

Contact Information

Title	Position-holder	Address	Email	Phone
Town Chair	Cynthia Richson	7555 W. Old Sauk Rd Verona, WI 53593	townchair@town.middleton.wi.us	608-720-0465
Town Clerk-Treasurer	Barb Roesslein		broesslein@town.middleton.wi.us	608-833-2706
Town Engineer	Rod Zubella, PE	999 Fourier Drive Suite 201 Madison, WI 53717	rzub@vierbicher.com	608-821-3968

School Districts

[Middleton-Cross Plains School District](#)

[Verona Area School District](#)

Population Trends & Information

	2010 Census	2020 Census	2023 ACS
Population	5,877	6,792	6,705

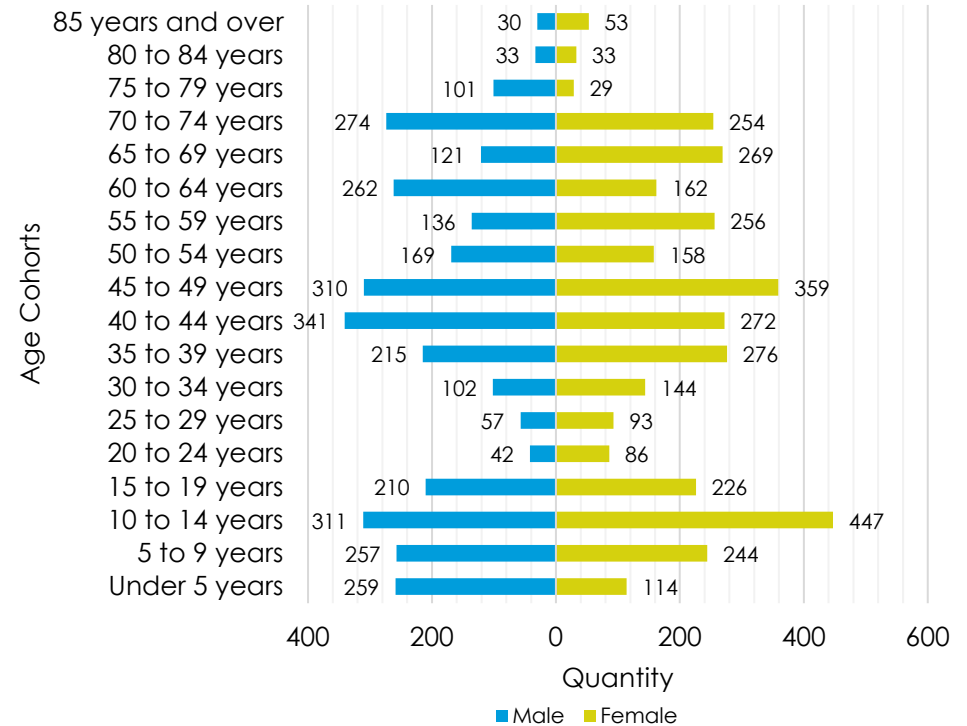
Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023.
<https://data.census.gov/table/ACSST5Y2023.S0101?q=Middleton+Town,+Wisconsin>. Accessed on March 26, 2025.

2010 to 2023 estimated % increase: 14.09%

2010 to 2020 estimated % increase: 15.57%

2020 to 2023 estimated % change: -1.28%

Town of Middleton 2023 ACS 5-yr Population Pyramid



Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023.
<https://data.census.gov/table/ACSST5Y2023.S0101?q=Middleton+Town,+Wisconsin>. Accessed on March 26, 2025.

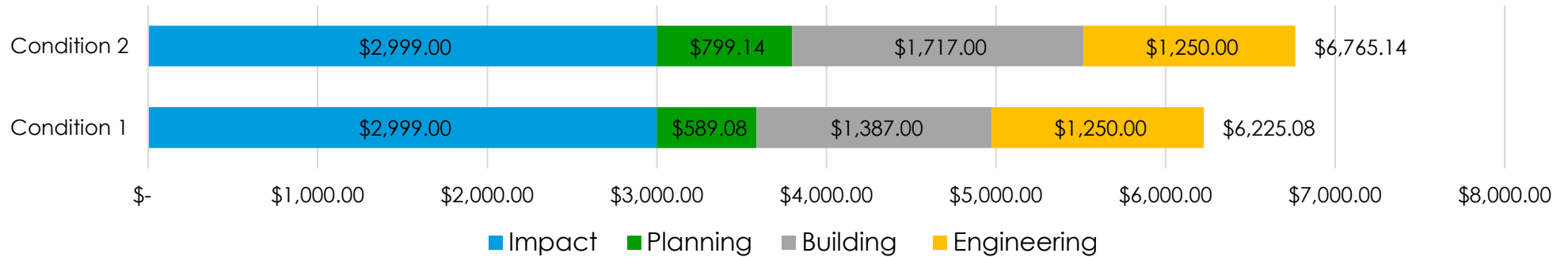
Median Household Income (MHI)

Year	2010	2020	2023
Value	\$113,942.00	\$158,099.00	\$187,446.00
% Change from previous reported year	N/A	38.75%	18.56%

Source: U.S. Census Bureau, U.S. Department of Commerce. "Median Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1903, 2023.
<https://data.census.gov/table/ACSST5Y2023.S1903?q=Middleton+Town,+Wisconsin+S1903>. Accessed on March 26, 2025.

2.9 Town of Middleton

Town of Middleton Per-Home Fee Amounts



Town of Middleton 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 Middleton Median Income*	\$112,468	\$149,957	\$187,446	\$224,935	\$281,169	\$337,403
Median Single-Family Home Value**	\$825,000	\$825,000	\$825,000	\$825,000	\$825,000	\$825,000
Affordable Mortgage (2.5 x income)	\$281,169	\$374,892	\$468,615	\$562,338	\$702,923	\$843,507
Affordability Gap - Owner Occupied	-\$543,831	-\$450,108	-\$356,385	-\$262,662	-\$122,078	\$18,507
	Renter-Occupied Housing Units					
Renter-Occupied Affordability	60% AMI	80% AMI	100% AMI	120% AMI	150% AMI	180% AMI
Town of Middleton Median Income*	\$112,468	\$149,957	\$187,446	\$224,935	\$281,169	\$337,403
Median Annual Rent*** (\$3,500+ x 12)	\$42,000	\$42,000	\$42,000	\$42,000	\$42,000	\$42,000
Affordable Rent (30% of income)	\$33,740	\$44,987	\$56,234	\$67,481	\$84,351	\$101,221
Affordability Gap - Renter Occupied	-\$8,260	\$2,987	\$14,234	\$25,481	\$42,351	\$59,221

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: 62 single-family homes sold and 76 listed. Data collected by Vierbicher staff April 7, 2025.

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

2.10 Town of Verona

Town Website

<https://town.middleton.wi.us/>

Contact Information

Title	Position-holder	Address	Email	Phone
Town Chair	Mark Geller	7669 County Highway PD Verona, WI 53593	https://www.town.verona.wi.us/user/141/contact	608-335-7380
Town Clerk-Treasurer	Teresa Withee		twithee@town.verona.wi.us	608-807-4466
Planner/Administrator	Sarah Gaskell		sgaskell@town.verona.wi.us	608-807-4460

School Districts

[Verona Area School District](#)

Population Trends & Information

	2010 Census	2020 Census	2023 ACS
Population	1,948	1,947	2,442

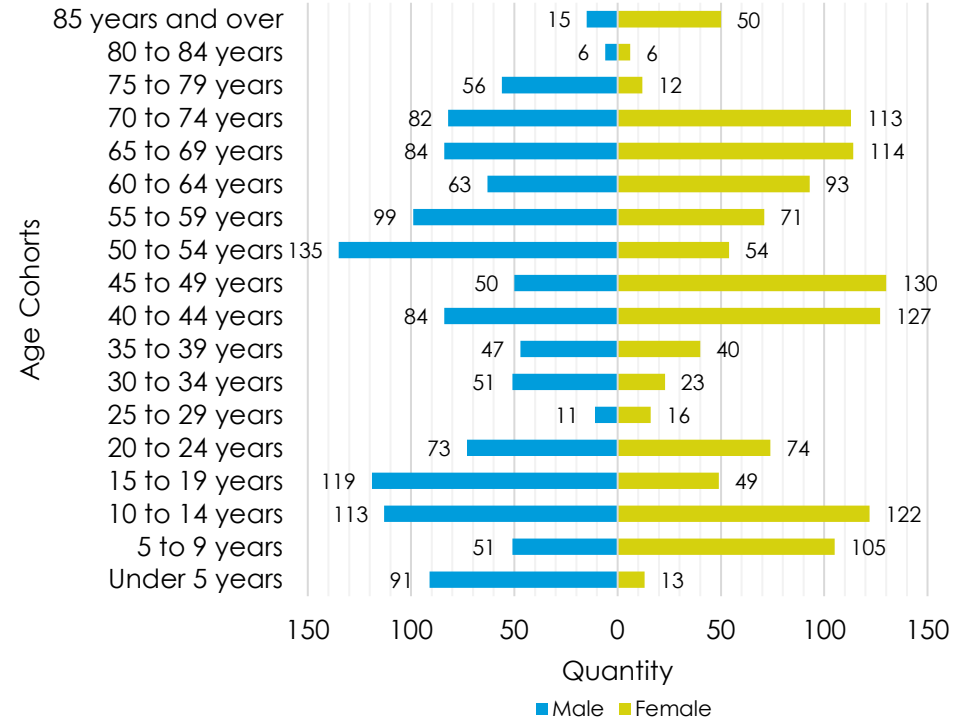
Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023.
<https://data.census.gov/table/ACSST5Y2023.S0101?q=Verona+town,+Dane+County,+Wisconsin>. Accessed on March 27, 2025.

2010 to 2023 estimated % increase: 25.36%

2010 to 2020 estimated % change: -0.05%

2020 to 2023 estimated % increase: 25.42%

Town of Verona 2023 ACS 5-yr Population Pyramid



Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023.
<https://data.census.gov/table/ACSST5Y2023.S0101?q=Verona+town,+Dane+County,+Wisconsin>. Accessed on March 27, 2025.

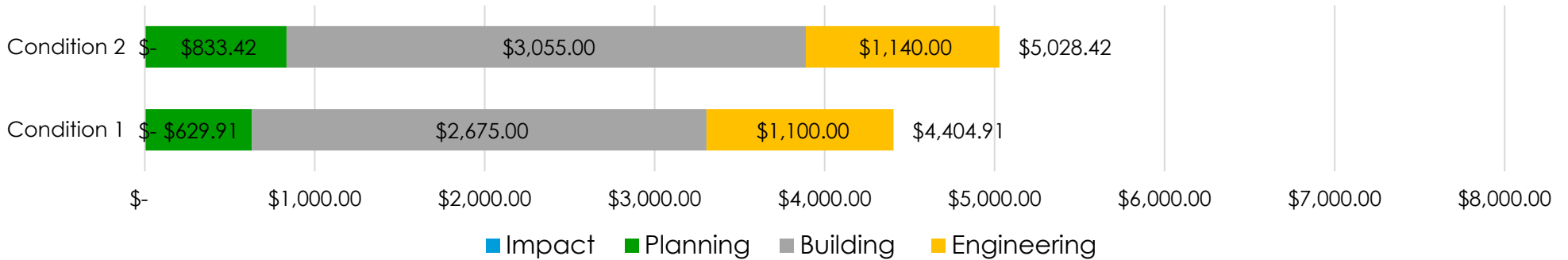
Median Household Income (MHI)

Year	2010	2020	2023
Value	\$100,750.00	\$125,795.00	\$138,750.00
% Change from previous reported year	N/A	24.86%	10.30%

U.S. Census Bureau, U.S. Department of Commerce. "Median Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1903, 2023.
<https://data.census.gov/table/ACSST5Y2023.S1903?q=Verona+town,+Dane+County,+Wisconsin+s1903>. Accessed on March 27, 2025.

2.10 Town of Verona

Town of Verona Per-Home Fee Amounts



Town of Verona 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 Verona Median Income*	\$83,250	\$111,000	\$138,750	\$166,500	\$208,125	\$249,750
Median Single-Family Home Value**	\$649,000	\$649,000	\$649,000	\$649,000	\$649,000	\$649,000
Affordable Mortgage (2.5 x income)	\$208,125	\$277,500	\$346,875	\$416,250	\$520,313	\$624,375
Affordability Gap - Owner Occupied	-\$440,875	-\$371,500	-\$302,125	-\$232,750	-\$128,688	-\$24,625
	Renter-Occupied Housing Units					
Renter-Occupied Affordability	60% AMI	80%AMI	100%AMI	120% AMI	150%AMI	180% AMI
Town of Verona Median Income*	\$83,250	\$111,000	\$138,750	\$166,500	\$208,125	\$249,750
Median Annual Rent*** (\$1,625 x 12)	\$19,500	\$19,500	\$19,500	\$19,500	\$19,500	\$19,500
Affordable Rent (30% of income)	\$24,975	\$33,300	\$41,625	\$49,950	\$62,438	\$74,925
Affordability Gap - Renter Occupied	\$5,475	\$13,800	\$22,125	\$30,450	\$42,938	\$55,425

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: 16 single-family homes sold and 26 listed. Data collected by Vierbicher staff April 7, 2025.

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

2.11 Town of Westport

Town Website

<https://www.townofwestport.org/>

Contact Information

Title	Position-holder	Address	Email	Phone
Town Chair	John Cuccia	Kennedy Administration Building 5387 Mary Lake Road Waunakee, WI 53597	https://www.townofwestport.org/user/141/contact	-
Town Clerk-Treasurer	Dean A. Grosskopf		dgrosskopf@townofwestport.org	608-849-4372
Planning & Zoning	Robert C. Anderson		https://www.townofwestport.org/user/161/contact	608-849-4372

School Districts

[Waunakee Community School District](#)

Population Trends & Information

	2010 Census	2020 Census	2023 ACS
Population	3,950	4,191	4,147

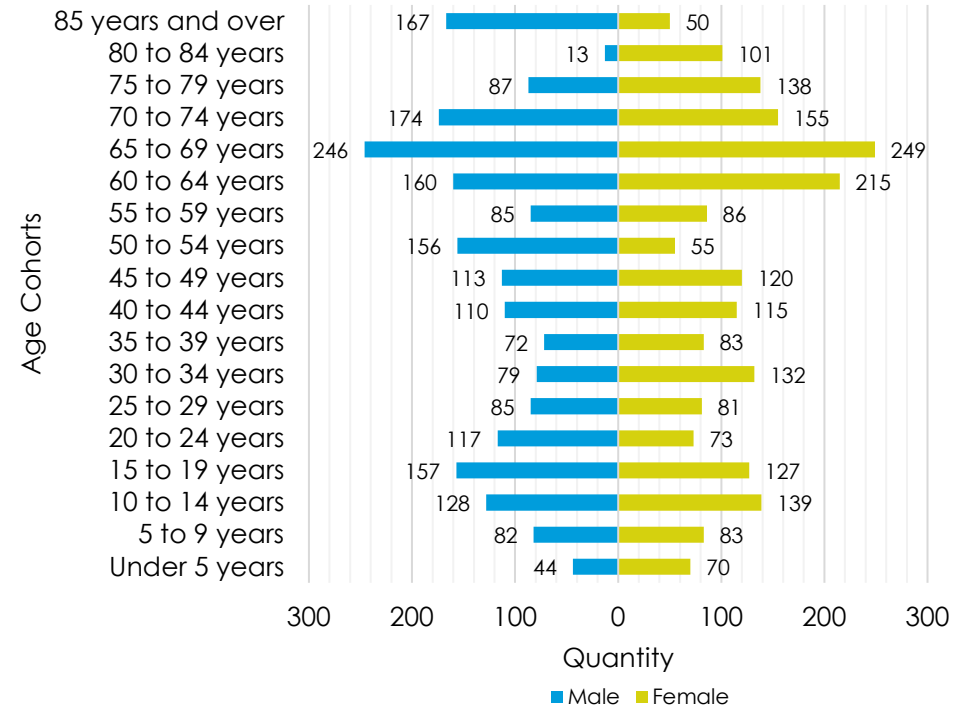
Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023.
<https://data.census.gov/table/ACSST5Y2023.S0101?q=westport+town,+Dane+County,+Wisconsin>. Accessed on March 27, 2025.

2010 to 2023 estimated % increase: 4.99%

2010 to 2020 estimated % increase: 6.10%

2020 to 2023 estimated % change: -1.05%

Town of Verona 2023 ACS 5-yr Population Pyramid



Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023.
<https://data.census.gov/table/ACSST5Y2023.S0101?q=westport+town,+Dane+County,+Wisconsin>. Accessed on March 27, 2025.

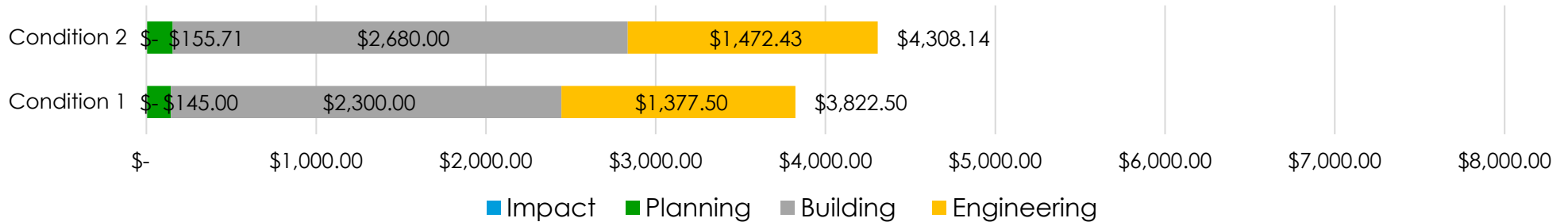
Median Household Income (MHI)

Year	2010	2020	2023
Value	\$82,008.00	\$80,174.00	\$75,188.00
% Change from previous reported year	N/A	-2.24%	-6.22%

Source: U.S. Census Bureau, U.S. Department of Commerce. "Median Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1903, 2023.
<https://data.census.gov/table/ACSST5Y2023.S1903?q=westport+town,+Dane+County,+Wisconsin+s1903>. Accessed on March 27, 2025.

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](#)

2.12 Village of Cottage Grove

Village Website

<https://www.vi.cottagegrove.wi.gov/>

Contact Information

Title	Position-holder	Address	Email	Phone
Village President	Cynthia Kelm-Nelson	221 E. Cottage Grove Rd Cottage Grove, WI 53527	ckelm@villageofcottagegrove.gov	414-418-3662
Village Clerk	Lisa Kalata		lkalata@villageofcottagegrove.gov	608-839-4704
Director of Planning and Development	Erin Ruth, AICP		eruth@villageofcottagegrove.gov	608-839-4704

School Districts

[Monona Grove School District](#)

Population Trends & Information

	2010 Census	2020 Census	2023 ACS
Population	6,192	7,303	7,906

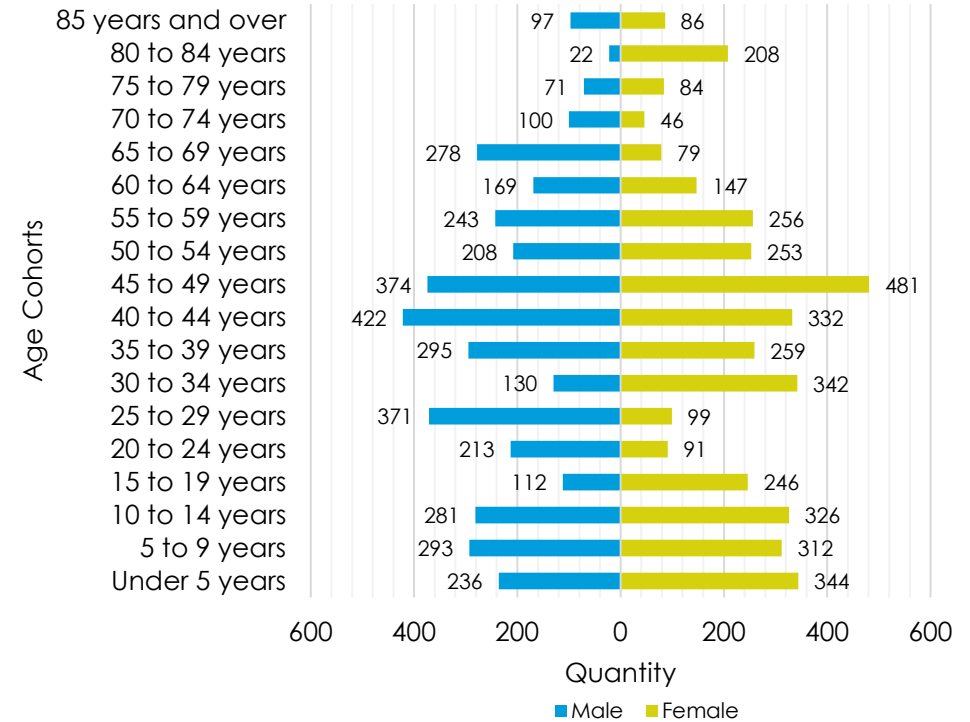
Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023.
<https://data.census.gov/table/ACSST5Y2023.S0101?q=cottage+grove+village,+Dane+County,+Wisconsin>. Accessed on March 27, 2025.

2010 to 2023 estimated % increase: 27.68%

2010 to 2020 estimated % increase: 17.94%

2020 to 2023 estimated % change: 8.26%

Village of Cottage Grove 2023 ACS 5-yr Population Pyramid



Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023.
<https://data.census.gov/table/ACSST5Y2023.S0101?q=cottage+grove+village,+Dane+County,+Wisconsin>. Accessed on March 27, 2025.

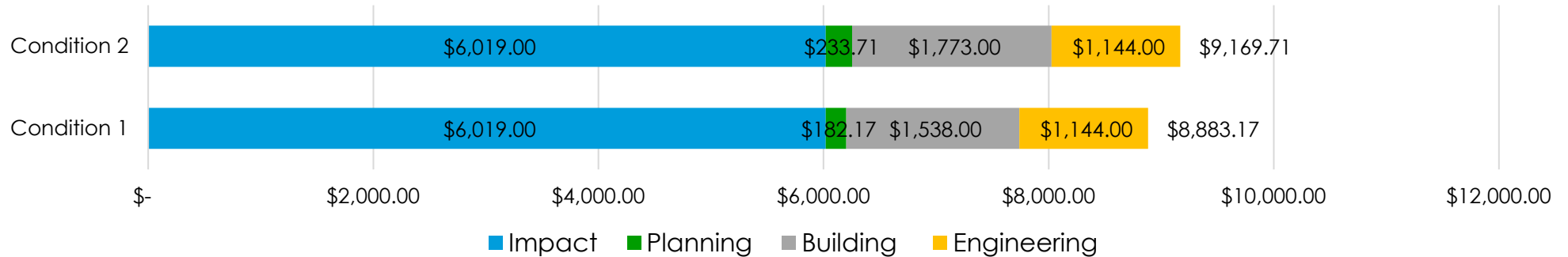
Median Household Income (MHI)

Year	2010	2020	2023
Value	\$75,833.00	\$99,858.00	\$132,717.00
% Change from previous reported year	N/A	31.68%	32.91%

Source: U.S. Census Bureau, U.S. Department of Commerce. "Median Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1903, 2023.
<https://data.census.gov/table/ACSST5Y2023.S1903?q=cottage+grove+village,+Dane+County,+Wisconsin+s1903>. Accessed on March 27, 2025.

2.12 Village of Cottage Grove

Village of Cottage Grove Per-Home Fee Amounts



Village of Cottage Grove 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 Cottage Grove Median Income*	\$79,630	\$106,174	\$132,717	\$159,260	\$199,076	\$238,891
Median Single-Family Home Value**	\$485,000	\$485,000	\$485,000	\$485,000	\$485,000	\$485,000
Affordable Mortgage (2.5 x income)	\$199,076	\$265,434	\$331,793	\$398,151	\$497,689	\$597,227
Affordability Gap - Owner Occupied	-\$285,925	-\$219,566	-\$153,208	-\$86,849	\$12,689	\$112,227
	Renter-Occupied Housing Units					
Renter-Occupied Affordability	60% AMI	80%AMI	100%AMI	120% AMI	150%AMI	180% AMI
Village of Cottage Grove Median Income*	\$79,630	\$106,174	\$132,717	\$159,260	\$199,076	\$238,891
Median Annual Rent†*** (\$1,500 x 12)	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
Affordable Rent (30% of income)	\$23,889	\$31,852	\$39,815	\$47,778	\$59,723	\$71,667
Affordability Gap - Renter Occupied	\$5,889	\$13,852	\$21,815	\$29,778	\$41,723	\$53,667

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: 75 single-family homes sold and 103 listed. Data collected by Vierbicher staff April 7, 2025.

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

2.13 Village of DeForest

Village Website

<https://www.deforestwi.gov/>

Contact Information

Title	Position-holder	Address	Email	Phone
Village President	Jane Cahill Wolfgram	120 South Stevenson Street DeForest, WI 53532	cahillwolfgramj@deforestwi.gov	608-438-5358
Village Clerk	Calli Lundgren		lundgrenc@deforestwi.gov	608-846-6751
Community Development Director	Alex Allon		allona@deforestwi.gov	608-609-2070

School Districts

[DeForest Area School District](#)

Population Trends & Information

	2010 Census	2020 Census	2023 ACS
Population	8,936	10,811	10,853

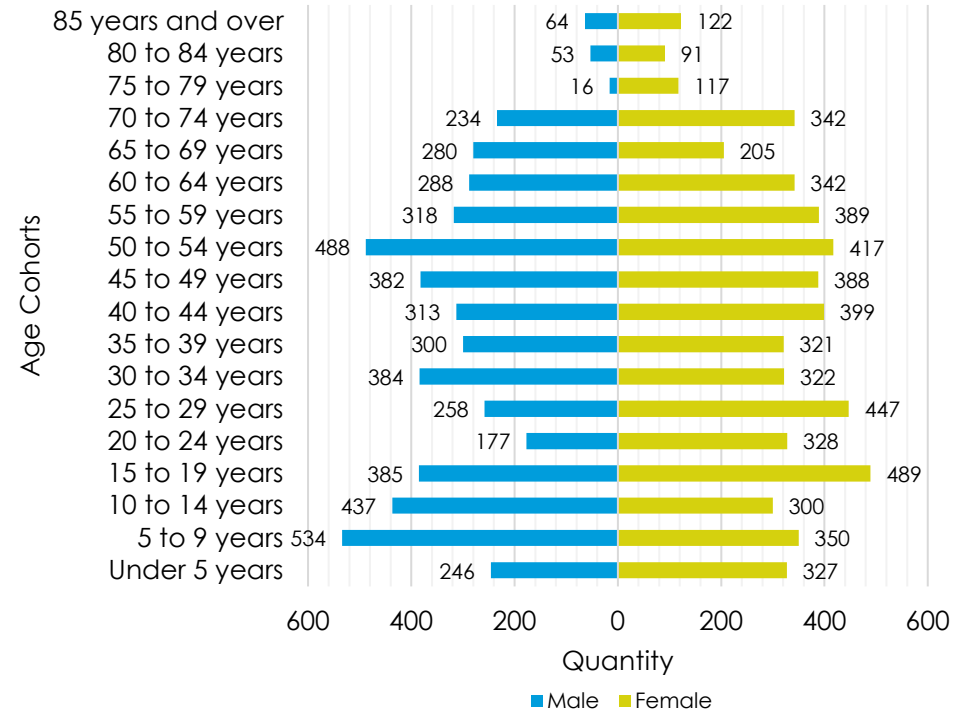
Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023.
<https://data.census.gov/table/ACSST5Y2023.S0101?q=DeForest+village,+Dane+County,+Wisconsin>. Accessed on March 27, 2025.

2010 to 2023 estimated % increase: 21.45%

2010 to 2020 estimated % increase: 20.98%

2020 to 2023 estimated % increase: 0.39%

Village of DeForest 2023 ACS 5-yr Population Pyramid



Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023.
<https://data.census.gov/table/ACSST5Y2023.S0101?q=DeForest+village,+Dane+County,+Wisconsin>. Accessed on March 27, 2025.

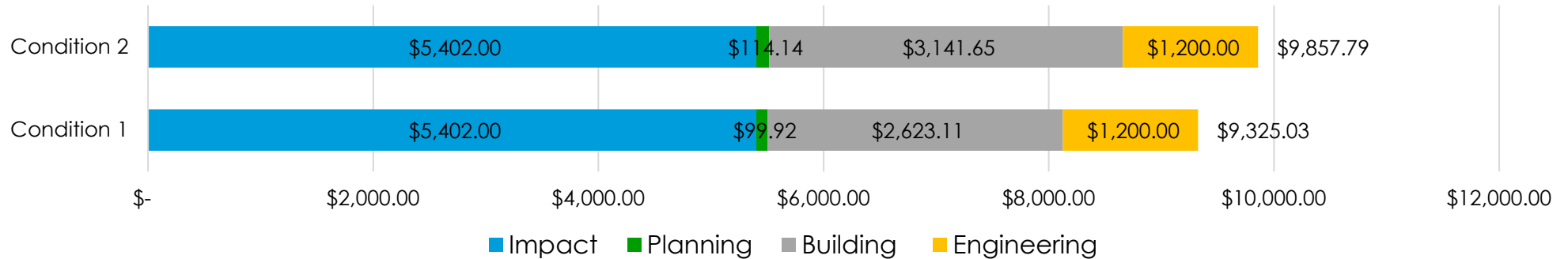
Median Household Income (MHI)

Year	2010	2020	2023
Value	\$68,786.00	\$84,282.00	\$106,223.00
% Change from previous reported year	N/A	22.53%	26.03%

Source: U.S. Census Bureau, U.S. Department of Commerce. "Median Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1903, 2023.
<https://data.census.gov/table/ACSST5Y2023.S1903?q=DeForest+village,+Dane+County,+Wisconsin+S1903>. Accessed on March 27, 2025.

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](#)

2.14 Village of McFarland

Village Website

<https://www.mcfarland.wi.us/>

Contact Information

Title	Position-holder	Address	Email	Phone
Village President	Stephanie Brassington	5915 Milwaukee Street PO Box 110 McFarland, WI 53558	stephanie.brassington@mcfarland.wi.gov	608-347-8707
Deputy Administrator/Clerk	Cassandra Suettinger		cassandra.suettinger@mcfarland.wi.gov	608-838-3153
Community and Economic Development Director	Andrew Bremer		andrew.bremer@mcfarland.wi.gov	608-838-3154

School Districts

[McFarland School District](#)

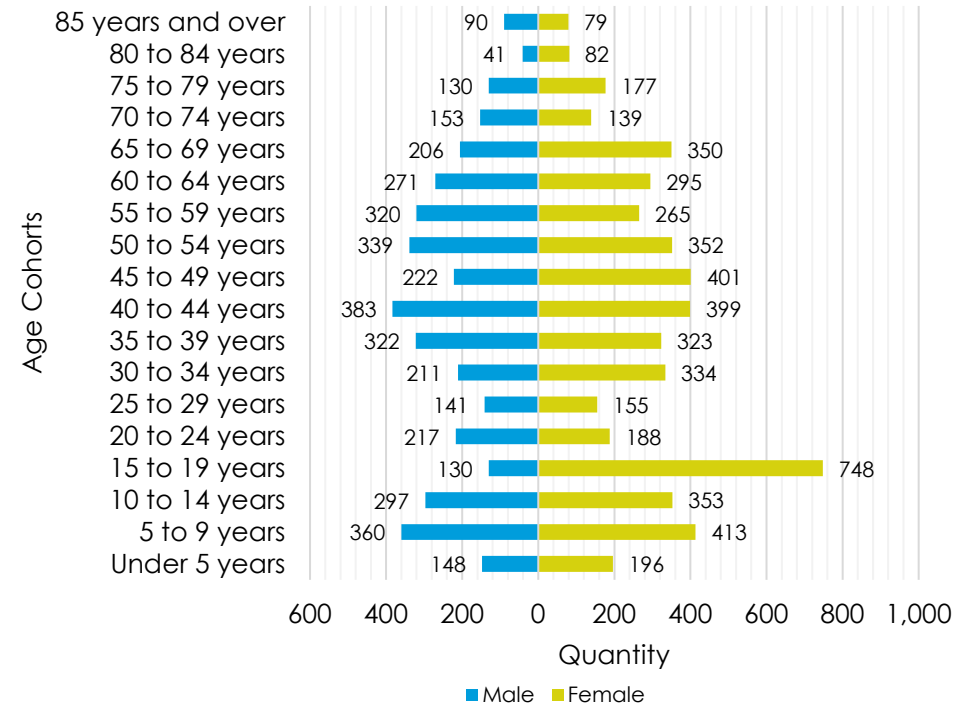
Population Trends & Information

	2010 Census	2020 Census	2023 ACS
Population	7,808	8,991	9,230

Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023.
<https://data.census.gov/table/ACSST5Y2023.S0101?q=McFarland+village,+Dane+County,+Wisconsin>. Accessed on March 28, 2025.

2010 to 2023 estimated % increase:	18.21%
2010 to 2020 estimated % increase:	15.15%
2020 to 2023 estimated % increase:	2.66%

Village of McFarland 2023 ACS 5-yr Population Pyramid



Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023.
<https://data.census.gov/table/ACSST5Y2023.S0101?q=McFarland+village,+Dane+County,+Wisconsin>. Accessed on March 28, 2025.

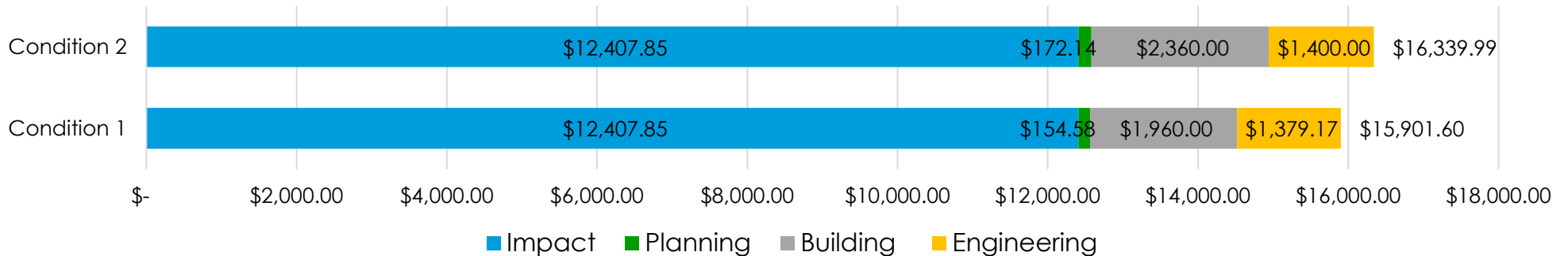
Median Household Income (MHI)

Year	2010	2020	2023
Value	\$73,814.00	\$82,583.00	\$93,810.00
% Change from previous reported year	N/A	11.88%	13.59%

Source: U.S. Census Bureau, U.S. Department of Commerce. "Median Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1903, 2023.
<https://data.census.gov/table/ACSST5Y2023.S1903?q=McFarland+village,+Dane+County,+Wisconsin+s1903>. Accessed on March 28, 2025.

2.14 Village of McFarland

Village of McFarland Per-Home Fee Amounts



Village of McFarland 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 McFarland Median Income*	\$56,286	\$75,048	\$93,810	\$112,572	\$140,715	\$168,858
Median Single-Family Home Value**	\$491,000	\$491,000	\$491,000	\$491,000	\$491,000	\$491,000
Affordable Mortgage (2.5 x income)	\$140,715	\$187,620	\$234,525	\$281,430	\$351,788	\$422,145
Affordability Gap - Owner Occupied	-\$350,285	-\$303,380	-\$256,475	-\$209,570	-\$139,213	-\$68,855
	Renter-Occupied Housing Units					
Renter-Occupied Affordability	60% AMI	80% AMI	100% AMI	120% AMI	150% AMI	180% AMI
Village of McFarland Median Income*	\$56,286	\$75,048	\$93,810	\$112,572	\$140,715	\$168,858
Median Annual Rent*** (\$1,447 x 12)	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364	\$17,364
Affordable Rent (30% of income)	\$16,886	\$22,514	\$28,143	\$33,772	\$42,215	\$50,657
Affordability Gap - Renter Occupied	-\$478	\$5,150	\$10,779	\$16,408	\$24,851	\$33,293

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: 113 single-family homes sold and 140 listed. Data collected by Vierbicher staff April 7, 2025.

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

2.15 Village of Waunakee

Village Website

<https://www.vil.waunakee.wi.us/>

Contact Information

Title	Position-holder	Address	Email	Phone
Village President	Kristin Runge	500 W Main Street Waunakee, WI 53597	krunge@waunakee.com	920-851-0213
Village Clerk	Karla Endres		kendres@waunakee.com	608-850-2827
Senior Planner/GIS Manager	Lauren Dietz		ldietz@waunakee.com	608-850-2830

School Districts

[Waunakee Community School District](#)

Population Trends & Information

	2010 Census	2020 Census	2023 ACS
Population	12,097	14,879	14,927

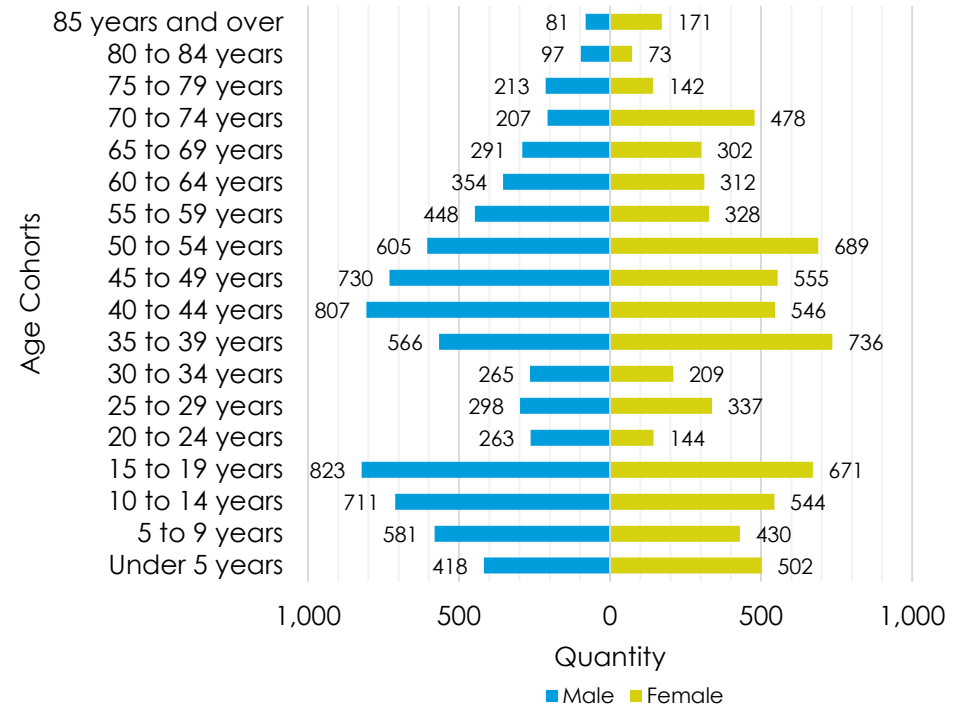
Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023.
<https://data.census.gov/table/ACSST5Y2023.S0101?q=Waunakee+village,+Dane+County,+Wisconsin+s0101>. Accessed on March 28, 2025.

2010 to 2023 estimated % increase: 23.39%

2010 to 2020 estimated % increase: 23.00%

2020 to 2023 estimated % increase: 0.32%

Village of Waunakee 2023 ACS 5-yr Population Pyramid



Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023.
<https://data.census.gov/table/ACSST5Y2023.S0101?q=Waunakee+village,+Dane+County,+Wisconsin+s0101>. Accessed on March 28, 2025.

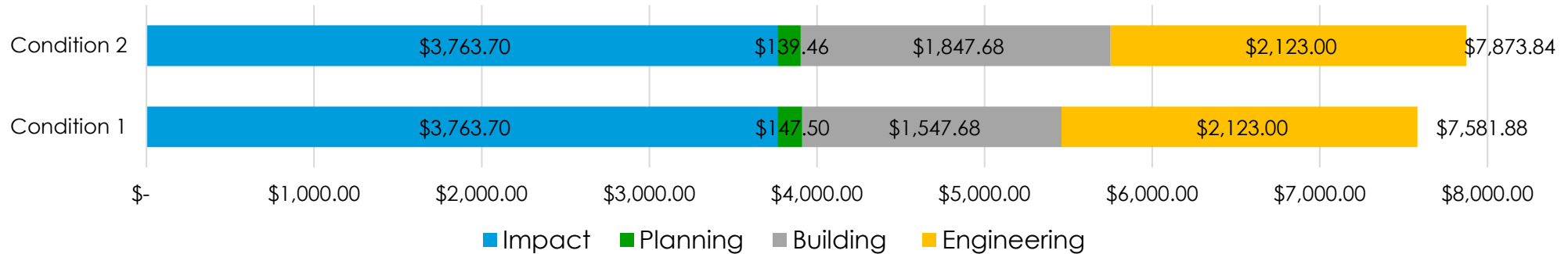
Median Household Income (MHI)

Year	2010	2020	2023
Value	\$80,166.00	\$114,983.00	\$128,750.00
% Change from previous reported year	N/A	43.43%	11.97%

Source: U.S. Census Bureau, U.S. Department of Commerce. "Median Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1903, 2023.
<https://data.census.gov/table/ACSST5Y2023.S1903?q=Waunakee+village,+Dane+County,+Wisconsin+s1903>. Accessed on March 28, 2025.

2.15 Village of Waunakee

Village of Waunakee Per-Home Fee Amounts



Village of Waunakee 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 Waunakee Median Income*	\$77,250	\$103,000	\$128,750	\$154,500	\$193,125	\$231,750
Median Single-Family Home Value**	\$610,000	\$610,000	\$610,000	\$610,000	\$610,000	\$610,000
Affordable Mortgage (2.5 x income)	\$193,125	\$257,500	\$321,875	\$386,250	\$482,813	\$579,375
Affordability Gap - Owner Occupied	-\$416,875	-\$352,500	-\$288,125	-\$223,750	-\$127,188	-\$30,625
	Renter-Occupied Housing Units					
Renter-Occupied Affordability	60% AMI	80%AMI	100%AMI	120% AMI	150%AMI	180% AMI
Village of Waunakee Median Income*	\$77,250	\$103,000	\$128,750	\$154,500	\$193,125	\$231,750
Median Annual Rent*** (\$1,236 x 12)	\$14,832	\$14,832	\$14,832	\$14,832	\$14,832	\$14,832
Affordable Rent (30% of income)	\$23,175	\$30,900	\$38,625	\$46,350	\$57,938	\$69,525
Affordability Gap - Renter Occupied	\$8,343	\$16,068	\$23,793	\$31,518	\$43,106	\$54,693

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: 236 single-family homes sold and 293 listed. Data collected by Vierbicher staff April 7, 2025.

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

2.16 Village of Windsor

Village Website

<https://www.windsorwi.gov/>

Contact Information

Title	Position-holder	Address	Email	Phone
Village President	Bob Wipperfurth	4084 Mueller Rd., DeForest, WI 53532	rwipperfurth@windsorwi.gov	608-505-1270
Village Clerk	Christine Capstran		christine@windsorwi.gov	608-888-0066
Community Development Director	Jamie Rybarczyk		jamie@windsorwi.gov	608-888-0066

School Districts

[DeForest Area School District](#)

Population Trends & Information

	2010 Census	2020 Census	2023 ACS
Population	3,573	8,754	8,992

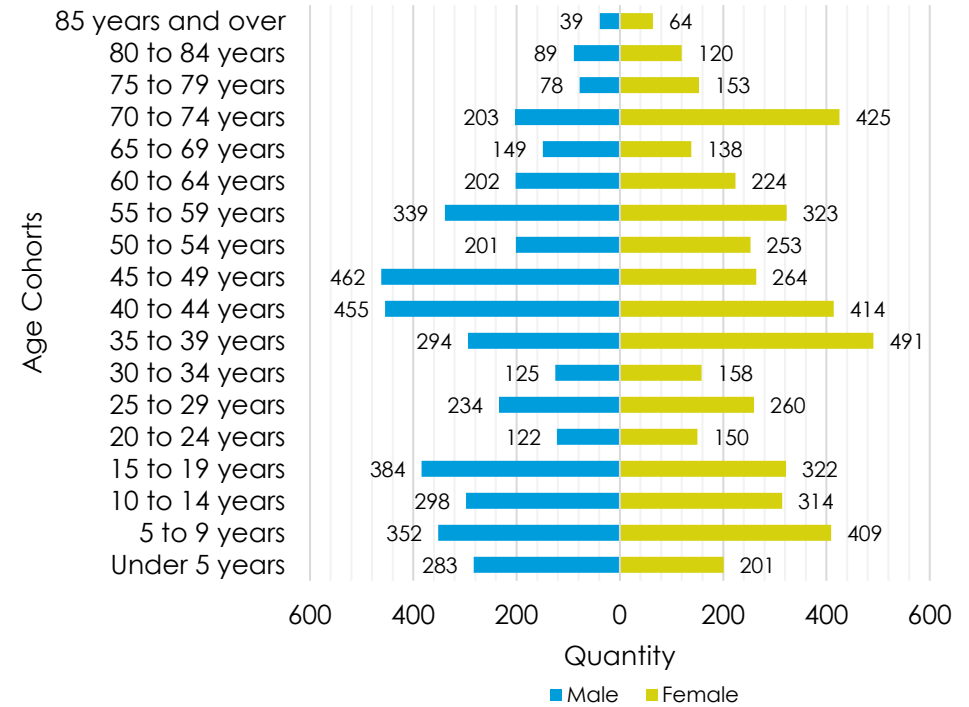
Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023.
<https://data.census.gov/table/ACSST5Y2023.S0101?q=Windsor+village,+Wisconsin>. Accessed on March 28, 2025.

2010 to 2023 estimated % increase: 151.67%

2010 to 2020 estimated % increase: 145.00%

2020 to 2023 estimated % increase: 2.72%

Village of Windsor 2023 ACS 5-yr Population Pyramid



Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2023.
<https://data.census.gov/table/ACSST5Y2023.S0101?q=Windsor+village,+Wisconsin>. Accessed on March 28, 2025.

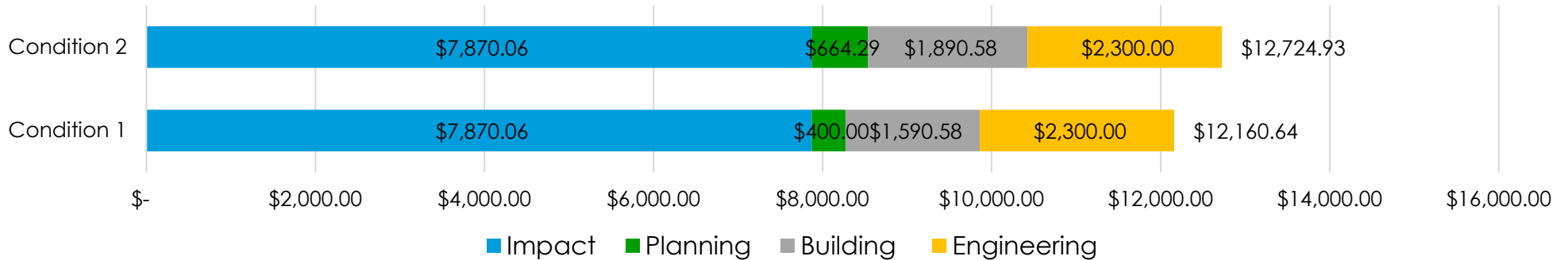
Median Household Income (MHI)

Year	2010	2020	2023
Value	\$73,103.00	\$98,789.00	\$115,111.00
% Change from previous year	N/A	35.14%	16.52%

Source: U.S. Census Bureau, U.S. Department of Commerce. "Median Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1903, 2023.
<https://data.census.gov/table/ACSST5Y2023.S1903?q=Windsor+village,+Wisconsin>. Accessed on March 28, 2025.

2.16 Village of Windsor

Village of Windsor Per-Home Fee Amounts



Village of Windsor 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 Windsor Median Income*	\$69,067	\$92,089	\$115,111	\$138,133	\$172,667	\$207,200
Median Single-Family Home Value**	\$550,000	\$550,000	\$550,000	\$550,000	\$550,000	\$550,000
Affordable Mortgage (2.5 x income)	\$172,667	\$230,222	\$287,778	\$345,333	\$431,666	\$518,000
Affordability Gap - Owner Occupied	-\$377,334	-\$319,778	-\$262,223	-\$204,667	-\$118,334	-\$32,000
	Renter-Occupied Housing Units					
Renter-Occupied Affordability	60% AMI	80% AMI	100% AMI	120% AMI	150% AMI	180% AMI
Village of Windsor Median Income*	\$69,067	\$92,089	\$115,111	\$138,133	\$172,667	\$207,200
Median Annual Rent*** (\$1,322 x 12)	\$15,864	\$15,864	\$15,864	\$15,864	\$15,864	\$15,864
Affordable Rent (30% of income)	\$20,720	\$27,627	\$34,533	\$41,440	\$51,800	\$62,160
Affordability Gap - Renter Occupied	\$4,856	\$11,763	\$18,669	\$25,576	\$35,936	\$46,296

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: 129 single-family homes sold and 144 listed. Data collected by Vierbicher staff April 7, 2025.

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



Chapter 3 Fee Analysis

Source: Town Hall in Town of Verona. Photo provided by MABA to Vierbicher staff.

3.1 Impact Fees

[§66.0617 Impact Fees](#) specifies the procedures a municipality takes to levy impact fees, which capture the cost attributable to new development and apportion part of that total facility cost onto the new residents/entities using those facilities. Municipalities must have an Impact Fee Needs Assessment before levying impact fees, and follow statute regarding the timeframes in which such fees must be expended.

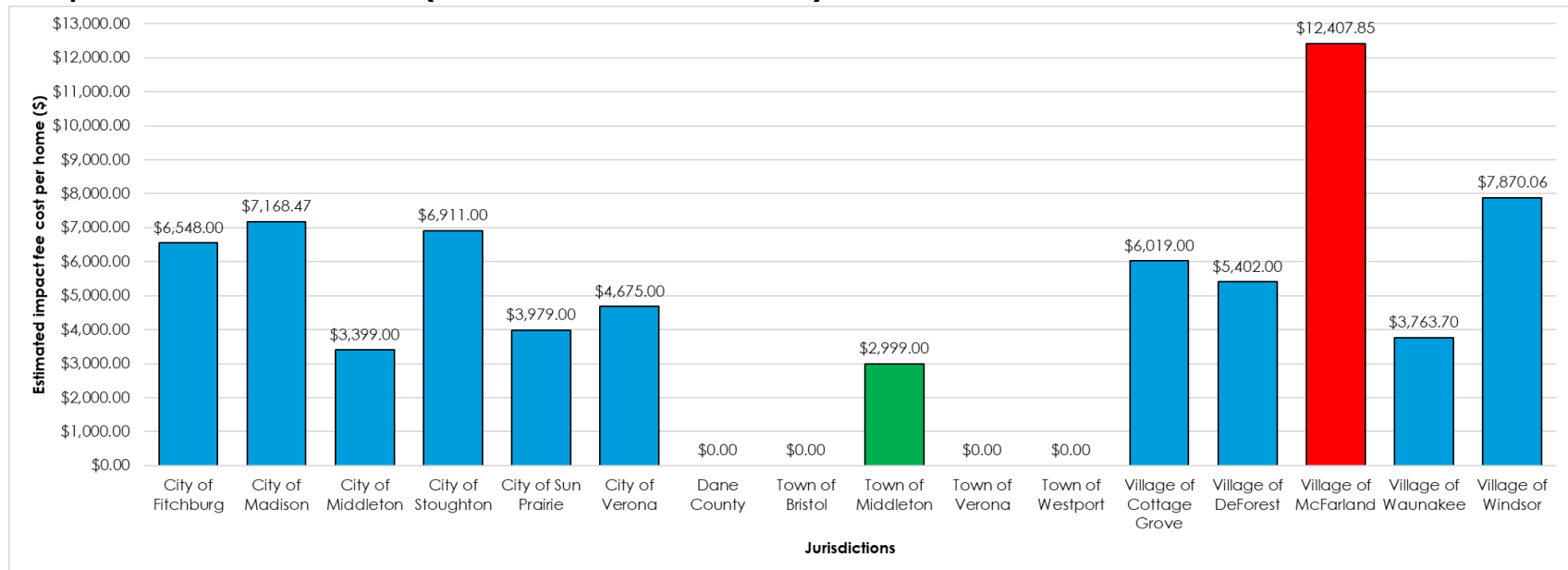
The following represent several types of impact fees investigated and tabulated in this study:

- Parkland (fee in lieu of land dedication)
- Park Improvement
- Public Safety
- Water Impact Fee
- Sewer Impact Fee
- Fire Protection Impact Fee
- Transportation Impact Fee

The impact fee analysis across the sixteen (16) jurisdictions revealed that:

- **Village of McFarland had the highest impact fees, an estimated \$12,407.85 per home.**
- Several Towns had no reported fees.
- Dane County's impact fee value was set to \$0.00 as Dane County contains numerous Towns or Townships whose impact fees, if any, may vary.
- **Town of Middleton had the lowest impact fees, an estimated \$2,999.00 per home.**

Estimated Impact Fee Cost Per Home (for Condition 1 – 60 homes)



Source: Vierbicher Fee Study Analysis performed 2025. Fee names and their respective amounts are reported in the Appendix.

3.2 A Note on Net Present Value

Four (4) fee categories were investigated in this study: impact fees, planning (land division) fees, building permit fees, and engineering fees.

No documentation from any of the jurisdictions suggests that planning (land division), building permit, or engineering fees may be deferred.

Impact fees may be deferred, as noted in [§66.0617\(6\)](#):

“Impact Fees imposed by an ordinance enacted under this section [...] shall be payable by the developer or the property owner to the municipality in full upon the issuance of a building permit by the municipality. Except as provided in this paragraph, if the total amount of impact fees due for a development will be more than \$75,000, a developer may defer payment of the impact fees for a period of 4 years from the date of the issuance of the building permit or until 6 months before the municipality incurs the costs to construct, expand, or improve the public facilities related to the development for which the fee was imposed, whichever is earlier. If the developer elects to defer payment under this paragraph, the developer shall maintain in force a bond or irrevocable letter of credit in the amount of the unpaid fees executed in the name of the municipality. A developer may not defer payment of impact fees for projects that have been previously approved.”

Developers are encouraged to discuss their projects with municipal staff, especially with regards to impact fees, to minimize costs and development timeframes.

The following example utilizes the [U.S. Bureau of Labor Statistics CPI Inflation Calculator](#) to show the potential benefits of deferring impact fees (where possible).

Example: A builder purchases a previously undeveloped ten-acre parcel in City of Fitchburg with plans to have sixty (60) single-family detached homes on the land. The estimated impact fees due for the development is \$392,880.00 (\$6,548.00 per home), due when the first building permit is issued in May 2021 (Time T=0). Based on statute, the developer has a discussion with the City, and the impact fees are deferred for a maximum four (4) years (Time T=+4, in May 2025).

The impact fee value of \$392,880.00 due in May 2021 is the equivalent of \$469,166.10 in May 2025, a difference of \$76,286.10. Inflation means the initial impact fee value of \$392,880.00 would buy less in May 2025. Deferral of impact fees opens the door to that initial impact fee amount being invested or leveraged for other pursuits over the maximum four (4) years.

City of Fitchburg		Impact Fee		Future Buying Power		Difference	
Time	Date	Per home	For Development	Per home	For Development	Per home	For Development
T = 0	5/1/2021	\$6,548.00	\$392,880.00				
T = +1	5/1/2022			\$7,109.92	\$426,595.04	\$561.92	\$33,715.04
T = +2	5/1/2023			\$7,397.70	\$443,861.94	\$849.70	\$50,981.94
T = +3	5/1/2024			\$7,639.53	\$458,371.92	\$1,091.53	\$65,491.92
T = +4	5/1/2025			\$7,819.44	\$469,166.10	\$1,271.44	\$76,286.10

Source: July 2025 analysis by Vierbicher staff using https://www.bls.gov/data/inflation_calculator.htm

3.3 Planning Fees

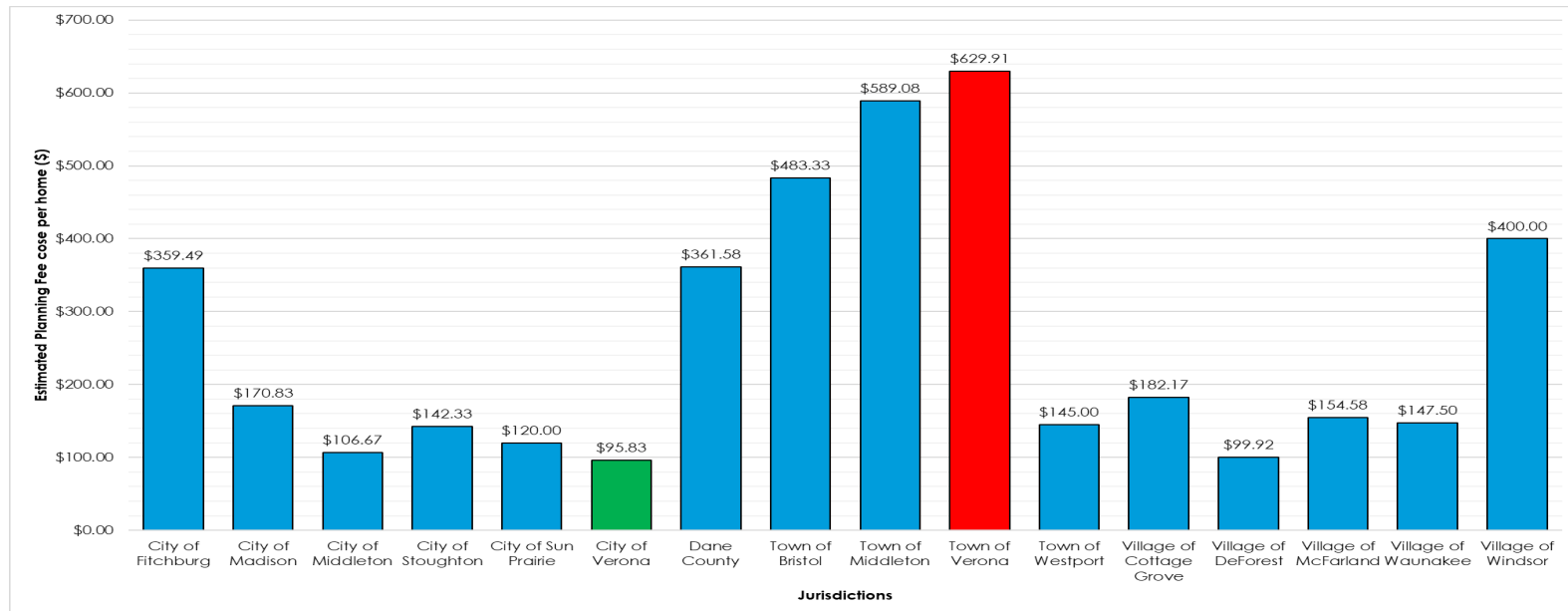
Planning Fees – Represent land division and organization expenses such as:

- Plan Reviews
- Preliminary Plat
- Final Plat
- Rezoning
- Recording Fees

The planning fee analysis across the sixteen (16) jurisdictions revealed that:

- **Town of Verona had the highest planning fees, an estimated \$629.91 per home.**
- **City of Verona had the lowest planning fees, an estimated \$95.83 per home.**
- Dane County includes platting, rezoning, recording fees, and rural address assignment; Town(ship)s' planning costs have not been included.

Estimated Planning Fee Cost Per Home (for Condition 1 – 60 homes)



Source: Vierbicher Fee Study Analysis performed 2025. Fee names and their respective amounts are reported in the Appendix.

3.4 Building Permit Fees

Building Permit Fees represent those costs and fees after land division activities have successfully occurred. The following representative fee costs are incurred in the process of pursuing, working through, or completing residential home construction:

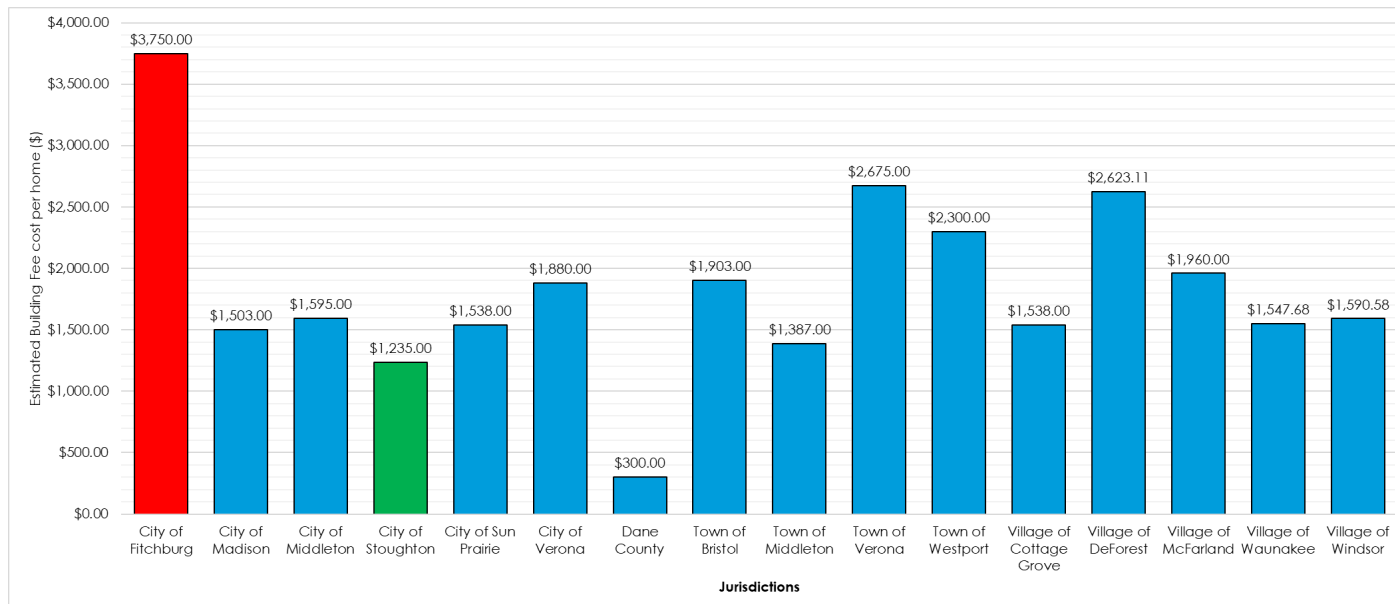
- Residential Plan Review
- Wisconsin Uniform Building Permit Seal ("State Seal")
- Zoning Permit
- Early Start Permit
- Building Permit
- Electrical; Plumbing; HVAC review costs
- Driveway or Access Permit
- Water Connection Fee
- Construction (Water) Service Charge
- Occupancy Permit

The building permit fee analysis across the sixteen (16) jurisdictions revealed that:

- **City of Fitchburg had the highest building permit fees, an estimated \$3,750.00 per home.**
- **City of Stoughton had the lowest building permit fees, an estimated \$1,235.00 per home.**

Dane County only includes Zoning permit cost as Town(ship)s' building permit costs vary and have not been included.

Estimated Building Permit Fee Cost Per Home (for Condition 1 - 60 homes)



Source: Vierbicher Fee Study Analysis performed 2025. Fee names and their respective amounts are reported in the Appendix.

3.5 Engineering Fees

Engineering Fees represent costs and fees associated with:

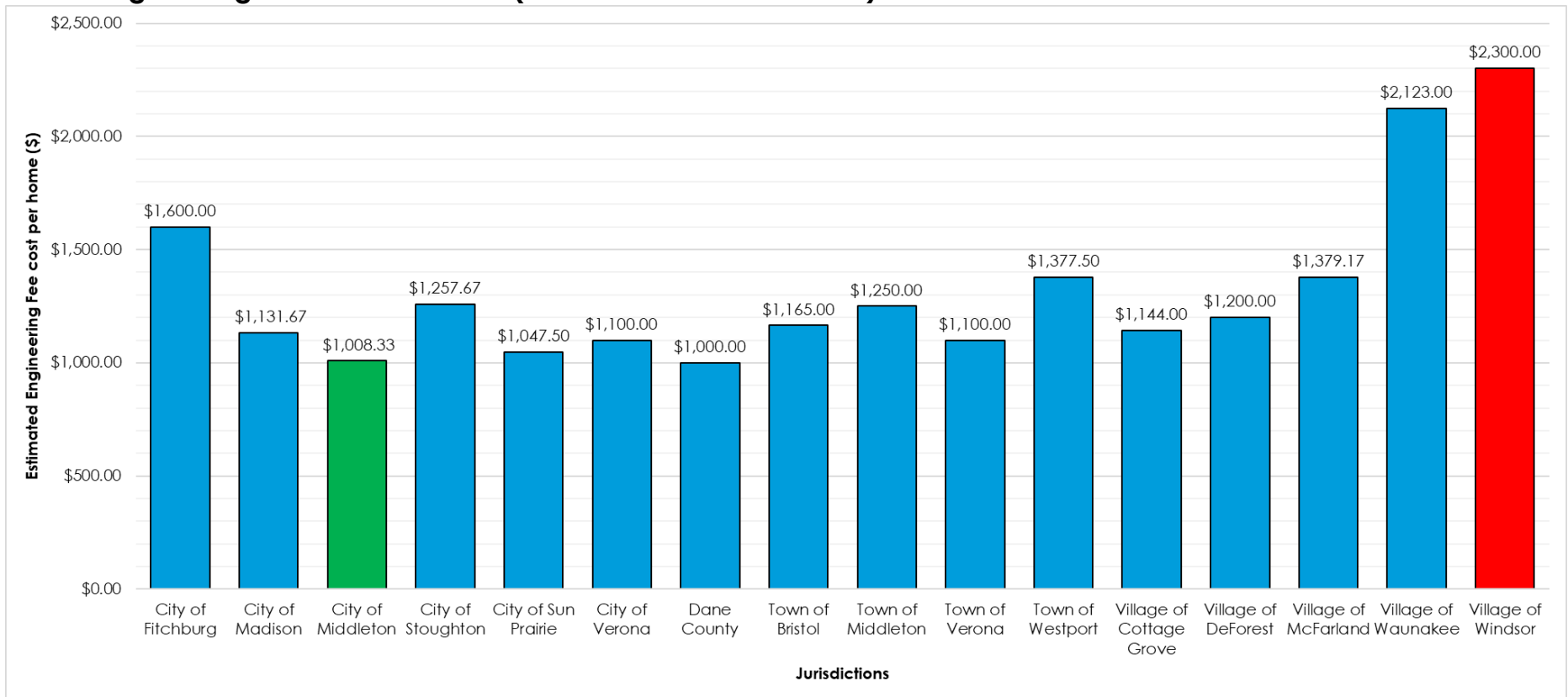
- Building staking
- Erosion Control
- Stormwater Management

The engineering fee analysis across the sixteen (16) jurisdictions revealed that:

- **Village of Windsor had the highest engineering fees, an estimated \$2,300.00 per home.**
- **City of Middleton had the lowest engineering fees, an estimated \$1,008.33 per home.**

Dane County engineering cost includes staking. Because Town(ship)s' engineering costs for Erosion Control & Stormwater Management may vary, those values have not been included.

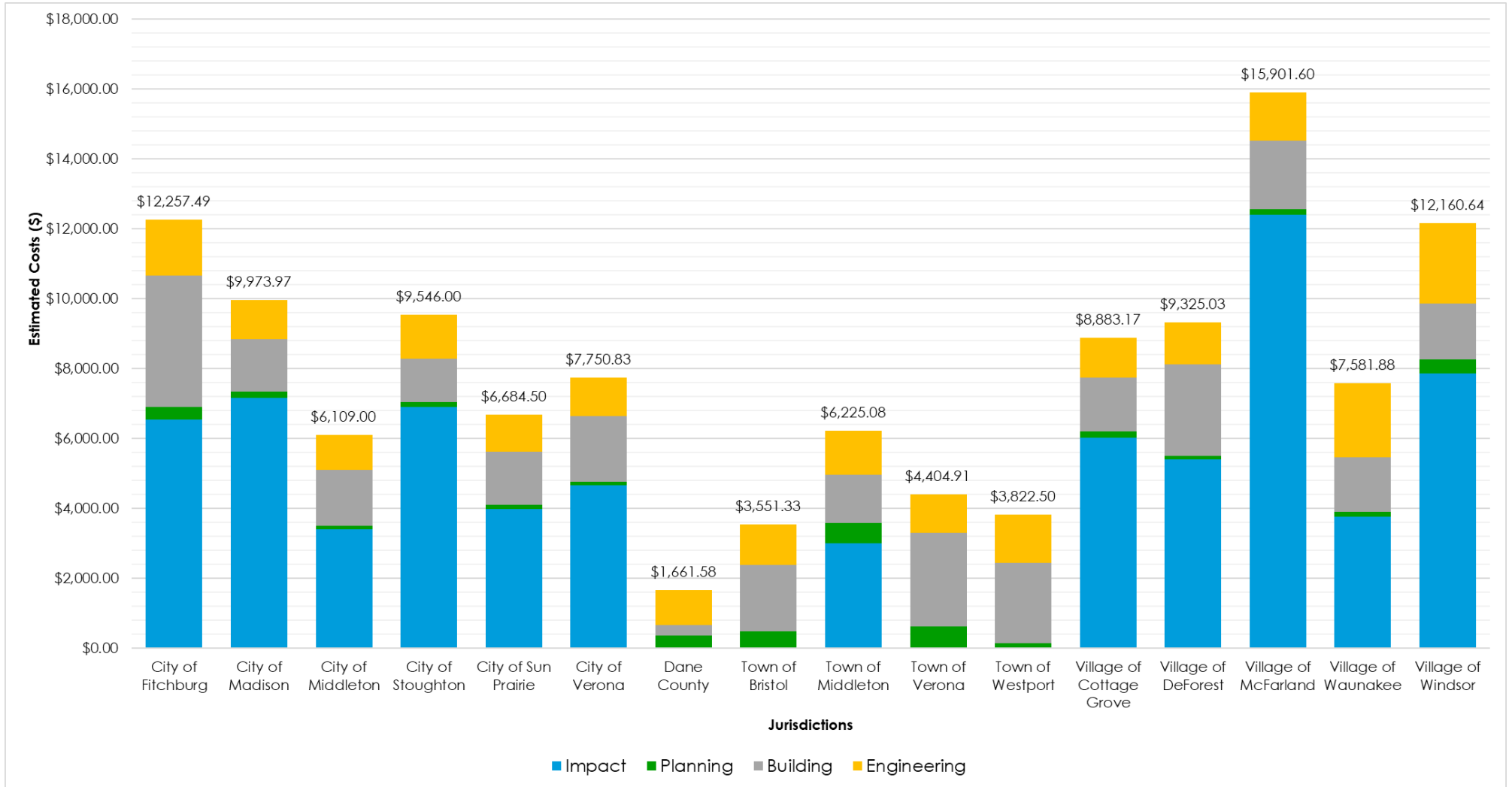
Estimated Engineering Fee Cost Per Home (for Condition 1 - 60 homes)



Source: Vierbicher Fee Study Analysis performed 2025. Fee names and their respective amounts are reported in the Appendix.

3.6 All Fees – Cost Per Home

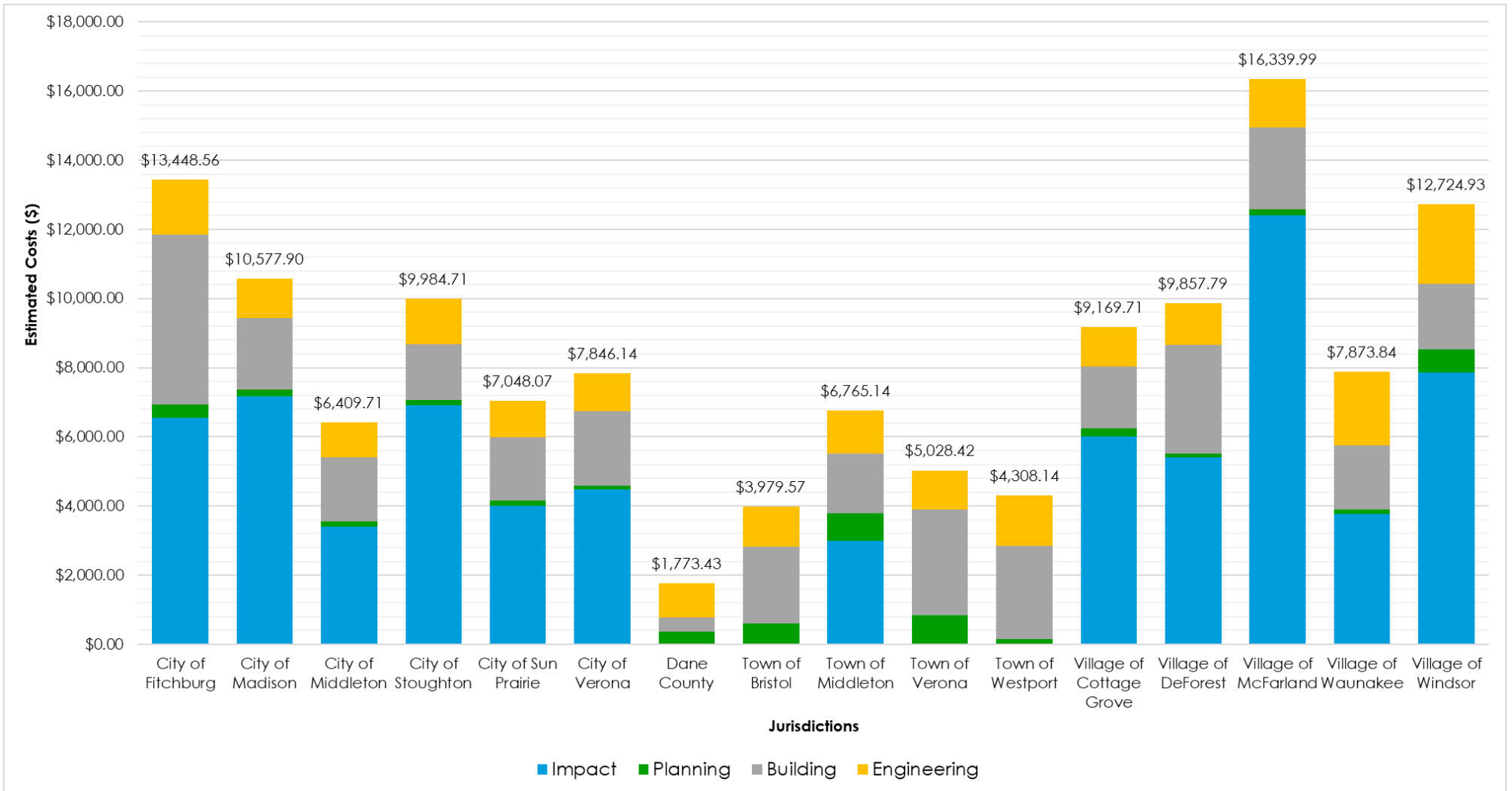
Total Per-Home Cost for Condition 1 – 60 Homes



Source: Vierbicher Fee Study Analysis performed 2025. Fee names and their respective amounts are reported in the Appendix.

3.6 All Fees – Cost Per Home

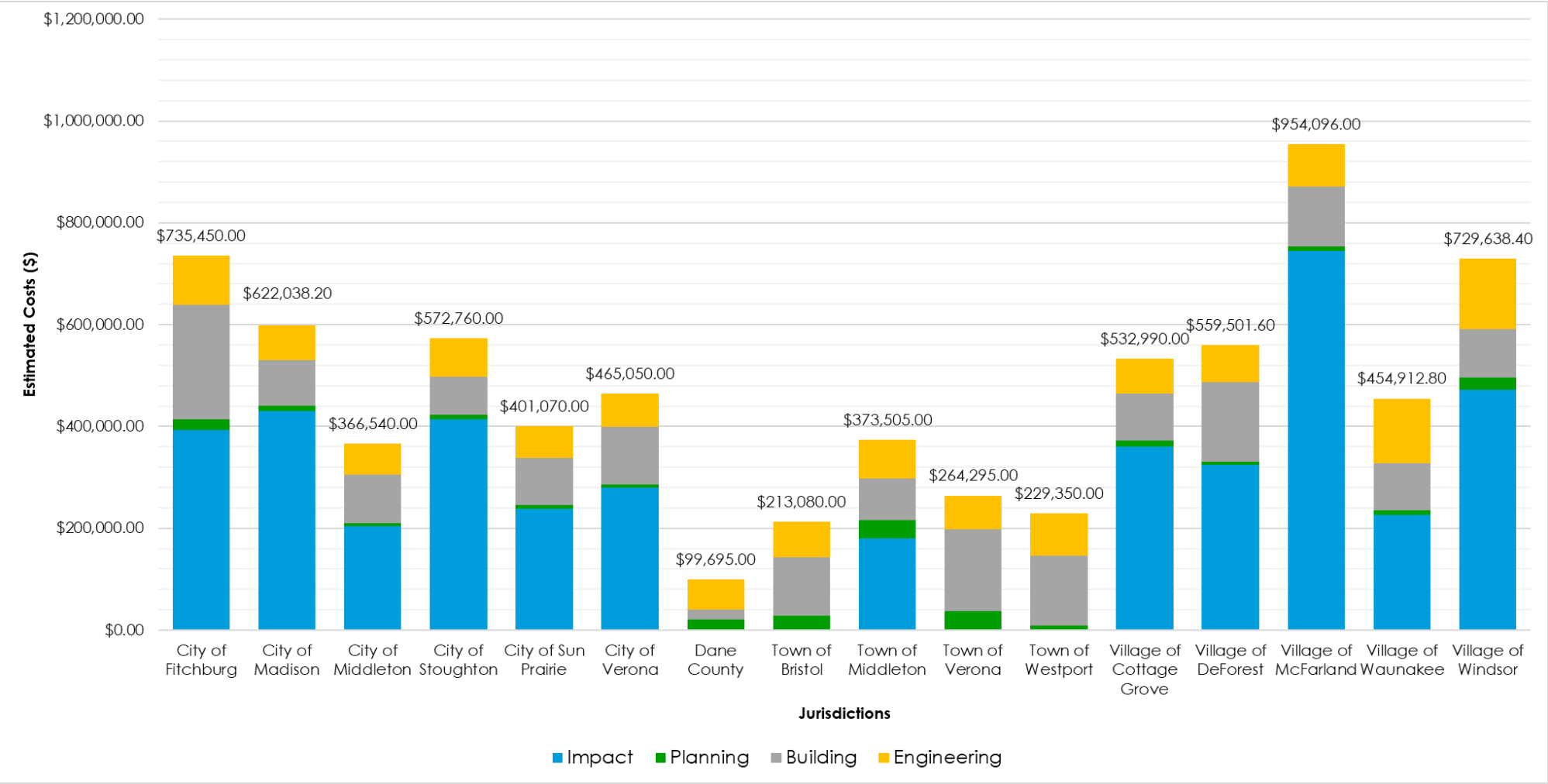
Total Per-Home Cost for Condition 2 – 35 Homes



Source: Vierbicher Fee Study Analysis performed 2025. Fee names and their respective amounts are reported in the Appendix.

3.6 All Fees – Cost Per Development

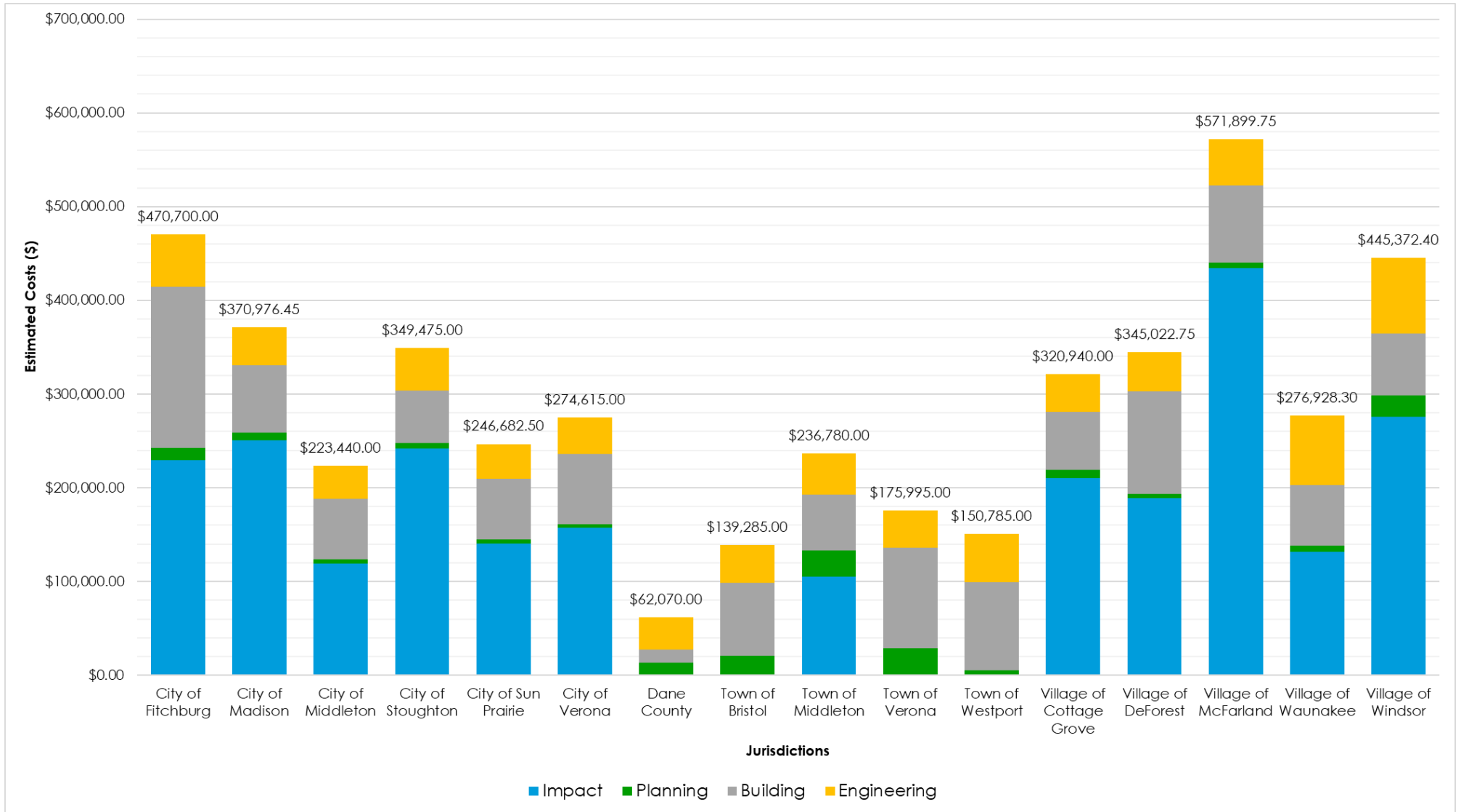
Total Development Cost for Condition 1 – 60 Homes



Source: Vierbicher Fee Study Analysis performed 2025. Fee names and their respective amounts are reported in the Appendix.

3.6 All Fees – Cost Per Development

Total Development Cost for Condition 2 – 35 Homes



Source: Vierbicher Fee Study Analysis performed 2025. Fee names and their respective amounts are reported in the Appendix.

3.7 2024 Median Sale Price vs. Fees

Chapter 2 provided a glimpse of housing affordability for each investigated jurisdiction, which included the 2024 median sale price sold. The table below reports the 2024 median sale price sold and the total fee costs per 2,500 sq. ft. home (Condition 1 – 60 lots).

Key takeaways include:

- City of Stoughton had the lowest median sale price (\$402,000) while Town of Middleton had the greatest median sale price (\$825,000).
- Total estimated fee costs per home ranged from \$3,551.33 in Town of Bristol to \$15,901.60 in Village of McFarland.
- Fee costs as a percentage of 2024 median sale price ranged from 0.35 percent to 3.24 percent.

Single family & duplex permits issued for 2024 housing starts are arranged by municipality in the figure to the right.

Single Family & Duplex 2024 New Housing Starts

Municipalities		Single Family & Duplex Permits Issued - 2024 Starts
City of	Fitchburg	91
	Madison	234
	Middleton	77
	Stoughton	74
	Sun Prairie	71
	Verona	78
Dane County (summation of all municipalities on list)		1270
Town of	Bristol	8
	Middleton	29
	Verona	6
	Westport	26
Village of	Cottage Grove	38
	DeForest	83
	McFarland	30
	Waunakee	115
	Windsor	4

Median Sale Price vs. Total Estimated Fee Costs Per Home

Source: MTD Marketing Data provided to MABA, sent to Vierbicher staff July 2, 2025.

	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.

Sources: 2024 MLS; Vierbicher Fee Study Analysis performed 2025. Fee names and their respective amounts are reported in the Appendix.



Chapter 4 Conclusion

Source: Mustard Museum in downtown City of Middleton, an investigated jurisdiction for this study. Photo provided by MABA to Vierbicher staff

4.1 Conclusion

For Builders

This fee study investigated four (4) fee categories: impact fees, planning (land division) fees, building permit fees, and engineering fees across sixteen (16) jurisdictions to inform potential cost floors for single-family detached developments.

Key takeaways include:

- For any jurisdiction that levied impact fees, the impact fees represented a majority of the cost per home in this analysis. Wisconsin Statute has a mechanism for impact fee deferment; builders and developers should discuss with municipal staff if impact fee deferment is possible and desirable.
- Planning (land division) fees represented the smallest piece of the cost pie for all jurisdictions. However, inefficient processes or delays seeking these approvals (legal, municipal consultant fees, etc.) may raise planning costs.
- Some processes straddle different fee categories. For example, building inspection may have a cost for erosion control review, while municipal engineering staffs have their own erosion control procedure and process. Builders and developers should clarify fee costs and their originating parties when outlining project costs.

Builders and developers are encouraged to connect with municipal staff early, perhaps at project conception, to determine timeline, sequencing, and applicable fees so housing construction continues in Dane County to fulfill current market demands.

For Municipalities

The sixteen (16) jurisdictions investigated in this fee study had their own approaches for naming, calculating, and sharing fee information.

The following best practices are suggested to streamline communication and make fee costs easier for builders and developers to find and understand, plus municipal staff to convey:

- **Have any/all municipal fees reported on one (1) municipal fee schedule, and place the information in one place on the municipal website.** Some jurisdictions had the zoning fee schedule, the municipal fee schedule (i.e. dog license), and the building inspector rates as different documents spread across the websites. One jurisdiction had engineering impact fees and park impact fees, with the information under the respective municipal departments.
- **Documents reporting fee information should clearly state adoption date as well as the timeframe the fee rates are applicable.**
- Many building inspector applications are now online applications, limiting or streamlining physical paperwork. However, some building inspector fee amounts cannot be seen until an applicant works through an application. **Building Inspector fee rates should be publicly-facing on their websites, or their municipal clients' websites.**

Ultimately, streamlined, more concise fee information lessens time burdens on municipal staffs trying to communicate the information, and eases the time and complexity for builders and developers tackling the housing shortage in Dane County.

Appendices

A.1 Appendix Summary

The following pages contain the investigated jurisdictions' fee breakdowns by fee category.

The source URLs are included for reference, though it should be noted as information and fee schedules are updated over time some links may become broken.

Total Per-Home Cost for Condition 1 – 60 Homes

		City of						Dane County*	Town of				Village of				
	Cost per home	Fitchburg	Madison	Middleton	Stoughton	Sun Prairie	Verona		Bristol	Middleton	Verona	Westport	Cottage Grove	DeForest	McFarland	Waunakee	Windsor
Condition 1 (60 SF homes; 2500 sq ft)	Impact	\$6,548.00	\$7,168.47	\$3,399.00	\$6,911.00	\$3,979.00	\$4,675.00	\$0.00	\$0.00	\$2,999.00	\$0.00	\$0.00	\$6,019.00	\$5,402.00	\$12,407.85	\$3,763.70	\$7,870.06
	Planning	\$359.49	\$170.83	\$106.67	\$142.33	\$120.00	\$95.83	\$361.58	\$483.33	\$589.08	\$629.91	\$145.00	\$182.17	\$99.92	\$154.58	\$147.50	\$400.00
	Building	\$3,750.00	\$1,503.00	\$1,595.00	\$1,235.00	\$1,538.00	\$1,880.00	\$300.00	\$1,903.00	\$1,387.00	\$2,675.00	\$2,300.00	\$1,538.00	\$2,623.11	\$1,960.00	\$1,547.68	\$1,590.58
	Engineering	\$1,600.00	\$1,131.67	\$1,008.33	\$1,257.67	\$1,047.50	\$1,100.00	\$1,000.00	\$1,165.00	\$1,250.00	\$1,100.00	\$1,377.50	\$1,144.00	\$1,200.00	\$1,379.17	\$2,123.00	\$2,300.00
	TOTAL	\$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

Lowest (where amount is charged)

Highest

*Dane County might be lowest cost, however Town(ship)s' fees, if any, may vary and therefore have not been included.

Total Per-Home Cost for Condition 2 – 35 Homes

		City of						Dane County*	Town of				Village of				
	Cost per home	Fitchburg	Madison	Middleton	Stoughton	Sun Prairie	Verona		Bristol	Middleton	Verona	Westport	Cottage Grove	DeForest	McFarland	Waunakee	Windsor
Condition 2 (35 SF homes; 3500 sq ft)	Impact	\$6,548.00	\$7,168.47	\$3,399.00	\$6,911.00	\$4,009.00	\$4,489.00	\$0.00	\$0.00	\$2,999.00	\$0.00	\$0.00	\$6,019.00	\$5,402.00	\$12,407.85	\$3,763.70	\$7,870.06
	Planning	\$380.56	\$200.00	\$161.43	\$158.00	\$141.43	\$107.14	\$373.43	\$603.57	\$799.14	\$833.42	\$155.71	\$233.71	\$114.14	\$172.14	\$139.46	\$664.29
	Building	\$4,920.00	\$2,063.00	\$1,835.00	\$1,615.00	\$1,828.00	\$2,150.00	\$400.00	\$2,211.00	\$1,717.00	\$3,055.00	\$2,680.00	\$1,773.00	\$3,141.65	\$2,360.00	\$1,847.68	\$1,890.58
	Engineering	\$1,600.00	\$1,146.43	\$1,014.29	\$1,300.71	\$1,069.64	\$1,100.00	\$1,000.00	\$1,165.00	\$1,250.00	\$1,140.00	\$1,472.43	\$1,144.00	\$1,200.00	\$1,400.00	\$2,123.00	\$2,300.00
	TOTAL	\$13,448.56	\$10,577.90	\$6,409.71	\$9,984.71	\$7,048.07	\$7,846.14	\$1,773.43	\$3,979.57	\$6,765.14	\$5,028.42	\$4,308.14	\$9,169.71	\$9,857.79	\$16,339.99	\$7,873.84	\$12,724.93

Lowest (where amount is charged)

Highest

*Dane County might be lowest cost, however Town(ship)s' fees, if any, may vary and therefore have not been included.

Total Development Cost for Condition 1 – 60 Homes

		City of						Dane County*	Town of				Village of				
	Cost for Development	Fitchburg	Madison	Middleton	Stoughton	Sun Prairie	Verona		Bristol	Middleton	Verona	Westport	Cottage Grove	DeForest	McFarland	Waunakee	Windsor
Condition 1 (60 SF homes; 2500 sq ft)	Impact	\$392,880.00	\$430,108.20	\$203,940.00	\$414,660.00	\$238,740.00	\$280,500.00	\$0.00	\$0.00	\$179,940.00	\$0.00	\$0.00	\$361,140.00	\$324,120.00	\$744,471.00	\$225,822.00	\$472,203.60
	Planning	\$21,570.00	\$10,250.00	\$6,400.00	\$8,540.00	\$7,200.00	\$5,750.00	\$21,695.00	\$29,000.00	\$35,345.00	\$37,795.00	\$8,700.00	\$10,930.00	\$5,995.00	\$9,275.00	\$8,850.00	\$24,000.00
	Building	\$225,000.00	\$90,180.00	\$95,700.00	\$74,100.00	\$92,280.00	\$112,800.00	\$18,000.00	\$114,180.00	\$83,220.00	\$160,500.00	\$138,000.00	\$92,280.00	\$157,386.60	\$117,600.00	\$92,860.80	\$95,434.80
	Engineering	\$96,000.00	\$67,900.00	\$60,500.00	\$75,460.00	\$62,850.00	\$66,000.00	\$60,000.00	\$69,900.00	\$75,000.00	\$66,000.00	\$82,650.00	\$68,640.00	\$72,000.00	\$82,750.00	\$127,380.00	\$138,000.00
	TOTAL	\$735,450.00	\$622,038.20	\$366,540.00	\$572,760.00	\$401,070.00	\$465,050.00	\$99,695.00	\$213,080.00	\$373,505.00	\$264,295.00	\$229,350.00	\$532,990.00	\$559,501.60	\$954,096.00	\$454,912.80	\$729,638.40

Lowest (where amount is charged)

Highest

*Dane County might be lowest cost, however Town(ship)s' fees, if any, may vary and have not been included.

Total Development Cost for Condition 2 – 35 Homes

		City of						Dane County*	Town of				Village of				
	Cost per Development	Fitchburg	Madison	Middleton	Stoughton	Sun Prairie	Verona		Bristol	Middleton	Verona	Westport	Cottage Grove	DeForest	McFarland	Waunakee	Windsor
Condition 2 (35 SF homes; 3500 sq ft)	Impact	\$229,180.00	\$250,896.45	\$118,965.00	\$241,885.00	\$140,315.00	\$157,115.00	\$0.00	\$0.00	\$104,965.00	\$0.00	\$0.00	\$210,665.00	\$189,070.00	\$434,274.75	\$131,729.50	\$275,452.10
	Planning	\$13,320.00	\$7,750.00	\$4,750.00	\$5,540.00	\$4,950.00	\$3,750.00	\$13,070.00	\$21,125.00	\$27,970.00	\$29,170.00	\$5,450.00	\$8,180.00	\$3,995.00	\$6,025.00	\$6,225.00	\$23,250.00
	Building	\$172,200.00	\$72,205.00	\$64,225.00	\$56,525.00	\$63,980.00	\$75,250.00	\$14,000.00	\$77,385.00	\$60,095.00	\$106,925.00	\$93,800.00	\$62,055.00	\$109,957.75	\$82,600.00	\$64,668.80	\$66,170.30
	Engineering	\$56,000.00	\$40,125.00	\$35,500.00	\$45,525.00	\$37,437.50	\$38,500.00	\$35,000.00	\$40,775.00	\$43,750.00	\$39,900.00	\$51,535.00	\$40,040.00	\$42,000.00	\$49,000.00	\$74,305.00	\$80,500.00
	TOTAL	\$470,700.00	\$370,976.45	\$223,440.00	\$349,475.00	\$246,682.50	\$274,615.00	\$62,070.00	\$139,285.00	\$236,780.00	\$175,995.00	\$150,785.00	\$320,940.00	\$345,022.75	\$571,899.75	\$276,928.30	\$445,372.40

Lowest (where amount is charged)

Highest

*Dane County might be lowest cost, however Town(ship)s' fees, if any, may vary and therefore have not been included.

CITY OF FITCHBURG

SOURCE	FEE TYPES investigated	City of Fitchburg 2024 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.fitchburgwi.gov/DocumentCenter/View/9508/Planning?bidId=	Parkland (fee in lieu of land dedication)	\$ 4,330.00	\$ 4,330.00	\$ 259,800.00	\$ 4,330.00	\$ 151,550.00
	Park Improvement Single-Family Residential	\$ 670.00	\$ 670.00	\$ 40,200.00	\$ 670.00	\$ 23,450.00
https://www.fitchburgwi.gov/DocumentCenter/View/9501/Building-Inspection?bidId=	Fire Protection Impact Fee	\$ 622.00	\$ 622.00	\$ 37,320.00	\$ 622.00	\$ 21,770.00
https://www.fitchburgwi.gov/DocumentCenter/View/9507/Public-Works?bidId=	Water Impact Fee	\$ 926.00	\$ 926.00	\$ 55,560.00	\$ 926.00	\$ 32,410.00
	Planning Fees					
	Architectural Design Review	\$ -	\$ -	\$ -	\$ -	\$ -
	Conditional Use Permit (CUP)	\$ 500.00	\$ -	\$ -	\$ -	\$ -
https://www.fitchburgwi.gov/DocumentCenter/View/9508/Planning?bidId=	Certified Survey Maps (CSM)	\$590.00 + \$160.00/parcel	\$ -	\$ -	\$ -	\$ -
	Preliminary Plat	\$575.00 + \$180.00/parcel	\$ 189.58	\$ 11,375.00	\$ 196.42	\$ 6,875.00
	Final Plat	\$575.00 + \$120.00/parcel	\$ 129.58	\$ 7,775.00	\$ 136.43	\$ 4,775.00
	Rezoning	\$ 620.00	\$ 10.33	\$ 620.00	\$ 17.71	\$ 620.00
https://www.fitchburgwi.gov/DocumentCenter/View/9501/Building-Inspection?bidId=	Variance	\$ 100.00	\$ -	\$ -	\$ -	\$ -
https://www.fitchburgwi.gov/DocumentCenter/View/9500/Administration?bidId=	Recording Fees (Register of Deeds)	\$ 30.00	\$ 30.00	\$ 1,800.00	\$ 30.00	\$ 1,050.00
	Subdivider to pay all legal/consulting fees incurred?	Yes	\$ -	\$ -	\$ -	\$ -
	Building Permit Fees					
	Zoning Permit	\$50.00 + \$0.90/sq. ft	\$ 2,300.00	\$ 138,000.00	\$ 3,200.00	\$ 112,000.00
	Wisconsin Uniform Building Permit Seal	\$ 75.00	\$ 75.00	\$ 4,500.00	\$ 75.00	\$ 2,625.00
https://www.fitchburgwi.gov/DocumentCenter/View/9501/Building-Inspection?bidId=	Building Permit	Min. \$100.00; \$0.090/sq. ft	\$ 225.00	\$ 13,500.00	\$ 315.00	\$ 11,025.00
	Electrical	Min. \$100.00; \$0.060/sq. ft	\$ 150.00	\$ 9,000.00	\$ 210.00	\$ 7,350.00
	Plumbing	Min. \$100.00; \$0.060/sq. ft	\$ 150.00	\$ 9,000.00	\$ 210.00	\$ 7,350.00
	HVAC	Min. \$100.00; \$0.060/sq. ft	\$ 150.00	\$ 9,000.00	\$ 210.00	\$ 7,350.00
	Residential Plan Review (for single-family)	\$ 300.00	\$ 300.00	\$ 18,000.00	\$ 300.00	\$ 10,500.00
https://www.fitchburgwi.gov/DocumentCenter/View/9507/Public-Works?bidId=	Driveway or Access Permit	\$ 80.00	\$ 80.00	\$ 4,800.00	\$ 80.00	\$ 2,800.00
	Water Connection Fee	\$ 100.00	\$ 100.00	\$ 6,000.00	\$ 100.00	\$ 3,500.00
https://www.fitchburgwi.gov/DocumentCenter/View/9501/Building-Inspection?bidId=	Construction Water Service Charge	\$ 45.00	\$ 45.00	\$ 2,700.00	\$ 45.00	\$ 1,575.00
	Permit to Start Construction	\$ 100.00	\$ 100.00	\$ 6,000.00	\$ 100.00	\$ 3,500.00
	Occupancy Permit	\$ 75.00	\$ 75.00	\$ 4,500.00	\$ 75.00	\$ 2,625.00
	Engineering Fees					
	Staking	\$ 1,000.00	\$ 1,000.00	\$ 60,000.00	\$ 1,000.00	\$ 35,000.00
https://www.fitchburgwi.gov/DocumentCenter/View/9507/Public-Works?bidId=	Erosion Control	\$ 200.00	\$ 200.00	\$ 12,000.00	\$ 200.00	\$ 7,000.00
	Stormwater Management	\$ 400.00	\$ 400.00	\$ 24,000.00	\$ 400.00	\$ 14,000.00

CITY OF MADISON

SOURCE	FEE TYPES investigated	City of Madison 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://www.cityofmadison.com/parks/documents/ImpactFeeRates.pdf	Park-Infrastructure Impact Fees (Single-Family/Duplex)	\$ 2,044.53	\$ 2,044.53	\$ 122,671.80	\$ 2,044.53	\$ 71,558.55
	Park-Land Impact Fees (1,081 sq. ft. required dedication * \$4.74/sq. ft as of Jan 1, 2025)	\$ 5,123.94	\$ 5,123.94	\$ 307,436.40	\$ 5,123.94	\$ 179,337.90
https://www.cityofmadison.com/engineering/stormwater/impact-fees	Engineering Impact Fees	Varies	\$ -	\$ -	\$ -	\$ -
	Planning Fees					
	Conditional Use Permit (CUP)	\$600 plus \$100 for each acre of land in excess of one acre or fraction thereof, up to a maximum of 20 acres or \$2,500.	\$ -	\$ -	\$ -	\$ -
	Certified Survey Maps (CSM)	\$250.00 plus \$200.00 per lot or outlot contained on the certified survey map.	\$ -	\$ -	\$ -	\$ -
https://www.cityofmadison.com/development-services-center/fees/zoning-fees	Preliminary Plat	\$250.00 plus \$50.00 per lot or outlot contained on the plat drawing.	\$ 54.17	\$ 3,250.00	\$ 57.14	\$ 2,000.00
	Final Plat	\$250.00 plus \$50.00 per lot or outlot contained on the plat drawing.	\$ 54.17	\$ 3,250.00	\$ 57.14	\$ 2,000.00
	Rezoning (Zoning Map Amendments)	\$950 plus \$100 for each acre of land in excess of one acre or fraction thereof, up to a maximum of 20 acres or \$2,850	\$ 32.50	\$ 1,950.00	\$ 55.71	\$ 1,950.00
	Zoning Variance	\$ 500.00	\$ -	\$ -	\$ -	\$ -
https://www.cityofmadison.com/development-services-center/fees/zoning-fees	Recording Fees (Register of Deeds)	\$ 30.00	\$ 30.00	\$ 1,800.00	\$ 30.00	\$ 1,800.00
	Subdivider to pay all legal/consulting fees incurred?	yes	\$ -	\$ -	\$ -	\$ -
	Building Permit Fees					
https://www.cityofmadison.com/development-services-center/fees/building-inspection-fees	Zoning Review Fee (per Ord. 28.206)	\$0.03/sq. ft	\$ 75.00	\$ 4,500.00	\$ 105.00	\$ 3,675.00
https://docsales.wi.gov/Product.aspx?productId=f57bc096-3f0d-e511-80d9-0050568c2c98	Wisconsin UDC Building Permit Seal	\$ 33.00	\$ 33.00	\$ 1,980.00	\$ 33.00	\$ 1,155.00
https://www.cityofmadison.com/development-services-center/fees/building-inspection-fees	Building Permit Fees	Min. \$25.00, \$0.10/sq.ft	\$ 250.00	\$ 15,000.00	\$ 350.00	\$ 12,250.00
	Electrical	Min. \$25.00, \$0.09/sq.ft	\$ 225.00	\$ 13,500.00	\$ 315.00	\$ 11,025.00
	Plumbing	Min. \$25.00, \$0.09/sq.ft	\$ 225.00	\$ 13,500.00	\$ 315.00	\$ 11,025.00
	HVAC	Min. \$25.00, \$0.09/sq.ft	\$ 225.00	\$ 13,500.00	\$ 315.00	\$ 11,025.00
https://docs.legis.wisconsin.gov/code/admin_code/sps/safety_and_buildings_and_environment/301_319/302.pdf#page=7	Plan Review fees <2,500 Sq. ft.	Building Plans \$250.00; HVAC Plans \$150.00; Fire Alarm System Plans \$30.00; Fire Suppression Sstem Plans \$30.00	\$ 460.00	\$ 27,600.00	\$ -	\$ -
	Plan Review fees 2,500-5,000 Sq. ft.	Building Plans \$300.00; HVAC Plans \$200.00; Fire Alarm System Plans \$60.00; Fire Suppression Sstem Plans \$60.00	\$ -	\$ -	\$ 620.00	\$ 21,700.00
https://www.cityofmadison.com/development-services-center/fees/zoning-fees	Occupancy Permit	\$ 10.00	\$ 10.00	\$ 600.00	\$ 10.00	\$ 350.00
	Engineering Fees					
	Staking	\$ 1,000.00	\$ 1,000.00	\$ 60,000.00	\$ 1,000.00	\$ 35,000.00
https://www.cityofmadison.com/engineering/permits/erosion-control-permit	Erosion Control (less than 20,000 sq. ft. disturbed area & no slopes over 6%; not usually necessary for single-family construction)	\$ 100.00	\$ 100.00	\$ 6,000.00	\$ 100.00	\$ 3,500.00
https://www.cityofmadison.com/engineering/permits/stormwater-management-permit	Stormwater Management Permit Base Fee	\$ 400.00	\$ 6.67	\$ 400.00	\$ 11.43	\$ 400.00
	New Impervious Area Fee	\$0.010/sq. ft. new impervious area	\$ 25.00	\$ 1,500.00	\$ 35.00	\$ 1,225.00

CITY OF MIDDLETON

SOURCE	FEE TYPES investigated	City of Middleton 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.cityofmiddleton.us/DocumentCenter/View/329/Middleton-Ordinance-Fee-Schedule-PDF?bidId=	Fire Facilities Impact Fee (single family)	\$ 238.00	\$ 238.00	\$ 14,280.00	\$ 238.00	\$ 8,330.00
	EMS Facilities Impact Fee (single family)	\$ 260.00	\$ 260.00	\$ 15,600.00	\$ 260.00	\$ 9,100.00
https://www.cityofmiddleton.us/DocumentCenter/View/329/Middleton-Ordinance-Fee-Schedule-PDF?bidId=	Parkland Fees In Lieu (all other dwelling types)	\$ 2,901.00	\$ 2,901.00	\$ 174,060.00	\$ 2,901.00	\$ 101,535.00
	Planning Fees					
	Conditional Use Permit (CUP)	\$ 500.00	\$ -	\$ -	\$ -	\$ -
	Fees for lots shown on certified survey and GIS and records update	\$400.00+ \$55.00 per lot	\$ -	\$ -	\$ -	\$ -
https://www.cityofmiddleton.us/DocumentCenter/View/329/Middleton-Ordinance-Fee-Schedule-PDF?bidId=	Fees to defray administrative expenses – preliminary plat review	\$400.00+\$50.00/acre	\$ 15.00	\$ 900.00	\$ 25.71	
	Fees to defray administrative expenses –final plat review and GIS and records update	\$900.00+\$80.00/acre	\$ 28.33	\$ 1,700.00	\$ 48.57	\$ 1,700.00
	Rezoning - multiple lots & Planned Development District up to 50 acres	\$ 2,000.00	\$ 33.33	\$ 2,000.00	\$ 57.14	\$ 2,000.00
	Appeals and Variances	\$ 500.00	\$ -	\$ -	\$ -	\$ -
	Recording Fees (Register of Deeds)	\$ 30.00	\$ 30.00	\$ 1,800.00	\$ 30.00	\$ 1,050.00
https://www.cityofmiddleton.us/DocumentCenter/View/329/Middleton-Ordinance-Fee-Schedule-PDF?bidId=	Deposit for consultant review costs (If rezoning; CUP, PUD)	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -
	Subdivider to pay all legal/consulting fees incurred?	yes	\$ -	\$ -	\$ -	\$ -
	Building Permit Fees (09/10/2020)					
https://www.cityofmiddleton.us/DocumentCenter/View/122/Zoning-Permit-App	Zoning Permit	\$ 300.00	\$ 300.00	\$ 18,000.00	\$ 300.00	\$ 10,500.00
	Wisconsin UDC Building Permit Seal	\$ 45.00	\$ 45.00	\$ 2,700.00	\$ 45.00	\$ 1,575.00
	Building Permit Fees (Group 1 = Residential rates)	\$150.00 + \$0.090/sq ft	\$ 375.00	\$ 22,500.00	\$ 465.00	\$ 16,275.00
	Electrical (Group 1 = Residential rates)	\$50.00+0.050/sq. ft	\$ 175.00	\$ 10,500.00	\$ 225.00	\$ 7,875.00
https://www.cityofmiddleton.us/DocumentCenter/View/62/Permit-Fees-Schedule?bidId=	Plumbing (Group 1 = Residential rates)	\$50.00+0.050/sq. ft	\$ 175.00	\$ 10,500.00	\$ 225.00	\$ 7,875.00
	HVAC (Group 1 = Residential rates)	\$50.00+0.050/sq. ft	\$ 175.00	\$ 10,500.00	\$ 225.00	\$ 7,875.00
	Temporary Electrical (residential)	\$ 50.00	\$ 50.00	\$ 3,000.00	\$ 50.00	\$ 1,750.00
	Residential Plan Review (single family)	\$ 150.00	\$ 150.00	\$ 9,000.00	\$ 150.00	\$ 5,250.00
	Failure to obtain an Occupancy Permit	\$ 250.00	\$ -	\$ -	\$ -	\$ -
https://www.cityofmiddleton.us/DocumentCenter/View/62/Permit-Fees-Schedule?bidId=	Building Inspector - Erosion Control (for new residential construction only)	\$ 150.00	\$ 150.00	\$ 9,000.00	\$ 150.00	\$ 5,250.00
	Engineering Fees					
	Staking	\$ 1,000.00	\$ 1,000.00	\$ 60,000.00	\$ 1,000.00	\$ 35,000.00
https://www.cityofmiddleton.us/DocumentCenter/View/329/Middleton-Ordinance-Fee-Schedule-PDF?bidId=	Fees for Erosion Control Plans	\$ 250.00	\$ 4.17	\$ 250.00	\$ 7.14	\$ 250.00
	Stormwater Permit Application Fee	\$ 250.00	\$ 4.17	\$ 250.00	\$ 7.14	\$ 250.00
	Stormwater Permit - Review fees	Actual cost to the city	\$ -	\$ -	\$ -	\$ -

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					
	Staking	\$ 1,000.00	\$ 1,000.00	\$ 60,000.00	\$ 1,000.00	\$ 35,000.00
https://static1.squarespace.com/static/63d446e846a5e7154fea612c/t/6792a10a9938716cf3e57032/1737662730678/Fee+Schedule+effective+January+22+2025.pdf	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

CITY OF SUN PRAIRIE

SOURCE	FEE TYPES Investigated	City of Sun Prairie 202X 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://cityofsunprairie.com/208/Fee-Schedules	Aerial Imagery Fee (Anything creating a new building footprint)	\$0.03/sq. ft. of building footprint	\$ 75.00	\$ 4,500.00	\$ 105.00	\$ 3,675.00
	Street Tree Fee (New construction only)	\$ 325.00	\$ 325.00	\$ 19,500.00	\$ 325.00	\$ 11,375.00
	Park Impact Fee (for park development and improvements - Group 1 new construction only)	\$ 1,501.00	\$ 1,501.00	\$ 90,060.00	\$ 1,501.00	\$ 52,535.00
	Park - Land costs	\$ 2,078.00	\$ 2,078.00	\$ 124,680.00	\$ 2,078.00	\$ 72,730.00
	Sanitary Sewer Connection Fee	Varies by project and location	\$ -	\$ -	\$ -	\$ -
	Sanitary Main Interceptor Improvement Fee		\$ -	\$ -	\$ -	\$ -
	(WESTSIDE TRAFFIC) Traffic Impact Fee	\$ 748.00	\$ -	\$ -	\$ -	\$ -
	Planning Fees					
https://cityofsunprairie.com/DocumentCenter/View/14148/2023-LAND-DEVELOPMENT-FEES---AMENDED-FEE-SCHEDULE-PAGE-2	Conditional Use Permit (CUP)	\$ 600.00	\$ -	\$ -	\$ -	\$ -
	Certified Survey Map (CSM)	\$250.00 plus \$100.00 per lot for each Certified Survey Map which results in four or less lots, outlots, or parcels	\$ -	\$ -	\$ -	\$ -
	Preliminary Plat	\$600.00 + \$30.00 for each lot, outlot, or parcel within the preliminary plat	\$ 40.00	\$ 2,400.00	\$ 47.14	\$ 1,650.00
	Final Plat	\$600.00 + \$30.00 for each lot, outlot, or parcel within the final plat	\$ 40.00	\$ 2,400.00	\$ 47.14	\$ 1,650.00
	Zoning Map ("Rezone")	\$ 600.00	\$ 10.00	\$ 600.00	\$ 17.14	\$ 600.00
	Variances/Appeals	\$ 600.00	\$ -	\$ -	\$ -	\$ -
	Recording Fees (Register of Deeds)	\$ 30.00	\$ 30.00	\$ 1,800.00	\$ 30.00	\$ 1,050.00
	Subdivider to pay all legal/consulting fees incurred?	yes	\$ -	\$ -	\$ -	\$ -
	Building Permit Fees					
https://cityofsunprairie.com/DocumentCenter/View/14148/2023-LAND-DEVELOPMENT-FEES---AMENDED-FEE-SCHEDULE-PAGE-2	Zoning Permit	\$ 35.00	\$ 35.00	\$ 2,100.00	\$ 35.00	\$ 1,225.00
https://cityofsunprairie.com/208/Fee-Schedules	Early start permit (Group 1 - Residential)	\$ 150.00	\$ 150.00	\$ 9,000.00	\$ 150.00	\$ 5,250.00
	Wisconsin State Seal (Wisconsin UDC Building Permit Seal)	\$ 33.00	\$ 33.00	\$ 1,980.00	\$ 33.00	\$ 1,155.00
	Plan Review for new construction or additions to one or two story dwellings	\$ 50.00	\$ 50.00	\$ 3,000.00	\$ 50.00	\$ 1,750.00
https://cityofsunprairie.com/208/Fee-Schedules	Building Permits - Base fee + (Group 1 - Residential) rate	\$75.00+\$0.09/sq. ft for all areas (all floor levels, basement, attached garages, decks, porches, and all spaces enclosed and under roof. All area shall be the area associated with the particular project.)	\$ 300.00	\$ 18,000.00	\$ 390.00	\$ 13,650.00
	Electrical (Group 1 - Residential)	\$75.00+\$0.06/sq. ft for all areas	\$ 225.00	\$ 13,500.00	\$ 285.00	\$ 9,975.00
	Plumbing (Group 1 - Residential)	\$75.00+\$0.06/sq. ft for all areas	\$ 225.00	\$ 13,500.00	\$ 285.00	\$ 9,975.00
	HVAC (Group 1 - Residential)	\$75.00+\$0.06/sq. ft for all areas	\$ 225.00	\$ 13,500.00	\$ 285.00	\$ 9,975.00
	Fire Sprinkler System Fees (Group 1 - Residential)	\$50.00+\$0.02/sq. ft of all areas	\$ -	\$ -	\$ -	\$ -
	Fire Alarm System Fees (Group 1 - Residential)	\$50.00+\$0.02/sq. ft of all areas	\$ -	\$ -	\$ -	\$ -
	Certificate of Occupancy	\$ 50.00	\$ 50.00	\$ 3,000.00	\$ 50.00	\$ 1,750.00
https://cityofsunprairie.com/208/Fee-Schedules	Erosion Control Review Fees (any land disturbance) - Group 1 New Construction up to one acre (Building Permit, per home)	\$170.00+0.02/sq. ft	\$ 220.00	\$ 13,200.00	\$ 240.00	\$ 8,400.00
https://cityofsunprairie.com/DocumentCenter/View/3420/DRIVEWAY-2016_Web?bidId=	Driveway Permit	\$ 25.00	\$ 25.00	\$ 1,500.00	\$ 25.00	\$ 875.00
	Engineering Fees					
	Staking	\$ 1,000.00	\$ 1,000.00	\$ 60,000.00	\$ 1,000.00	\$ 35,000.00
	Erosion Control Fee (City review, for development)	\$ 200.00	\$ 3.33	\$ 200.00	\$ 5.71	\$ 200.00
Correspondence with City staff	Stormwater Management Permit (Base Fee)	\$400.00 Base + (x*\$0.005/sq. ft disturbed area) + (x*\$0.01/sq. ft. Total New Impervious)	\$ 44.17	\$ 2,650.00	\$ 63.93	\$ 2,237.50

CITY OF VERONA

SOURCE	FEE TYPES investigated	City of Verona 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.veronawi.gov/DocumentCenter/View/3816/Permit-Fees-2025?bidId=	Street Tree Fee (New construction only) per street side res	\$ 325.00	\$ 325.00	\$ 19,500.00	\$ 325.00	\$ 11,375.00
	Park Development Fee (new construction Group 1 only)	\$300.00 per bedroom	\$ 900.00	\$ 54,000.00	\$ 1,200.00	\$ 42,000.00
	Library impact fee (new construction only) Single Family Per Unit	\$ 540.00	\$ 540.00	\$ 32,400.00	\$ 540.00	\$ 18,900.00
https://www.veronawi.gov/DocumentCenter/View/659/Administration-Fee-Schedule-PDF?bidId=	Police Impact Fee (new construction only) Single Family Per Unit	\$ 413.00	\$ 413.00	\$ 24,780.00	\$ 413.00	\$ 14,455.00
https://www.veronawi.gov/DocumentCenter/View/3816/Permit-Fees-2025?bidId=	Fire Impact Fee (new construction only) Single Family Per Unit	\$ 310.00	\$ 310.00	\$ 18,600.00	\$ 310.00	\$ 10,850.00
https://www.veronawi.gov/DocumentCenter/View/659/Administration-Fee-Schedule-PDF?bidId=	Water Impact Fee	\$324.00 for 5/8" or 3/4"; \$810.00 for 1.0"	\$ 810.00	\$ 48,600.00	\$ 324.00	\$ 11,340.00
	Sewer Connection Fees	\$551.00 for 5/8" or 3/4"; \$1377.00 for 1.0"	\$ 1,377.00	\$ 82,620.00	\$ 1,377.00	\$ 48,195.00
	Planning Fees					
https://www.veronawi.gov/DocumentCenter/View/659/Administration-Fee-Schedule-PDF?bidId=	Conditional Use Permit (CUP)	\$ 350.00	\$ -	\$ -	\$ -	\$ -
	Certified Survey Map (CSM)	\$150.00 + \$100.00/lot	\$ -	\$ -	\$ -	\$ -
	Preliminary Plat	\$300.00 + \$25.00/lot	\$ 30.00	\$ 1,800.00	\$ 33.57	\$ 1,175.00
	Final Plat	\$300.00 + \$25.00/lot	\$ 30.00	\$ 1,800.00	\$ 33.57	\$ 1,175.00
	Zoning Map and Regulation Amendments ("Rezone")	\$ 350.00	\$ 5.83	\$ 350.00	\$ 10.00	\$ 350.00
https://www.veronawi.gov/DocumentCenter/View/3816/Permit-Fees-2025?bidId= or https://www.veronawi.gov/DocumentCenter/View/659/Administration-Fee-Schedule-PDF?bidId=	Variances (latter source reporting \$350.00 is correct).	\$ 350.00	\$ -	\$ -	\$ -	\$ -
	Recording Fees (Register of Deeds)	\$ 30.00	\$ 30.00	\$ 1,800.00	\$ 30.00	\$ 1,050.00
	Subdivider to pay all legal/consulting fees incurred?	yes	\$ -	\$ -	\$ -	\$ -
	Building Permit Fees					
https://www.veronawi.gov/DocumentCenter/View/3816/Permit-Fees-2025?bidId=	Early start permit (Group 1 - Residential)	\$ 300.00	\$ 300.00	\$ 18,000.00	\$ 300.00	\$ 10,500.00
	Wisconsin State Seal (Wisconsin UDC Building Permit Seal)	\$ 75.00	\$ 75.00	\$ 4,500.00	\$ 75.00	\$ 2,625.00
	Plan Review Residential - new	\$ 250.00	\$ 250.00	\$ 15,000.00	\$ 250.00	\$ 8,750.00
	Storm Sewer and Water - per 100.00'	\$ 100.00	\$ 100.00	\$ 6,000.00	\$ 100.00	\$ 3,500.00
	Building Permits - Base fee + (Group 1 - Residential) rate	\$75.00 + \$0.09/sq. ft for all areas (All areas*- Areas included for fee calculation purposes shall include all floor levels, basement, attached garages, decks, porches, and all spaces enclosed and under roof. All area shall be the area associated with the particular project.	\$ 300.00	\$ 18,000.00	\$ 390.00	\$ 13,650.00
	Electrical (Group 1 - Residential)	\$75.00 + \$0.06/sq. ft for all areas	\$ 225.00	\$ 13,500.00	\$ 285.00	\$ 9,975.00
	Plumbing (Group 1 - Residential)	\$75.00 + \$0.06/sq. ft for all areas	\$ 225.00	\$ 13,500.00	\$ 285.00	\$ 9,975.00
	HVAC (Group 1 - Residential)	\$75.00 + \$0.06/sq. ft for all areas	\$ 225.00	\$ 13,500.00	\$ 285.00	\$ 9,975.00
	Certificate of Occupancy	\$ 100.00	\$ 100.00	\$ 6,000.00	\$ 100.00	\$ 3,500.00
	Driveway Opening	\$ 75.00	\$ 75.00	\$ 4,500.00	\$ 75.00	\$ 2,625.00
	Driveway Permit Fee	\$ 5.00	\$ 5.00	\$ 300.00	\$ 5.00	\$ 175.00
	Engineering Fees					
https://www.veronawi.gov/DocumentCenter/View/3816/Permit-Fees-2025?bidId=	Staking	\$ 1,000.00	\$ 1,000.00	\$ 60,000.00	\$ 1,000.00	\$ 35,000.00
	Erosion Control Fees	\$100.00 per unit	\$ 100.00	\$ 6,000.00	\$ 100.00	\$ 3,500.00

Dane County

SOURCE	FEE TYPES investigated	Dane County 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
	Varies depending upon Town(ship)	Varies depending upon Town(ship)	\$0.00	\$0.00	\$0.00	\$0.00
	Planning Fees					
https://danecountyplanning.com/documents/pdf/Zoning-Forms/Zoning-Permit-Application-Bundle.pdf	Conditional Use Permit (CUP)	\$ 495.00	\$ -	\$ -	\$ -	\$ -
	Certified Survey Map (CSM)	\$265.00/lot	\$ -	\$ -	\$ -	\$ -
https://danecountyplanning.com/documents/pdf/Zoning-Forms/Land-division-application.pdf	Subdivision Preliminary Plat	\$ 600.00	\$ 10.00	\$ 600.00	\$ 17.14	\$ 600.00
	Subdivision Final Plat	\$265.00/lot	\$ 265.00	\$ 15,900.00	\$ 265.00	\$ 9,275.00
https://danecountyplanning.com/documents/pdf/Zoning-Forms/Dane-County-Rezone-Application.pdf	Rezone	\$ 395.00	\$ 6.58	\$ 395.00	\$ 11.29	\$ 395.00
https://danecountyplanning.com/documents/pdf/Zoning-Forms/VARIANCE-APPLICATION-GUIDELINES---CURRENT-11132018-hjh.pdf	Variances	\$ 500.00	\$ -	\$ -	\$ -	\$ -
https://danecountyplanning.com/documents/pdf/Zoning-Forms/Rural-Address-Assignment-and-Supplies-Application.pdf	Rural Address Assignment	\$25.00 (plus post \$10.00, placard \$15.00)	\$ 50.00	\$ 3,000.00	\$ 50.00	\$ 1,750.00
	Recording Fees (Register of Deeds)	\$ 30.00	\$ 30.00	\$ 1,800.00	\$ 30.00	\$ 1,050.00
	Subdivider to pay all legal/consulting fees incurred?	Varies	\$ -	\$ -	\$ -	\$ -
	Building Permit Fees					
https://danecountyplanning.com/documents/pdf/Zoning-Forms/Zoning-Permit-Application-Bundle.pdf	Zoning Permit	\$50.00 + \$0.10/sq. ft including porches, decks and all basement areas for residential projects	\$ 300.00	\$ 18,000.00	\$ 400.00	\$ 14,000.00
Varies	Early start permit	Varies	\$ -	\$ -	\$ -	\$ -
	Wisconsin State Seal (Wisconsin UDC Building Permit Seal)	Varies	\$ -	\$ -	\$ -	\$ -
	Plan Review Residential - new	Varies	\$ -	\$ -	\$ -	\$ -
	Building Permits - Base fee + rate	Varies	\$ -	\$ -	\$ -	\$ -
	Electrical	Varies	\$ -	\$ -	\$ -	\$ -
	Plumbing	Varies	\$ -	\$ -	\$ -	\$ -
	HVAC	Varies	\$ -	\$ -	\$ -	\$ -
	Certificate of Occupancy	Varies	\$ -	\$ -	\$ -	\$ -
	Driveway Permit Fee	Varies	\$ -	\$ -	\$ -	\$ -
	Engineering Fees					
	Staking	\$ 1,000.00	\$ 1,000.00	\$ 60,000.00	\$ 1,000.00	\$ 35,000.00
Varies	Erosion Control Fees	Varies	\$ -	\$ -	\$ -	\$ -
	Stormwater Management fees	Varies	\$ -	\$ -	\$ -	\$ -

TOWN OF BRISTOL

SOURCE	FEE TYPES investigated	Bristol 2022-Present Fees	Condition 1 (60 SF homes; 2500 sq ft)		Condition 2 (35 SF homes; 3500 sq ft)	
	Impact Fees		Cost per home	Cost for development	Cost per home	Cost for development
	NONE DISCOVERED	\$ -	\$ -	\$ -	\$ -	\$ -
	Planning Fees					
https://cdn.townweb.com/tn.bristol.wi.gov/wp-content/uploads/2023/11/GEC-Zoning-Administration-Fee-Schedule-2022.pdf	Zoning Permits	\$50.00 + \$0.10/sq. ft	\$ 300.00	\$ 18,000.00	\$ 400.00	\$ 14,000.00
	Conditional Use	\$ 450.00	\$ -	\$ -	\$ -	\$ -
	Variance or Appeal to Board of Adjustment	\$ 500.00	\$ -	\$ -	\$ -	\$ -
	Rezoning	\$ 450.00	\$ 7.50	\$ 450.00	\$ 12.86	\$ 450.00
	Recording fees (Register of Deeds)	\$ 30.00	\$ 30.00	\$ 1,800.00	\$ 30.00	\$ 1,050.00
https://cdn.townweb.com/tn.bristol.wi.gov/wp-content/uploads/2021/11/Code-of-Ordinances.pdf	Certified Survey Map	250.00 + \$25/lot	\$ -	\$ -	\$ -	\$ -
	Preliminary Plat	250.00 + \$25/lot	\$ 29.17	\$ 1,750.00	\$ 32.14	\$ 1,125.00
	Final Plat (cost not in Code of Ordinances)	\$ -	\$ -	\$ -	\$ -	\$ -
	Escrow (for engineering, inspection, attorney's fees)	\$1,000.00 + \$100.00/lot	\$ 116.67	\$ 7,000.00	\$ 128.57	\$ 4,500.00
	Building Permit Fees					
https://cdn.townweb.com/tn.bristol.wi.gov/wp-content/uploads/2025/05/2025-Residential-Commercial-Fee-Schedule_.pdf	Residential Early Start	\$ 275.00	\$ 275.00	\$ 16,500.00	\$ 275.00	\$ 9,625.00
	State Seal	\$ 40.00	\$ 40.00	\$ 2,400.00	\$ 40.00	\$ 1,400.00
	Plan Review	\$ 94.00	\$ 94.00	\$ 5,640.00	\$ 94.00	\$ 3,290.00
	Building Permits (New Residential)	Min \$847.00; \$0.33 per sq. ft.	\$ 847.00	\$ 50,820.00	\$ 1,155.00	\$ 40,425.00
	Residential Electrical	\$ 171.00	\$ 171.00	\$ 10,260.00	\$ 171.00	\$ 5,985.00
	Residential Plumbing	\$ 116.00	\$ 116.00	\$ 6,960.00	\$ 116.00	\$ 4,060.00
	Residential HVAC	\$ 116.00	\$ 116.00	\$ 6,960.00	\$ 116.00	\$ 4,060.00
	Occupancy Certificate	\$ 94.00	\$ 94.00	\$ 5,640.00	\$ 94.00	\$ 3,290.00
	Driveways	\$ 150.00	\$ 150.00	\$ 9,000.00	\$ 150.00	\$ 5,250.00
	Engineering Fees					
https://cdn.townweb.com/tn.bristol.wi.gov/wp-content/uploads/2025/05/2025-Residential-Commercial-Fee-Schedule_.pdf	Staking	\$ 1,000.00	\$ 1,000.00	\$ 60,000.00	\$ 1,000.00	\$ 35,000.00
	New One & Two-Family Erosion Control	\$ 165.00	\$ 165.00	\$ 9,900.00	\$ 165.00	\$ 5,775.00

TOWN OF MIDDLETON

SOURCE	FEE TYPES investigated	Town of Middleton 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
Revised April 3, 2025	Park Impact Fee (fee in lieu of land dedication)	\$ 980.00	\$ 980.00	\$ 58,800.00	\$ 980.00	\$ 34,300.00
Revised April 3, 2025	Transportation (Trails) Impact Fee	\$ 2,019.00	\$ 2,019.00	\$ 121,140.00	\$ 2,019.00	\$ 70,665.00
	Planning Fees					
https://town.middleton.wi.us/vertical/Sites/%7B97A50AAB-3824-4833-ACEA-EF2B9A14C856%7D/uploads/Town_Fee_Schedule_revised_1_20_2025.pdf	Application fees	\$ 150.00	\$ 2.50	\$ 150.00	\$ 4.29	\$ 150.00
	Conditional Use Permit (CUP)/ Rezone/ Other	\$ 1,500.00	\$ 25.00	\$ 1,500.00	\$ 42.86	\$ 1,500.00
	Certified Survey Maps (CSM) (escrow/deposit)	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -
https://danecountyplanning.com/documents/pdf/Zoning-Forms/Land-division-application.pdf	Dane County - Subdivision Preliminary Plat	\$ 600.00	\$ 10.00	\$ 600.00	\$ 17.14	\$ 600.00
	Dane County - Subdivision Final Plat	\$265.00/lot	\$ 265.00	\$ 15,900.00	\$ 265.00	\$ 9,275.00
https://town.middleton.wi.us/vertical/Sites/%7B97A50AAB-3824-4833-ACEA-EF2B9A14C856%7D/uploads/Town_Fee_Schedule_revised_1_20_2025.pdf	Plat, 15 or less lots (escrow/deposit)	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -
	Plat, 16 or more lots (escrow/deposit)	\$ 15,000.00	\$ 250.00	\$ 15,000.00	\$ 428.57	\$ 15,000.00
https://danecountyplanning.com/documents/pdf/Zoning-Forms/Dane-County-Rezone-Application.pdf	Dane County - Rezone	\$ 395.00	\$ 6.58	\$ 395.00	\$ 11.29	\$ 395.00
	Recording Fees (Register of Deeds)	\$ 30.00	\$ 30.00	\$ 1,800.00	\$ 30.00	\$ 1,050.00
	Subdivider to pay all legal/consulting fees incurred?	Actual Costs	\$ -	\$ -	\$ -	\$ -
	Building Permit Fees (pdf dated 2020-2022)					
https://town.middleton.wi.us/vertical/Sites/%7B97A50AAB-3824-4833-ACEA-EF2B9A14C856%7D/uploads/Town_Fee_Schedule_revised_1_20_2025.pdf	Early Start Fee	\$ 125.00	\$ 125.00	\$ 7,500.00	\$ 125.00	\$ 4,375.00
	Wisconsin Uniform Building Permit Seal	\$ 37.00	\$ 37.00	\$ 2,220.00	\$ 37.00	\$ 1,295.00
https://town.middleton.wi.us/vertical/Sites/%7B97A50AAB-3824-4833-ACEA-EF2B9A14C856%7D/uploads/(4)_Building_Permit_Fee_Schedule_05.17.21.pdf	Building Permit	Min. \$100.00; \$0.15/sq. ft.	\$ 375.00	\$ 22,500.00	\$ 525.00	\$ 18,375.00
	Electrical	Min. \$100.00; \$0.06/sq. ft.	\$ 150.00	\$ 9,000.00	\$ 210.00	\$ 7,350.00
	Plumbing	Min. \$100.00; \$0.06/sq. ft.	\$ 150.00	\$ 9,000.00	\$ 210.00	\$ 7,350.00
	HVAC	Min. \$100.00; \$0.06/sq. ft.	\$ 150.00	\$ 9,000.00	\$ 210.00	\$ 7,350.00
	Driveway or Access Permit	\$ 400.00	\$ 400.00	\$ 24,000.00	\$ 400.00	\$ 14,000.00
	Engineering Fees					
	Staking	\$ 1,000.00	\$ 1,000.00	\$ 60,000.00	\$ 1,000.00	\$ 35,000.00
https://town.middleton.wi.us/vertical/Sites/%7B97A50AAB-3824-4833-ACEA-EF2B9A14C856%7D/uploads/Town_Fee_Schedule_revised_1_20_2025.pdf	Erosion Control	\$125.00+actual costs	\$ 125.00	\$ 7,500.00	\$ 125.00	\$ 4,375.00
	Stormwater Permit	\$125.00+actual costs	\$ 125.00	\$ 7,500.00	\$ 125.00	\$ 4,375.00

TOWN OF VERONA

SOURCE	FEE TYPES investigated	Town of Verona 2022 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
	NONE DISCOVERED	\$ -	\$ -	\$ -	\$ -	\$ -
	Planning Fees					
	Conditional Use Permit (CUP)	\$ 400.00	\$ -	\$ -	\$ -	\$ -
	Certified Survey Maps (CSM)	\$150 + \$100 per new lot	\$ -	\$ -	\$ -	\$ -
	Residential Preliminary Plat or Condo Review (5 or more lots/units)	\$300+\$50 per new lot	\$ 55.00	\$ 3,300.00	\$ 58.57	\$ 2,050.00
https://www.town.verona.wi.us/sites/g/files/vyhli6016/f/uploads/2022_town_of_verona_fee_schedule.pdf	Residential Final Plat Review (5 or more lots/units)	\$ 200.00	\$ 3.33	\$ 200.00	\$ 5.71	\$ 200.00
	Rezoning	\$ 300.00	\$ 5.00	\$ 300.00	\$ 8.57	\$ 300.00
	Development Escrow for Plats (5 or more units/lots)	\$15,000.00 (not to drop below \$7,500.00)	\$ 250.00	\$ 15,000.00	\$ 428.57	\$ 15,000.00
	Development Agreement review (5 or more lots/units)	\$150.00 + Attorney fees	\$ 2.50	\$ 150.00	\$ 4.29	\$ 150.00
	Neighborhood Covenant review (5 or more lots/units)	\$150.00 + Attorney fees	\$ 2.50	\$ 150.00	\$ 4.29	\$ 150.00
https://danecountyplanning.com/documents/pdf/Zoning-Forms/Land-division-application.pdf	Dane County - Subdivision Preliminary Plat	\$ 600.00	\$ 10.00	\$ 600.00	\$ 17.14	\$ 600.00
	Dane County - Subdivision Final Plat	\$265.00/lot	\$ 265.00	\$ 15,900.00	\$ 265.00	\$ 9,275.00
https://danecountyplanning.com/documents/pdf/Zoning-Forms/Dane-County-Rezone-Application.pdf	Dane County - Rezone	\$ 395.00	\$ 6.58	\$ 395.00	\$ 11.29	\$ 395.00
	Recording Fees (Register of Deeds)	\$ 30.00	\$ 30.00	\$ 1,800.00	\$ 30.00	\$ 1,050.00
	Subdivider to pay all legal/consulting fees incurred?					
	Building Permit Fees					
https://www.town.verona.wi.us/sites/g/files/vyhli6016/f/uploads/zoning_permit_application_bundle.pdf	Zoning Permit (from Dane County)	\$50.00 + \$0.10/sq. ft.	\$ 300.00	\$ 18,000.00	\$ 400.00	\$ 14,000.00
	Wisconsin Uniform Building Permit Seal	\$ 75.00	\$ 75.00	\$ 4,500.00	\$ 75.00	\$ 2,625.00
	Building Permit	\$100.00 Min; \$0.10/sq. ft.	\$ 250.00	\$ 15,000.00	\$ 350.00	\$ 12,250.00
https://www.town.verona.wi.us/sites/g/files/vyhli6016/f/uploads/town_of_verona_building_fees_2024.pdf	Electrical	\$100.00 Min; \$0.06/sq. ft.	\$ 150.00	\$ 9,000.00	\$ 210.00	\$ 7,350.00
	Plumbing	\$100.00 Min; \$0.06/sq. ft.	\$ 150.00	\$ 9,000.00	\$ 210.00	\$ 7,350.00
	HVAC	\$100.00 Min; \$0.06/sq. ft.	\$ 150.00	\$ 9,000.00	\$ 210.00	\$ 7,350.00
	Residential Plan Review (for single-family)	\$ 250.00	\$ 250.00	\$ 15,000.00	\$ 250.00	\$ 8,750.00
https://www.town.verona.wi.us/sites/g/files/vyhli6016/f/uploads/driveway_permit_application_03.2021.pdf	Driveway or Access Permit (Variance is \$100.00)	\$ 250.00	\$ 250.00	\$ 15,000.00	\$ 250.00	\$ 8,750.00
	(Potential) Residential Escrow Deposit for Driveways	\$ 1,000.00	\$ 1,000.00	\$ 60,000.00	\$ 1,000.00	\$ 35,000.00
https://www.town.verona.wi.us/sites/g/files/vyhli6016/f/uploads/town_of_verona_building_fees_2024.pdf	Occupancy Permit	\$ 100.00	\$ 100.00	\$ 6,000.00	\$ 100.00	\$ 3,500.00
	Engineering Fees					
	Staking	\$ 1,000.00	\$ 1,000.00	\$ 60,000.00	\$ 1,000.00	\$ 35,000.00
https://www.town.verona.wi.us/sites/g/files/vyhli6016/f/uploads/town_of_verona_building_fees_2024.pdf	Erosion Control	\$100.00 Min; \$0.04/sq. ft.	\$ 100.00	\$ 6,000.00	\$ 140.00	\$ 4,900.00

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/vyhli16051/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/vyhli16051/f/uploads/2025_fee_schedule.pdf	Certified Survey Maps (CSM)	\$300 + \$50 per lot	\$ -	\$ -	\$ -	\$ -
https://www.townofwestport.org/sites/g/files/vyhli16051/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/vyhli16051/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/vyhli16051/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/vyhli16051/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/vyhli16051/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/vyhli16051/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/vyhli16051/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/vyhli16051/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

VILLAGE OF COTTAGE GROVE

SOURCE	FEE TYPES investigated	Village of Cottage Grove 2024 Fees	Condition 1 (60 SF homes; 2500 sq ft)		Condition 2 (35 SF homes; 3500 sq ft)	
			Cost per home	Cost for development	Cost per home	Cost for development
	Impact Fees	Duration/Per Unit				
https://www.vi.cottagegrove.wi.gov/DocumentCenter/View/1700/Park-Improvement-Fee-Schedule	Parkland (fee in lieu of land dedication)	\$ 3,431.00	\$3,431.00	\$205,860.00	\$3,431.00	\$120,085.00
	Park Improvement Fee (Single-Family Unit)	\$ 2,588.00	\$2,588.00	\$155,280.00	\$2,588.00	\$90,580.00
	Planning Fees					
https://www.vi.cottagegrove.wi.gov/DocumentCenter/View/113/Planning-and-Zoning-Fee-Schedule-PDF	Conditional Use Permit (CUP)	\$360.00	\$0.00	\$0.00	\$0.00	\$0.00
	CUP escrow	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00
https://www.vi.cottagegrove.wi.gov/DocumentCenter/View/415/Certified-Survey-Map-Application-PDF	Certified Survey Maps (CSM)	\$110.00 + \$25.00/parcel created	\$0.00	\$0.00	\$0.00	\$0.00
	CSM escrow	\$ 250.00	\$0.00	\$0.00	\$0.00	\$0.00
	Preliminary Plat	\$360.00 + \$50.00/parcel	\$56.00	\$3,360.00	\$60.29	\$2,110.00
	Preliminary Plat Escrow	\$ 1,500.00	\$25.00	\$1,500.00	\$42.86	\$1,500.00
https://www.vi.cottagegrove.wi.gov/DocumentCenter/View/113/Planning-and-Zoning-Fee-Schedule-PDF	Final Plat	\$360.00 + \$30.00/parcel	\$36.00	\$2,160.00	\$40.29	\$1,410.00
	Final Plat Escrow	\$ 1,500.00	\$25.00	\$1,500.00	\$42.86	\$1,500.00
	Zoning Map or Text Amendment (Rezoning)	\$ 360.00	\$6.00	\$360.00	\$10.29	\$360.00
	Rezoning Escrow	\$ 250.00	\$4.17	\$250.00	\$7.14	\$250.00
	Variance	\$ 360.00	\$0.00	\$0.00	\$0.00	\$0.00
	Variance Escrow	\$ 250.00	\$0.00	\$0.00	\$0.00	\$0.00
	Recording Fees (Register of Deeds)	\$ 30.00	\$30.00	\$1,800.00	\$30.00	\$1,050.00
	Subdivider to pay all legal/consulting fees incurred?	Yes	\$0.00	\$0.00	\$0.00	\$0.00
	Building Permit Fees					
	State Seal	\$ 40.00	\$40.00	\$2,400.00	\$40.00	\$1,400.00
	Building Permit	Min. \$885.00; \$0.32/sq. ft	\$885.00	\$53,100.00	\$1,120.00	\$39,200.00
https://www.vi.cottagegrove.wi.gov/DocumentCenter/View/1175/Fee-Schedule-	Electrical	\$ 173.00	\$173.00	\$10,380.00	\$173.00	\$6,055.00
	Plumbing	\$ 120.00	\$120.00	\$7,200.00	\$120.00	\$4,200.00
	HVAC	\$ 120.00	\$120.00	\$7,200.00	\$120.00	\$4,200.00
	Residential early start	\$ 200.00	\$200.00	\$12,000.00	\$200.00	\$7,000.00
	Engineering Fees					
	Staking	\$ 1,000.00	\$1,000.00	\$60,000.00	\$1,000.00	\$35,000.00
https://www.vi.cottagegrove.wi.gov/DocumentCenter/View/1175/Fee-Schedule-	New One & Two Family Erosion Control	\$ 144.00	\$144.00	\$8,640.00	\$144.00	\$5,040.00

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
	Parkland fee	\$ 3,308.00	\$ 3,308.00	\$ 198,480.00	\$ 3,308.00	\$ 115,780.00
https://www.deforestwi.gov/DocumentCenter/View/88/Chapter-13-Subdivision-and-Development-PDF	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					
	Conditional Use Permit (CUP)	\$ 350.00	\$ -	\$ -	\$ -	\$ -
https://www.deforestwi.gov/DocumentCenter/View/324/Fees-for-Building-and-Development-effective-January-1-2023-PDF	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					
	Zoning Permit	\$ 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	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					
	Staking	\$ 1,000.00	\$ 1,000.00	\$ 60,000.00	\$ 1,000.00	\$ 35,000.00
https://www.deforestwi.gov/DocumentCenter/View/324/Fees-for-Building-and-Development-effective-January-1-2023-PDF	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

VILLAGE OF MCFARLAND

SOURCE	FEE TYPES Investigated	Village of McFarland 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://mcfarland.municipalcodeonline.com/book?type=ordinances#name=APPENDIX_A_FEES	Parkland (fee in lieu of land dedication)	\$ 4,781.52	\$ 4,781.52	\$ 286,891.20	\$ 4,781.52	\$ 167,353.20
	Park Improvement Fee (Single-Family)	\$ 3,141.33	\$ 3,141.33	\$ 188,479.80	\$ 3,141.33	\$ 109,946.55
	Public Safety Center Impact Fee	\$ 2,285.00	\$ 2,285.00	\$ 137,100.00	\$ 2,285.00	\$ 79,975.00
	Public Library Impact Fee	\$ 710.00	\$ 710.00	\$ 42,600.00	\$ 710.00	\$ 24,850.00
	Public Water Impact Fee for wells (assume 0.75" meter size)	\$ 1,117.00	\$ 1,117.00	\$ 67,020.00	\$ 1,117.00	\$ 39,095.00
	Public Water Impact Fee for water tower (assume 0.75" meter size)	\$ 373.00	\$ 373.00	\$ 22,380.00	\$ 373.00	\$ 13,055.00
	Planning Fees					
	Conditional Use Permit (CUP)	\$425.00 + actual costs	\$ -	\$ -	\$ -	\$ -
https://mcfarland.municipalcodeonline.com/book?type=ordinances#name=APPENDIX_A_FEES	Certified Survey Maps (CSM)	\$ 300.00	\$ -	\$ -	\$ -	\$ -
	Preliminary Plat	\$500.00 + \$50.00/parcel + actual costs	\$ 58.33	\$ 3,500.00	\$ 64.29	\$ 2,250.00
	Final Plat	\$500.00 + \$50.00/parcel + actual costs	\$ 58.33	\$ 3,500.00	\$ 64.29	\$ 2,250.00
	Zoning Change or Amendment	\$475.00 + actual costs	\$ 7.92	\$ 475.00	\$ 13.57	\$ 475.00
	Variance	\$ 450.00	\$ -	\$ -	\$ -	\$ -
	Recording Fees (Register of Deeds)	\$ 30.00	\$ 30.00	\$ 1,800.00	\$ 30.00	\$ 1,050.00
	Subdivider to pay all legal/consulting fees incurred?	Yes	\$ -	\$ -	\$ -	\$ -
	Building Permit Fees					
https://mcfarland.municipalcodeonline.com/book?type=ordinances#name=APPENDIX_A_FEES	New Construction UDC Seal	\$ 35.00	\$ 35.00	\$ 2,100.00	\$ 35.00	\$ 1,225.00
	Building Permit (New Building Residential)	Min. \$125.00, \$0.15/sq. ft	\$ 375.00	\$ 22,500.00	\$ 525.00	\$ 18,375.00
	Electrical	Min. 75.00, + 0.05/sq. ft	\$ 200.00	\$ 12,000.00	\$ 250.00	\$ 8,750.00
	Plumbing	Min. 75.00, + 0.05/sq. ft	\$ 200.00	\$ 12,000.00	\$ 250.00	\$ 8,750.00
	HVAC permit fee	Min. 75.00, + 0.05/sq. ft	\$ 200.00	\$ 12,000.00	\$ 250.00	\$ 8,750.00
	Certified Municipal Plan Review: HVAC	Min. \$100.00 + \$150.00 if <2,500 sq. ft; + \$200.00 if >2,501-5,000 sq. ft.	\$ 250.00	\$ 15,000.00	\$ 300.00	\$ 10,500.00
	Certified Municipal Plan Review: building plan	Min. \$100.00 + \$250.00 if 2,500 sq. ft; + \$300.00 if >2,501 sq. ft.	\$ 350.00	\$ 21,000.00	\$ 400.00	\$ 14,000.00
	Driveway Permit	\$ 50.00	\$ 50.00	\$ 3,000.00	\$ 50.00	\$ 1,750.00
	New Construction Water Use Fee	\$ 50.00	\$ 50.00	\$ 3,000.00	\$ 50.00	\$ 1,750.00
	Early Start Permit	\$ 200.00	\$ 200.00	\$ 12,000.00	\$ 200.00	\$ 7,000.00
	Occupancy Permit	\$ 50.00	\$ 50.00	\$ 3,000.00	\$ 50.00	\$ 1,750.00
	Engineering Fees					
https://www.mcfarland.wi.us/DocumentCenter/View/147/Erosion-Control-Application-PDF	Staking	\$ 1,000.00	\$ 1,000.00	\$ 60,000.00	\$ 1,000.00	\$ 35,000.00
	Erosion Control (up to 20,000 sq. ft)	\$ 350.00	\$ 350.00	\$ 21,000.00	\$ 350.00	\$ 12,250.00
	Stormwater Management (Sites >5 acres in Area)	\$750.00 + \$1,000.00 deposit + actual cost	\$ 29.17	\$ 1,750.00	\$ 50.00	\$ 1,750.00

VILLAGE OF WAUNAKEE

SOURCE	FEE TYPES investigated	Village of Waunakee 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://www.vil.waunakee.wi.us/163/Fee-Schedule	Park Impact Fee	\$ 2,826.54	\$ 2,826.54	\$ 169,592.40	\$ 2,826.54	\$ 98,928.90
	Community Center Impact Fee	\$ 937.16	\$ 937.16	\$ 56,229.60	\$ 937.16	\$ 32,800.60
	Planning Fees					
2025-05-19 Email from Village Staff	Conditional Use Permit (CUP)	\$ 450.00	\$ -	\$ -	\$ -	\$ -
	Certified Survey Maps (CSM)	\$250.00+\$100.00/lot	\$ -	\$ -	\$ -	\$ -
	Preliminary Plat	\$300.00+\$50.00/lot	\$ 55.00	\$ 3,300.00	\$ 34.17	\$ 2,050.00
	Final Plat	\$300.00+\$25.00/lot	\$ 30.00	\$ 1,800.00	\$ 19.58	\$ 1,175.00
	Rezoning	\$ 450.00	\$ 7.50	\$ 450.00	\$ 12.86	\$ 450.00
	Variance	\$ 475.00	\$ -	\$ -	\$ -	\$ -
	Site Plan	\$ 375.00	\$ -	\$ -	\$ -	\$ -
	Plan Commission Application Deposit	\$1,500.00 or greater	\$ 25.00	\$ 1,500.00	\$ 42.86	\$ 1,500.00
	Recording Fees (Register of Deeds)	\$ 30.00	\$ 30.00	\$ 1,800.00	\$ 30.00	\$ 1,050.00
	Subdivider to pay all legal/consulting fees incurred?	Yes	\$ -	\$ -	\$ -	\$ -
	Building Permit Fees					
https://www.vil.waunakee.wi.us/163/Fee-Schedule	Zoning Permit	\$ 50.00	\$ 50.00	\$ 3,000.00	\$ 50.00	\$ 1,750.00
	State Seal (state cost plus \$2.00 administrative fee)	\$ 37.00	\$ 37.00	\$ 2,220.00	\$ 37.00	\$ 1,295.00
	New Residential (Building Permit)	\$0.30/sq. ft.	\$ 750.00	\$ 45,000.00	\$ 1,050.00	\$ 36,750.00
	Electrical	\$ 99.00	\$ 99.00	\$ 5,940.00	\$ 99.00	\$ 3,465.00
	Plumbing	\$ 88.00	\$ 88.00	\$ 5,280.00	\$ 88.00	\$ 3,080.00
	HVAC	\$ 88.00	\$ 88.00	\$ 5,280.00	\$ 88.00	\$ 3,080.00
	Driveway or Access Permit	\$ 30.00	\$ 30.00	\$ 1,800.00	\$ 30.00	\$ 1,050.00
	Residential Early Start	\$ 150.00	\$ 150.00	\$ 9,000.00	\$ 150.00	\$ 5,250.00
	Occupancy Permit	\$ 50.00	\$ 50.00	\$ 3,000.00	\$ 50.00	\$ 1,750.00
	Temporary Electric (payable to Waunakee Utilities)	\$205.68 + tax	\$ 205.68	\$ 12,340.80	\$ 205.68	\$ 7,198.80
	Engineering Fees					
https://www.vil.waunakee.wi.us/163/Fee-Schedule	Staking	\$ 1,000.00	\$ 1,000.00	\$ 60,000.00	\$ 1,000.00	\$ 35,000.00
	Grading Permit Fee	\$ 35.00	\$ 35.00	\$ 2,100.00	\$ 35.00	\$ 1,225.00
	Grading Permit Deposit (final grading fees for individual lots)	\$ 1,000.00	\$ 1,000.00	\$ 60,000.00	\$ 1,000.00	\$ 35,000.00
	New One & Two Family Erosion Control	\$ 88.00	\$ 88.00	\$ 5,280.00	\$ 88.00	\$ 3,080.00

VILLAGE OF WINDSOR

SOURCE	FEE TYPES investigated	Village of Windsor 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
	Fee in lieu of Parkland	\$ 1,905.68	\$1,905.68	\$114,340.80	\$1,905.68	\$66,698.80
	Fee for Improvement of Parkland	\$ 1,496.17	\$1,496.17	\$89,770.20	\$1,496.17	\$52,365.95
https://www.windsorwi.gov/vertical/Sites/%7BC1679B38-6BAE-4E0D-942E-C7A84C964C87%7D/uploads/DOC-VW-Building_Permit_Fees_2025.pdf	Public Safety	\$ 355.00	\$355.00	\$21,300.00	\$355.00	\$12,425.00
	Public Water	\$ 3,000.00	\$3,000.00	\$180,000.00	\$3,000.00	\$105,000.00
	Traffic Management (east)	\$ 1,484.89	\$0.00	\$0.00	\$0.00	\$0.00
	Traffic Management (west)	\$ 1,113.21	\$1,113.21	\$66,792.60	\$1,113.21	\$38,962.35
	Planning Fees					
	Conditional Use Permit (CUP)	\$ 350.00	\$0.00	\$0.00	\$0.00	\$0.00
	Conditional Use Permit (CUP) escrow	\$ 2,500.00	\$0.00	\$0.00	\$0.00	\$0.00
	Certified Survey Maps (CSM)	\$ 325.00	\$0.00	\$0.00	\$0.00	\$0.00
	Preliminary Plat	\$ 500.00	\$8.33	\$500.00	\$14.29	\$500.00
	Preliminary Plat (escrow)	\$ 10,000.00	\$166.67	\$10,000.00	\$285.71	\$10,000.00
https://www.windsorwi.gov/vertical/Sites/%7BC1679B38-6BAE-4E0D-942E-C7A84C964C87%7D/uploads/DOC-VW-Development_Review_Fees_Final.pdf	Final Plat	\$ 350.00	\$5.83	\$350.00	\$10.00	\$350.00
	Final Plat (escrow)	\$ 10,000.00	\$166.67	\$10,000.00	\$285.71	\$10,000.00
	Zoning Map and/or Ord. Amendment	\$ 350.00	\$5.83	\$350.00	\$10.00	\$350.00
	Zoning Map and/or Ord. Amendment (escrow)	\$ 1,000.00	\$16.67	\$1,000.00	\$28.57	\$1,000.00
	Zoning Variance	\$ 350.00	\$0.00	\$0.00	\$0.00	\$0.00
	Zoning Variance (escrow)	\$ 1,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	Recording Fees (Register of Deeds)	\$ 30.00	\$30.00	\$1,800.00	\$30.00	\$1,050.00
	Subdivider to pay all legal/consulting fees incurred?	yes	\$0.00	\$0.00	\$0.00	\$0.00
	Building Permit Fees					
	Wisconsin Permit Seal	\$ 50.00	\$50.00	\$3,000.00	\$50.00	\$1,750.00
	Construction Review	Min. \$600.00, \$0.30/sq. ft	\$750.00	\$45,000.00	\$1,050.00	\$36,750.00
	Electrical	\$ -	\$0.00	\$0.00	\$0.00	\$0.00
https://www.windsorwi.gov/vertical/Sites/%7BC1679B38-6BAE-4E0D-942E-C7A84C964C87%7D/uploads/DOC-VW-Building_Permit_Fees_2025.pdf	Plumbing	\$ -	\$0.00	\$0.00	\$0.00	\$0.00
	HVAC	\$ -	\$0.00	\$0.00	\$0.00	\$0.00
	Plan Review (Single- & Two-family)	\$ 100.00	\$100.00	\$6,000.00	\$100.00	\$3,500.00
	Driveway/culvert (per access)	\$ 25.00	\$25.00	\$1,500.00	\$25.00	\$875.00
	Sanitary Sewer Connection	\$500.00/lateral; \$100.00/unit	\$600.00	\$36,000.00	\$600.00	\$21,000.00
	Unmetered water / metered water	\$65.58 / -	\$65.58	\$3,934.80	\$65.58	\$2,295.30
	Engineering Fees					
	Staking	\$ 1,000.00	\$1,000.00	\$60,000.00	\$1,000.00	\$35,000.00
https://www.windsorwi.gov/vertical/Sites/%7BC1679B38-6BAE-4E0D-942E-C7A84C964C87%7D/uploads/DOC-VW-Building_Permit_Fees_2025.pdf	Erosion Control Inspection	\$ 100.00	\$100.00	\$6,000.00	\$100.00	\$3,500.00
	Grading Plan Review	\$ 200.00	\$200.00	\$12,000.00	\$200.00	\$7,000.00
	Grading Plan (escrow, refundable)	\$ 1,000.00	\$1,000.00	\$60,000.00	\$1,000.00	\$35,000.00