

Housing Narrative: Village of Waunakee

Most expensive development fees in Dane County

#8 out of 16
in Development Fee Cost

The Village of Waunakee ranks fairly average in overall development fees, however their engineering fees rank as the second most expensive across the 16 municipalities covered in MABA's fee study.

Waunakee's permit starts have remained fairly consistent, reaching their ten year average the past 3 years. The Dane County Regional Housing Study reported that the Village of Waunakee would need to produce 153 new single family units per year to meet future demand.

Waunakee (V)

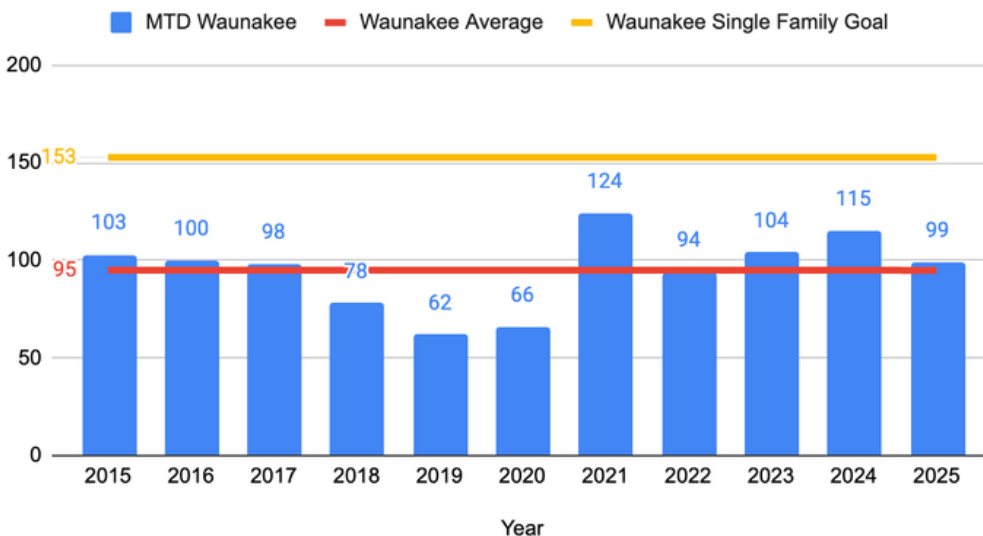


Table 1: Annual Single-Family Permit Starts and Regional Housing Strategy Targets

Chad Lawler Executive Director
clawler@maba.org

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

National Association of Home Builders

**Waunakee
Local Mill Rate
0.004331454**

Dane County Treasury Department

**Waunakee Mill Rate
Rank
4 of 15**

Dane County Treasury Department

**Waunakee Parcel
Numbers
6357**

Dane County Treasury Department

Municipal Fee Rank



Overall

8 of 16



Impact

7 of 16



Planning

7 of 16



Building

7 of 16



Engineer

15 of 16

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

**Annual New Single Family
Housing Units Needed:
153**

**Annual Unit Starts (Avg.):
95**

**Housing Progress Report
Goal Not Met:
Missing 54
Housing Units In 2025**

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Possible Solution

Waunakee should explore reducing or restructuring engineering fees to create a more favorable environment for new and less expensive housing. Any consideration of increasing these fees would be counterproductive to housing growth.

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

Educational Resources

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

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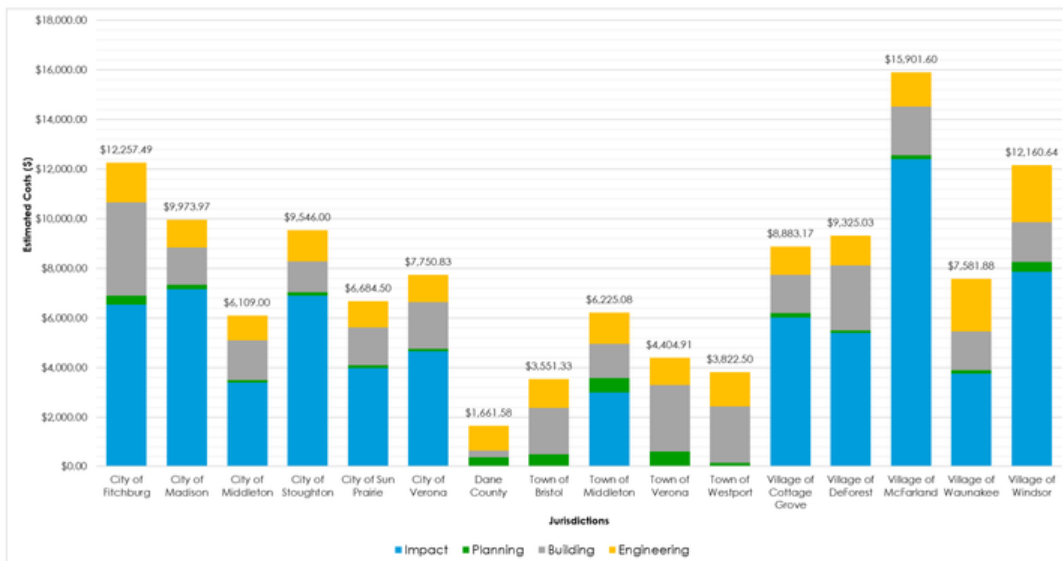


Table 2: Estimated Single-Family Development Fees

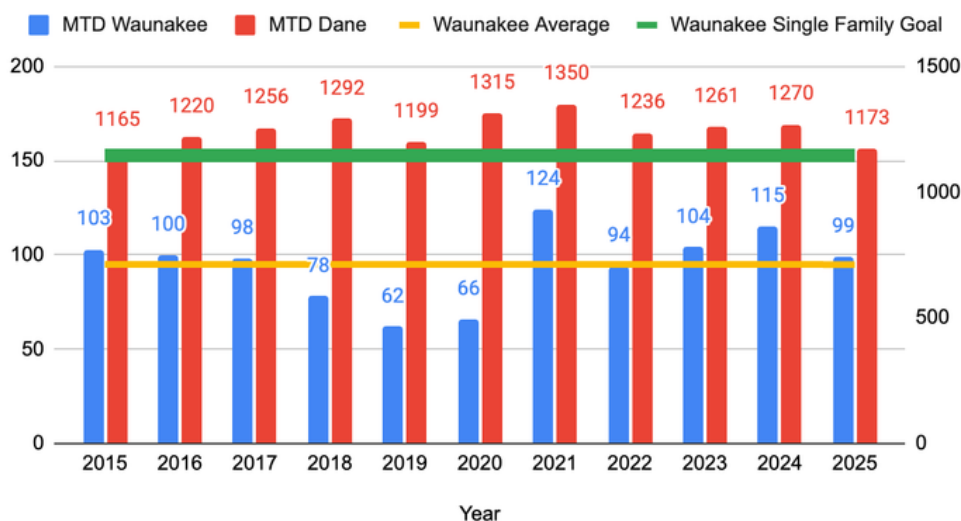


Table 3: Single-Family Permit Trends Compared to Dane County and Regional Housing Goals

Dane County Average
Home Price
\$556,556

MTD Marketing Services of Wisconsin

Waunakee Mill Rate
0.014479577

Dane County Treasury Department

Estimated annual
property taxes
\$8,058.70

Waunakee New Average
Home Price
\$689,848

MTD Marketing Services of Wisconsin

Waunakee Mill Rate
0.014479577

Dane County Treasury Department

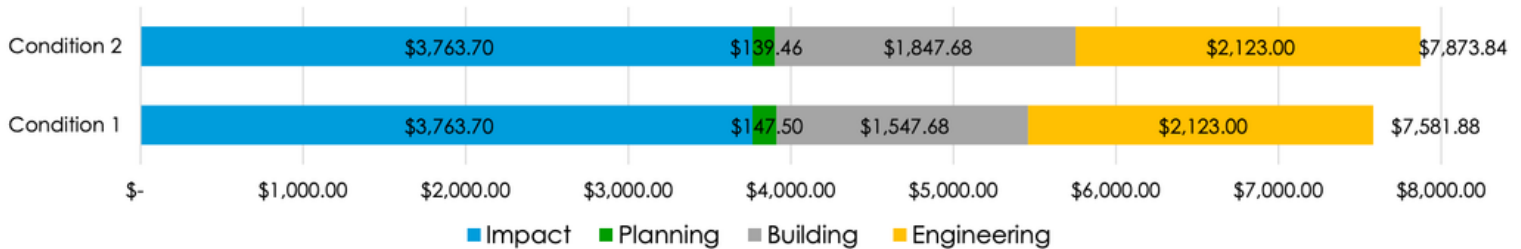
Estimated annual
property taxes
\$9,988.70



Housing Narrative: Village of Waunakee

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](#)

Median Sale Price vs. Total Estimated Fee Costs Per Home

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

Lowest value

Highest value

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



Housing Narrative: Village of Waunakee

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	\$1500.00 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					
	Staking	\$ 1,000.00	\$ 1,000.00	\$ 60,000.00	\$ 1,000.00	\$ 35,000.00
https://www.vil.waunakee.wi.us/163/Fee-Schedule	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

Special Impact Fees:

- Community Center Impact Fee (\$937.16)

121.0 - Impact Fees

Sec. 121-21. - Other means of financing the community center and park improvements reserved.

- Pursuant to Wis. Stats. § 66.0617(2)(b), the imposition of community center and park facilities impact fees under this section does not prohibit or limit the village's authority to finance the community center or park facilities by other means authorized by law, including, but not limited to, for example, the use of fees in lieu of land dedication under chapter 129 which are deemed to not be impact fees as that term is used in Wis. Stats. § 66.0617.

ARTICLE VI. - PARK AND PUBLIC LAND DEDICATION

Sec. 129-218. - Parkland dedications or fees in lieu of land when not part of subdivision procedure.

1. While developers of all residential subdivisions have been required to dedicate land or pay fees in lieu of land at the point of division of the land into lots, lots exist in the village that either came into existence prior to adoption of the land dedication or fee in lieu of land payment requirements or were divided by a means that did not require dedication of land or payment of fees in lieu of land. Such lands impact community resources in the same manner as other new residential development. In particular, the additional population density places demands upon village parks, public open spaces, and recreation areas. Accordingly, each dwelling unit established upon lands not previously required to dedicate land or provide fees in lieu of land shall be required to dedicate land or provide fees in lieu of land, with the choice of land or fees being made by the village board upon the recommendation of the plan commission.
2. If the village determines to require dedication of land, such dedication shall be an amount of land equal to ten percent of the total area proposed to be developed, including lots, public street rights-of-way, detention basins, and drainageways. Whenever a proposed playground, park, or other public open space or recreation area, other than streets or drainageways, designated in the master plan or master plan component of the village is embraced, all or in part, in the tract of land to be developed, these lands shall be made part of the required land dedication. The village board, upon the recommendation of the plan commission, shall have sole authority to determine the suitability and adequacy of lands proposed for dedication; drainageways, detention basins, wetlands, or areas reserved for streets shall not be considered as satisfying land dedication requirements.

ARTICLE VI. - PARK AND PUBLIC LAND DEDICATION

Sec. 129-218. - Parkland dedications or fees in lieu of land when not part of subdivision procedure.

3. Where, in the opinion of the village board, there is no land suitable for parks or other public open space or recreation uses within the proposed land division or the dedication of land would not be compatible with the village's master plan or park plan or village officials determine that a cash contribution would better serve the public interest, the village board may require the developer to contribute fees in lieu of land. The fees collected shall be held in a nonlapsing fund to be used for purchase of land for parks, trails, open spaces and other public recreation purposes.
4. The amount of fees in lieu of land required per dwelling unit shall be as established in section 133-49. Such fees are based on the estimated market value of development land in the village and may be periodically revised to reflect current land market conditions.

Sec. 129-246. - Land dedication.

1. Dedication calculation. All subdividers shall be required to dedicate developable land to the village for park or other public open space or recreational uses, other than streets or drainageways, an amount of land equal to ten percent of the total area proposed to be subdivided, including lots, public street rights-of-way, detention basins, and drainageways. Whenever a proposed playground, park, or other public open space or recreation area, other than streets or drainageways, designated in the master plan or master plan component of the village is embraced, all or in part, in the tract of land to be subdivided, these lands shall be made part of the required land dedication. The village board, upon the recommendation of the plan commission, shall have sole authority to determine the suitability and adequacy of lands proposed for dedication; drainageways, detention basins, wetlands, or areas reserved for streets shall not be considered as satisfying land dedication requirements.

ARTICLE VI. - PARK AND PUBLIC LAND DEDICATION

Sec. 129-248. - Development of park and public land area.

1. When parklands or other public lands are dedicated, the subdivider is required to:
 - a. Properly grade and contour for proper drainage;
 - b. Provide a surface contour suitable for anticipated use of the area; and
 - c. Cover areas to be seeded with a minimum of four inches of quality topsoil, seed as specified by the director of public works, fertilized with 16-6-6 at a rate of seven pounds per 1,000 square feet, and mulched. The topsoil furnished for the park site shall consist of the natural loam, sandy loam, silt loam, silty clay loam, or clay loam humus bearing soils adapted to the sustenance of plant life, and such topsoil shall be neither excessively acid nor excessively alkaline.
2. The village board may require certification of compliance by the village engineer. The cost of such report shall be paid by the subdivider.
3. Development of public lands is to be completed as soon as ten percent of the planned lots in the subdivision are sold, as determined by the village board.
4. If the subdivider fails to satisfy the requirements of this section, the village board may contract such completion and bill such costs to the subdivider, following a public hearing and written notice to the subdivider of noncompliance. Failure to pay such costs may result in the immediate withholding of all building permits until such costs are paid.

Sec. 129-249. - Fees in lieu of land.

1. *Method of calculation.* For the purposes of this article, the method of calculation of fees in lieu of land shall be as follows:
 - a. *Fees.* Where, in the opinion of the village board, there is no land suitable for parks or other public open space or recreation uses within the proposed land division or condominium plat or the dedication of land would not be compatible with the village's master plan or park plan, or village officials determine that a cash contribution would better serve the public interest, the village board may require the subdivider to contribute a payment in the amount established by resolution per single-family dwelling, duplex or multifamily dwelling unit within the plat, certified survey map, or condominium development in lieu of land. If the number and type of dwelling units is not specified in a developer agreement between the subdivider and the village, the total fee shall be computed on the basis of the maximum residential use of each parcel permitted in the particular zoning district under chapter 133;
 - b. *Exemptions.* Where a lot or parcel for which payment has once been made is further divided, payment shall be required only for the additional lots or parcels created.
 - c. *Time of payment.* Payment shall be made before certification of approval is affixed to the final plat, certified survey map, or condominium plat. As an alternative, payment of 50 percent of the fee may be made prior to certification, if the portion which is deferred is guaranteed by surety bond or other financial guarantee satisfactory to the village.

ARTICLE VI. - PARK AND PUBLIC LAND DEDICATION

Sec. 129-249. - Fees in lieu of land.

2. *Dedication criteria.* The village board shall determine whether the subdivider shall be required to dedicate land or pay a fees-in-lieu-of-land dedication. The village board shall also determine the location of sites dedicated to such public uses and the types of uses to which such sites shall be put. In making these determinations, consideration shall be given to the needs of the community in general and of the residents of the proposed subdivision or other land division, correlation with existing and planned sites and facilities dedicated for such public uses, feasibility and practicality of requiring dedication of land, zoning regulations, and compatibility with the village's master plan or park and open space plan.
3. *Park fund for fees collected.* Funds paid to the village under the fees-in-lieu-of-land dedication provision are to be placed in a separate account designated for park and public land acquisition. Such account shall be a continuing account and shall not lapse at the end of a budget period.
4. *Park facilities impact fee.* In addition to other requirements and fees imposed under this article, all applicable park facilities impact fees shall be paid prior to issuance of any residential building permits in accordance with article III of chapter 105.