



Housing Narrative: Town of Bristol

Most expensive development fees in Dane County

#2 out of 16
in Development Fee Cost

The Town of Bristol has some of the lowest total development fees in Dane County, ranking second overall out of the 16 municipalities that were examined in MABA's fee study. Bristol does not have any impact fees which is often a major barrier for builders to develop in certain municipalities. However Bristol's planning fees rank as one of the highest across Dane County.

While the Town of Bristol has averaged 16 housing permit starts per year over the past decade, the Dane County Regional Housing Strategy estimates the town would need to produce 338 single family units annually to keep up with demand.

Bristol (T)

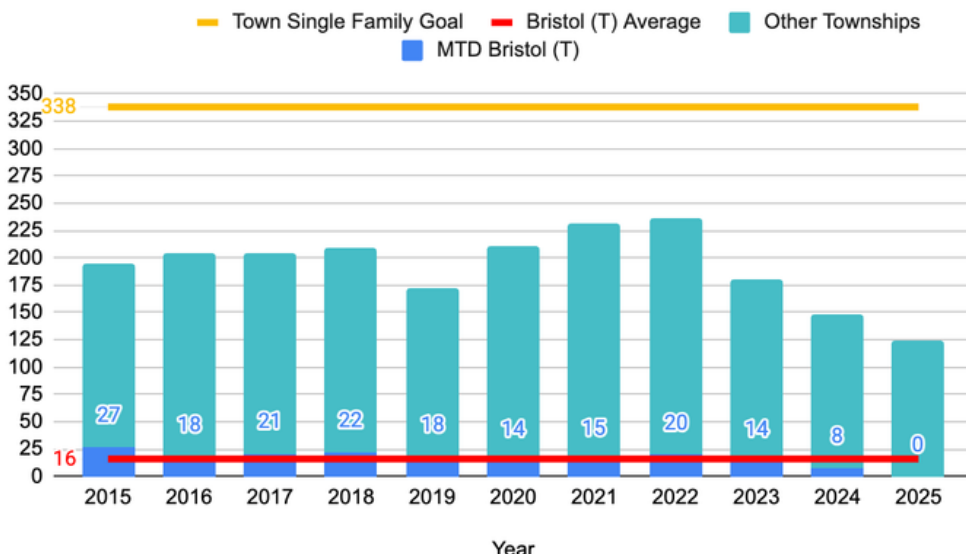


Table 1: Annual Single-Family Permit Starts and Regional Housing Strategy Targets

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

National Association of Home Builders

**McFarland
Local Mill Rate**
0.001009788

Dane County Treasury Department

**Bristol (T) Mill Rate
Rank**
5 of 15

Dane County Treasury Department

**McFarland Parcel
Numbers**
2340

Dane County Treasury Department

Municipal Fee Rank



Overall

2 of 16



Impact

1 of 16



Planning

14 of 16



Building

11 of 16



Engineer

8 of 16

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

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

Annual Unit Starts (Avg.):
16

**Housing Progress Report
Goal Not Met:
Missing 338
Housing Units In 2025**

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Possible Solution

In order to ensure Bristol can work towards this goal they will have to continue to maintain low development fees. Along with potentially looking into lowering planning fees.

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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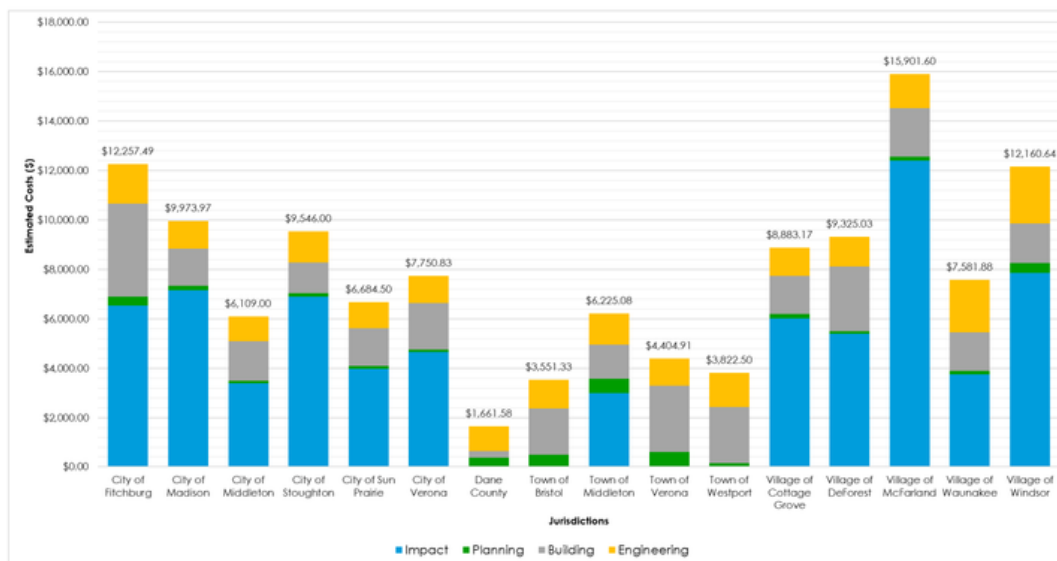


Table 2: Estimated Single-Family Development Fees

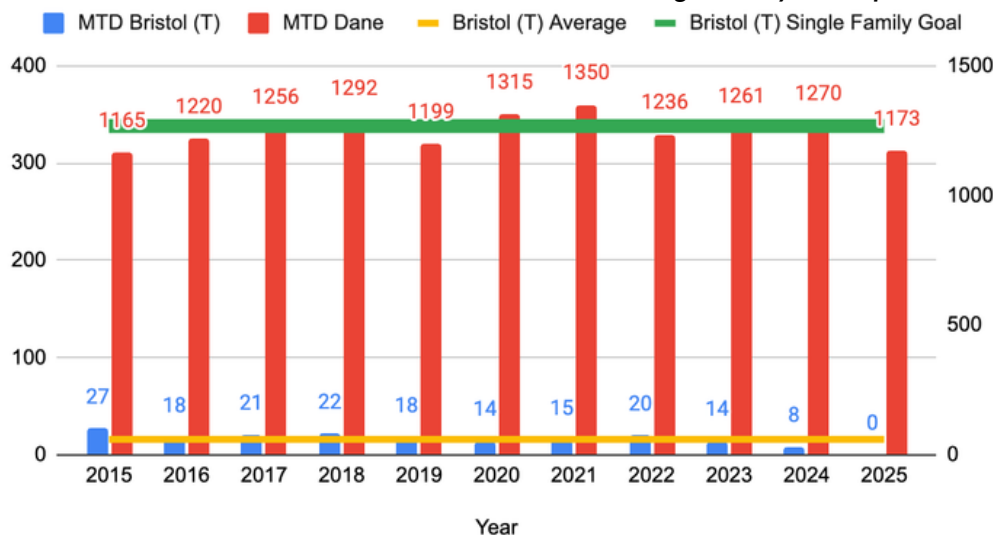


Table 3: Single-Family Permit Trends Compared to Dane County and Regional Housing Goals

Dane County Average
Home Price
\$556,556

MTD Marketing Services of Wisconsin

Bristol Weighted Avg. Mill
Rate
0.014965599

Dane County Treasury Department

Estimated annual
property taxes
\$8,329.20

Briston New Average
Home Price (2024*)
\$750,625

MTD Marketing Services of Wisconsin

Bristol Weighted Avg. Mill
Rate
0.014965599

Dane County Treasury Department

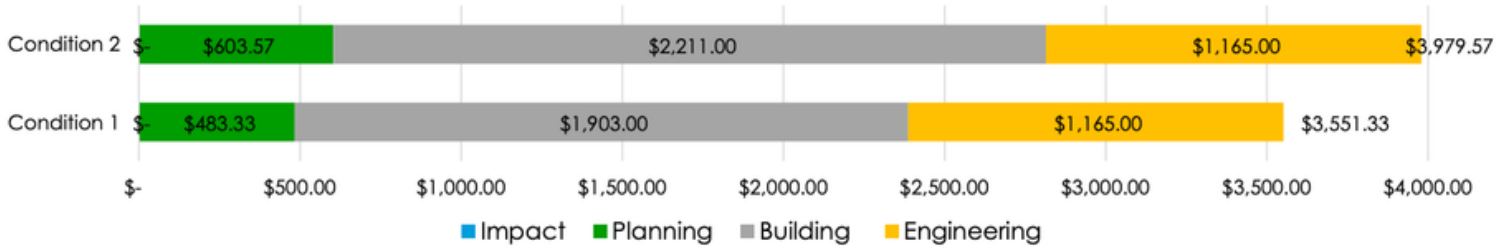
Estimated annual
property taxes
\$11,233.55



Housing Narrative: Town of Bristol

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](#)

Median Sale Price vs. Total Estimated Fee Costs Per Home

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

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

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TOWN OF 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

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