

July 27, 2007

TO: Plan Commission

FROM: Simon Widstrand, Parks Development Manager

SUBJECT: **1507 Burning Wood Way**

- 1. The developer shall pay approximately \$5,048.70 for park development fees.**
- 2. The developer must select a method for payment of park fees before signoff on the SIP.**
- 3. The developer shall meet the dedication requirement by drafting and providing a dedication land bank agreement, as specified in the annexation agreement, prior to signoff on the SIP.**

Park development fees = 6 duplex units @ \$841.45 = \$5,048.70.

The park dedication requirement is 6 duplex units @ 1100 square feet = 6,600 square feet. Based on the annexation agreement, this dedication shall be included in a dedication land bank at the Wheeler Road/Delaware Boulevard location. The dedication land bank agreement shall be drafted and provided for City adoption and approved by staff prior to signoff on the SIP.

Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.

Please contact Simon Widstrand at 266-4714 or [awidstrand@cityofmadison.com](mailto:awidstrand@cityofmadison.com) if you have questions regarding the above items.

**Standard Park Fees and Payments:**

**Parkland Dedication Requirement** is 1100 square feet per single family or duplex unit, 700 square feet per multifamily unit, 350 square feet per elderly unit or single room occupancy.

**Fee in Lieu of Dedication** is required when City does not take all actual land dedication. The fee is based on current property values up to a **maximum of \$1.82/square foot** for 2007.

**Max fee in lieu per unit:**  
SF = 1100 sq.ft. @ \$1.82 = \$2002.  
MF = 700 sq.ft. @ \$1.82 = \$1274.  
E-SRO = 350 sq.ft. @ \$1.82 = \$ 637.

**The Park Development Impact Fees for 2007 are:**

SF single family or duplex unit **\$841.45**  
MF multifamily unit **\$540.93**  
E-SRO elderly or rooming house unit **\$270.47**

**Total combined fees:**  
SF = **\$2,843.45**  
MF = **\$1,814.93**  
E-SRO = **\$907.47**

**Payments:** Parkland impact fees and park development impact fees shall be paid for this project.

Payment checks shall be payable to the City of Madison Treasurer. All questions, payments and deliveries shall be made to the office of the Madison Parks Division. Prior to City signoff on this project, the developer shall select one of the following options for paying these fees:

1. Payment of all fees in a lump sum prior to City signoff on the project.
2. When fees exceed \$20,000, the developer may pay half the fees and provide a two-year letter of credit at no interest for the remaining half of the fees, both prior to City signoff.
3. When fees exceed \$50,000 for plats being built with phased subdivision improvement contracts, the developer may pay the fees due for the number of units in each contract phase, paid at the time of contract execution, and at the fee rates then in effect. Under this option, the fees shall be calculated and prorated to each lot on the development, and the developer shall record a notice of the outstanding impact fees for each lot prior to receiving City signoff for the project.
4. The Developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. The following shall be required prior to plat sign off:
  - a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a Cadd file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision.
  - b) All information shall transmitted to Janet Dailey by e-mail at [Jdailey@cityofmadison.com](mailto:Jdailey@cityofmadison.com), or on a CD to:  
Janet Dailey  
City of Madison Engineering Division  
210 Martin Luther King Jr. Blvd  
Room 115  
Madison, WI 53703
  - c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.
  - d) The Developer shall put the following note on the face of the plat:  
**ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).**