



Department of Public Works
Parks Division

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April 6, 2007

TO: Plan Commission

FROM: Simon Widstrand, Parks Development Manager

S.W.

SUBJECT: **602 Bear Claw Way**

1. There are mature oak trees along the west property line, and others on the western 100 feet of the lot. The developer should indicate trees to be preserved on the landscape plan, and provide root zone protection during construction.
2. The developer shall pay \$28,434.50 of park dedication and development fees the ten additional units.
3. Prior to City signoff on this project, the developer shall select a process for paying the park fees, and meet the requirements of that process.
4. There are no features of this SIP that qualify for IZ park fee reduction credits.

Calculation of fees in lieu of dedication plus park development fees:

Park Dedication = 10 single family and duplex units @ 1,100 square feet/unit = 11,000 square feet. The developer shall pay a fee in lieu of dedication based on the land value of the square footage of parkland required (up to a maximum of \$1.82 / square foot). **Fee is \$20,020.00**

Park Development Fees = (10 @ \$841.45) = \$ 8,414.50

TOTAL PARK FEES = \$28,434.50

Park fee payment checks shall be payable to the City of Madison Treasurer, and 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. The fee payment may be paid within fourteen days of issuance of any zoning, conditional use or building permit. No certificate of occupancy may be issued for buildings on any parcel for which there are unpaid impact fees. 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. All fees shall be paid at the rate in effect at the time of payment.

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 if you have questions regarding the above items.