

April 26, 2005

TO: Plan Commission

FROM: Simon Widstrand, Parks Development Manager

SUBJECT: **Pine Hill Farm Plat**

- 1. Park Fees estimated at \$189,389.50 are required.**
- 2. Trail access corridors shall be provided across the private open spaces either as an easement for public use, or as a provision in the covenants that clearly allows public use.**
- 3. Terrace trees may be installed by the developer for IZ credit. The location, species selection, and time of planting shall be determined by the City Forester 266-4816.**
- 4. Current plans do not indicate any recreational facilities or improvements that would qualify for IZ credits. Some credit might be possible with more detailed plans and improvements to the private open spaces.**

#### Dedication / Fee Calculations

Dedication = 73 @ 1100 square feet = 80,300 square feet. A fee in lieu of dedication will be required for this amount. Fees in lieu of dedication are based on the actual value of the acreage otherwise required for dedication, with a maximum value of \$1.65 / square foot, adjusted January 1 of each year. The value is determined by the Planning Real Estate Unit and is based on the land value prior to development approval. The maximum land fee would be \$132,495.00

The Park Development Fee is 73 @ \$779.50 = \$56,903.50

**TOTAL PARK FEES ARE ESTIMATED AT \$189,389.50**

Half of the fees shall be paid prior to signoff on the Final Plat, with a letter of credit provided to cover the other half. Or fee payments may be phased with plat construction phases.

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