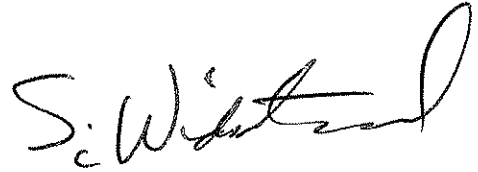


April 7, 2008

TO: Plan Commission  
 FROM: Simon Widstrand, Parks Development Manager  
 SUBJECT: Tormey Ridge Final Plat



The following comments were made on the preliminary plat and still apply. Note that #6 expressed concern about utility trenching damaging tree roots in the wooded park. Therefore, the developer will not receive park dedication credit for the stormwater utility easement behind lots 153-161. This may result in a small amount of fees paid in lieu of dedication if all densities remain the same.

1. The location of the park dedication is acceptable.
2. The tree inventory and preservation plan has answered many of the questions regarding tree impacts. It is unfortunate that the location of F Avenue at the south end of the plat is likely to remove both large oaks at that location. The developer shall work with Parks and Engineering staff to determine if a slight shift in the roadway can preserve one of the trees.
3. The revised stormwater basin meets the concern about preserving trees. The grading plan for the detention basin shall provide adequate space for a bike path behind lots 161-163. The path will be immediately behind those three lots, then cut across the slope parallel to lots 155-161.
4. To prevent encroachment and indiscriminate access down the steep slope, the developer shall build a 4' tall continuous chain link fence (no gates) on the park property line behind lots 155-162, with that expense counted against the park development fees.
5. On the bike path easement on lot 165, the developer shall grade for the future path, which will be built when future corridor is obtained from future plats to the south.
6. To protect trees, no underground utility easements shall be located along the south edge of the plat, or anywhere along the park perimeter unless approved by the Parks Division.
7. The developer shall pay approximately \$270,000 for park development fees. The developer must select a method for payment of park fees before signoff on the final plat.

Park development fees = (237 mf units @ \$540.93) + (162 sf lots @ \$841.45) = \$264,515.31

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 [swidstrand@cityofmadison.com](mailto:swidstrand@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 be 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).**

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