

July 1, 2016; **REVISED July 25, 2016**

TO: Plan Commission

FROM: Eric Knepp, Parks Superintendent  
Janet Schmidt, Parks Planning and Development Manager

SUBJECT: **1507 Burning Wood Way - CSM**

- 1. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development. The developer must select a method for payment of park fees before sign off on the rezoning. This development is within the Warner impact fee district (SI 21). Please reference ID# 16126 when contacting Parks about this project.**
- 2. The following note should be included on the CSM: "LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED."**
- 3. Provide the proposed unit count for each lot as it is unclear which lots will be single family and which are proposed as duplex.**
- 4. Prior to sign off on the CSM the applicant shall execute a declaration of conditions and covenants along with an impact fee schedule for the park impact fees for this development. This document will be recorded at the Register of Deeds. The Applicant shall pay for the recording fees.**
- 5. The applicant shall install a fence and/or boundary markers along the boundary of the Cherokee park at the sole expense of the applicant. The fence and/or boundary markers shall allow for openings for public access to the park lands while acting as a boundary line to delineate private and public property. Any new fence shall be installed on applicant's property and shall be in a location that is mutually agreeable to the applicant, the neighborhood and Parks Division. At a minimum a boundary marker shall be placed at every property corner. The applicant shall submit a design to the Parks Division for approval. The fence and/or boundary markers shall be a style that is mutually agreeable to the City and the applicant and that would be appropriate with the surrounding conservation park. The cost of the fence and/or boundary markers shall not be eligible for park development fee credits. The applicant shall execute a deed restriction that would require the fence and/or boundary markers to be perpetually maintained by the property owners for any lots that are adjacent to publicly dedicated park lands, including proposed Lots 1-4. The applicant shall pay for the recording fees.**

Please contact Janet Schmidt @ 261-9688 or [jschmidt@cityofmadison.com](mailto:jschmidt@cityofmadison.com) if you have questions regarding the above items.

## **2016 Park Fee Increases**

Based on the Existing Ordinance, new park fees will be in effect for all projects approved by the Common Council after January 1, 2016.

**The Park Development Impact Fee** will increase based on the Construction Cost Index increase of 2.085% from Dec. 2014 to Dec. 2015. The new fees are:

SF single family or duplex unit up from **\$1,059.00 (2015) to \$1,081.08**  
MF multifamily unit up from **\$680.78 (2015) to \$694.97**  
E-SRO elderly or rooming house unit up from **\$340.40 (2015) to \$347.50**

**Parkland Impact Fee (Fee in Lieu of Dedication)** is based on current property values up to a maximum. The **maximum** rate for fee in lieu of dedication increases 5%, from \$2.6937837 (rounded to **\$2.69** for 2015) to \$2.828472885 (rounded to **\$2.83** for 2016).

Max fee in lieu per unit: SF = 1100 sq.ft. @ \$2.83 = \$3,113.00  
MF = 700 sq.ft. @ \$2.83 = \$1,981.00  
E-SRO= 350 sq.ft. @ \$2.83 = \$990.50

**Total combined fees:**      **SF = \$4,194.08**  
   **MF = \$2,675.97**  
   **E-SRO = \$1,338.00**

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. The balance shall be payable to the City within two years of City signoff, and if not paid by the developer it shall be satisfied by the letter of credit.
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, with fees due and payable at the time building permits are issued. The following shall be required prior to sign off of the project:
  - a) The Developer shall execute a Declaration of Conditions, Covenants and Restrictions and an Impact Fee Schedule for all lots with outstanding fees due, which shall be recorded at the Dane County Register of Deeds and will serve as notification for future lot owners of the fees that are due and payable upon issuance of any building permit.
  - b) All outstanding park development impact fees are indexed each year at the rate established by the Construction Cost Index, per the Madison General Ordinance Chapter 20. All outstanding fee in lieu of dedication parkland impact fees will increase by 5% each year, per the Madison General Ordinance Chapter 20.
  - c) The Developer shall put the following note on the face of the subdivision plat/CSM or development plans:

**LOTS / BUILDINGS WITHIN THIS SUBDIVISION / DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.**