



Legislation Text

File #: 40347, **Version:** 1

Title

Sugar Maple Park Master Plan

Body

The City is working with Veridian Homes, the Developer of the Birchwood Point Plat, to plan and construct improvements in Sugar Maple Park on the city's far west side. Madison General Ordinances, Section 20.16 (5), allows for credit against the Park Development Impact Fee for any Developer constructed and funded improvements to public parklands. The credit is based on the typical costs anticipated for such improvements if the City were to build these improvements in the park. Veridian Homes will be required to enter into a maintenance agreement for the park for a minimum of three years after the completion of the construction.

The park will be built as one separate phase of the development and the City will enter into a development agreement with the requirements and specifications for the park improvements. The impact fee credit that is provided will be applied to all the properties that are still controlled by the Developer at the time of the contract execution. These fees will be credited uniformly over the remaining unsold lots. The developer agreement that the City and Veridian Homes will enter into will be modeled after similar developer agreements that are used by the City for the construction of public infrastructure within this and other subdivisions.

Project Approvals and Construction Schedule for this project are as follows:

- 10/8/15 Public meeting for Master Plan, include neighborhood and Alder
- 10/14/15 Board of Parks Commissioners review of Master Plan for approval
- 10/21/15 Board of Public Works review of developer agreement and proposed improvements for approval
- 11/3/15 Common Council review of developer agreement and proposed improvements for approval
- Anticipated start of grading November of 2015
- Completion of improvements anticipated spring of 2016