

May 29, 2015

**PARKS  
COMMENTS**

TO: Plan Commission

FROM: Eric Knepp, Parks Superintendent  
Kay Rutledge, Assistant Parks Superintendent

SUBJECT: **5817 Halley Way – Capitol View at Oak Park UPDATED**

- 1. The existing executed letter of credit for \$50,470.18 must be paid by the developer by May 7, 2016. Please reference ID# 13157 when contacting Parks about this project.**
- 2. 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 Kay Rutledge @ 266-4714 or [krutledge@cityofmadison.com](mailto:krutledge@cityofmadison.com) or Sarah Lerner @ 26-4281 or [slerner@cityofmadison.com](mailto:slerner@cityofmadison.com) if you have questions regarding the above items.

**New Development:**

Fees in lieu of dedication = (82 MF @ \$1,799) = \$147,518.00  
Park development fees = (82 MF @ \$662.95) = \$54,361.90  
Subtotal = \$201,879.90

If Elderly deed-restricted, the amounts would be:

Fees in lieu of dedication = (82 E-SRO @ \$899.50) = \$73,759.00  
Park development fees = (82 E-SRO @ \$331.48) = \$27,181.36  
Subtotal = \$100,940.36

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**2014 Rates Applicable to this Project**

**Standard Park Fees and Payments:**

Based on the Existing Ordinance, new park fees will be in effect for all projects approved by the Common Council after January 1, 2014.

**The Park Development Impact Fee** will increase based on the Construction Cost Index increase of 2.72% from Dec. 2012 to Dec. 2013. The new fees are:

SF single family or duplex unit up from **\$1003.96 (2013) to \$1,031.27**

MF multifamily unit up from **\$645.40 (2013) to \$662.95**  
E-SRO elderly or rooming house unit up from **\$322.70 (2013) to \$331.48**

**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 \$2.4433412 (rounded to **\$2.44** for 2013) to \$2.5655083 (rounded to **\$2.57** for 2014).

Max fee in lieu per unit: SF = 1100 sq.ft. @ \$2.57 = \$2,827.00  
MF = 700 sq.ft. @ \$2.57 = \$1,799.00  
E-SRO = 350 sq.ft. @ \$2.57 = \$899.50

**Total combined fees:**  
**SF = \$3,858.27**  
**MF = \$2,461.95**  
**E-SRO = \$1,230.98**

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, 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.**