



City of Fort Atkinson
City Manager's Office
101 N. Main Street
Fort Atkinson, WI 53538

**CITY COUNCIL/PARKS AND RECREATION
ADVISORY BOARD
PARK IMPACT FEE WORKSHOP
TUESDAY, SEPTEMBER 5, 2023 – 5:30 PM
CITY HALL – SECOND FLOOR**

<https://us02web.zoom.us/j/5997866403?pwd=alcreldSbGpNUVI1VnR1RWF5bXovdz09>

Meeting ID: 599 786 6403

Passcode: 53538

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AGENDA

1. Call to Order
2. Presentation of Proposed City of Fort Atkinson Parkland Dedication, Fee In Lieu of Land Dedication, and Impact Fee Needs Assessment
3. Review and Discussion by City Council and Parks and Recreation Advisory Board relating to the Parkland Dedication, Fee In Lieu of Land Dedication, and Impact Fee Needs Assessment
4. Adjournment

Date Posted: August 30, 2023

CC: City Council; Parks and Recreation Advisory Board; Plan Commission; City Staff; City Attorney; News Media; Fort Atkinson School District; Fort Atkinson Chamber of Commerce

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City of Fort Atkinson
Parks and Recreation's Office
30 N. Water St. W.
Fort Atkinson, WI 53538

MEMORANDUM

DATE: September 5, 2023

TO: Park Impact Fee Workshop Attendees

FROM: Brooke Franseen, Parks and Recreation Director

RE: Presentation and Discussion on Parkland Dedication, Fee In Lieu of Land Dedication, and Impact Fee Needs Assessment

BACKGROUND

The City completed its first Comprehensive Outdoor Recreation Plan (CORP) in 2023, and Vandewalle & Associates (V&A) developed a full rewrite of the Land Division and Development Ordinance (Chapter 70) in 2022. The CORP and Chapter 70 overlap in relation to the City's Park Impact fees that are applied to new housing development.

The CORP recommends revisions to section 70.04.04 in the Land Division and Development Ordinance regarding Park Impact fees. However, State Statutes require any municipality that imposes impact fees to have a sound basis of analysis to support the imposed fee. Thus, any modification to the City's existing Park Impact fees requires supporting analysis.

The City currently has a 'Park Development in Lieu of Land Dedication' fee, allowing developers to contribute monetarily to the acquisition of parkland when new housing is constructed without dedicating land for parks. However, most municipalities have a 'Fee in Lieu of Parkland Dedication' separate from a 'Parks Improvement Fee,' which is used to fund the capital costs of parkland improvement (park amenities such as playgrounds, benches, etc.) in proportion to the increased demand on park facilities created by new households.

Vandewalle and Associates was approved by City Council on April 18, 2023 to serve as the Park Impact Fee Analysis consultant.

DISCUSSION

Ben Rohr, V&A Planner, has conducted a data analysis and draft ordinance amendment, including updated park cost figures for the analysis component. Ben and Staff have worked through various iterations of the Park Impact fees with keeping the impact on housing costs in mind.

The purpose of the workshop is to review the draft fees and amendments, educate all groups on potential outcomes and ways to approach park fees, discuss potential impacts to affordable

housing, and gather feedback on the preferred approach to any fee changes that should be made.

A portion of the workshop feedback will be conducted through the City of Fort Atkinson Park Impact Fee Policy Questions document included in this memo.

Timeline:

- September 5, 2023: Draft fee and amendment workshop (Parks & Rec Advisory Board, City Staff, City Council, Plan Commission, and Economic Development Commission)
- September 13, 2023: Parks and Recreation Advisory Board recommendation meeting
- September 26, 2023: Plan Commission meeting
- October 3, 2023: City Council Public Hearing and first reading
- October 17, 2023: City Council second reading
- November 7, 2023: City Council third reading

FINANCIAL ANALYSIS

The financial analysis for this proposal is included in the Impact Fee Needs Assessment document.

RECOMMENDATION

Staff supports the recommended impact fees included in the Impact Fee Needs Assessment document. However, no action is necessary by a Body at this workshop. Per the timeline above, additional public meetings will be held to gather additional input from the public, the Plan Commission, the Parks and Recreation Advisory Board, and the City Council.

ATTACHMENTS

- Draft Impact Fee Needs Assessment
- Draft Chapter 70 Land Division and Development Ordinance Amendments
- Park Impact Fee Policy Questions

Draft

**City of Fort Atkinson
Parkland Dedication, Fee In Lieu of Land
Dedication, and Impact Fee
Needs Assessment
Date: August 25, 2023**

Table of Contents

Section 1: Introduction.....	3
Section 2: Statutory Requirements.....	4
Section 3: Existing Conditions and Projections.....	5
Section 4: Parkland Dedication and Fee In Lieu Of Land Dedication.....	6
Section 5: Estimated Cost Projections for Future Park Improvements	8
Section 6: Total Identified Maximum Impact Fees.....	9
Section 7: Recommended Impact Fee	10
Section 8: Impact on Housing Costs	11
Section 9: Appendix	13

SECTION 1: INTRODUCTION

The purpose of this document is to evaluate and update the City's current park fees under Wisconsin Statute, Chapter 66, Section 66.0617 Impact Fees and its fee in lieu of land dedication under Wisconsin Statute, Chapter 236, Section 236.45 Local Subdivisions Requirements.

This document is intended to be utilized in conjunction with the City of Fort Atkinson's 2023-2028 Comprehensive Outdoor Recreation Plan (CORP), and any subsequent updates that may be made to this plan. The CORP provides the full Inventory of existing facilities, including deficiencies and identification of new public facilities. It also sets the City's recommended standard for parkland provided per 1,000 residents over the next decade. Finally, the CORP identifies the need for this report and corresponding amendments to the City's Land Division Ordinance in relationship to parkland dedication, fee in lieu of parkland dedication, and park impact fees.

Impact fees are needed to assist in financing the capital costs associated with trails and park facility improvement and development. The parkland dedication and fee in lieu of land dedication is needed to assist in acquisition of suitable land for public parks or financing the acquisition or initial improvement of land for public parks.

Per state statutes, impact fees may be used to finance the capital costs of constructing highways and other transportation facilities, sewage treatment facilities, storm and surface water handling facilities, water facilities, parks, playgrounds, and land for athletic fields, solid waste and recycling facilities, fire and police facilities, emergency medical facilities, and libraries. "Capital costs" means the costs to construct, expand or improve public facilities, including the cost of land. Up to ten percent of capital costs can be for related legal, engineering, and design costs. "Capital costs" does not include other noncapital costs to construct, expand or improve public facilities; vehicles; or the costs of equipment to construct, expand or improve public facilities.

All monies collected from fee revenues, and interest earned thereon, imposed via impact fees shall be used for the purpose of paying the proportionate costs of providing public parks, playgrounds, open spaces, and athletic fields. In addition to those purposes, this revenue can be used for supporting the expansion or improvement of recreation facilities that may become necessary because of increased land development and population within the City.

The City currently employs a land dedication requirement and fee in lieu of land dedication requirement (70.04.03 and 70.04.04):

FIGURE 1.0: CITY OF FORT ATKINSON EXISTING LAND DEDICATION AND FEE IN LIEU STANDARDS

Development Type	Requirement
Land Dedication	
Single-Family and Two Family	1,000 sf/du
Multi-Family	750 sf/du
Commercial and Industrial	4% of total land area
Fee In Lieu of Land Dedication	
All Development Types	\$1,600/unit or 8% or Raw Land

No park improvement or impact fee is currently employed by the City of Fort Atkinson.

As documented below, the City expects to experience population growth through 2045. Planning responsibly for new growth within a community is one of many challenges facing local governments. Effective accommodation of this development requires the construction and upgrade of public facilities and infrastructure to serve new residents, as well as additional parkland to accommodate growth.

It is common that during the construction and upgrade of public infrastructure, many residents and businesses that will occupy the newly developed areas of the community may not yet be present. The

purchase of land and the development of land often precedes the occupation of the property. While this may be an obvious fact, it holds important consequence for the public financing of new development. In order to apportion the public costs of new development fairly and responsibly, some measure must be undertaken to ensure that the entire cost of accommodating new development is not born solely by the current residents of the municipality. One such measure to accomplish this goal is the use of impact fees and a fee-in-lieu of land dedication to offset the initial cost to local taxpayers of satisfying the additional demand on the public infrastructure and parkland.

Updates to this report should be made on a regular basis taking into consideration adjustments needed to construction costs, raw land costs, and changes in growth and/or other assumptions that are incorporated into the fee calculations. It is recommended that the City of Fort Atkinson update this report every 5 years, at a minimum.

SECTION 2: STATUTORY REQUIREMENTS

Wisconsin's Impact Fee Statute 66.0617 prescribes the types of public infrastructure for which an impact fee may be charged, the costs that may be included in developing an impact fee, as well as the obligations on the part of the issuing municipality prior to and subsequent to the fee being charged. In addition, if a municipality charges a fee in lieu of land dedication in accordance with Wisconsin State Statute 236.45(6) (am), the municipality must follow the procedures under s. 66.0617 (3) to (5) and meet the requirements under s. 66.0617 (6) to (10). This report serves to provide the data and analysis required by state statutes to form the basis of imposing parkland dedication, fee in lieu of parkland dedication, and park impact fees in the City of Fort Atkinson.

Portions of each required element were derived from and can be referenced in the City's CORP, this report, and the Land Division Ordinance (Chapter 70).

Public Facilities Needs Assessment

- Inventory of existing facilities, including deficiencies
- Identification of new public facilities
- Estimated (or actual) capital cost of new facilities
- Effect of recovering capital costs on affordable housing
- Available for public inspection and copying in the office of the clerk

Impact Fee Standards

- Rational relationship to the need for new facilities
- Proportionality
- Actual costs or reasonable estimates
- Net of other charges
- Net of grants
- Must exclude improvements to address deficiencies
- May not include expenses for operation or maintenance of a public facility
- Payable by the developer or property owner to the City in full upon the issuance of a building permit by the City

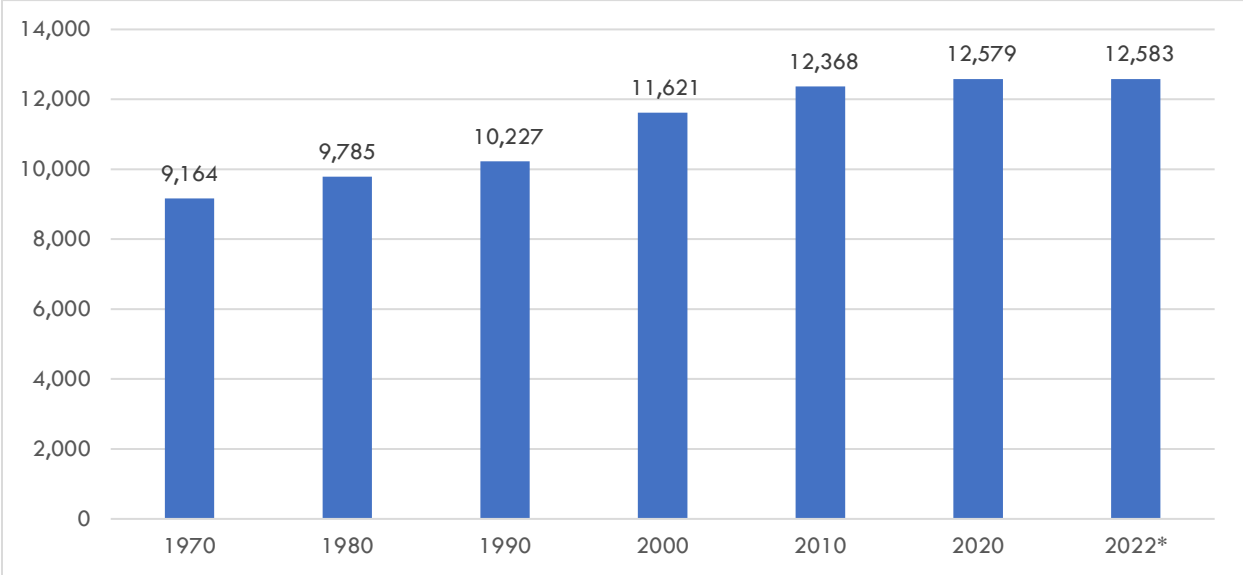
Accounting Requirements:

- Use of funds restricted
- Subject to refund
- Specify appeal process

SECTION 3: EXISTING CONDITIONS AND PROJECTIONS

The City of Fort Atkinson experienced periods of moderate population growth and other periods of stagnant population change between 1970-2022. Like many communities across Jefferson County, only very minimum population growth has occurred over the last decade.

FIGURE 1.1 CITY OF FORT ATKINSON POPULATION TRENDS



*Source: WisDOA, 2022 Population Estimates.
Source: U.S. Census Bureau, 1970-2020 Census.

FIGURE 1.2 CITY OF FORT ATKINSON POPULATION CHANGE PER DECADE

1970-1980	1980-1990	1990-2000	2000-2010	2010-2022*
7%	5%	14%	6%	2%

*Source: WisDOA, 2022 Population Estimates.
Source: U.S. Census Bureau, 1990-2020 Census.

Since the market has fluctuated over the past 50 years, it is important to factor in multiple projection scenarios to account for the various outcomes that could occur in the future. Six different population projection scenarios for the City through the year 2045 were calculated and compared.

These projections were derived using a variety of methodologies:

- **Linear Growth Rate 1990-2022, 2000-2022, 2010-2022.** This set of projections were calculated using the average annual population change over the time period and projecting that rate forward to 2045. The average annual population change for the various time periods ranged from 18 to 74 new residents per year.
- **Compounded Percentage Rate 1990-2022, 2000-2022, and 2010-2022.** These estimations are determined utilizing the annual average percentage change over the time period and extrapolating that rate forward to 2045. The average annual percentage change for the three time periods ranged from 0.1%-0.7% annual growth.

Based upon these scenarios, the City’s population is projected to be between 12,995-14,276 in the year 2045. For the purposes of this report, the City will utilize the Compounded Growth scenario from 2000-2022. This approach factors in population growth pre- and post-Great Recession. Market conditions, regional growth, and City’s policies will influence the actual rate of population growth.

FIGURE 1.3 CITY OF FORT ATKINSON POPULATION PROJECTIONS

	2022*	2025	2030	2035	2040	2045	2022-2045	
							# Change	% Change
Linear Growth 1990-2022 (1)	12,583	12,804	13,172	13,540	13,908	14,276	1,693	13%
Linear Growth 2000-2022 (1)	12,583	12,714	12,933	13,151	13,370	13,589	1,006	8%
Linear Growth 2010-2022 (1)	12,583	12,637	12,726	12,816	12,906	12,995	412	3%
Compounded Growth 1990-2022 (2)	12,583	12,857	13,326	13,813	14,317	14,840	2,257	18%
Compounded Growth 2000-2022 (2)	12,583	12,726	12,967	13,213	13,463	13,718	1,135	9%
Compounded Growth 2010-2022 (2)	12,583	12,638	12,730	12,822	12,915	13,009	426	3%

*Source: WisDOA, 2022 Population Estimates.

Source: U.S. Census Bureau, 1990-2020 Census.

1. Extrapolated based on the average annual population change over the given years.

2. Extrapolated based on the average annual percent change over the given years.

In 2021, there were 5,305 total households in the City of Fort Atkinson. Based on the population projections above (Compounded Growth 2000-2022), the total number of projected future households was calculated. It is projected that in 2033, there will be 5,543 total households in Fort Atkinson or an increase of 238 between 2021-2033. This estimate was calculated using the total projected population difference between 2022-2033 (531) and multiplying that by WisDOA's projected household size for the City in 2030 (2.23 persons per household).

SECTION 4: PARKLAND DEDICATION AND FEE IN LIEU OF LAND DEDICATION

Based on a projected growth of 531 residents by the year 2033, applied to the City's projected need of 8 acres of new parkland per 1,000 residents (per the City's adopted Comprehensive Outdoor Recreation Plan), the City would need to spend a minimum of \$168,000 in 2023 dollars for park land acquisition. Assuming the addition of 238 households, a fee-in-lieu of land dedication of \$741 per new single-family and two-family unit, \$556 per multi-family unit, and \$296 per senior unit would meet this demand.

The alternative dedication of 769 square feet per single-family and two-family unit, 577 square feet per multi-family unit, or 307 square feet per senior unit would satisfy the projected demand, if land dedication were preferred. However, any future land dedication must be suitable for the development of a neighborhood or community park. The City will continue to accept conservancy areas as donations to the park system; but these lands will not count toward this land dedication calculations. The process for arriving at these calculations is described in detail below.

Figure 1.4 shows the methodology used to generate the parkland dedication and fee in lieu of parkland dedication. Multi-family unit calculations are 75% of the single-family and two-family unit calculations to mirror the percentage difference associated with the existing standards and to reflect the higher density (more units per acre) that are yielded from a multi-family configuration in comparison to a single-family or two-family configuration. Senior unit calculations are 40% of the single-family and two-family unit calculations due to the lower associated impacts of serving this population with developed park space verses other unit types.

Single-family and two-family units are defined as those meeting the definitions of Single-Family, Mobile Home, Duplex, Twin House, or Two Flat in the City's Zoning Ordinance (Section 15.03.06(1)-(7)). Multi-Family units are defined as those meeting the definitions of Townhouse, Multiplex, Apartment, Apartments with Limited Commercial, Mixed Use Building, or Live/Work Building in the City's Zoning Ordinance

(Section 15.03.06 (8)-(10) and Section 15.03.08 (1)-(3)). Senior units are defined as those meeting the definition of age restricted to persons over fifty-five (55) years of age.

Boarding House Living Arrangements and Community Living Arrangements as defined in the City's Zoning Ordinance (Section 15.03.06(12)-(13)) are exempt from parkland dedication, fee in lieu of land dedication, and park impact fees. Additionally, any other form of Institutional Residential, outside of senior units as described above, meeting the definitions in Section 15.03.13(7) of the City's Zoning Ordinance are exempt from parkland dedication, fee in lieu of land dedication, and park impact fees.

FIGURE 1.4: PROJECTED PARKLAND DEDICATION AND FEE-IN-LIEU OF LAND DEDICATION

Calculation	Value
A Projected Population Growth in 2033	531 residents
B Projected Household Growth in 2033	238 households
C Acres Needed in 2033 to Satisfy 8 Acres/1,000 Residents*	4.2 acres
D Land Dedication Requirement per HH (Row C/Row B)	0.01765
E Estimated Unimproved Vacant Land Cost Per Acre in the City of Fort Atkinson (see Row F in Figure 1.5)	\$40,000
F Projected Cost of land acquisition (Row C*Row E)	\$168,000
G Legal, Engineering, and Design Costs (Row F*5%)	\$8,400
H Total Land Acquisition Costs (Row F + Row G)	\$176,400
I Fee-in-lieu of Land Dedication per Single-Family or Two-Family Dwelling Unit (Row H/Row B)	\$741
J Land Dedication per Single-Family or Two-Family Dwelling Unit (Row D*43,560)	769 square feet
K Fee-in-lieu of Land Dedication per Multi-Family Dwelling Unit (Row H/Row B*75%)	\$556
L Land Dedication per Multi-Family Dwelling Unit (Row D*43,560*75%)	577 square feet
M Fee-in-lieu of Land Dedication per Senior Dwelling Unit (Row H/Row B*40%)	\$296
N Land Dedication per Senior Dwelling Unit (Row D*43,560*40%)	307 square feet

*Per the City of Fort Atkinson Comprehensive Outdoor Recreation Plan and Comprehensive Plan, the City's established level of service standard is 8 acres of parkland per 1,000 residents. Applying that standard to the projected household population growth above (531 residents), the City would anticipate a need for an additional 4.2 acres of parkland to maintain the intended level of service standard.

FIGURE 1.5: EXAMPLE RESIDENTIAL DEVELOPMENT LAND AND UTILITY COST ANALYSIS

Calculation	Value
A Example Land Area	40 Acres
B Housing Units Per Acre (Comprehensive Plan Recommendation)	4.5
C Projected Total Units (Row A*Row B)	180
D Average Residential Neighborhood Infrastructure Cost Per Unit*	\$40,000
E Projected Total Infrastructure Cost (Row C*Row D)	\$7,200,000
F Estimated Unimproved Vacant Land Cost Per Acre in the City of Fort Atkinson**	\$40,000
G Projected Total Land Costs (Row A*Row F)	\$1,600,000
H Total Example Residential Neighborhood Development Cost (Row G+H)	\$8,800,000
I Total Example Residential Neighborhood Development Cost Per Unit (Row G/Row C)	\$48,889

*Infrastructure costs are based on real subdivision bids derived from other similar sized southeastern Wisconsin communities in 2022. (Source: V&A, 2023)

**Estimated land costs per acre are based on a comparison of recent sales of ready-to-build residential lots and undeveloped, raw land sold for residential development in the City of Fort Atkinson. (Source: Jefferson County Register of Deeds, 2023)

SECTION 5: ESTIMATED COST PROJECTIONS FOR FUTURE PARK IMPROVEMENTS

Each new park should have a minimum amount of playground equipment and recreational opportunities available. The cost of certain playground equipment varies with the age range of the intended users and the park type. Assumed park improvement costs associated with neighborhood and community parks based on actual park infrastructure bids are provided below in Figure 1.6. This analysis shows what would be required to cover the costs associated with improvements. However, it should be noted that this figure is approximate and subject to significant change associated with economic fluctuations and the rapid variation in material costs experienced over the past three years. As such, a 10% inflation estimate was added to the figure to account for infrastructure cost variability overtime.

FIGURE 1.6: PROJECTED IMPROVEMENTS BY PARK TYPE

		Neighborhood	Community
A	Pavilion with Restrooms	-	\$650,000 (1)
B	Small Open-Air Shelter	\$35,000 (1)	-
C	Playground	\$150,000 (Small)	\$300,000 (Large)
D	Seating/Picnic/Rest Area	\$5,000 (Small)	\$15,000 (Large)
E	Little League Baseball Field		\$200,000 (1)
F	Sport Court (Basketball, Pickleball, or Tennis without lights)	\$100,000 (2)	\$300,000 (6)
G	Full Sized Soccer/Play Field (without lights)	\$100,000 (1)	\$400,000 (4)
H	Sidewalks and Bike/Walking Path	\$100,000 (1)	\$300,000 (1)
I	Signage	\$5,000 (1)	\$15,000 (1)
J	Miscellaneous Landscaping and Lighting	\$20,000 (1)	\$50,000 (1)
K	Site Work	\$75,000	\$300,000
L	Parking Lot	\$24,000 (12 stalls)	\$96,000 (48 stalls)
M	Total Cost of Facilities (Sum of Row A-L)	\$614,000	\$2,626,000
N	Typical Park Size (Based on NRPA Standards)	5 acres	20 acres
O	Total Facilities Costs per Acre (Row M/Row N)	\$122,800	\$131,300
P	Prioritized Development of Each Park Type (Assumed Equal Priority)	50%	50%
Q	Average Improvement Cost Per Acre (Row O*Row P)	\$127,050	
R	Average Improvement Cost Per Acre Plus 10% Inflation	\$139,755	

Source: V&A, 2023

Figure 1.7 combines the projected park improvement costs (above) with the community's projected population and households to calculate a projected improvement cost per dwelling unit type.

FIGURE 1.7: PROJECTED RECREATION FACILITIES FEE

Calculation	Value
A Projected Additional Population in 2033 (Figure 1.4)	531
B Projected Additional Dwelling Units in 2033 (Figure 1.4)	238
C Calculated Additional Acres Needed (Figure 1.4)	4.2
D Average Park Improvement Cost per Acre Estimate (Figure 1.6)	\$139,755
E Projected Cost of Improvements (Row C*Row D)	\$589,971
F Calculated Improvement Cost per Single-Family or Two-Family Dwelling Unit (Row E/Row B)	\$2,466
G Calculated Improvement Cost per Multi-Family Dwelling Unit (Row E/Row B*75%)	\$1,850
H Calculated Improvement Cost per Senior Dwelling Unit (Row E/Row B*40%)	\$987

Potential additional costs associated with developing a new park also include road and utility improvements. Figure 1.8 illustrates those costs. However, these costs have not been included within this analysis to calculate park improvement costs. This methodology was used because road and utility infrastructure could be installed by the developer, another City source beyond park impact fees, or some combination thereof. Additionally, a new park could be configured in a variety of ways in which these costs may not be directly applicable to the development of the park itself. Due to these unknown variables, the road and utility costs are provided as reference to another potential park development cost that should be recognized as part of this analysis, but was not utilized in the calculated impact fees throughout this document.

FIGURE 1.8: ROAD AND UTILITIES IMPROVEMENTS CALCULATION

Calculation		Neighborhood	Community
A	Typical Park Size (Based on NRPA Standards) in Acres	5	20
B	Typical Park Size in Square Feet (Row A*43,560)	217,800	871,200
C	Conceptual Road Frontage on Two Sides in Linear Feet ($\sqrt{\text{Row B} \times 2}$)	933	1,867
D	Road and Utilities Improvement Cost per Linear Foot	\$750	\$750
E	Parkland Portion (Half) of Road and Utilities Improvement Cost per Linear Foot	\$375	\$375
F	Road and Utilities Improvement Cost for Typical Park (Row E*Row C)	\$350,018	\$700,036
G	Road and Utilities Improvement Cost per Acre for Typical Park (Row F/Row A)	\$70,004	\$35,002

Source: V&A, 2023

SECTION 6: TOTAL IDENTIFIED MAXIMUM IMPACT FEES

The purpose of this analysis is to provide a methodology for how impact fees are calculated. Impact fees are not imposed upon existing residents and are only required for new construction of housing units in the City. In instances where development has dedicated lands, it will only be necessary to collect the improvement costs. However, where land dedication does not take place, the total identified impact fee should be imposed.

FIGURE 1.9 SINGLE-FAMILY AND TWO-FAMILY DEVELOPMENT TOTAL IDENTIFIED IMPACT FEES

Per Dwelling Unit	
Identified Maximum Land Dedication (Figure 1.4)	769 square feet
Identified Maximum Fee in Lieu of Land (Figure 1.4)	\$741
Identified Maximum Improvement Fee (Figure 1.7)	\$2,466
Total Identified Maximum Impact Fee (Fee in Lieu of Land + Improvement Fee)	\$3,207

FIGURE 1.10 MULTI-FAMILY DEVELOPMENT TOTAL IDENTIFIED IMPACT FEES

Per Dwelling Unit	
Identified Maximum Land Dedication (75% of Figure 1.4)	577 square feet
Identified Maximum Fee in Lieu of Land (75% of Figure 1.4)	\$556
Identified Maximum Improvement Fee (75% of Figure 1.7)	\$1,850
Total Identified Maximum Impact Fee (Fee in Lieu of Land + Improvement Fee)	\$2,406

FIGURE 1.11 SENIOR RESIDENTIAL DEVELOPMENT TOTAL IDENTIFIED IMPACT FEES

Per Dwelling Unit	
Identified Maximum Land Dedication (40% of Figure 1.4)	307 square feet
Identified Maximum Fee in Lieu of Land (40% of Figure 1.4)	\$296
Identified Maximum Improvement Fee (40% of Figure 1.7)	\$987
Total Identified Maximum Impact Fee (Fee in Lieu of Land + Improvement Fee)	\$1,283

SECTION 7: RECOMMENDED IMPACT FEE

The City of Fort Atkinson recognizes that the models used in Section 4, 5, and 6 provide the maximum for which park impact fees may be established. However, in further analyzing the projected parkland provided today by the City and what will be needed over the next decade to reflect the adopted Comprehensive Outdoor Recreation Plan, a modified calculation has been produced. This recommended calculation and park impact fee more accurately represent the future needs of the community based on projected population increase, development potential, and the anticipated need of one new Neighborhood Park during that time period. The fees as illustrated shall be used as part of fee schedule for the City of Fort Atkinson.

FIGURE 1.12: PROJECTED IMPROVEMENTS BY PARK TYPE

		Neighborhood
A	Playground	\$150,000 (Small)
B	Seating/Picnic/Rest Area	\$5,000 (Small)
C	Sidewalks and Bike/Walking Path	\$50,000
D	Signage	\$5,000
E	Miscellaneous Landscaping and Lighting	\$20,000
F	Site Work	\$30,000
G	Total Cost of Facilities (Sum of Row A-F)	\$260,000
H	Typical Park Size (Based on NRPA Standards)	5 acres
I	Total Facilities Costs per Acre (Row G/Row H)	\$52,000
J	Average Improvement Cost Per Acre Plus 10% Inflation	\$57,200

Source: V&A, 2023

FIGURE 1.13: PROJECTED RECREATION FACILITIES FEE

Calculation		Value
A	Projected Additional Population in 2033 (Figure 1.4)	531
B	Projected Additional Dwelling Units in 2033 (Figure 1.4)	238
C	Calculated Additional Acres Needed (Figure 1.4)	4.2
D	Average Park Improvement Cost per Acre Estimate (Figure 1.12)	\$57,200
E	Projected Cost of Improvements (Row C*Row D)	\$240,240
F	Calculated Improvement Cost per Single-Family or Two-Family Dwelling Unit (Row E/Row B)	\$1,009
G	Calculated Improvement Cost per Multi-Family Dwelling Unit (Row E/Row B*75%)	\$757
H	Calculated Improvement Cost per Senior Dwelling Unit (Row E/Row B*40%)	\$404

FIGURE 1.14 SINGLE-FAMILY AND TWO-FAMILY DEVELOPMENT TOTAL RECOMMENDED IMPACT FEES

Per Dwelling Unit	
Recommended Land Dedication (Figure 1.4)	769 square feet
Recommended Fee in Lieu of Land (Figure 1.4)	\$741
Recommended Improvement Fee (Figure 1.12)	\$1,009
Total Recommended Impact Fee (Fee in Lieu of Land + Improvement Fee)	\$1,750

FIGURE 1.15 MULTI-FAMILY DEVELOPMENT TOTAL RECOMMENDED IMPACT FEES

Per Dwelling Unit	
Recommended Land Dedication (75% of Figure 1.4)	577 square feet
Recommended Fee in Lieu of Land (75% of Figure 1.4)	\$556
Recommended Improvement Fee (75% of Figure 1.12)	\$757
Total Recommended Impact Fee (Fee in Lieu of Land + Improvement Fee)	\$1,313

FIGURE 1.16 SENIOR RESIDENTIAL DEVELOPMENT TOTAL RECOMMENDED IMPACT FEES

	Per Dwelling Unit
Recommended Land Dedication (40% of Figure 1.4)	307 square feet
Recommended Fee in Lieu of Land (40% of Figure 1.4)	\$296
Recommended Improvement Fee (40% of Figure 1.12)	\$404
Total Recommended Impact Fee (Fee in Lieu of Land + Improvement Fee)	\$700

SECTION 8: IMPACT ON HOUSING COSTS

Wisconsin Statutes 66.0617(4)(a)(3) requires estimating the effect of imposing park impact fees on housing costs within the municipality. The following assumptions were made in this analysis:

- Costs of the monthly mortgage payment are no more than 30 percent of a household's gross income
- Homeowners borrow no more than 3 times the City of Fort Atkinson's median household income for a home mortgage (which in 2021 was \$67,163 according to 2017-2021 U.S. Census American Community Survey data)
- Homeowners would make a minimum down payment of 5 percent of the total home cost
- A new developer would mortgage the new multi-family development for 30 years and spread the costs over that time period onto residents

The median value of an owner-occupied housing unit with a mortgage in Fort Atkinson in 2021 was \$171,300 (according to 2017-2021 U.S. Census American Community Survey data). This would equate to an approximate \$920 monthly mortgage payment. Additionally, according to U.S. HUD data for 2022 (Figure 1.17), the median family income in Jefferson County was \$95,900, which is approximately a median affordable home price of \$287,700 (3 times median family income). A \$287,700 mortgage would cost approximately \$1,544 a month in payments.

Using the City of Fort Atkinson's median household income in 2021 (\$67,136), if someone is spending 3 times that income for a home mortgage, and making a 5 percent down payment, then a median house in Fort Atkinson costs approximately \$211,563. This would equate to a typical monthly mortgage payment of \$1,082.

Fees for parkland acquisition and park improvements impact housing costs. When adding the recommended park impact fee of \$1,750 for single-family and two-family units (Figure 1.14), the mortgage amount would increase to \$213,313. Assuming the same 30-year mortgage at an interest rate of 5 percent, the monthly mortgage payment would increase to \$1,145 per month. This increase in monthly mortgage payments due to the imposition of the identified park impact fee is \$63 per month.

The median monthly rent in Fort Atkinson in 2021 is \$904 (2017-2021 U.S. Census American Community Survey). The median income for renter-occupied households in the City of Fort Atkinson is \$34,956 in (2017-2021 U.S. Census American Community Survey). For a renter spending less than 30% of their income on rent, the median "affordable" rent for a renter-occupied household is \$874. This equates to a \$30 existing gap between the median rent and median affordable rent in Fort Atkinson.

Fees for parkland acquisition and park improvements also impact rental costs. The recommended park impact fee is \$1,313 for multi-family units (Figure 1.15). When assuming a developer would mortgage the new multi-family development for 30 years and spread the costs over that time period onto residents, the monthly increase to rent equals \$4 per month, increasing the rent to \$908 per month.

Therefore, using the assumptions for median owner- and renter-occupied housing units in the City of Fort Atkinson, park fees would have some impact on the cost of housing.

FIGURE 1.17 MEDIAN FAMILY INCOMES AND AFFORDABLE HOME PRICES, JEFFERSON COUNTY

Jefferson County					
Median Family Area Income (AMI)	\$95,900				
Median Affordable Home Price	\$287,700				
Incomes	Persons Per Household				
	1	2	3	4	5
Low Income (80% of AMI)	\$52,300	\$59,750	\$67,200	\$74,650	\$80,650
Very Low Income (50% of AMI)	\$32,700	\$37,350	\$42,000	\$46,650	\$50,400
Extremely Low Income (30% of AMI)	\$19,600	\$22,400	\$2,500	\$30,000	\$35,140
Affordable Home Prices	1	2	3	4	5
Low Income (80% of AMI)	\$156,900	\$179,250	\$201,600	\$223,950	\$241,950
Very Low Income (50% of AMI)	\$98,100	\$112,050	\$126,000	\$139,950	\$151,200
Extremely Low Income (30% of AMI)	\$58,800	\$67,200	\$7,500	\$90,000	\$105,420

Source: U.S. HUD, 2023. Affordable home prices use an annual income multiplier of 3 (best practice debt to income ratio).

SECTION 9: APPENDIX

As shown below, parkland dedication, fee in lieu of parkland dedication, and park impact/improvement fees are common amongst communities across Wisconsin and in Jefferson, Dodge, Dane, Walworth, and Waukesha counties. These figures vary by municipality, but the table below provides a summary of comparable communities in the region and the approach each takes.

FIGURE 1.18 NEIGHBORING COMMUNITY COMPARISON

Municipality	2022 Population	Existing Parkland Dedication	Existing Fee In Lieu of Parkland Dedication	Existing Park Impact or Improvement Fee
City of Fort Atkinson	12,583	<ul style="list-style-type: none"> 1,000 SF per single-family or duplex unit 750 per multi-family unit 4% of total acreage for commercial or industrial property 	<ul style="list-style-type: none"> \$1,600/unit or 8% of raw land value 	<ul style="list-style-type: none"> None
City of Beaver Dam	16,727	<ul style="list-style-type: none"> 5% of land area 	<ul style="list-style-type: none"> \$250 per R1 lot, R2 unit, or three-bedroom multifamily unit \$200 per two-bedroom multifamily unit \$100 per one bedroom/efficiency multifamily unit 	<ul style="list-style-type: none"> None
City of Cambridge	1,708	<ul style="list-style-type: none"> 1,423 SF per unit 	<ul style="list-style-type: none"> \$733 per unit 	<ul style="list-style-type: none"> \$791 per unit
City of Columbus	5,530	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None
City of Edgerton	5,997	<ul style="list-style-type: none"> 1,437 SF per unit 	<ul style="list-style-type: none"> \$1,040 per unit 	<ul style="list-style-type: none"> \$2,693 per unit
City of Elkhorn	10,317	<ul style="list-style-type: none"> 1,045 SF per unit 	<ul style="list-style-type: none"> \$535 per unit 	<ul style="list-style-type: none"> \$874 per single-family unit \$681 per multi-family unit
City of Jefferson	7,747	<ul style="list-style-type: none"> 2,000 SF per unit, or a minimum of 2 acres in total 	<ul style="list-style-type: none"> Based on a contribution equivalent to the land requirement 	<ul style="list-style-type: none"> \$600 per institutional residential unit \$1,000 per all other dwelling units
Village of Johnson Creek	3,402	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> \$1,152 per unit
City of Lake Mills	6,452	<ul style="list-style-type: none"> 1,740 SF per unit 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None
City of Milton	5,710	<ul style="list-style-type: none"> 5% of land area 	<ul style="list-style-type: none"> 3% equalized value of all land, less any land dedicated for parks 	<ul style="list-style-type: none"> None
Village of Mukwonago	8,384	<ul style="list-style-type: none"> 3,049 SF per unit 	<ul style="list-style-type: none"> \$942 per unit 	<ul style="list-style-type: none"> \$600 per 1-bedroom unit \$900 per 2-bedroom unit \$1,200 per 3+ bedroom and single-family unit

City of Stoughton	13,204	<ul style="list-style-type: none"> • 1,468 SF per single family unit • 1,019 SF per two-family or multifamily unit • 528 SF per dwelling unit in group quarters 	<ul style="list-style-type: none"> • \$2,674 per single family unit • \$1,838 per two-family or multifamily unit • \$952 per group quarters unit 	<ul style="list-style-type: none"> • \$6,477 per single family unit • \$4,497 per two-family or multi-family unit • \$2,330 per group quarter unit
City of Watertown	14,758	<ul style="list-style-type: none"> • 1,296 SF per residential unit • 518 SF per institutional unit 	<ul style="list-style-type: none"> • \$641 per unit • \$256 per institutional unit 	<ul style="list-style-type: none"> • \$1,264 per unit • \$506 per institutional unit
Village of Waunakee	15,426	<ul style="list-style-type: none"> • Land equal to ten percent of the total area proposed to be subdivided. 	<ul style="list-style-type: none"> • \$475 per single-family unit • \$315 per duplex or multi-family unit 	<ul style="list-style-type: none"> • \$2,755.36 per single-family unit • \$1,873.64 per multi-family unit
City of Whitewater	4,200	<ul style="list-style-type: none"> • 1,047 SF per unit 	<ul style="list-style-type: none"> • \$218 per unit (annually adjusted for inflation with a base year of 2002) 	<ul style="list-style-type: none"> • \$514 per unit (annually adjusted for inflation with a base year of 2002)
Average of Comparable Communities*		<ul style="list-style-type: none"> • 1,612 SF per unit* 	<ul style="list-style-type: none"> • \$834 per unit* 	<ul style="list-style-type: none"> • \$1,872 per unit*
City of Fort Atkinson Recommended Approach		<ul style="list-style-type: none"> • 769 SF per single-family or two-family unit • 577 SF per multi-family unit • 307 SF per senior unit 	<ul style="list-style-type: none"> • \$741 per single-family or two-family unit • \$556 per multi-family unit • \$296 per senior unit 	<ul style="list-style-type: none"> • \$1,009 per single-family or two-family unit • \$757 per multi-family unit • \$404 per senior unit

*Only the highest figure per community for each category was used to calculate averages. The City of Fort Atkinson's existing land dedication and fee in lieu of land dedication was not included in this analysis. Additionally, any community that does not impose a particular fee or land dedication requirement is not included in this analysis.

DRAFT City of Fort Atkinson Land Division Ordinance Amendments

Document Key:

- Existing text in black
- Proposed new text in red underline

Section 70.04.03: Dedication or Reservation of Park and Public Lands

- (1) Dedication Requirement. Each developer shall be required to dedicate land or pay fees in lieu of land for park or other public uses (see Section 70.04.04). This requirement ensures that adequate open spaces and sites for public uses may be properly located and reserved. The cost of providing public areas, such as but not limited to, parks, open space and future public uses are equitably apportioned on the basis of additional need created by the development. The location of such land to be dedicated shall be determined by the Plan Commission at the time of Preliminary Plat, Condominium Plat, or initial Certified Survey Map or development review. Where the dedication is not compatible with the ~~C~~omprehensive ~~P~~lan, ~~O~~fficial ~~M~~ap, Comprehensive Outdoor Recreation Plan, or for other reasons is not feasible as determined by the Plan Commission, and as approved by the City Council, the developer shall, in lieu thereof, pay to the City a fee as established by Section 70.04.04 herein and the City's Fee Schedule, or a combination thereof. Artificial drainageways, detention basins, and areas reserved for streets shall not be considered as satisfying land dedication requirements. Naturally occurring drainageways, floodplains, and wetlands are desirable open space lands and, if appropriate, may be included in dedicated or reserved lands, but these lands may not count for more than 25% of the required total.
- (2) General Design. In the design of a subdivision, land division, planned unit development or development project, provision shall be made for suitable sites of adequate area for parks, playgrounds, trails, open spaces, and other public purposes. Such sites are to be shown on the Preliminary Plat, Final Plat, CSM, or Condominium Plat and shall comply with the Comprehensive Plan, or component of said Plan, Comprehensive Outdoor Recreation Plan, or ~~e~~Official ~~m~~Map. Consideration shall be given to the preservation of scenic and historic sites, and blending open space, trails, and recreational areas with existing natural features such as stands of trees, marshes, lakes, ponds, streams, watercourses, watersheds, ravines and woodlands, prairie and wetlands, floodplain, and plant and animal communities.
- (3) Site Reservations Required.
 - (a) Where the area proposed to be divided contains a park, playground, trail, open space or other public area which is shown upon the ~~C~~omprehensive ~~P~~lan, Comprehensive Outdoor Recreation Plan, or ~~O~~fficial ~~M~~ap of the City of Fort Atkinson is greater in area than required for dedication based on subsection (4) below, shall be dedicated to the proper public agency, or shall be reserved for acquisition through agreement or purchase, within a two-year period, unless extended by mutual agreement. If the land is not acquired

during this period, it shall be released to the subdivider.

- (b) Land dedication options include:
 - 1. Reservation or dedication to the City, County, or State.
 - 2. Donation to a nonprofit conservation organization.
 - 3. Conservation easement.
- (c) Open Space Preservation by deed restriction or restrictive covenant. Common open space to be preserved in perpetuity that is not dedicated, reserved, donated, or placed in an easement shall be protected by providing a deed restriction or restrictive covenant recorded with the Jefferson County Register of Deeds that prohibits any land division or development of said open space, except limited recreational amenities as approved by the agency or organization having jurisdiction.
- (d) Whenever a surface drainage course (unless exempted by the City Engineer), river, or stream is located in the area being divided, the developer shall provide a conservation easement along each side of the river, stream, or drainage course for the purpose of protecting the river, stream, or drainage course. The width shall be equal to the estimated 25-year flood event boundary.

- (4) Minimum Dedication. The developer shall dedicate sufficient land area to provide adequate park, playground, recreation and open space to meet the needs to be created by and to be provided for the land division, subdivision, condominium or comprehensive development in accordance with the Needs Assessment. ~~The minimum dedication shall be:~~

(a) Needs Assessment. For the purposes of the Dedication or Reservation of Park and Public Lands or the Park Impact Fees imposed under Section 70.04.04, a Parks Needs Assessment has been prepared on a city-wide basis and is available for inspection at the Clerk's Office. The Needs Assessment provides the rationale and basis for the land dedication and impact fees created under this Section and Section 70.04.04.

(b) Calculation of Land Dedication

1. The Land Dedication requirements shall be imposed on individual properties based upon the number of dwelling units to be developed on the parcel and, if necessary, the number of dwelling units per multi-family or senior unit. These estimations shall be based on the zoning of the parcel and any further binding and recorded limitations on development imposed on the parcel.

2. Land Dedication. The Land Dedication shall be made in accordance with this Section and the Needs Assessment in the amount as specified in the City's Fee Schedule.

- ~~(a) — One thousand (1,000) square feet per residential unit for all single-family lot and duplex development;~~
- ~~(b) — Seven hundred fifty (750) square feet per residential unit for all other multi-family dwelling units;~~
- ~~(c) — Four percent (4%) of the total acreage intended for commercial or industrial purposes;~~

- (~~ce~~) Combination of Residential Uses. Where a combination of residential ~~and/or commercial~~ uses is intended, the minimum dedication shall be the sum obtained by adding the dedication requirements for each intended use. Where a definite commitment is made to the City by the developer with respect to those portions of the total acreage intended for single-family, ~~two-family duplex~~, multifamily, ~~and senior and commercial~~ development, the dedication shall be based upon the maximum dedications which the zoning classification of the parcel will permit.
 - (~~de~~) Unknown Number of Dwelling Units. Where the plat, certified survey map, or condominium plat does not specify the number of residential dwelling units to be constructed, the land dedication shall be based upon the maximum number of units permitted by the City Zoning Ordinance.
 - (~~ef~~) In no case shall an area of less than one acre be reserved for recreational purposes if it will be impractical or impossible to secure additional lands to increase its area.
 - (~~fg~~) Limitations: A subdivider shall not be required to dedicate more than one-third (1/3) of the total area of the plat to meet the objectives of this Section.
- (5) Access to Dedicated Land. All dedicated land shall have frontage on a public street and shall have unrestricted public access of twenty (20) feet in minimum width with a five-foot walkway and one (1) nine-foot paved entrance. This requirement may be waived by the Plan Commission if there is no need for a paved entrance or access is available from adjacent public lands or a publicly dedicated trail.
- (6) Deeded to the City. Land dedicated for public purposes shall be deeded to the City at the time the Final Plat, CSM, or Condominium Plat is approved. Land dedication can be accomplished by the Final Plat or CSM, or by separate document. Land dedication must be accomplished by separate document relative to a Condominium Plat. Any special restrictions or provisions shall be noted on the plat, CSM, or separate document.
- (7) Appeals. See Section 70.13.03.

Section 70.04.04 ~~Park Development~~ Fees in Lieu of Land Dedication and Park Improvement Impact Fees.

- (1) Introduction and Purpose: Pursuant to the authority of Sec. 236.45, Wis. Stats., the local development fees enabling legislation, the purpose of this Section is to establish the mechanism for the imposition of fees in lieu of land dedication as an alternative to or in combination with Section 70.04.03 to finance the capital costs of acquiring public park facilities. The purpose of this Section is also to establish park improvement impact development fees to finance the capital costs of ~~acquiring~~, establishing, upgrading, expanding, and constructing public park facilities which are necessary to accommodate future growth and land development. This Section is intended to assure that new development bears a proportionate share of the cost of capital expenditures necessary to provide public park facilities within the City and its service areas, as they

are required to serve the needs arising out of land development.

- (2) Definitions. In addition to the definitions provided for in Wis. Stat. § 66.0617(1), as amendment, as applied in this Ordinance, the following words and terms shall be used:
- (a) Development or redevelopment shall mean the construction or modification of improvements to improved or unimproved real property that creates additional residential dwelling units.
 - (b) Dwelling unit or residential dwelling unit means one or more rooms with provisions for living, cooking, sanitary, and sleeping facilities arranged for residential use by a single housekeeping unit.
- (3) ~~Use of Park Development Fees~~Impact Fees. In response to new and future development and population generating demands for new City parks and park infrastructure, the City Council hereby establishes Park Impact Fees city-wide as the mechanism to equitably require all developments to pay for the costs that are necessary to accommodate the development. The Park Impact Fees shall include both a Fee in Lieu of Land Dedication and Park Improvement Impact Fee. Funds collected from Park Impact Fees shall be used solely for the purpose of paying the proportionate costs to provide land for public parks and improvements of land for public parks that become necessary due to land development.
- (a) The Fee In Lieu of Land Dedication shall be the mechanism to equitably require all development to pay for public acquisition of land for parks to accommodate development. This fee is an alternative to or in combination with the Dedication or Reservation of Park and Public Lands as described in Section 70.04.03. Where, at the sole discretion of the Plan Commission, there is no land suitable for parks, open space or trails within the proposed land division or the dedication of land would not be compatible with the City's Comprehensive Plan, Comprehensive Outdoor Recreation Plan, or Official Map, the minimum size under Section 70.04.03(4) cannot be met, or the Plan Commission determines that a cash contribution would better serve the public interest, the Plan Commission shall require the subdivider to contribute a fee in lieu of land dedication.
 - (b) The Park Improvement Impact Fee shall be the mechanism to equitably require all development to pay for necessary infrastructure in City parks to accommodate the development.

~~Funds collected from park development fees shall be used solely for the purpose of paying the proportionate costs to provide public parks that become necessary due to land development.~~

- (3) ~~Park Development Fee in Lieu of Land Dedication: Where, at the sole discretion of the Plan Commission, there is no land suitable for parks, open space or trails within the proposed land division or the dedication of land would not be compatible with the City's comprehensive plan or official map, the minimum size under Section 70.04.03(4) cannot be met, or the Plan Commission determines that a cash contribution would better serve the public interest, the Plan Commission shall require the subdivider to contribute a Park and Recreation Development Fee in lieu of land.~~

~~The fee shall be established by resolution by the City Council. Residential fees shall be determined by residential unit and Commercial/Industrial fees shall be determined by acreage.~~

- (4) Time of Payment. Park ~~Impact-Development~~ Fees shall be payable by the developer or property owner to the City in full upon the issuance of a building permit for a residence by the municipality, except where Section 66.0617(6)(g) of the Wisconsin Statutes applies.
- (5) Park Fund for Fees Collection: Funds paid to the City under ~~this Section the payment of fees in lieu of land dedication provisions~~ are to be placed in a separate account designated for park and public land acquisition and improvement. Said account shall be a continuing account and shall not lapse at the end of a budget period.
- (6) Needs Assessment. For the purposes of the Park Impact Fees imposed under this Section and Dedication or Reservation of Park and Public Lands under Section 70.04.03, a Parks Needs Assessment has been prepared on a city-wide basis and is available for inspection at the Clerk's Office. The Needs Assessment provides the rationale and basis for the impact fees and land dedication created under this Section and Section 70.04.03.

(7) Calculation of Impact Fees

- (a) The Park Impact Fees shall be imposed on individual properties based upon the number of dwelling units to be developed on the parcel and, if necessary, the number of dwelling units per multi-family and senior unit. These estimations shall be based on the zoning of the parcel and any further binding and recorded limitations on development imposed on the parcel.
- (b) Fee In Lieu of Land Dedication. The Fee In Lieu of Land Dedication shall be made in accordance with this Section and the Needs Assessment in the amount as specified in the City's Fee Schedule.
 - 1. In the event that the City collects the entirety of the land dedication requirement per Section 70.04.03, there is no additional fee in lieu of land dedication requirement.
 - 2. In the event that the City imposes only a portion of the land dedication requirement per Section 70.04.03 and such land does not fulfill the entirety of the land dedication requirement, a fee in lieu of land dedication shall be paid by the developer for the balance of the requirements as specified in Section 70.04.03. The fee, in such cases, shall be determined by subtracting the credited value of the dedicated land from the total fee which would have been imposed had no land been dedicated by the developer.
 - 3. In the event that the City does not impose a land dedication requirement per Section 70.04.03, a fee in lieu of land dedication shall be paid by the developer to meet all requirements as specified in Section 70.04.03.
- (c) Park Improvement Fee. The Park Improvement Fee shall be made in accordance with this Section and the Needs Assessment in the amount as specified in the City's Fee Schedule.

~~The Park Commission may, in its sole discretion, permit the subdivider to satisfy the~~

~~requirements of this Article by combining a land dedication with a fee payment. For example, if a land dedication of twenty five percent (25%) of the required dedication is made, the subdivider shall also contribute an amount equal to seventy five percent (75%) of the required per unit fee in lieu of land. If a land dedication of fifty percent (50%) of the required dedication is made, the subdivider shall also contribute an amount equal to fifty percent (50%) of the required per unit fee in lieu of land. If a land dedication of seventy five percent (75%) of the required dedication is made, the subdivider shall also contribute an amount equal to twenty five percent (25%) of the required per unit fee in lieu of land.~~

- ~~(87)~~ Exemptions. Where a lot or parcel for which payment has once been made is further divided, payment shall be required only for the additional lots or parcels created, at the time of the building permit issuance for the new dwelling unit.
- ~~(98)~~ Development of Parks and Public Land. The improvement requirements for developing parks and public land are specified in Section 70.11.09.
- ~~(10)~~ Appeals. See Section 70.13.03.
- ~~(11)~~ Refunds. Any funds subject to a refund may be obtained upon application of the then-current owner of record, who shall be entitled to return of the original Park Impact Fee paid. The owner of record must submit a written application for a refund to the City Clerk within 180 days after the expiration of the applicable statutory time as prescribed in Wis. Stat. § 66.0617(9).
- ~~(12)~~ Deferral. If the total amount of impact fees due for a development shall be more than \$75,000, a developer may defer payment of the impact fees for a period of four years from the date of issuing the building permit or until six months before the municipality incurs the costs to construct, expand, or improve the public facilities related to the development for which the fee was imposed, whichever is earlier. If the developer elects to defer payment under this subsection (12), the developer shall maintain in force a bond or irrevocable letter of credit in the amount of the unpaid fees executed in the name of the municipality.
- ~~(13)~~ Accounting. At the time the municipality collects an impact fee, it shall provide the developer from which it received the fee an accounting of how the fee will be spent. The City Council shall place any fee collected pursuant to the provisions of Subsection (7)(b) in a separate interest-bearing, segregated fund to be used for land acquisition of adequate park, playground, recreation, athletic fields, and open space. The City Council shall place any fee collected pursuant to the provisions of this Subsection (7)(c) in a separate, interest-bearing, segregated fund to be used for recreation facilities improvements. The collected fees shall be utilized to construct park facilities for the plat, survey, or development.

City of Fort Atkinson Park Impact Fee Policy Questions

To determine the City of Fort Atkinson's desired approach to Park Impact Fees moving forward, a set of policy questions has been provided. Please circle your answer choice to each and provide any additional comments on page 2 of this document. Following this exercise, the group will discuss the policy questions together.

Question 1 – Parkland Dedication and Fee In Lieu (Instead) of Parkland Dedication

The City should continue to impose a parkland dedication and fee in lieu (instead) of parkland dedication requirement on all new residential development to support the need for more parkland with the addition of new residents.

Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
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Question 2 – Park Improvement Fees

The City should create and impose a new park improvement fee requirement on all new residential development to support the need to develop new park facilities with the addition of new residents.

Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
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Question 3 – Impact Fees for All Types of New Residential Development

The City should impose a parkland dedication, fee in lieu (instead) of land dedication, and park improvement fee on all new single-family, two-family, multi-family, and senior housing developments.

Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
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Question 4 – Adjusted Impact Fees by Unit Type

The City should impose adjusted parkland dedication, fee in lieu (instead) of land dedication, and park improvement fees on new multi-family (75%) and senior (40%) housing units because these housing unit types can have lower overall demand on the need for additional developed park space in the community in comparison to new single-family and two-family housing units (i.e. persons per household).

Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
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Question 5 – Preferred Impact Fee Approach

The City should establish and impose which set of parkland dedication, fee in lieu (instead) of land dedication, and park improvement fees? (see page 2 for comparison of fees from the Draft Needs Assessment)

Impose the <u>Maximum</u> Impact Fees From the Needs Assessment	Impose the <u>Recommended</u> Fees From the Needs Assessment	Keep Only Existing Parkland Dedication and Fee In Lieu (No Change)	Eliminate Existing Parkland Dedication and Fee In Lieu (Remove All)
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Existing Fees From Fee Schedule		
Single-Family and Two-Family	Land Dedication	1,000 sf/unit
	Fee In Lieu of Land Dedication	\$1,600/unit or 8% of raw land value
	Improvement Fee	None
Multi-Family	Land Dedication	750 sf/unit
	Fee In Lieu of Land Dedication	\$1,600/unit or 8% of raw land value
	Improvement Fee	None
Commercial and Industrial	Land Dedication	4% of total land area
	Fee In Lieu of Land Dedication	\$1,600/unit or 8% of raw land value
	Improvement Fee	None

Maximum Fees From Needs Assessment		
Single-Family and Two-Family	Land Dedication	769 sf/unit
	Fee In Lieu of Land Dedication	\$741/unit
	Improvement Fee	\$2,466/unit
Multi-Family	Land Dedication	577 sf/unit
	Fee In Lieu of Land Dedication	\$556/unit
	Improvement Fee	\$1,850/unit
Senior	Land Dedication	307 sf/unit
	Fee In Lieu of Land Dedication	\$296/unit
	Improvement Fee	\$987/unit

Recommended Fees From Needs Assessment		
Single-Family and Two-Family	Land Dedication	769 sf/unit (same as maximum)
	Fee In Lieu of Land Dedication	\$741/unit (same as maximum)
	Improvement Fee	\$1,009/unit
Multi-Family	Land Dedication	577 sf/unit (same as maximum)
	Fee In Lieu of Land Dedication	\$556/unit (same as maximum)
	Improvement Fee	\$757/unit
Senior	Land Dedication	307 sf/unit (same as maximum)
	Fee In Lieu of Land Dedication	\$296/unit (same as maximum)
	Improvement Fee	\$404/unit

General Comments and Notes
