

Park & Open Space Needs Assessment



TOWN OF

Middleton

WISCONSIN

DRAFT Prepared On February 29, 2008

Amended on February 16, 2009

Adopted by the Town Board On: _____, 2009

Note: Town Board adopted a \$4,200 per lot fee in lieu of park land dedication on March 17, 2008.



Park & Open Space Needs Assessment Town of Middleton, WI



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I. EXECUTIVE SUMMARY

Disclaimer: This document was originally drafted in 2007 and early 2008 in order to meet state of Wisconsin statutory requirements at the time for the adoption of a parks impact fee. 2007 Wisconsin Act 44 reinstated the authority of municipalities to impose park fees as a condition of land division approval. This authority is outlined in the revised version of section 236.45(6) Wis. Stats. Park fees must be proportional to the needs for parks facilities. Upon adoption of the revised statute, the Town decided to utilize park fees (otherwise known as fees in lieu of dedication) instead of the originally intended park impact fees. The Town recognized that the conclusions of this Assessment were still valid, and adopted a park fee of \$4,200 per lot or number of approved dwelling units. This fee is based upon the conclusions and recommendations presented by this Assessment. This park fee is outlined section 11-8-1 (d) of the Town of Middleton Ordinance.

This document has been amended to address events that have occurred since February 2008, namely the adoption of an updated Comprehensive Outdoor Recreation Plan (CORP) on October 6, 2008. The updated CORP utilizes parks and trails planning standards that were developed as part of this Assessment. However, this Assessment retains terminology related to park impact fees. Readers should keep in mind that the Town has elected to use fees in lieu of land dedication and not park impact fees.

The Town of Middleton is located in Dane County, Wisconsin. The Town is bordered on the east by the Cities of Madison and Middleton. According to the U.S. Census Bureau, the Town's population was 3,628 in 1990 and 4,594 in 2000, an increase of 26.6%. The Wisconsin Department of Administration (DOA) estimated the Town's 2007 population to be 5,578, an increase of 21.4% since 2000. The DOA estimates that the Town of Middleton's population will grow to 7,027 by the year 2025. This would be an increase of 26% between 2007 and 2025.

According to the 2000 Census, the median age in the Town of Middleton was 39.5, which is somewhat older than the state average of 36. The Town gained 453 housing units between the years 1990 and 2000. This is an increase of 39.2% over that period.

In 2002, The Town of Middleton and the City of Madison entered into an inter-governmental agreement that establishes a long-term boundary between the two municipalities. This agreement establishes a boundary line following Meadow Road, Valley View Road and Pioneer Road and extending north to Blackhawk Road. Over the term of the agreement, the City of Madison may not annex territory west of that line without approval of the Town. The City may annex all remaining Town lands east of the boundary line in 2042. The City will not exercise any extraterritorial jurisdiction powers west of the boundary line.

The Town recognizes that in order to handle projected growth, public services and infrastructure must be carefully planned. As the cost of providing services and infrastructure continues to increase along with pressure to control property taxes, the means for adequately financing improvements become scarce. The State of Wisconsin has authorized municipalities, through impact fees, to pay for portions of public infrastructure projects in a way that is equitable to both existing and new development. New developments require expansion of public services, which comes with an associated cost. Impact fees are a way to require new developments to pay for the new public costs they create. In planning for anticipated growth and creating an impact fee schedule for new developments, the Town hopes to ensure that its high quality of life is maintained for current and future generations.

This impact fee needs assessment analyzes the potential park and playground impact fees in the Town of Middleton. Impact fee legislation requires that any impact fees collected must be spent on the associated capital projects within ten years of being collected. The impact fee laws also require separate accounts to be set up for each development for which impact fees are imposed. Impact fees must also be spent within ten years of collection or they must be returned. While this assessment looks at population projections and park needs through the year 2025, the Town must make certain that all impact fees collected are utilized within the ten-year time limit.

II. SUMMARY OF IMPACT FEES

Impact fees are requirements of cash payments or land dedications that are imposed on landowners as a condition of approval of land development. The purpose of levying an impact fee is to compensate the municipality for off-site capital costs incurred to accommodate that development. Impact fees are viewed as an additional source of revenue for municipalities; they partially finance the Town's cost of that growth.

Wisconsin's Impact Fee Act requires municipalities to conduct a rigorous analysis if they levy or desire to levy impact fees. The analysis is required to ensure a reasonable connection between:

- The amount of fee charged and the costs imposed on the municipality by new development; and
- Those who pay the fee and those who benefit by the facilities paid for by those fees.

The Wisconsin Impact Fee Act was enacted on April 14, 1994 and reached full effect on May 1, 1995. The Law includes requirements for when and how impact fees can be used, impact fee standards, procedures required prior to adopting an Impact Fee Ordinance, and rules for provision of impact fees.

Impact fees must meet seven criteria; they must:

1. Bear a rational relationship to the need for new, improved or expanded public facilities required to serve the land development;
2. Not exceed the proportionate share of the capital costs that are required to serve the land development, as compared to existing uses of land within the municipality;
3. Be based upon actual capital costs or reasonable estimates of the same;
4. Be reduced to compensate for other capital costs imposed under other statutory authority;
5. Be reduced to compensate for moneys received from federal or state sources specifically to cover the costs of the same facilities;
6. Not include amounts necessary to address existing public facilities; and
7. Be payable by the developer or the property owner to the municipality in full upon the issuance of a building permit by the municipality.

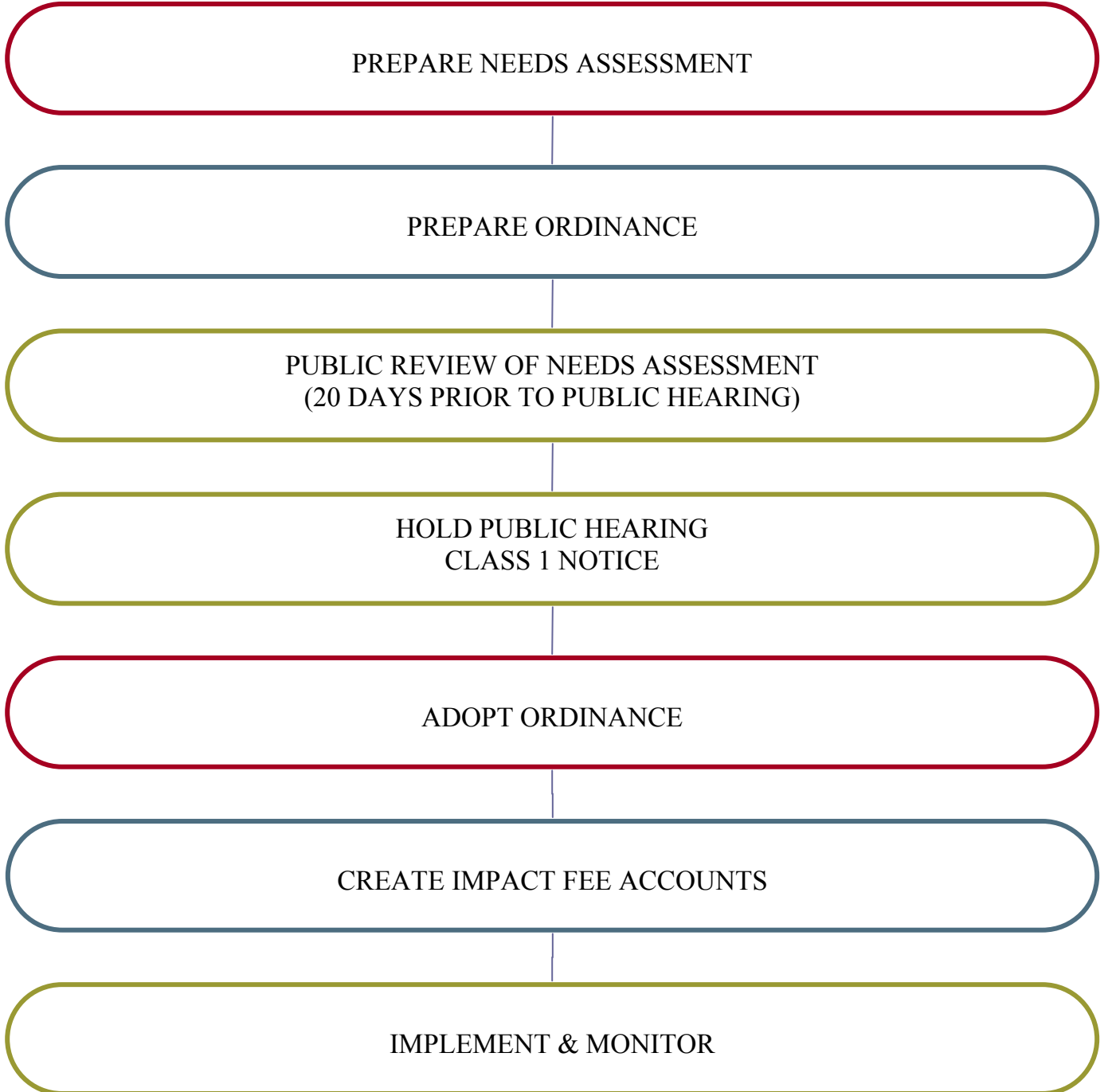
In April of 2006, the Governor signed into law Act 203 relating to the time period during which impact fees must be used. Act 203 required that the funds collected through impact fees be utilized by the municipality on capital costs for which they were imposed within seven years of being collected or otherwise be refunded to the property owner. On January 4th, 2008 Governor Doyle signed into law Act 44, which extends the time-period during which impact fees must be utilized to ten years. The new bill retains the previous potential 3-year extension for extenuating circumstances.

If the Town of Middleton wants to impose impact fees, a "needs assessment" must be prepared for each public facility for which the impact fees are being imposed, which is the purpose of this analysis. This document provides the following required information:

1. An inventory of existing public facilities and deficiencies in the quantity or quality of those facilities for which impact fees will be imposed;
2. A list of new, improved or expanded public facilities that will be required because of the new development. Specific service areas and standards must be explicitly identified;

3. A detailed cost estimate for providing the new, improved or expanded facility;
4. Estimates of the effect of the impact fees on availability of affordable housing.

Exhibit 2.1: PROCESS FOR ADOPTING AN IMPACT FEE ORDINANCE



III. EXISTING AND FUTURE CONDITIONS & PROJECTED GROWTH

3.1 Past Trends

The chart below shows the population growth patterns in the Town of Middleton between 1970 and 2007. The Town’s population has steadily increased in this period at a rate just under three percent per year. The 1980 census estimated the Town of Middleton’s population to be 2,598. The Town’s population in 2000 was estimated to be 4,594, an increase of 76.8%. The Wisconsin Department of Administration estimated that the Town’s population had grown to 5,578 by the year 2007, an additional 21.4% increase, an average annual rate of over 2.5%. The number of households in the Town grew accordingly between 1990 and 2000, but the average household size in the Town dropped slightly from 3.17 to 2.9. Between 2000 and 2007, the number of households increased to 1,971 while the average household size dropped further to 2.83.

Table 3.1: Population Trends for Town of Middleton

Growth Projections	Population	% Change	# of Households	Avg. Household Size
1970 Census	2,028	---	N/A	N/A
1980 Census	2,598	28.1	N/A	N/A
1990 Census	3,628	39.6	1,132	3.17
2000 Census	4,594	26.6	1,572	2.90
2006 Estimate	5,557	21	N/A	N/A
2007 Estimate	5,578	.4	1,971	2.83

Sources: Wisconsin Dept. of Administration, U.S. Census Bureau and Town of Middleton Assessment Records

3.2 Population Projections

This Impact Fee Needs Assessment is intended to generate revenue from new development within the Town. This revenue is considered a contribution toward the development’s proportionate share of new capital costs required to serve that development. The calculation of an appropriate impact fee begins with a projection of future new development. The table below, using numbers from the DOA, projects the Town of Middleton will add 1,677 persons between the years of 2005 and 2025. This is an increase of 31.3 percent or 1.3 percent annual growth, about half the rate the Town has experienced over the last 35 years.

Table 3.2 Town of Middleton Population Projections

Growth Projections	2000	2005	2010	2015	2020	2025
Population	4,594	5,350	5,608	6,057	6,526	7,027
Households	1,572	1,780	1,973	2,145	2,323	2,500
Persons per Household	2.92	3.01	2.84	2.82	2.81	2.81
% Increase in Population from 2000 Population	---	16.46%	22.07%	31.85%	42.05%	52.96%

IV. PARKS & PLAYGROUNDS

4.1 Profile

In October 2008, the Town of Middleton adopted a new Comprehensive Outdoor Recreation Plan (CORP) to replace the 2003 version. In September 2007, the Town adopted new park planning standards to be utilized in the CORP. In January 2008, the Town adopted several revisions and additions to the newly adopted planning standards. The CORP provides an inventory of existing parks and playgrounds and identifies future plans to accommodate the growing population. Information prepared for the CORP was used by this Needs Assessment to identify existing park and playground facilities within the Town.

Traditionally, standards used to identify the future recreational needs of a community were provided by the National Recreation and Park Association (NRPA). These standards categorize parks by the level of service each is intended to provide. The NRPA suggested a guideline of 6.25 to 10.5 acres of park and recreation area per 1,000 people. The NRPA standards were last updated in 1983, and these were used as a starting point in previous Town Outdoor Recreation Plans. These standards were relatively low, and the Town currently provides park acreage and amenities that far exceed them. The NRPA has since modified their park classifications and standards. The NRPA no longer advocates a set numerical standard for park acreage or amenities, but, instead, recommends an individualized approach for each community to draft its own standards that meet its own unique needs. The Town's 2008 Comprehensive Outdoor Recreation Plan uses the previous NRPA and Town standards as a starting point, but they have been modified to take into consideration topography, physical barriers, particular demands, demographics and other conditions unique to the Town of Middleton.

4.2 Inventory of Existing Facilities

The Town of Middleton currently has park facilities that fall under six categories based on the planning standards established by the NRPA. The NRPA standards have been modified to meet the particular needs of the Town.

4.2.1 (MP) Mini-Park

Mini-park is the smallest park classification; it is sometimes referred to as a "Tot-Lot". It is used to address limited or isolated recreational needs, or unique recreational opportunities. Mini-parks may also be used to serve a concentrated or limited population or specific group such as young children or senior citizens. Typically, mini-parks are approximately one acre in size. In residential settings, the service area for a mini-park is usually a ¼ mile or less.

- Vickiann Park (1.4 acres) – located at Vickiann Street and Ox Trail Way. This small park area includes a free play field. Development of this park began in 1990, when it was graded by the National Guard; seeding, clean up and some landscaping was done by neighborhood residents. The Town has added plantings and two sets of swings and playground equipment.
- Enchanted Valley Park (2.6 acres) – located on Westman Way in the Enchanted Valley subdivision. Development of Enchanted Valley Park began in 1988. The park contains a play structure, swings, a volleyball court, a basketball court, a baseball diamond with backstop, benches, soccer goals, a picnic shelter with electrical service, some landscaping and a two-stall handicapped accessible parking area. Neighborhood residents did all of the initial development work using materials provided by the Town.

- Murphy Park (2.1 acres) – located on Springton Drive and adjacent to Highway 12 in the northeastern part of the Town. Development of the park started in 2007. This park features one play set and swings.
- Summit Ridge Park (.9 acre) – located on Summit Ridge Road in the Summit Pass subdivision. Development of this park also began in 2007. The park includes one play set and swings.

4.2.2 (NP) Neighborhood Park

Neighborhood parks are the basic unit of a park system and serve as the recreational and social focus of a neighborhood. They should be developed for both active and passive recreation activities geared specifically for those living within the service area. Accommodating a wide variety of age and user groups, including children, adults, elderly, and other special populations is important. The character of the park site and the neighborhood should be brought together to create a sense of place. The service area of a neighborhood park should encompass a ¼ to ½ mile area uninterrupted by non-residential roads and other physical barriers.

- Hickory Woods Park (12.5 acres) – located on Stonewood Drive in the Hickory Woods subdivision. Park development began in 1989. Neighborhood residents did all of the initial development work using materials provided by the Town. The park was graded and seeded, landscaped, and trees planted in the early 1990s. Improvements include play apparatus, a shelter (with electrical service), a hard surface basketball court, a soccer field and a baseball diamond. Off-street parking was added in 2003. In 1992, an additional 8.8 acres was dedicated with the platting of the Third Addition to Hickory Woods. In 2003, restoration of this space as a prairie began.
- Cherrywood Acres Park (5.3 acres) - located on the north side of the intersection of Mineral Point Road and Swoboda Road. This park has been improved with leveling, seeding and tree plantings. In 1997, the Town constructed one soccer field and paved, off-street parking. In 2000 and 2002, additional trees were planted. In 2001, the parking area was expanded. Although it has no play equipment, its main use is soccer.
- Voss Park (6.3 acres) – located on the southwest corner of the intersection of Mineral Point and Swoboda Roads. This park is flat and grassy. The park's perimeter has been landscaped with over 100 trees and with some wildflower plantings around the outside of the soccer fields. Off-street parking was added in 2003. This parking adjoins a private 20-acre prairie restoration and pond area owned and maintained by the Cherrywood Neighborhood Homeowners Association, Inc. Although it has no play equipment, its main uses are soccer and baseball.

4.2.3 (CP) Community Park

Community parks are larger in size and serve a broader purpose than neighborhood parks. The focus of a community park is on meeting the recreational needs of multiple neighborhoods or large sections of the community. Additionally, community parks may serve to preserve unique landscapes and open spaces. They allow for group activities and other uses that are not feasible or desirable at the neighborhood level. Community parks should also be developed for both active and passive recreational activities. Community parks should serve several neighborhoods. The service area should generally be ½ to 3 miles in radius.

- Pioneer Park (32 acres) - located at 7555 West Old Sauk Road, just west of Pioneer Road. This site was purchased in 1989 to provide a new site for the Town Hall and a new large park area for organized sports, recreational land and open space. The site was purchased

with a 50% matching grant from the Wisconsin Department of Natural Resources. The parkland portion consists of 26.9 acres, and the Town Hall portion is 4.5 acres and includes the 1998 addition that houses the West Precinct of the Dane County Sheriff's Department. The parkland is deed restricted to park and recreational uses.

The park currently includes the following facilities and amenities:

- Regulation baseball field
 - Regulation softball field with lights
 - Softball field without lights
 - Two tennis courts
 - Regulation soccer field
 - Walking and hiking trails (gravel and paved)
 - Play set for small children
 - Play set for larger children
 - Swing sets
 - One picnic shelters (with electrical service)
 - One gazebo
 - Two ponds and a natural area with walking trail for wildlife viewing
 - Concession stand and shelter with restroom facilities and electrical service
- Settlers Prairie: (19.5 acres) – located at the intersection of Airport and Bergamot Roads. The Prairie Homes Estates plat dedicated 8.4 acres for a park. In the spring of 1997, the Town purchased an additional 12.7 acres of land adjacent to the original park area. The additional land was acquired with the assistance of a 50% grant from the State Stewardship Fund. In 1997, the Town constructed one regulation soccer field, one practice soccer field, a large shelter (with electrical service) and paved, off-street parking. Between 2000 and 2002, the Town added a baseball/soccer field, playground, walking trail and off-street parking to the west side of the park. A small portion of the park near Bergamot Road is restored as native prairie. The park now includes:
 - Six soccer fields
 - One softball field
 - Two Tennis courts
 - Two playgrounds
 - Play set
 - Swings
 - One shelter
 - One Gazebo
 - Two restroom facilities

4.2.4 (N/C) Nature Area/Conservancy

Nature Areas/Conservancies are lands set aside for preservation of significant natural resources, remnant landscapes, open space, and visual aesthetics/buffering. Resource availability and opportunity are the primary factors in determining the location of these facilities. Such areas can include:

- Individual sites exhibiting natural resources
- Lands that are unsuitable for development but offer natural resource potential, such as parcels with steep slopes and natural vegetation, drainageways, surface water management areas, and utility easements
- Protected lands, such as wetlands or shorelines

- Applewood Hills (3.5 acres) – located at the southeast corner of the Applewood Hills subdivision. This Town-owned conservancy area abuts the City of Madison’s Lois Lowry Park.
- Cherrywood Nature Area (Sabaka Trail) (2.8 acres) – located in the Cherrywood Estates subdivision behind Lots 1 through 4.
- Cherrywood Nature Area (3.8 acres) - located at the south end of Swoboda Road in the southwestern portion of the Town.
- Cherrywood Acres (Oak Savannah Conservancy) (1.3 acres) – located at the north end of Swoboda Road. This area serves as a conservancy and is the site of a restoration of Oak Savannah.
- Ed Tallard Conservancy (20.8 acres) – located with 66 feet of frontage on the north side of Airport Road, approximately 1,000 feet west of Evergreen Road. This conservancy is named for Ed Tallard, a former Town Chairman who resigned in February 2002 after 31 years of service. In 1984, Rolf and Marie Quisling donated 20 acres to the Town. In 2001, this land was traded to the City of Middleton for land that was formerly the Quisling Christmas Tree Farm and small part of the Quisling Sod Farm. Trails are being established among the evergreens.
- Enchanted Valley Conservancy Area (2.6 acres) – located within the Enchanted Valley subdivision. This area is connected via Toepfer Road and an easement to Enchanted Valley Park.
- Goth Park (19.6 acres) – located on West Old Sauk Road, adjacent to the Pheasant Point and Sauk Point Estates subdivisions. This park was gifted to the Town by Royce Goth. Document #2148244 as recorded with Dane County specifies restricted uses for the site. The Town has undertaken some development of the park including clearing of underbrush and undesirable trees, preparation of a wild flower and native grass restoration area, installation of a 1-mile trail system for hikers and walkers, and the installation of a landscaped parking lot.
- Hickory Woods Conservancy Area (19.7 acres) – located on four parcels set aside within the Hickory Hills subdivision.
- Moraine Highland Conservancy (4.1 acres) - located on the northwest corner of Mound View and Moraine Ridge Roads. This conservancy serves as a viewing area, parking lot, and public entrance to the 80-acre Valley View section of the Ice Age Trail.
- Noll Valley Oak Savannah (5 acres) – located on the eastern border of the Noll Valley subdivision. This natural area was chosen for its vistas and oak savannahs and it has been designated for prairie/oak savannah restoration. Uses are restricted on the site.
- Pheasant Point Woods (3.2 acres) – located on Almor Drive just south of Summerfield Drive. This site contains many mature oak, hickory and black walnut trees. Trails were constructed in the woods in 2002 and along the recreational trail easements that connect the woods to Shoveler’s Sink and to the trail system to the east.

- Pope Farm Park (105.3 acres) – located between Blackhawk, Old Sauk and Twin Valley Roads. This property was purchased as a natural area for educational interpretation (with over 40 interpretive signs), walking trails and wildlife viewing. The park is permanently restricted as open space. An additional 39 acres of the farm along the eastern border is the future site of a K-8 school.
- Valley Woods (.5 acre) – located at Valley Woods Circle. At the time that Valley Woods subdivision was platted, this parcel could not be developed.
- White Oak Woodland (1.3 acres) – located on the northern border of the Noll Valley subdivision. This property has been designated for woodland/savannah restoration and uses there are restricted. The Ice Age Trail traverses the east and north boundaries of Noll Valley subdivision and passes through both Oak Savannah Park and White Oak Woodland.
- Other Areas Dedicated to the Town (7.57 acres) – This assessment also includes lands that has been dedicated to the Town, but not designated for active recreational uses. These areas have been included within the nature areas/conservancy category.

4.2.5 (PT) Primary Trails

Primary trails are multipurpose trails often located within greenways, parks, and natural resource areas. These trails serve as major links between various Town parks and facilities as well as other destinations. The Town envisions an eventual interconnected network of primary trails servicing all parts of the Town. Primary trails should be planned and designed with the following concepts in mind:

- Emphasize harmony with the natural environment
- Tie the various parks and recreation areas together to form a comprehensive park and trail system
- Protect users from vehicular traffic

4.2.6 (CT) Connector Trails

Connector trails are intended to serve smaller areas than primary trails. Connector trails allow neighborhood residents to access the primary trail network. Connector trails may be located within utility easements or along artificial drainageways. Connector trails may be located within road rights-of-way only when necessary. *Note: Connector trails will not be included in the assessment for impact fees since they are intended only to service localized areas.*

4.2.7 Privately Owned and Association Conservancy Land with Residential Easements/Trails

- Cardinal Point Estates: Over 20 acres of deed restricted private conservancy area (outlots) are included in this subdivision. In 2002, the Town developed over 1 mile of trails along the recreational easements in the outlots.
- Cherrywood Acres: The Town owns a 15-foot wide recreational trail easement around the entire perimeter of this plat. In 2002, a pedestrian trail was developed on portions of the west side of the plat.
- Cherrywood Neighborhood Homeowners Association, Inc.: This 20-acre recreation area consists of a prairie restoration area and a pond. The Town has access via two recreational easements and abutting roads.

- Glacier's End: The Ice Age Trail has received an easement over several outlots in this plat. The Ice Age Trail has developed and maintains a trail from Mid-Town Road to Sacracen Way.
- Grandview Estates: A 30-foot wide public recreational easement is located on the east side of the 14 acres of deed restricted private conservancy area.
- Noll Valley: The Town owns a 4-foot wide easement along the west side of the central conservancy area in this plat.
- Northern Lights Estates: The Town gave this plat final approval in 2003. The plat provides the Town with a recreational easement in the steep wooded portion of the property. This easement links to the easement in the southern portion of the 1st Addition of Prairie Homes Estates and is planned to be part of a trail that links to Dane County's Old Lake Middleton Park.
- Pheasant Point-1st Addition: A 15-foot easement runs the entire length of the southern and eastern boundaries of the subdivision.
- Prairie Home Estates: A 48.3-acre deed restricted private conservancy area is included with this subdivision. Approximately 34 acres is being restored to native prairie with the remainder of the conservancy in woodland, which could possibly be restored to an oak savannah. In 2002, the Town developed pedestrian trails along its easements.
- Prairie Home Estates (1st Addition): A 28-acre deed restricted private conservancy area is included in this subdivision. The Town received an easement for approximately one mile of recreation/nature trails. Many of these trails were developed in 2003.
- Sauk Point Estates: 8.8 acres of deed restricted private conservancy area are included in this subdivision. The Town received easements for extensive lengths of recreational trails through the conservancy area. In 2001, the Town built a .6 mile long graveled trail. The Town is negotiating with the developer and a few landowners to re-align and develop the trail north of Swoboda Road.
- Sauk Prairie Estates: 8 acres of deed restricted private conservancy area are included in this subdivision. In 2001, the Town received an easement and built a 0.4 mile long graveled recreational trail through the conservancy area.
- Stonebrook Estates: 61.2 acres of deed restricted private conservancy area are included in this subdivision. In 2002, the Town developed a 0.6 mile long trail along the recreational easement. In 2008, the trail will be developed in the easement dedicated with the plat.
- Whispering Winds: 14.8 acres of deed restricted private conservancy area are included in this subdivision. In 2001, the Town received an easement and paid for the grading of recreational trails through the conservancy acres connecting to the west edge of Hickory Woods Park. In 2002, the Town marked and mowed a trail over this easement.

4.2.8 County- Owned Facilities Within the Town of Middleton

Dane County acquired land in 1993 that was originally part of the wetland area known as “Old Lake Middleton”. The property consists of approximately 79 acres and is located north of Highway 14 and west of the Middleton Industrial Park. An additional 14 acres was added in 2004 when the County and Town cooperatively purchased a parcel of highlands to the north.

The property was formerly part of the James Hinrichs farm and had been used as cropland for many years. The area is drained by means of extensive tiles and pumps in order to allow cultivation of crops. The County plans to acquire additional lands adjacent to the property and restore the area to a marsh/wetland. Amenities for the facility may include a picnic area, hiking trails and a wildlife viewing area.

In 2004, Dane County Executive Kathleen Falk announced that the County would be purchasing the Sunnyside Seed Farm property along U.S. Highway 14 as part of Dane County Conservation Fund Program. At the time, the property was owned by the children of Randall Swanson. Mr. Swanson had farmed the property since the 1940’s. He also worked as a teacher and county agent, and served on the University of Wisconsin faculty as the first farm safety specialist in the country. Mr. Swanson used the property as a place to invent and adapt new and better ways of farming. The children of Mr. Swanson provided Dane County with first priority for purchasing the property. Dane County worked in cooperation with the Town of Middleton, the National Heritage Land Trust and the Wisconsin Department of Natural Resources Stewardship Fund.

Sunnyside Seed Farm has not been included in the inventory of Town Park and Recreation facilities because it is not owned by the Town. However, in 2005 the Town provided \$1.25 million for land acquisition and development of the property. The Sunnyside Seed Farm property is nearly 300 acres in size and will be open to the public as a conservancy area once the park has been developed in accordance with a plan to be drafted by Dane County. Dane County is looking to partner with adjacent landowners who may wish to dedicate land as an extension to the park.

4.2.9 Privately Owned Facilities in Town of Middleton

- Blackhawk Ski Area – located on Blackhawk Road. The Blackhawk Ski Area is a large, privately owned facility consisting of approximately 120 acres. The facility is used for ski jumping, athletic training, a “ropes challenge course”, hiking and cross-country bicycle racing.
- Tumbledown Golf Course – located on West Mineral Point Road. Tumbledown Golf Course is an 18-hole golf facility that is open to the public. The course includes a clubhouse and practice facility.

4.2.10 City of Middleton Facilities

The City of Middleton operates a broad-based recreation program that is available to all residents of the Middleton-Cross Plains School District.

The City of Middleton also owns and operates Pleasant View Golf Course, a 27-hole course located north of Blackhawk Road and west of Pleasant View Road. The course is open to the public on either a membership or daily fee basis. A new 9-hole addition opened in 2002.

The City of Middleton initiated operation of the new Walter Baumann Aquatics Center in 1998. The Town of Middleton contributed \$250,000 toward the cost of this facility. Town residents are charged the same usage fees as City of Middleton residents. The City has also developed several soccer and baseball/softball fields at Quisling Park on Airport Road.

4.2.11 Middleton-Cross Plains School District Owned Facilities in Town of Middleton

- West Middleton Elementary School – located on the south side of Mineral Point Road adjacent to Tumbledown Golf Course. The school site consists of 18 acres.
- Sunset Ridge Elementary School – located on the north side of Airport Road adjacent to Enchanted Valley subdivision. The school site consists of 23 acres.
- Both schools have:
 - Play apparatus
 - Soccer field(s)
 - Basketball courts
 - A gymnasium
 - Softball field(s)

Goth Park	19.58													1
Pope Farm Park	105.27								4				2	10
Valley Woods	0.5													
White Oak Woodland	1.3													
Other Areas Dedicated to Town	7.57													
Totals	200.95	0	0	0	0	0	0	0	4	0	0	2	11	
Acres per Thousand Population	36.03													
Planning Standard/1,000 Pop.	32.50													
Current Surplus/Deficit	19.67													
Required Acreage to Meet Standard (Year 2025)	228.38													
Assessable Acreage Needed to Meet Proposed Standard (Year 2025)	27.43													

School Facilities (S)

West Middleton Elementary		1		1	2			2						
Sunset Ridge Elementary		2		2	2			2						
Totals		3	0	3	4	0	0	4	0	0	0	0	0	0

Total†	283.56	11	2	6	13	1	10	4	6	0	14	36
Total Minus Mini-Parks	276.51											
Existing Facilities Per Thousand Population	49.57	1.97	0.36	1.08	2.33	0.18	1.79	0.72	1.08	0.00	2.51	6.45
Planning Standards Units per Thousand	46.80	2.00	0.40	1.10	2.40	0.18	1.80	N/A	1.10	0.15	2.55	6.50
Current Surplus/Deficit	15.46	0.16	0.23	0.14	0.39	0.00	0.04	N/A	0.14	0.84	0.22	0.26
Total Required (Year 2025)	328.86	14.05	2.81	7.73	16.86	1.26	12.65	N/A	7.73	1.05	17.92	45.68
Assessable Amenities to Meet Planning Standard (Year 2025)	48.15	2.90	0.58	1.59	3.48	0.26	2.61	N/A	1.59	0.22	3.69	9.42

2007 Estimated City & Town Population = 5,578 (Source: Wisconsin Department of Administration)

2025 Projected Town Population = 7,027 (Source: Wisconsin Department of Administration)

† = This total is provided for information only. For the purposes of calculating the impact fee the total minus mini-parks will be used.

‡ = Playgrounds in mini-parks are not counted toward the assessable total as they will be a required improvement for developers when providing mini-parks.

4.3 Existing Deficiencies

As outlined previously, the Town has adopted park planning standards that are based in part on guidelines provided by the National Recreation and Park Association (NRPA). The NRPA no longer advocates specific acreage standards for parks facilities. However, the NRPA does still provide suggested standards for park classifications, amenities and service areas. The Town has used the NRPA guidelines as a starting point and then modified the standards to address issues and opportunities unique to the Town of Middleton. Previous public input and surveys have also been weighed when developing the updated standards.

In 2007, the estimated population of the Town was 5,578 residents. As outlined on Table 4.1, the Town has approximately 300 acres of recreation and open space. This includes the 7.05 acres of mini-parks. The acreage of mini-parks will not be included in the total park acreage used for calculation of the impact fee. Mini-parks will not be paid for by impact fees. Instead, developers will be required to provide mini-parks as a condition of plat or Certified Survey map (CSM) approval. Playgrounds within mini-parks will also be excluded from the inventory used for the calculation of the impact fee. Developers will likely be required to provide a playground when developing a mini-park. All other amenities provided at mini-parks (such as basketballs courts, soccer fields, etc.) will be included in the assessment figures and paid for through impact fees. The acreage of the properties owned by the School District has not been included in the assessment, since not all of the acreage is dedicated to recreational use. However, the amenities provided on school property have been included in the assessment, since they are generally available to the public outside of school hours.

At a standard of 49.3 acres per 1,000 residents, the Town should currently provide a minimum of 275 acres of parkland (other than mini-parks) to sufficiently service the existing population within the Town. The current inventory of 292.7 acres means that there is a surplus of 17.68 acres.

The Town currently has approximately 24 acres of Neighborhood Parks; however, the Town planning standard requires 5 acres per 1,000 residents. With an estimated population of 5,578 residents, the Town should have a minimum of 27.89 acres of land for Neighborhood Parks. *The Town's current deficiency is approximately 3.8 acres of parkland for Neighborhood Parks.*

When looking at Community Parks, the Town has an inventory of 51.47 acres, which is just slightly less than the 51.9 acres called for by the standard of 9.3 acres per 1,000 residents. *This means that the Town is slightly deficient by .4 acres in land for Community Parks.*

The Town's inventory of Nature Areas/Conservancy land is 200.98 acres, which includes 7.57 acres of land dedicated to the Town but not specified as a park or other use. The presence of Sunnyside Seed Farm Natural Resource Area was considered when adopting the new planning standard of 32.5 acres/1,000 residents for nature areas and conservancies. Sunnyside Seed Farm Natural Resource Area differs from other areas not owned by the Town because the Town provided funding for the park. Survey responses and other input from Town residents have indicated that the continued protection of natural areas is one of their top priorities. The Town currently provides 36.03 acres of nature areas and conservancies per 1,000 residents. Sunnyside Seed Farm Natural Resource Area has not been included in the inventory of Town facilities for the purpose of the calculation of an impact fee; however, if the park's 220 acres are taken into account, a planning standard of 32.5 acres/1,000 residents, together with the park, will provide 63.8 acres/1,000 residents in the year 2025. With a planning standard of 32.5 acres per 1,000 residents, the Town should currently provide at least 181.29 acres of this park type.¹ *This means that the Town's currently has a surplus of 19.7 acres of land for Nature Areas/Conservancies.*

¹ On February 11, 2008 the Parks Commission added a note that the 35 acres/1,000 residents standard for nature areas/conservancies is to be considered a guideline for park planning and impact fee purposes, and this standard should not block the Town's ability to pursue the acquisition of additional important and/or environmentally sensitive areas with the approval of Town residents.

The Town currently has acquired and/or maintains 12.8 miles of primary trails. The planning standard for primary trails is based upon the adopted Town trails map. This standard calls for 4.24 miles of primary trails per 1,000 residents in the year 2025 based on full build-out of all planned trails by the year 2032. The trails planning horizon of 2032 represents a 25-year period from the adoption of this assessment, while the impact fee assessment utilizes an 18-year period extending to 2025. Therefore, this impact fee assessment assumes that 18/25 of the trail network is to be built by 2025. *The planning standard of 4.24 miles per 1,000 residents means that the Town is currently deficient by 10.82 miles of primary trails.*

Table 4.2 provides an outline of the Town’s existing park space broken down into the planning categories recently adopted by the Town. The table then compares the number of acres of park land needed based on the planning standards for each of the categories to what is currently provided by the Town. The Town currently has 276.51 total acres of parkland (aside from mini-parks) available to the public. The standards adopted by the Town outline the need for a total of 328.86 acres of parkland to adequately serve the 2025 projected population of 7,027 residents, based on an overall standard of 46.8 acres per 1,000 residents.

Table 4.2 provides an outline of the acreage calculations discussed above based on the adopted park planning standards. The numbers in the row labeled “Assessable Acreage Needed to Meet Standard (Year 2025)” indicate the acreage for each park category that can be paid for by impact fees. These figures are the result of subtracting the existing acreages and current deficiencies from the total acres needed to meet future development in the year 2025. Current deficiencies cannot be paid for with impact fees, and thus must not be counted toward the assessable acreage.

Table 4.2 Facility Standards

	Mini-Park	Neighborhood Park	Community Park	Nature Areas/Conservancies	Total (Minus Mini-Parks)	Source
Existing Acres of Parklands	7.05	24.09	51.47	200.95	276.51	
Service Area (miles)	1/4	1/2	2	N/A	N/A	NRPA
Park Planning Standard (acres/1K pop.)	N/A	5.0	9.3	32.5	8.5	
Acres Needed to Meet Needs of Current Population*	N/A	27.89	51.88	181.29	261.05	
Surplus/Deficiency to Meet Current Population	N/A	3.80	0.41	19.67	15.46	
Total 2025 Need for Parks to Serve Projected Population‡	N/A	35.14	65.35	228.38	328.86	
Additional Acres Needed to Meet Future Development (Year 2025)	N/A	11.05	13.88	27.43	52.35	
Assessable Acreage Needed to Meet Standard (Year 2025)	N/A	7.25	13.48	27.43	48.15	
* 2006 Estimated Population = 5,557 ‡ 2025 Estimate Population = 7,027						

4.4 Future Needs

Table 4.3 below provides an overview of the inventory of the Town’s existing park amenities and the amenities needed to serve the future population. The last column in the table below indicates the amount of additional facilities that can be paid for by impact fees. As previously mentioned, current deficiencies cannot be paid for by impact fees. The number of amenities that can be paid for by impact fees is, therefore, calculated by subtracting the existing inventory and existing deficiency for each amenity type from the number of units needed by the year 2025.

Table 4.3 Park Amenities

Facility	Standard per 1,000 population	Existing Units per 1,000 Residents	Units Needed to Meet Standard (Year 2007)	Existing Units	Existing (Deficiency) /Surplus	Projected Unit Needs (Year 2025)	Assessable Amenities to Meet Planning Standard (Year 2025)
Baseball/Softball	2.00	1.97	11.16	11.00	0.16	14.05	2.90
Playgrounds	1.80	1.79	10.04	10.00	0.04	12.65	2.61
Soccer	2.40	2.33	13.39	13.00	0.39	16.86	3.48
Tennis	0.40	0.36	2.23	2.00	0.23	2.81	0.58
Basketball	1.10	1.08	6.14	6.00	0.14	7.73	1.59
Outdoor Skating Rink	0.15	0.00	0.84	0.00	0.84	1.05	0.22
Volleyball	0.18	0.18	1.00	1.00	0.00	1.26	0.26
Park Shelters	1.10	1.08	6.14	6.00	0.14	7.73	1.59
Restroom Facilities	2.55	2.51	14.22	14.00	0.22	17.92	3.69
Park Furniture	6.50	6.45	36.26	36.00	0.26	45.68	9.42

Table 4.4 provides an outline of the inventory and projected needs for primary trails within the Town. The Town currently has acquired and improved 12.8 miles of primary trails. The adopted Town Trails Facility Map includes 36.36 miles of planned primary trails. Based on the estimated 2007 population of 5,578 residents, the Town currently provides 2.29 miles of primary trails per 1,000 residents. The Town has also acquired 3.4 miles of trail easements that are not yet developed. By assuming full build-out of this planned trail network by the year 2032, the Town will need to provide 4.24 miles of primary trails per 1,000 residents by the year 2025.

Table 4.4 Primary Trails

2007 Estimated Population	Currently Acquired Trails (Miles)	Currently Acquired But Not Improved Trails	Currently Provided Primary Trails Per 1,000 Residents	2025 Projected Population	Total Planned Length of Primary Trails (Miles)	Planned Length of Trails Per 1,000 Residents (Year 2025)	Current Deficiency	Assessable Length of Primary Trails (Miles) (By Year 2032)
5578	12.8	3.4	2.29	7027	36.36	4.24	10.82	12.73

† Based on total trails needed by Year 2025 (existing trails + 18/25 of total future trails) per projected Year 2025 residents.

The costs associated with expanding recreation and park facilities are broken down based on any individual deficiencies identified. The costs are either based on the acquisition and preparation of land for added facilities, or the actual cost of adding a particular amenity; for example – a baseball diamond. The total cost of expanding facilities is based on the breakdown of amenities needed versus land acquisition required to provide the appropriate level of services. The Town’s 2008 CORP incorporates a five-year Capital Improvement Plan to accommodate costs for planned improvements and amenities.

4.5 Impact Fee Calculation

Based on Table 4.2 in the previous section, the Town will require approximately fifty (49.55) acres of additional parkland to adequately serve the local population through the year 2025, after subtracting existing deficiencies. The Town will also require additional park amenities as outlined in Table 4.3 to meet the needs of the Town’s future population. If the population grows higher than projected by the DOA, this calculation will need to be re-evaluated. This needs assessment should be updated each time the Town’s CORP is updated to reflect changing standards and changing rates of development over time. The existing deficiencies identified in the various park and amenity classifications cannot be attributed to new development, but any additional acreage required to meet the growing population should be incorporated into the impact fee calculation.

Tables 4.5(a) – 4.5(d) below provide an estimate of the capital costs for the acquisition and development of future park facilities. Each table provides an estimate of the average costs associated with one of the four park and trail categories established by the CORP. Consultation with the Town’s property assessor indicated that the average cost per acre of land in the Town is \$40,000. This price is reflected in the tables. The property assessor also indicated that easements typically cost half the value of the property over which they are acquired. This fact is reflected in Table 4.5(d). It is assumed that the Town will acquire a 30-foot wide easement for trails. If the property being acquired is valued at \$40,000 an acre, an easement will cost \$.46 per square foot, or \$13.77 per linear foot for a 30-foot wide easement.

Table 4.5(a)

Neighborhood Park Facility Costs:	
Type of Cost	\$/Acre
Parking Areas	\$2,084.96
Grading & Restoration	\$11,697.15
Landscaping	\$2,603.36
Miscellaneous	\$0.00
Land Acquisition	\$40,000.00

Table 4.5(b)

Community Park Facility Costs:	
Type of Cost	\$/Acre
Parking Areas	\$1,787.15
Grading & Restoration	\$10,177.89
Landscaping	\$1,262.36
Miscellaneous	\$480.96
Land Acquisition	\$40,000.00

Table 4.5(c)

Natural Resource Area Facility Costs:	
Type of Cost	\$/Acre
Parking Areas	\$603.59
Grading & Restoration	\$1,279.73
Landscaping	\$751.99
Miscellaneous	\$0.00
Land Acquisition	\$40,000.00

Table 4.5(d)

Trail Costs:		
¹ Type of Cost	\$/ft	\$/mi
²³ Land Acquisition	\$13.77	\$72,727.27
Grading Trail	\$3.50	\$18,480.00
Grass Trail	\$7.50	\$39,600.00
Gravel Trail	\$10.28	\$54,278.40
5' Paved Trail	\$14.73	\$77,774.40
10' Paved Trail	\$18.66	\$98,524.80
¹ Cost for trails includes culverts, grading, and restoration ² Assumes that Town would pay for 30' wide easement ³ Assumes that Easements cost 50% of the property's value. (Estimated that average property value in Town is \$40,000 per acre, 50% of which is \$20,000)		

Table 4.6 below identifies estimates of those capital costs associated with existing deficiencies for park facilities. When calculating the impact fee, these costs are subtracted from the overall costs, because they are not attributable to future development.

Table 4.6 Capital Costs For Park Facilities Associated With Existing Deficiencies

Type of Park	Standard (acres/1000 residents)	Existing Acres	¹ Surplus/Deficiency	Deficiency Costs		
				Land Cost to Town†	² Improvement Cost	Total Cost
Neighborhood Park	5	24.09	3.80	\$98,800.00	\$62,264.79	\$161,064.79
Community Park	9.3	51.47	0.41	\$10,540.40	\$5,565.48	\$16,105.88
Nature Area/Conservancy	32.5	200.98	19.7	\$0.00	\$0.00	\$0.00
					Total Cost:	\$177,170.66
†The total land costs have been reduced by 35% to reflect the assumption that 65% of land will be purchased by the Town, with the remainder acquired through dedications. ¹ Estimated (2007) population from Wisconsin DOA: 5578 ² Based upon a standard and the amenities are assumed to be in every park (parking areas, grading, landscaping, play/lawn areas)						

The capital costs identified on Table 4.7 below are for those additional park facilities projected to be needed by the year 2025 based on the planning standards set forth in the Town's CORP. These facilities will be needed to accommodate the increased demand created by future development. Therefore, they are eligible to be paid for with impact fees.

Table 4.7 Capital Costs For Park Facilities Not Associated With Existing Deficiencies

Type of Park	Standard (acres/1000 residents)	¹ Acreage Required in 2025	Assessable Acres	Assessable Costs		
				Land Cost to Town†	² Improvement Cost	Total Cost
Neighborhood Park	5	35.14	7.25	\$188,370.00	\$118,712.73	\$307,082.73
Community Park	9.3	65.35	13.48	\$350,368.20	\$184,999.26	\$535,367.46
Nature Area/Conservancy	32.5	228.38	27.40	\$712,335.00	\$72,200.91	\$784,535.91
					Total Cost:	\$1,626,986.10

†The total land costs have been reduced by 35% to reflect the assumption that 65% of land will be purchased by the Town, with the remainder acquired through dedications.
¹ Projected (2025) population from Wisconsin DOA: 7027
² Based upon a standard and the amenities are assumed to be in every park (parking areas, grading, landscaping, play/lawn areas)

Table 4.8 below identifies the capital costs associated with existing deficiencies for park amenities. When calculating the impact fee, these costs are subtracted from the overall costs, because they are not attributable to future development.

Table 4.8 Capital Costs For Park Amenities Associated With Existing Deficiencies

Type of Amenity	Standard #/1,000 Residents	Existing Amenities	Deficiency	Deficiency Costs	
				\$/Amenity	Amenity Cost
Playground	1.8	10	0.04	\$50,000.00	\$2,020.00
² Soccer Field	2.4	13	0.39	\$47,230.00	\$18,287.46
³ Baseball/Softball	2	11	0.16	\$49,064.65	\$7,654.09
Tennis	0.4	2	0.23	\$55,000.00	\$12,716.00
⁵ Basketball	1.1	6	0.14	\$11,359.75	\$1,542.65
Volleyball	0.18	1	0.00	\$6,340.11	\$25.61
⁶ Outdoor Skating Rink	0.15	0	0.84	\$12,276.25	\$10,271.54
Restroom Facilities	2.55	14	0.22	\$10,000.00	\$2,239.00
Park Furniture	6.5	36	0.26	\$2,000.00	\$514.00
Park Shelters	1.1	6	0.14	\$10,000.00	\$1,358.00
				Total Cost:	\$56,628.35

¹ Estimated (2007) population from Wisconsin DOA: 5578
² Includes a field 100 yards by 60 yards, assumed the goals were \$500 each
³ Includes a fence 280 feet from home plate with 30 feet on each side for space, screenings in the base paths
⁴ Includes a court 60 feet by 120 feet with back and side space, assumes \$200 for the net with a fence surround
⁵ Pavement area is 104'x70' corresponding to a High School size court, assume hoops are \$1200 each
⁶ Assume a rink is 200'x85' with a sand/gravel base, plywood walls and piped in water for the ice

The capital costs identified on Table 4.9 below are for those additional park amenities projected to be needed by the year 2025 based on the planning standards set forth in the Town’s CORP. These amenities will be needed to accommodate the increased demand created by future development. Therefore, they are eligible to be paid for with impact fees.

Table 4.9 Capital Costs For Park Amenities Not Associated With Existing Deficiencies

Type of Amenity	Standard #/1,000 Residents	¹ Amenities Required in 2025	Assessable Amenities	Assessable Costs	
				\$/Amenity	Amenity Cost
Playground	1.8	12.65	2.61	\$50,000.00	\$130,410.00
² Soccer Field	2.4	16.86	3.48	\$47,230.00	\$164,247.05
³ Baseball/Softball	2	14.05	2.90	\$49,064.65	\$142,189.36
Tennis	0.4	2.81	0.58	\$55,000.00	\$31,878.00
⁵ Basketball	1.1	7.73	1.59	\$11,359.75	\$18,106.31
Volleyball	0.18	1.26	0.26	\$6,340.11	\$1,653.63
⁶ Outdoor Skating Rink	0.15	1.05	0.22	\$12,276.25	\$2,668.24
Restroom Facilities	2.55	17.92	3.69	\$10,000.00	\$36,949.50
Park Furniture	6.5	45.68	9.42	\$2,000.00	\$18,837.00
Park Shelters	1.1	7.73	1.59	\$10,000.00	\$15,939.00
				Total Cost:	\$562,878.08

¹ Projected (2025) population from Wisconsin DOA: 7027

² Includes a field 100 yards by 60 yards, assumed the goals were \$500 each

³ Includes a fence 280 feet from home plate with 30 feet on each side for space, screenings in base paths

⁴ Includes a court 60 feet by 120 feet with back and side space, assumes \$200 for the net with a fence surround

⁵ Pavement area is 104'x70' corresponding to a High School size court, assume hoops are \$1200 each

⁶ Assume a rink is 200'x85' with a sand/gravel base, plywood walls and piped in water for the ice

The capital costs identified on Table 4.10 below are for those primary trails projected to be needed by the year 2025 based on the planning standards set forth in the Town’s CORP. These trails will be needed to accommodate the increased demand created by future development. Therefore, they are eligible to be paid for with impact fees.

Table 4.10 Capital Costs For Primary Trail Acquisition and Development

2007 Estimated Population	Currently Acquired and Developed Trails (mi)	Currently Acquired But Not Developed Trails (mi)Φ	Year 2025 Projected Population	Total Planned Length of Primary Trails (mi) (Year 2032)	Planning Standard (mi/1,000 residents)‡	Trails Needed by Year 2025†
5578	12.8	3.37	7027	36.36	4.24	29.76
Year 2007 Deficiency	Assessable Primary Trails (Year 2032)	Assessable Amount (Year 2032)	Assessable Amount (Year 2025)£	Deficiency Cost	Total Cost (Year 2025)	
10.82	12.73	\$618,484.59	\$445,308.91	\$875,319.36	\$1,320,628.27	

‡ Planning standard based on total trails needed by Year 2025 divided by projected 2025 population.
 Φ Land acquisition costs for these trails have not been included in the cost estimate.
 † Represents 18/25 of total future trails plus existing improved trails.
 £ Represents 18/25 of Year 2032 assessable amount.

The Town currently does not have debt incurred for park and recreation facilities. If there were existing debt, it would be identified in this needs assessment and removed from any calculation of impacts, thereby imposing a credit, which is not currently required. Table 4.11 below identifies credits for capital costs that will be paid for by other funding, including grants and stewardships. These costs are removed from the impact fee calculation.

Table 4.11 Grants/Credit for Future Park Capital Costs

Description	Funding Program	Year	Funded Amount
Mineral Point Road Underpass	Dane County Bike Trails Program	2005	\$15,000.00
Mineral Point Road Underpass	Dane County Bike Trails Program	2006	\$14,100.00
Total:			\$29,100.00

Table 4.12 Capital Cost Calculation

	Community Parks	Neighborhood Parks	Nature Areas/Conservancies	Park Amenities	Trails (Year 2025)	Trail Crossings	Total
Assessable Costs to Meet Development Needs	\$535,367.46	\$307,082.73	\$784,535.91	\$562,878.08	\$445,308.91	\$144,343.25	\$2,729,516.33
Legal, Engineering & Design Fees (10%)	\$18,499.93	\$11,871.27	\$7,220.09	\$56,287.81	\$45,562.10	\$14,434.32	\$153,875.52
Credits for Grants/Intergovernmental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$29,100.00	\$29,100.00
Subtotal	\$553,867.39	\$318,954.00	\$791,756.00	\$619,165.89	\$490,871.01	\$129,677.57	---
						Total	\$2,904,291.85

Table 4.13 Impact Fee Calculation

2007 Estimated Population	5578
2025 Projected Population	7027
Projected Residents Per Household	2.1
Projected New Households (Year 2025)	690
Total Assessable Capital Cost	\$2,904,291.85
Impact Fee	\$4,209.12

THIS NEEDS ASSESSMENT IDENTIFIES AN IMPACT FEE OF \$4,209.12 FOR NEW RESIDENTIAL UNITS FOR PARK AND OUTDOOR RECREATION FACILITIES IN THE TOWN OF MIDDLETON

4.6 Analysis of Impact Fee on Housing Affordability

As shown in Table 4.13 above, the total impact fee for parkland and recreational amenities on new development through 2025 is \$4,209.12. Table 4.14 below provides an outline of the effect of this fee on affordable housing with the Town. As shown, the impact fee will increase the percent of household income for housing by 0.36% in the Town, on average.

4.14 Impact on Housing Costs in Town of Middleton

Median Housing Value (2000)	\$246,700	2000 Census
Annual Cost of Housing:		
Annual Mortgage Payment	\$19,881	30 years 7%
Estimate of Property Taxes	\$5,297	\$2.04/\$1,000
Estimate of Insurance	\$400	
Total PITI	\$25,577	
Median Household Income (1999)	\$93,008	2000 Census
Mortgage Pmt as % of Income	27.5%	
Impact Fee Added to Mortgage	\$4,209	
Median Housing Value + Impact Fees	\$250,909	
Annual Mortgage Payment w/ Impact Fees	\$20,220	30 years 7%
Annual Housing Cost w/Fees	\$25,917	
% Increase in Annual Payment	16.5%	
Payment + Fees % of Income	27.9%	
Increase in % of income for housing	0.36%	
The Parks and Playgrounds Impact Fee will increase the percent of household income for housing by 0.36% on average.		

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