CITY OF STOUGHTON
PARKS & RECREATION DEPARTMENT

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Date: April 12, 2022

From: Dan Glynn, Director of Parks & Recreation

Subject: Vacating Nordic Ridge Outlot 7

Outlot 7 in the Nordic Ridge development was dedicated to the public for a park. The lot is 65 feet wide and 101 feet deep, and 0.38 acres in size. The size of the park would classify it is as mini park also known as pocket parks. Mini parks tend to act as scaled-down neighborhood parks, but still often try to meet a variety of needs. Due to the location of Outlot 7 being 1.5 blocks from Nordic Ridge Park and Nordic Ridge Park having amenities like a playground, splash pad, greenspace, and a shelter, there are no needs to be met. Additionally, the park dedication requirement for the development has been met without factoring in the land dedication for Outlot 7.

Fiscal Impact

There are varied costs with keeping Outlot 7 and developing it as a park, and the City would be foregoing additional tax revenue by it not becoming another housing unit. Below is the fiscal impact for one-time and on an annual basis.

<u>One Time</u>

Park Facilities Improvements – Unknown

Maintenance Cost Savings - $960

Park Facility Improvement Impact Fee (Single Family Home) – $3,742

Trail Improvement Impact Fee (Single Family Home) – $89

Property Tax (City Portion, based on $400,000) – $3,200

Net New Construction (Raises City's Base Rate) - $3,171

Donation - $20,000

<u>Annually</u>

Maintenance Cost Savings - $960

Property Tax (City Portion, based on $400,000) – $3,200

Net New Construction (Raises City's Base Rate) - $3,171

Staff Recommendation

It's in the City's best interest to vacate Outlot 7. It doesn't serve a purpose due to the proximity to Nordic Ridge Park and Nordic Ridge Park's provided amenities. The funds generated from vacating the lot should be put in the Park Development Fund for land acquisition. The funds include the $20,000 donation and the annual City's portion of the property tax generated by the property. These funds can then be used to acquire land that fills a void in the City's park system.

Committee Action

The Parks & Recreation Committee recommended _____ to City Council on April 19, 2022.

NORDIC RIDGE
FINAL PLAT

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

CITY OF STOUGHTON, 207 S. FORREST STREET, STOUGHTON, WISCONSIN

RESOLUTION OF THE COMMON COUNCIL	
Resolution by the Common Council of the City of Stoughton to vacate Nordic Ridge Outlot 7 Committee Action: Fiscal Impact: $20,000 Donation to City and Ongoing Property Tax Revenue	
File Number:	**Date Introduced:**

The City of Stoughton, Wisconsin, Common Council does proclaim as follows:

RECITALS

WHEREAS, Nordic Ridge Outlot 7 was dedicated for a public park and would be classified as a mini park, and

WHEREAS, the Nordic Ridge development has a neighborhood park that meets the needs of the neighborhood making Outlot 7 redundant, and

WHEREAS, Outlot 7 would cost the City to develop it and there would be ongoing costs to maintain the park, and

WHEREAS, if Outlot 7 is vacated then the property would be taxable and be factored into the net new construction, and

WHEREAS, the developer is willing to donate $20,000 to the City and pay all legal fees required for the vacating, and

WHEREAS, the funds generated from vacating the lot can be used to purchase land for parks in areas to enhance the City's park system, and

BE IT RESOLVED that the Common Council of the City of Stoughton hereby approves vacating Outlot 7, the donation of $20,000 be put in the Park Development Fund for land acquisition, and any future property taxes the City collects from the property be placed in the Park Development Fund for land acquisition.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Tim Swadley, Mayor Date

Council Action: _____ ☐ **Override** **Vote** _____