City of Stoughton

Park Design Guidelines

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Overview

Purpose

The purpose of this document is to provide direction to staff, landscape architects, contractors and developers in the design, construction, and maintenance of public parks, open space, trails, and recreation facilities in the City of Stoughton. The guidelines will be used as a tool in evaluating submittals for all new parks and any significant changes to parks.

Only improvements where Stoughton Parks and Recreation and/or Stoughton Public Works will assume operations and maintenance activities are subject to these guidelines.

Mission Statement

The City of Stoughton seeks to provide a park and recreation system that will: meet the needs of our current residents and future generations; preserve and protect the City's open space, water, historical and natural resources; and provide a park and recreation program that is designed to enhance our quality of life.

Goals

- Provide guidance to developers for park site selection and development
- Create a standard for parks, and park equipment and amenities

General Planning and Design Policies

The following policies are intended to provide guidance on the planning and design of all parks and recreation facilities in Stoughton:

- Incorporate public input into park master planning and design to ensure that community needs and issues are addressed. Public outreach should include nearby neighbors, likely park users, community members, and partner agencies in the park design process.
- Involve maintenance and recreation program staff in the design process so that maintenance and programming requirements are considered during site selection, design, and development.
- Consider the layout of the surrounding neighborhood when placing park amenities. Situate lighting and noise-producing amenities away from the neighboring homes to minimize conflicts.
- Locate amenities such as playground equipment, picnic shelters, and basketball courts to provide visibility from adjoining streets which will promote safety, minimize vandalism, and encourage use.
- Incorporate American with Disabilities Act Accessibility Guidelines into all new parks to facilitate site access, circulation, and facility use for people of all ages and abilities.
- Incorporate new technologies, sustainable design, and conservation-smart elements into all park and recreation facility designs to facilitate operational efficiency. This commitment may be demonstrated through the use of green building technologies, alternative power, low water-use fixtures, automated sport field lighting, and storm water treatment techniques.
- Incorporate public art and interpretive elements into parks to contribute to park identity and character. Interpretative elements can be incorporated into parks of all types to raise community awareness about the local environment and history. Art elements are well-suited for community parks, citywide parks, urban open space, or other community-serving areas.

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- Conduct a cost impact analysis prior to design and development of all new major recreation facilities.

Site Selection and Planning Principles

Consistency

Choose park and trail locations that are consistent with the spirit and intent of the Department's Comprehensive Outdoor Recreation Plan, with the City's Comprehensive Plan, and with other policies and plans adopted by City Council.

Environmental Protection

Locate parks and open spaces in coordination with surrounding new developments, where reasonable, to preserve and protect the water quality and wildlife habitat of riparian corridors, wetlands, and flood plains and to integrate preserved open space and natural areas into developed areas for both visual diversity and the definition of neighborhood character. Protect and enhance natural resources that have outstanding recreation, conservation and educational value to the public.

Accessibility and Connectivity

Connections are the key to creating an open space system that integrates all parts of the city into a cohesive whole. Benefits of trail development range from the preservation of linear open spaces to the promotion of active, healthy lifestyles to the creation of an alternative corridor for transportation. Ideally, parks and open space should be physically connected to provide continuous ribbons of green space woven throughout the city, maximizing value to wildlife and, where appropriate, to commuters and recreational users.

1. Residents should be able to leave their homes and readily access the parks and open space system in their neighborhoods
2. Design bicycle and pedestrian transportation systems for efficiency and connectivity around all parks and open spaces.

Park Design and Development Guidelines

Park design and development guidelines are provided for each park classification. These guidelines include the following for each classification:

Description

A definition is presented to describe each park type. This section also describes the typical length of use and means of travel to each type of park.

Site Selection & Development Guidelines

Include recommendations for site size, site access, street frontage, parking, etc.

Features & Amenities to Consider

These elements should be considered during the master planning and design process for inclusion in all new parks of this classification.

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Features and Amenities to Avoid

These elements are not compatible with the park classification and should not be included in the design and development of these types of parks.

Community Parks

Description

Community parks are areas of diverse recreational activity and serve several neighborhoods. Community parks are typically 10 acres or larger but may vary depending on facilities offered.

Typical community park users:

- Come from within 1 to 2 miles of the park;
- Arrive by auto, bicycle, or foot; and
- Visit the park for 1 to 3 hours

Site Selection & Development Guidelines

- At least two-thirds of the site should be available for active recreation use. Adequate buffers or natural open space areas should separate active recreation use from homes.
- The site should be visible from adjoining streets and have a minimum of 50% of street frontage.
- Parking requirements should be based upon the facilities provided at the site. Generally, 50 off-street spaces per ballfield are required, plus an additional 5 spaces per acre of active use areas.
- Access to the site should be provided via a collector or arterial street with sidewalks and bicycle lanes, and trail corridor or greenway system when possible.

Features & Amenities to Consider

- Playgrounds
- Open turf area for unstructured play
- Designated sports fields for baseball, softball, and soccer. Fields may be in a complex within the park.
- Looped pathway system
- Large picnic shelters
- Permanent restrooms
- Tennis and Pickleball courts. Courts may in a complex within the park.
- Basketball courts
- Field lighting
- Skate park
- Splash pad
- Off-leash dog area
- Community gardens
- Concessions or vendor space
- Interpretive signage
- Public art
- Indoor recreation center

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- Landscape improvements including tree planting
- Storage or maintenance buildings; if visible, these should be architecturally compatible with other park elements. Any exterior work areas should be screened from view.
- Off-Street Parking

Features & Amenities to Avoid

- N/A

Neighborhood Parks

Description

Neighborhood parks serve a variety of age groups within a limited area or neighborhood. Neighborhood parks typically include areas for active recreational use such as field or court games and playgrounds. Typical size is between 3 to 10 acres.

Site Selection & Development Guidelines

- At least 50% of site should be relatively level and usable providing space for both active and passive uses.
- The site should be visible from adjoining streets and have a minimum of 50% of street frontage.
- Access to the site should be provided via local street with sidewalks and trail corridor/greenway system when possible. Neighborhood parks fronting on arterial streets should be discouraged.
- On-street parking should be provided. Larger sites may include off-street parking with the amount depending on the facilities provided at the site.
- Active and noise producing facilities, such as basketball courts, should be located at least 100 feet from nearby homes or property zoned for residential use.
- Each neighborhood is different and some consideration to making neighborhood parks different is important.

Features & Amenities to Consider

- Playgrounds
- Open turf area for unstructured play
- Basketball (full or half) court
- Volleyball court
- Multi-use fields for practice
- Picnic tables
- Small picnic shelter
- Pathway connecting park elements
- Interpretive signage
- Natural area (if present at site)
- Portable or permanent restrooms
- Landscape improvements including tree planting
- On-street parking

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Features & Amenities to Avoid

- Horticulture or annual plantings unless sponsored and maintained by a neighborhood or community group
- Indoor recreation center
- Wading pools and similar types of amenities that require staff supervision or highly specialized maintenance
- Sports fields for league play
- Off-street parking

Mini Parks

Description

Mini parks are used to address limited, isolated, or unique recreation needs of concentrated populations such as tots or senior citizens. Typical size is 1 acre or less but parks may be categorized as mini parks simply based on the type and quantity of facilities they offer.

Site Selection & Development Guidelines

- All or most of site should be relatively level providing space for both active and passive uses.
- The site should have at least 25% of park boundary on street frontage.
- Access to the site should be provided via local street with sidewalks.

Features & Amenities to Consider

- Open air shelter or small event space
- Children's playground including specialized play equipment such as tot lots
- Half basketball court
- Community garden
- Landscape improvements including tree planting

Features & Amenities to Avoid

- Off-street parking
- Permanent restrooms

Special-Use Parks

Description

Special use parks are areas for specialized or single purpose recreational activities such as golf courses, campgrounds, nature centers, and skate parks. They may also be used to designate areas that are primarily used as event space, general gathering areas, expanded trail corridors, or plaza space. There are no set standards for size.

Site Selection & Development Guidelines

- Site size depends on intended use, but should be sufficient to accommodate the special use and necessary support facilities.
- Access to the site should generally be provided by means of a collector arterial street.

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- The site should connect to trail corridors if possible

Features & Amenities to Consider

- Special use facility or facilities
- Portable or permanent restrooms (depending on facilities and anticipated amount of site use)
- Landscape improvements including tree planting
- On-street or off-street parking
- Pathway system
- Seating

Features & Amenities to Avoid

- Uses that conflict or detract from the special use

Trail Corridors & Greenways

Description

Trail corridors and greenways include developed, landscaped corridors and more natural, less-developed greenways that follow linear features such as abandoned railroad rights-of-way, canals, power lines, creeks and streams, and other elongated features.

Typical trail and greenway users:

- May come from throughout the city;
- Arrive by auto, bicycle, or foot;
- May use the trail and greenway to travel to a park or other community site; and
- May visit the trail for one or more hours

Site Selection & Development Guidelines

- Trail corridors should generally follow continuous special feature strips, with a minimum corridor width of 50 feet.
- Trail corridors should link to and be incorporated to neighborhood and community parks to provide a linear park system.
- Trail corridors should link to regional trail systems.
- Due to the shape, configuration, and potential for user noise in these parks, user impacts on adjoining neighbors should be considered. Fences or landscaping may be used to provide some privacy for neighbors, but the provision of these features also should consider user safety.
- Paved pathways should be designed to accommodate maintenance and patrol vehicles.
- The amount and type (on-street or off-street) of parking provided at trailheads will depend on facilities at the site and anticipated trail use.

Features & Amenities to Consider

- Paved pathways
- Viewpoints
- Seating areas
- Picnic tables

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- Wayfinding signage
- Trailhead or entry kiosk
- Landscaped areas, ornamental plantings, turf areas
- Maintained natural vegetation
- Fences, landscaping, or other features to control access near adjoining residential areas
- Parking at major trailheads

Features & Amenities to Avoid

- Active use facilities such as sport fields and paved courts (only in trail corridor areas)

Natural Areas

Description

Natural areas may preserve or protect environmentally sensitive areas, such as wildlife habitats, stream and creek corridors, or unique and/or endangered plant species. Public access may be limited as these sites, white often include wetlands, steep hillsides, or other similar spaces. Some natural areas may be managed secondarily to provide passive recreation opportunities.

Typical recreation user of natural areas:

- Comes from throughout the city;
- Arrives by auto, bicycle, or foot;
- Uses a trail within the natural area; and
- Visits the area for an extended time

Site Selection & Development Guidelines

- Site size should be based on natural resource needs. Acreage should be sufficient to preserve or protect the resource.
- Emphasis for acquisition should be on lands offering unique features that have the potential to be lost to development.
- An analysis should be made to determine if unique qualities and conditions exist to warrant acquisition.
- Development and site improvements should be kept to a minimum, keeping the park's emphasis on the natural environment, interpretive features, and educational facilities.
- Natural open space areas should be managed and maintained for a sense of solitude, separation, or environmental protection.
- Site use should be limited to the numbers and types of visitors the area can accommodate while still retaining its natural character and the intended level of solitude.
- Where feasible, public access and use of these areas should be encouraged, but environmentally sensitive areas should be protected from overuse.
- Off-street parking should be considered for larger natural areas if a trail is located within the site. The amount will depend upon the anticipated trail use. Otherwise, on-street parking should be provided.

Features and Amenities to Consider

- Interpretive signage

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- Small picnic shelter
- Limited picnic areas
- Trail and pathway system
- Trailhead or entry kiosk
- Viewpoints
- Interpretive or education facilities
- Portable or permanent restrooms (depending on facilities and anticipated amount of site use)
- On-street or off-street parking (depending on anticipated amount of site use)

Features and Amenities to Avoid

- Depends on site

Guidance for Developers

Sustainable communities include parks and open spaces where residents and visitors can enjoy recreation, connect with nature, and gather with neighbors. Thanks to the foresight of and vision of community leaders, citizens, and land developers, Stoughton boasts an extensive park system. To continue with this standard, a parkland dedication is required for developments.

The City depends on neighborhood and community parks to meet the recreational needs of its citizens. Land development should meet the needs of the residents. These classes of parks are dedicated when land is developed and are the basis of the sections below.

Design and Review Process for City Parks

The process described below is the typical sequence of reviews conducted with the City of Stoughton's Director of Parks & Recreation and the consultant. This process encompasses the majority of projects and will serve as a general framework for providing direction regarding the specifics of the design and construction documents. The outline below is the basic format and can be adapted as needed for special case scenarios. Private sector development, renovation, or special use areas should follow this process to the closest extent possible. Other services and procedures may be required depending on the scope of the project.

Nothing in this document shall be construed as a requirement or endorsement for the consultant to provide services for white they are not qualified or appropriately licensed. The consultant shall exercise their professional judgement regarding design specifics. All projects shall conform to local, state, and federal codes, laws, and ordinances.

1. **Scoping/Programming Meeting**

   This meeting will occur during the scoping phase, and prior to the execution of a consultant's conceptual plan for the development is completed. The Parks and Recreation Director will convey the needs outlined in the city's Comprehensive Outdoor Recreation Plan, city's Comprehensive Plan, county's Park and Open Space Plan, and other relevant plans. The City will also provide any available information regarding site criteria selection and the Site Evaluation Report.

2. **Conceptual Plan Review**

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The consultant will prepare the Site Evaluation Report for this meeting with the Parks and Recreation Director. The intent at this time will be to review possible site selections for the parkland within the development. These conceptual plans will be sketch quality, fairly abstract diagrams that demonstrate the location, arrangement, size and spacing of the park. The intention is to identify the opportunities and constraints of various layouts. Once a site is selected, it will need to be approved by the Parks & Recreation Committee.

3. Site Master Plan Review

Commented [DG1]: The planning process for new parks has not had a

The consultant will prepare schematic design drawings which will setup the preliminary arrangement of programmatic and physical components, including hardscape elements, accessibility, circulation, drainage, grades and slopes, planting scheme, furnishings, and play equipment. This is intended to be a collaborative process and based on the complexity of the project, there may be several iterations of schematic design solutions. The reviews may include sketch quality drawings or hardline drawings.

Once a schematic design is resolved, the consultant shall prepare a final line drawing. If the project scope includes a public meeting, the consultant will prepare rendered presentation graphics. A budget work sheet with realistic cost estimates for any site improvements must be included with the plan. All Park Master Plans must be adopted by City Council.

Commented [DG2]: This is needed and was not done when Nordic Ridge Park was developed.

4. Design Development/65% Construction Documents

The consultant will prepare a set of drawings that will create the framework for the final drawings and that start filling in the specifics of the design. A meeting will be held to review the progress of the 65% construction drawings, and will ascertain that the schedule and budget of the project is on track and intent of the design is being followed.

5. 95% Construction Documents

The consultant will prepare and submit a set of construction drawings to the 95% complete stage. The drawings shall be prepared to a level that is considered biddable and buildable. A meeting will be held to review the submittal to ascertain that all details and specifications required are included in the drawings. This will allow the City to identify any particulars that need clarification or correction.

A preliminary cost estimate shall also be prepared by the consultant at this stage.

If the project will be publicly bid, the consultant shall prepare and submit a contract manual and associated bidding documents to the Parks and Recreation Director.

6. Final Documents for Construction Documents and Pricing/Bidding

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After approval of the 95% plans, specifications and estimate, the consultant will prepare and submit final construction documents.

The consultant will coordinate the distribution of plan sets, participate in the pre-bid meeting, review the bids, prepare a bid tabulation, and a recommendation of award, and verify the contract and agreement documents.

7. **Pre-Construction Meeting**

   Prior to the start of construction, all parties will meet to review the specifics of the construction process.

Site Evaluation Report

Once a site within a development is selected by the developer for the parkland dedication, the developer should prepare a site evaluation report. The report shall include and follow the following format:

1. **Title Page**

2. **Executive Summary**

   The executive summary summarizes the type and size of the planned park; briefly describes the sites; Indicated which site was selected and the rationale for choosing the selected site.

3. **Site Selection Process**

   Explains the site selection criteria and the criteria rating and weighting schemes. Include the following graphics in this section:

   - Context map showing site(s) and its immediate surroundings
   - Location map showing all of the sites that were considered and key landmarks or reference points such as major streets
   - Aerial photography of each site
   - Photographic panoramas
   - Site topographic map

4. **Comparative Evaluation of Candidate Sites**

   Describe the strengths and weaknesses of each individual site. Include the following graphics:

   - Site evaluation matrix
   - Tabulated data summarizing the individual site evaluations allowing for comparison among the alternative sites

5. **Conclusion**

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Briefly summarize the site selected, process used, and determination.

6. **References**

Site Selection Criteria Rating and Weighting

Tis site selection process is used for the continuing acquisition of open space for new parks and public recreation areas.

Minimum Criteria

All sites must meet all of the "base" or threshold criteria listed below to be considered for further evaluation. This step ensures the sites meet at least the minimum standards for:

Site Size

The minimum land dedication must provide 80% of the land required per the parkland dedication requirement. Trail corridors are counted towards the parkland dedication requirement. Storm water retention ponds located within a park do not count towards the land dedication.

Slopes

Land dedicated for parkland shall have slopes of 5% or less in 50% of the parkland for a neighborhood park and 75% of the parkland for a community park. Land can be graded by the developer to provide less slope.

Contiguous Land

Land shall be dedicated in a contiguous parcel. An exception to this is if the development is fragmented by an arterial street, highway, or railroad.

Street Frontage

A minimum of 50% of the perimeter of the land dedicated must have street frontage.

Existing Conditions

The site shall not be encumbered by overhead utility lines, easements of any type, unstable soils, floodplains, wetlands, or toxic conditions which may limit the opportunity for park and recreation development.

Pedestrian and Bikeway Linkages

Parks should be linked by an off-road trail corridor. The City's Comprehensive Outdoor Recreation Plan conceptually outlines trail routes and should be taken into consideration when planning routes. Regional trail connections shall be protected and be incorporated into the park layout when necessary. The regional trail map can be found in Dane County's Parks & Open Space Plan.

Park Dedication & Access Timeline

When park development fees start to be collected, the parkland should be dedicated so the fees can be utilized in a timely manner.

Commented [DG4]: This will help staff and alderpersons judge parkland dedication for developments.

Commented [DG5]: What is the acceptable amount? Developers may need some flexibility for their development to work and they are required to pay the park fee in leiu of. On the other hand, we are currently short parkland based on the NRPA standard.

Commented [DG6]: Slopes of 5% or less allow for ADA access which is needed to programmed features of the park such as restrooms, playgrounds, and sport courts.

Commented [DG7]: I have looked at numerous design guidelines from across the country. There is no set standard. They vary from 100% to no requirement. The benefits and drawbacks are outlined in the weighting system document.

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Base Criteria

Dedication Percent (20 Points)

80-85 percent of parkland dedication is fulfilled = 1 point

85-95 percent of parkland dedication is fulfilled = 7 points

95-100 percent of parkland dedication is fulfilled = 14 points

Over the parkland dedication requirement = 20 points

Slopes (15 points)

Sloped (over 5 percent slope over 50 percent of the site) = 1 point

Moderate (between 2-5 percent slope over 75 percent of the site) = 7 points

Flat (less than 2 percent slope over 75 percent of the site) = 15 points

Street Frontages (20 points)

50-70 percent Street Frontage = 5 point

70-85 percent Street Frontage = 10 points

85-100 percent Street Frontage = 20 points

Linkage (15 points)

Park is linked to other parks with off-road trail = 1 point

Park is linked with 50-75-foot-wide off-road trail corridor = 7 points

Park is linked with a 75+ foot wide off-road trail corridor = 15 points

Bonus Criteria

Park size is over 10 acres = 5 points

Park can be expanded with future development = 2 points

Historical or cultural resources on-site = 10 points

Relatively undisturbed sites supporting significant and diverse plant and wildlife habitat = 10 points

Waterfront access = 5 points

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Healthy trees = 5 points

Commented [DG8]: This will need to be discussed and refined

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Site Selection Criteria

Points & Weighting Background Information

Background

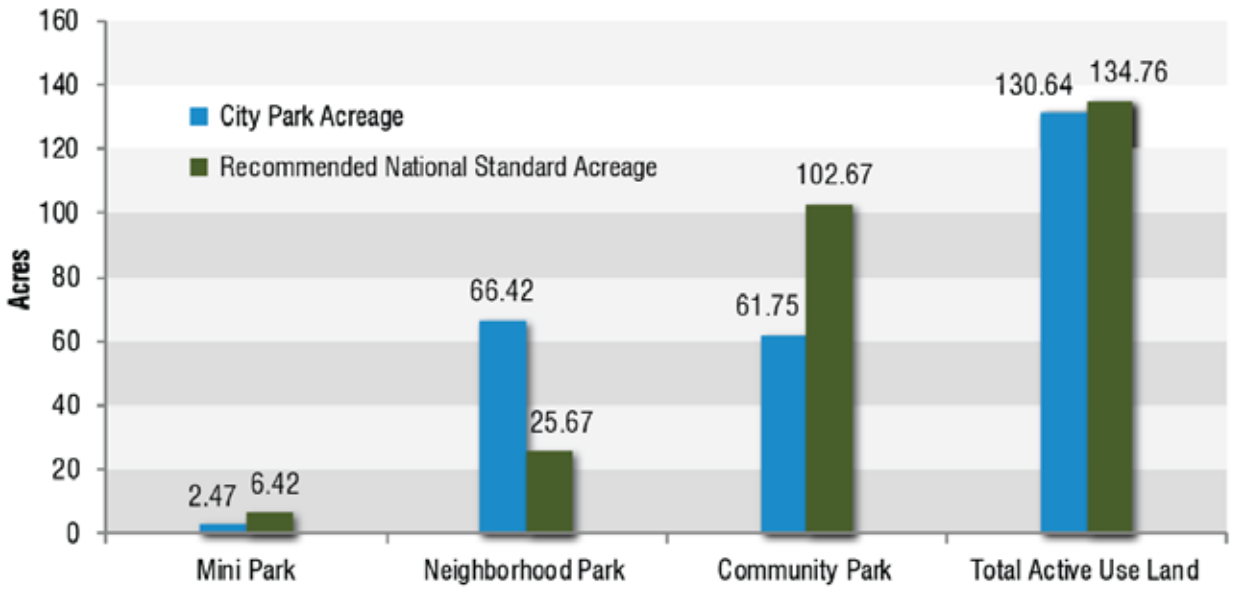
The City needs to establish criteria to evaluate the relative value and public benefits of potential park or open space acquisitions. The criteria outlined below are just a few of the possible factors to decide or determine how suitable a site is for parkland. The points allocated to each of the criteria will determine how valuable each criteria are. The goal is to develop an objective system for deciding if a site is suitable for a park or not.

Dedication Percent

National Recreation and Park Association (NRPA) standards recommend a minimum of 10.5 acres of dedicated parkland per 1000 residents. The parkland dedication is setup to achieve this based on a calculation using census household size data for Stoughton. If the dedication is 100% fulfilled, then the parkland dedication will fully meet the NRPA standard. The fee in leiu of parkland is calculated to purchase parkland that cannot be dedicated. It is preferable to have the parkland within the development so that it can satisfy needs of the residents living within the development.

The city currently has 130.64 acres of active use parkland. This is 4.12 acres short of meeting the national standard of 10.5 acres per 1,000 residents.

Chart 2.1 – Stoughton park acreage compared to the recommended national standard



Source: 2018 Comprehensive Outdoor Recreation Plan

Slopes

Site Selection Criteria

Points & Weighting Background Information

Having areas with little to no slope allows for easier development for park amenities such as park shelters and playgrounds. Ball fields also require relatively flat areas. The use area for a full-size soccer field can be up to 95 yards wide and 140 yards long or 2.75 acres. A neighborhood park can be as small as 3 acres. Slopes of less than 5% also provide for compliance with ADA for pathways.

Street Frontages

There are many reasons to require the provision of street frontage along City parks, including:

- Accessibility – To ensure that public parks are easily accessible from all directions.
- Safety – Having a high level of visibility, or "eyes on the park," increases safety for park visitors.
- Crime Prevention – Similar to safety, having a high degree of park visibility decreases the incidents of crime such as graffiti.
- Parking – Having street frontage and on-street parking can provide a tremendous amount of parking for park visitors.
- Boundaries – In places where private backyards back up to public parks there is a tendency for the private backyards, and related items such as sheds and personal storage, to encroach onto the public land.
- Recognition – It is important the public lands that are provided to meet the recreational needs of the community be easily identifiable and recognizable as public spaces where everyone is welcome.

However, there are many reasons why having a significant amount of street frontage may not be feasible and/or desirable, including:

- Safety – Vehicle traffic associated with street adjacency may present a hazard to children and pets playing in parks.
- Resource Impacts - Vehicle use, and related impacts such as leaking oil or the transport of noxious weed seed, can negatively impact resource- or critical land-based parks.
- Noise Impacts – Vehicle noise can be detrimental to a park experience, especially if parks are used as an escape and an opportunity to enjoy nature.
- Visual impacts – The sight of vehicles can negatively impact the aesthetic qualities of a park, and therefore diminish the enjoyment of the park.
- Visibility – Some park users may feel safer when private backyards back up to the park rather than parked cars.
- Size – Some parks, especially mini parks, will simply be too small to allow for the provision of significant street frontage.

<u>Current Stoughton Neighborhood Park Street Frontage Percentage</u>

All distances were found using GIS and are approximate.

Bjoin Park – 1240 LF of street frontage, 2000 LF other frontage, 38% of street frontage. *1350 LF of railroad frontage*

Site Selection Criteria

Points & Weighting Background Information

Dunkirk Park – 235 LF of street frontage, 750 LF other frontage, 24% of street frontage. *250 LF of water frontage*

East Park – 975 LF of street frontage, 585 LF of other frontage, 63% of street frontage.

Lowell Park (Baseball Diamond Area) – 920 LF of street frontage, 335 LF of other frontage, 73% of street frontage.

Lowell Park (Playground & Garden Area) – 1115 LF of street frontage, 3100 LF of other frontage, 26% of street frontage.

Nordic Ridge Park – 605 LF of street frontage, 1530 LF of other frontage, 28% of street frontage.

Norse Park – 850 LF of street frontage, 1600 LF of other frontage, 35% of street frontage

Schefelker Park – 205 LF of street frontage, 3500 LF of other frontage, 6% of street frontage

Veteran's Park – 940 LF of street frontage, 925 LF of other frontage, 50% of street frontage. *575 LF of water frontage*

Virgin Lake Park – 530 LF of street frontage, 2750 LF of other frontage, 16% of street frontage.

Westview Ridge Park – 1250 of street frontage, 3200 LF of other frontage, 28% of street frontage.

<u>Area Examples</u>

<u>Middleton:</u>

Any land to be dedicated as a requirement of this section shall be reasonably adaptable for the intended park and recreational uses and shall be at a location convenient to the people to be served. Factors used in evaluating the adequacy of a proposed park and recreation area shall include, but not be limited to, size, shape, topography, geography, tree cover, access, and location. The determination of land suitability will be at the sole discretion of the Plan Commission acting on the recommendation of the Park, Recreation and Forestry Commission. All lands dedicated under this section shall have at least one hundred feet of frontage on a public street.

<u>Fitchburg:</u>

Fitchburg uses a formula that is attached to this document.

Linkage

Goal 1.2.4: Promote bicycle and pedestrian facilities throughout Stoughton and the surrounding areas.

Objective A: Improve local route connectivity throughout the area to parks, conservancies, schools, local business, and regional trails.

Goal 1.2.8: Stress the benefits of larger neighborhood and community parks that provide a wide range of facilities over small playground and tot-lot facilities.

Site Selection Criteria

Points & Weighting Background Information

Objective E: Stress connectivity of natural corridors and park open spaces to allow for wildlife and user movement.

Connecting parks and open space with trail corridors provides an opportunity for people and wildlife to freely move between larger plots of land. They promote physical activity, support economic development, and benefit the environment. The trail corridor is a zone that includes the trail and the area to the sides. The 2018 Comprehensive Outdoor Recreation Plan provides conceptual routes and park locations.

I was unable to find any specific recommendations on trail corridor widths. The book Greenways: A Guide To Planning Design And Development states that the corridor width should be based on the objective. There is no minimum and maximum width that can be advised. Setting a minimum width is good policy. I contacted Jim Woodford from the WDNR regarding the width and this is what he had to say:

> "I've heard back from my colleagues here at DNR and we were in agreement that for wildlife corridors there really isn't a set minimum width. The group's consensus was it should be designed to fit the species you are trying to provide connectivity between larger suitable habitat areas. I did find a fairly complete summary of literature on this topic attached. Seems like Appendix 1 is very complete and after a quick review, my recommendation would be to strive for at least a 100' travel corridor and not go below 50' in width. It seems if you go below 50' you wouldn't be providing suitable travel habitat for many wildlife species at all."

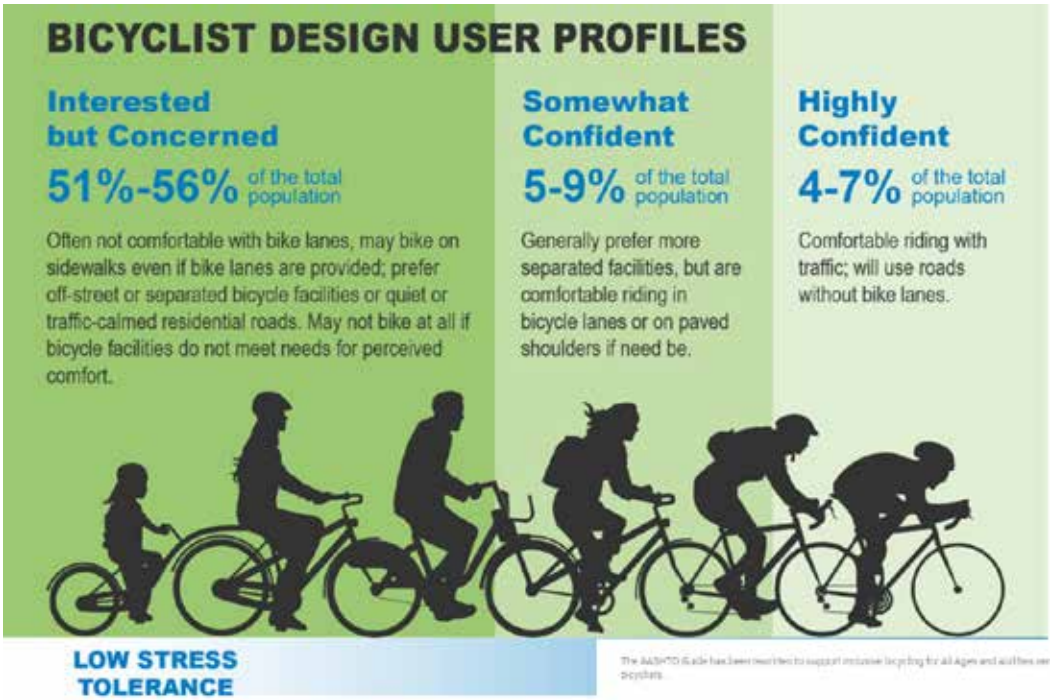
Recommended trail tread width is 12 feet for suburban non-motorized users with a 10 feet minimum. A 2-foot-wide cleared, and graded shoulder on each side is also needed. When rail lines are converted to trail use, the state general acquires a 100-foot wide corridor.

User Groups	*Urban*	*Suburban*	*Rural*
All nonmotorized users	14	12	10
All nonmotorized users, except bicyclists and in-line skaters	10	8	5
Nonmotorized users and snowmobilers	14	12	10

Source: Trails for the Twenty First Century, Flink, Olka and Searns

Site Selection Criteria

Points & Weighting Background Information



Source: Toole Design

<u>Area Example</u>

Middleton:

Parkways, Greenways, and Environmental Corridors When parkways, greenways, and environmental corridors are to be provided within the proposed plat or certified survey, and they are not officially mapped in enough detail to determine the exact dimensions, they shall generally have a minimum width of two hundred (200) feet and in no case shall they be less than one hundred (100) feet wide

Park Size & Future Park Expansion

Goal 1.2.8: Stress the benefits of larger neighborhood and community parks that provide a wide range of facilities over small playground and tot-lot facilities.

Objective B: Communicate the importance of dynamic, multi-purpose parks and recreational facilities as a component of Stoughton's regional draw and economic development potential.

The 2018 CORP highlighted that the City was 40.92 acres short of community park parkland. Community parks are classified as parks over 10 acres in size and are dynamic in nature with the different uses they can have.

If developers place parks so that they can be expanded in the future, then they can be made into community park space as the City grows.

Site Selection Criteria

Points & Weighting Background Information

Park Dedication & Access Timeline

The developer's agreement should include access to the parkland once the fees start to be collected. If the fees are collected and cannot be spent on infrastructure for the park, then a situation is created where the park cannot be developed to a level of service set by the City. For example, the Stonecrest Development has stalled, fees have been collected, and the parkland has not been dedicated. When the park is developed the fees won't cover the current level of service that we have in the park system.

51 West Street Frontage Calculation Using Fitchburg Formula

Fitchburg Formula
Single Family = Square root of the square footage required to be dedication
Two Family Residential = Square root of the square footage required to be dedication X .50
Multi-Family Residential = Square root of the square footage required to be dedication X .13

Stoughton Parkland Dedication Amount
1468 square feet for each residential dwelling unit

51 West Residential Dwelling Units
Single Family = 14 Units
Small Multi-Family = 64 Units
Large Multi-Family = 286 Units

Single Family Calculation
14 Units x 1468 square feet = 20,552 square feet
Square root of 20,552 is 143.4 linear feet

Small Multi-Family Calculation
64 Units x 1468 square feet = 93,952 square feet
Square root of 93,952 is 306.5
306.5 x 0.58 = 177.8 linear feet

Large Multi-Family Calculation
286 Units x 1468 square feet = 419,848 square feet
Square root of 419,848 is 648.0
648.0 x 0.13 = 84.2 linear feet

Total Linear Feet
Single Family = 143.4
Small Multi-Family = 177.8
Large Multi-Family = 84.2
Total Linear Feet = 405.4

i) *Street* frontage *for dedicated parkland.*

(1) Street frontage for dedicated parklands shall be provided and paid for by the developer or subdivider in the amount of 150 lineal feet of frontage or in accord with the following, whichever is greater.

a. For development projects or land divisions of less than 80 dwelling units, the developer or subdivider shall provide frontage in accord with the following table:

Single-family residential	6.0 lineal feet per dwelling unit
Two-family residential	3.0 lineal feet per dwelling unit
Multifamily	0.75 lineal feet per dwelling unit

b. For development projects or land divisions of 80 or more dwelling units, lineal street frontage shall be provided in accord with the following:

Single-family	Square root of the square footage required to be dedicated

Two-family	Square root of the square footage required to be dedicated with this factor multiplied by 0.50
Multifamily	Square root of the square footage required to be dedicated with this factor then multiplied by 0.13

(2) The council, upon receiving a recommendation from the parks commission and plan commission, shall have the authority to allow alternative dimensions for frontagesand the park if it can be found that the objectives of access and visibility can be fulfilled.

(3) In calculating the required frontage for multifamily residential projects the maximum number of two bedroom units allowed under the zoning ordinance shall be used unless a different number is committed to by agreement with the city or by city approved deed restriction.

(4) Areas zoned to the SmartCode District, and which meet the minimum acreage for the specific community unit type in chapter 23 shall not be subject to this section, but instead shall provide and install street frontage as required for all civic or open space lands through the

approved regulating plan. For situations where the community unit type is less than the required minimum size in chapter 23, the above regulations of this subsection (i) shall apply.