CITY OF STOUGHTON
COMPREHENSIVE PARK AND OPEN SPACE PLAN
2014

CITY OF STOUGHTON COMPREHENSIVE PARK AND OPEN SPACE PLAN

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1 Introduction

As the demand for parks, open space and leisure activities continues to grow throughout the country, the City of Stoughton has taken the proper steps to not only create a solid parks and open space system, but also to maintain and improve recreational opportunities within the community. With the development of this plan, the City of Stoughton has recognized the importance of providing quality recreational opportunities to its residents and visitors. Recreational needs can only be met by properly located sites that provide a wide variety of recreational opportunities and are convenient to potential users. These sites should possess natural characteristics appropriate to their intended functions. Providing these facilities has become an accepted responsibility of government at all levels - local, county, state, and federal. The increasing demand for outdoor recreation has produced three areas of concern for local government decision makers:

- The need to improve existing facilities and provide additional facilities to meet current and future demand for recreational activities.
- The need to provide recreational opportunities and facilities in a manner compatible with natural resources.
- The need to provide recreational opportunities and facilities in a manner compatible with limited fiscal resources.

Planning is an integral element in identifying community needs and providing facilities efficiently, effectively and economically. The approval of this plan by the Common Council and subsequent acceptance by the Wisconsin Department of Natural Resources (WDNR) will enable the City of Stoughton to be eligible for the next five years to pursue funding through the Federal Land and Water Conservation Fund Program (LAWCON), the State Acquisition and Development of Local Parks Program (ADLP), the Stewardship Program and through other state grant-in-aid programs.

1.2 The 2014 Comprehensive Park and Open Space Plan Goals and Objectives

The initial task in preparing any type of planning document includes the formulation of a series of goals and objectives that outline the City's intent throughout the planning document. These goals and objectives will serve as a guide for the City to follow in providing a desired community-wide park and recreation system.

Mission Statement - The overall purpose of the park system and reason for the park land and recreation program provision.

Goal - A broad statement of direction and purpose. A goal should be based on the stated needs of the community. A goal should be long-range and timeless as well as idealistic.

Objective - Defined as a quantifiable aim within a limited time frame. Objectives should be derived from stated goals, quantifiable, specific and within a limited time frame.

A goal provides the City with its long-term destination; objectives act as mile markers along the way. All recommendations listed in the plan are specifically designed to address the goals and objectives listed here.

An Example of a Goal and Objective:

- Goal
  Ensure that open space and recreation activities and programs are designed to meet the special needs of all residents, especially the elderly and handicapped.

- Objective
  Convert all existing restrooms in the parks to accessible restrooms by the year 2010.

City of Stoughton Parks and Recreation 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 and Objectives

1. Goal: Maintain an adequate amount of active and passive recreational lands to meet current and future recreational needs.

Objectives:

- Acquire additional lands for active and passive recreational use based on current demand, demands created by increasing populations, and environmental significance of the land.
- Strive to achieve the goal of at least 10.5 acres of land suitable for active recreation for every 1,000 Stoughton residents.
- Acquire lands suitable for park and recreation use by explicitly stating acceptable characteristics of land for dedication in the parkland dedication ordinance.

2. Goal: Ensure that open space, recreation facilities and programs are designed to meet the special needs of all residents, especially the elderly and disabled.

Objectives:

- Provide for barrier-free access in all new park facility construction and play areas.
- Achieve compliance with accessibility requirements in existing facilities by 2018.
- Encourage participation of elderly and disabled citizens and in recreational programs.
- Comply with the Americans with Disabilities Act as it applies to communication between the Parks and Recreation Department and the public.

3. Goal: Coordinate subdivision review with all departments responsible for providing or maintaining adequate park facilities.

Objectives:

- Consult and incorporate the needs identified in the Comprehensive Park and Open Space Master Plan before subdivision plats are approved.
- Evaluate land dedicated for parks to differentiate between land appropriate foe active parks use, land appropriate for open space, and land requiring protection from development.

- Continually evaluate and update the subdivision ordinances and Impact Fee ordinance so that they adequately address the park and open space needs of new and existing City residents.

4. Goal: Coordinate development efforts and the use and maintenance of recreational facilities among the City of Stoughton, Stoughton School District, and appropriate recreation associations.

Objectives:
- Coordinate the public use of indoor and outdoor school recreation facilities.
- Encourage cooperative City/School/Sports Association development projects to help improve and expand recreation opportunities throughout the community in a cost-effective manner.
- Continue the existing policy formal use/revenue/maintenance agreements among the City, school district, and public recreation associations to help operate and maintain public recreation facilities in the City. Agreements will be reviewed every two years.

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

Objectives:
- Analyze the location, size and function of existing and proposed parks as annexations, residential development or land use changes occur.
- Use park service area criteria to help determine the location of future park sites (1/4 mile for a neighborhood park and 1 mile for a community park.
- A community park is desired in the northwest and the southwest sides of Stoughton. However, adding additional land to Racetrack Park has advantages of shared resources may meet the community need.

6. Goal: Provide residents with safe and reliable park facilities and equipment throughout the City park system.

Objectives:
- Continue funding the replacement of old and deteriorating recreation equipment at all City parks.
- Continually monitor and maintain existing park equipment to ensure its longevity and safety.

7. Goal: Use all available resources to further enhance the quality of the City's park system.

Objectives:
- Continually pursue state and federal funding programs, which can aid in the purchase and/or development of desired park system improvements.
- Cultivate the existing positive relationships with public and private organizations for donations and volunteer help to aid in park system development.
- Update the City's Comprehensive Park and Open Space Plan every five years to maintain grant eligibility.

- Pursue the development of revenue generating recreational facilities and activities, which can aid in the development of new facilities and/or the maintenance of existing facilities.

8. Goal: Recognize the importance of an adequate park budget, which can financially address existing park hazards and allow for future parkland acquisition and future park facility development.

Objectives:
- Use the Comprehensive Park and Open Space Plan's capital improvements program as a guide to establish yearly park budgets.
- Invest funds to develop facilities that will maximize existing park and recreation areas and provide exciting recreational programs to increase park use.

9. Goal: Continue to develop interconnected biking and walking trails that provide easy and safe access to all neighborhoods.

Objectives:
- Work with Public Works Committee and the River and trails Task Force to improve greenway landscaping and help define possible trails through the greenways.
- Work with Planning Department, Streets Department and the Police Department staff to consider bike lanes and routes for streets planned for construction. Include appropriate oversight committees as necessary.
- Work with State and County officials to connect Stoughton to other communities.

10. Goal: Ensure preservation and enhancement of shorelines and waterways for public use.

Objectives:
- Maintain City owned shorelines, specifically at Division St. Park, Riverside Park, Dunkirk Park, Veteran's Park, Mandt Park, and the Fourth St. Dam.
- Enhance wildlife habitats.
- Secure waterway property for parkland and trails during the development approval process.

11. Goal: Expand the opportunities for public gathering and positive economic impact through increased special events in parks.

Objectives:
- Increase use of Racetrack Park for weekend athletic tournaments.
- Program Troll Beach on a daily basis to increase attendance.
- Expand the use of Mandt Park with more special events.
- Create a mobile concert in the parks series during the summer months.

1.3 Stoughton Demographics

Stoughton was a rapidly growing community during the 1990s with a population reaching 12,354 in the year 2000.This was an increase of 41% over those ten years. This figure is 41 percent above the 1990 population of 8,786. Since 2000, Stoughton's growth has slowed, adding 267 residents though the 2010 censes, a 2% increase. This slowdown has affected the City's ability to increase parkland though the impact fee ordinance. The long range projections in table 1 were compiled by the Wisconsin Department of Administration.

Table 1: Population Trends

Year	City of Stoughton	Dane County	State of Wisconsin
2025	16,798	554,848	6,274,867
2020	15,867	527,534	6,110,878
2015	14,239	503,017	5,931,386
2010	12,611	488,073	5,751,470
2005	12,500	455,927	5,563,896
2000	12,354	426,526	5,363,715
1990	8,786	367,085	4,891,769
1980	7,589	323,545	4,705,642

1.4 Summary of the Existing Stoughton Park System

This section of the report contains a map showing the existing City Parks. The map is followed by a list of the parks, their respective acres and the facilities offered at each park.

Stoughton Parks Inventory by Park Classification

Mini-Parks

Criddle Park *.125 acres*
This tot-lot is located in the center of the city about 1 block north of Main Street on Monroe Street. The city purchased this property but the park was developed by the neighborhood, the Friends of Criddle Park group and the U.S. Army Reserves. This park offers playground structure equipment, gazebo, basketball court, maze, sand area and park benches.

Division Street Park *.7 acres*
Located in the center of the city two blocks north of Main Street on N. Division Street, this picturesque passive park has frontage on the Yahara River. The park contains park benches and large flower boxes. It is heavily used during Syttende Mai, for the canoe race portage, city band concerts, and other activities. Fishing, sightseeing, canoeing and picnicking are common activities at this park. Geese have made this park their year round home.

Riverside Park *1.0 acres*
Located on Riverside Drive next to Mandt Park, this is a quiet park with river frontage and park benches. The park is located next to the Fourth Street Dam and the Mill Pond, which hosts the conclusion of the Syttende Mai canoe race each spring. In 2012 a fishing pier and trail connection was added to the park.

Nottingham Park *.125 acres*
This lot, located just north of the Jackson Street Greenway, is maintained as a mowed/ open area by the Parks Department. There are no development plans at this time.

Mill Pond Park *1.0 acres*
Located along the Yahara River on S. Page St., this park contains the Memory Garden. Well maintained flowers and walk paths surround a beautiful fountain.

Stoughton Rotary Park .8 acres
This park is located east of the fire station. It contains a small pond and a gazebo with seating for small performances.

<u>Neighborhood Parks</u>

Bjoin Park *4.4 acres*
This park is located in the central section of the city, on East Wilson Street. The land is level and clear with the exception of some attractive wooded areas. Existing facilities include a tennis court, horseshoe pits, volleyball court, play equipment, a ball field, and a picnic shelter with restrooms. The Yahara River trail borders its east side.

Dunkirk Avenue Park *1.5 acres*
Located along the Yahara River on Dunkirk Avenue, on the City's near east side, the park has a play structure; interior plantings, a backstop, and a basketball play area.

East Side Park *4.0 acres*
Located at Lynn Street and Park Street, this park contains a picnic shelter with restrooms, play equipment, a sand volleyball court, a tennis court, and a half basketball court. The tennis court received a facelift in 2014.

Lowell Street Park *6 acres*
Consisting of 6 acres this park is located on South Page Street in the southern part of the city. Current facilities include a youth baseball diamond with backstop and fencing, some picnic tables, basketball court, play area, Community Garden, bike trail, a small picnic shelter and a BMX dirt/ramp bike track.

Veteran's Memorial Park *4 acres*
Located at Page Street and Riverside Drive, this park is characterized by its rolling topography and river frontage. This area is nicely wooded, and is bordered on the south by a cemetery. Present facilities include play equipment and a small shelter, tennis court, a Veteran's Memorial, and a nice hill for sledding in the winter.

Norse Park *7.75 acres*
This park is located on Kriedeman Drive in the northern part of the city. Facilities include baseball field, shelter/warming house, ice skating rink, playground with equipment, tennis courts, and a basketball court. This park was chosen as the site of a planned inclusive "Dream Park". Home Talent Baseball makes its home on Slettum Field.

John Nygaard Virgin Lake Park *7 acres*
Located in the Northwest part of Stoughton on Roby Road, this park has a 2-acre access to the Virgin Lake wetland area and another 5 flat acres to the south of Roby Road. The park is bordered to the west by a greenway that contains a trail running from Jackson St to Virgin Lake. This park currently includes a soccer field, shelter, restrooms, basketball and a playground.

Howard Heggestad Park 2*.0 acres*
This small park, located across from Virgin Lake Park on Roby Rd., is the home of the newly constructed Memory Walk and a memorial to Howard Heggestad and his love for trees. The park contains a small shelter and walk paths leading to Virgin Lake.

Schefelker Park *10 acres*
Located in the northwestern sector of the city off of Furseth Road, this park has a nice stand of oak trees and an open, flat area available for recreational use. The park has a prairie restoration project in the middle of the park that involves seasonal burning and seed collection; small parking lot; playground equipment, plantings of trees and shrubs, a paved trail and a backstop.

Westview Ridge Park *5 acres*
The newest park in Stoughton, this 5 acre parcel (with 2.4 acres of adjacent storm drainage) is a rolling landscape with a soccer field, small basketball court, a pond, a small shelter, and a playground. Many young trees form three outdoor “rooms”.

<u>Community Parks</u>

Mandt Park *14.4 acres*
This park is located in the southern part of the city on S. Fourth Street. Although Mandt Park is listed as 29.4 acres, 15 acres are backwaters of the Yahara River.

Present facilities include one softball diamond with lights, 2 lighted basketball courts, play equipment, parking, open picnic shelter, swimming pool and a bathhouse, a skateboard ramp and the Mandt Community Center. Mandt Park also hosts the only Junior Fair in Dane County. A large grandstand is used during the fair as well as for special events.

Racetrack Park *29 acres*
Located on the city’s far east side on Racetrack Road. This park, once top farmland for growing corn, was willed to the city in 1987, including all buildings. This community park includes soccer fields, a full size basketball court, four youth baseball/softball fields, and a concession/shelter with restrooms.

<u>Conservancy Parks</u>

Conservancy A (Roby/Page) *4.2 acres*
Located at the intersection of Roby Rd and N. Page St., this piece of land was donated by a developer for City use. It contains a small accessible playground, wide drainage ditch and an oak stand.

Conservancy B (Amundson Park)
This area is the fenced (former landfill) portion of Amundson Park. The City is still hopeful that this land can be available for park use. Expansion of the disc golf course and senior recreation opportunities are in the plans for this area.

Conservancy C (Settler's Point) *40 acres*
Located northwest of the intersection at County highway B and County highway N, this donation from the Natural Heritage Land Trust, is a combination of river front uplands and low lands, totaling 40 acres. With excellent views of the Yahara River, this natural area will contain a trail and allow for hunting and trapping.

Special Use Parks

Kiwanis Disc Golf Course *5 acres*
This park is located in Amundson Park, just west of a closed landfill on Stoughton's west side. The 9 hole course is popular with local residents and Dane County disc golfers because of it tight tree lined fairways and 12 month season.

Existing Parks & Trails

City of Stoughton POSP

City of Stoughton Boundary
Existing On Street Facility
Existing Trail
School
Existing Park
Public Land

Community Parks
1. Mandt
2. Racetrack

Special Use Parks
3. AJ Amundson
4. Victorian Garden

Neighborhood Parks
5. Bjoin
6.Dunkirk
7. East
8. Lowell
9. Veteran's Memorial
10. Norse
11. Virgin Lake
12. Schefelker
13. West View Ridge

Mini Parks
14. Division
15. Riverside
16. Criddle

Schools
17. Yahara Elementary
18. Kegonsa Elementary
19. Fox Prairie Elementary
20. River Bluff Middle School
21. Sandhill Middle School
22. Stoughton High School

Other
23. Heggestad Park
24. Nottingham Park
25. Stoughton Rotary Park
26. Roby/Page Conservancy
27. Settler's Point Parkland

Yahara River Trail

Virgin Lake Trail

Yahara River

September 2014

Dane County Planning & Development

Miles
0 0.25 0.5

2 Analysis of the Stoughton Park and Open Space System

The number and type of parks and recreation facilities needed within a community are dependent on the demands of the local residents. Identifying the recreational needs and wants of community residents provides the justification for funding the acquisition and development of new facilities as well as the maintenance of existing recreational facilities. There are four generally accepted methods of determining recreation needs:

- A classification of existing parkland and a comparison to national acreage standards
- Comparison to generally accepted service area standards
- Comparison to regional quantitative studies – the Statewide Comprehensive Outdoor Recreation Plan and the Dane County Comprehensive Outdoor Recreation Plan
- Soliciting public input and discerning local recreational facility needs

It is important to use all four of these methods in determining the need for additional parks and/or recreational facilities in the City of Stoughton. Each method focuses on one specific element of providing suitable parks and open space and types of facilities. Taken individually, they do not provide an accurate representation of community-wide recreation needs. However, used as a group, recreation needs and wants can be aggregated and identified and additional parks and recreation facilities can be justified.

This report uses the above four methods of analysis to develop a set of recommendations, which are discussed in Section 3.

2.1 Parkland Analysis

A parkland classification system is a useful tool to determine if an existing park system serves the needs of a community. Total acreage alone does not guarantee that the community's park needs are being met. A community should have a number of different types of parks to serve the various needs of the residents. They may have "met the standard" in acreage through the creation of one large park, but the community's needs have not truly been met in terms of accessibility and recreational activity variety. Table 2-1 explains the seven park classifications, the associated use, service areas, desirable size and desired acres per 1,000 population. A well-rounded park system offers at least one park in each classification.

For the purposes of this plan, an "active use" park is one that offers facilities such as a playground, ball fields, soccer fields, volleyball, picnic areas, swimming and the like. The active use park acres are likely to occur in parks that are in the Mini-Park, Neighborhood Park or Community Park classification.

Passive use parks are those that offer none of the above facilities, but may have trails, nature enjoyment, general open space. Passive use acres can usually be found in parks classified as Conservancy or sometimes the Special Use classification.

Table 2-1 National Recreation and Park Association Parkland Classification System

Component	Use	Service Area	Desirable Size	Acres/1,000 Population
A. Local/Close-to-Home Space				
Mini-Park	Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens.	Less than ¼ mile radius	1 acre or less	0.25 to 0.5A
Neighborhood Park/Playground	Areas for intense recreational activities, such as field games, court games, crafts, playground apparatus area, skating, picnicking, wading pools, etc.	¼ to ½ mile radius to serve a population up to 5,000 (a neighborhood)	15+ acres	1.0 to 2.0A
Community Park	Areas of diverse environmental quality. May include areas suited for intense recreational facilities, such as athletic complexes and large swimming pools. May be an area of natural quality for outdoor recreation, such as walking, viewing, sitting, picnicking. May be any combination of the above, depending upon site suitability and community need.	Several neighborhoods. 1 to 2 mile radius	25+ acres	5.0 to 8.0A
	Total Local Space = 6.25 to 10.5 AC/1,000			
B. Regional Space				
Regional/Metro-politan Park	Areas of natural or ornamental quality for outdoor recreation, such as picnicking, boating, fishing, swimming, camping, and trail uses; may include play areas.	Several communities. 1 hour driving time	200+ acres	5.0 to 10.0A
C. Space that may be Local or Regional and is Unique to Each Community				
Linear Park	Area developed for one or more varying modes of recreational travel, such as hiking, biking, snowmobiling, horseback riding, cross-country skiing, canoeing and pleasure driving. May include active play areas. (NOTE: the above components may occur in the "linear park")	No applicable standard	Sufficient width to protect the resource and provide maximum use	Variable
Special Use	Areas for specialized or single purpose recreational activities, such as golf courses, nature centers, skate parks, marinas, zoos, conservatories, arboreta, display gardens, arenas, outdoor theaters, gun ranges, or downhill ski areas, or areas that preserve, maintain, and interpret buildings, sites, and objects of	No applicable standard	Variable	Variable

Component	Use	Service Area	Desirable Size	Acres/1,000 Population
	sites, and objects of archeological significance. Also plazas or squares in or near commercial centers, boulevards, parkways.			
Conservancy	Protection and management of the natural/cultural environment with recreational use as a secondary objective.	No applicable standard	Sufficient to protect the resource	Variable

Table from Recreation, Park and Open Space Standards and Guidelines, NRPA, 1983, pages 56, 57.

Once existing parks have been classified, a comparison can be made between the national standard acres per 1,000 population for each park type and existing acreage.

For this plan, the acreage standard for local park space is most relevant. The standard of 10.5-acres/1,000 population (taken from Table 2-1) is used as a basis for determining acreage needs. This acreage should be distributed among park types as follows:

Park Standards

Mini Parks	0.5 acres/1,000 population
Neighborhood Parks	2.0 acres/1,000 population
Community Parks	8.0 acres/1,000 population
Total	10.5 acres/1,000 population

Source: Table from Recreation, Park and Open Space Standards and Guidelines, NRPA, 1983, pages 56, 57.

The City of Stoughton currently has 103.9 acres (see Page 16) of land in active park classifications or 8.25 acres/1,000 residents (based on DOA population of 12,611 in 2013). The National Recreation and Park Association Parkland Classification System (1983) offers an acceptable range of “Total Local Space = 6.25 to 10.5 AC/1,000.” Most park professionals use 10.5 acres/1,000 as the standard. However, the predominance of Stoughton’s centralized neighborhood parks still provides for a very accessible park system.

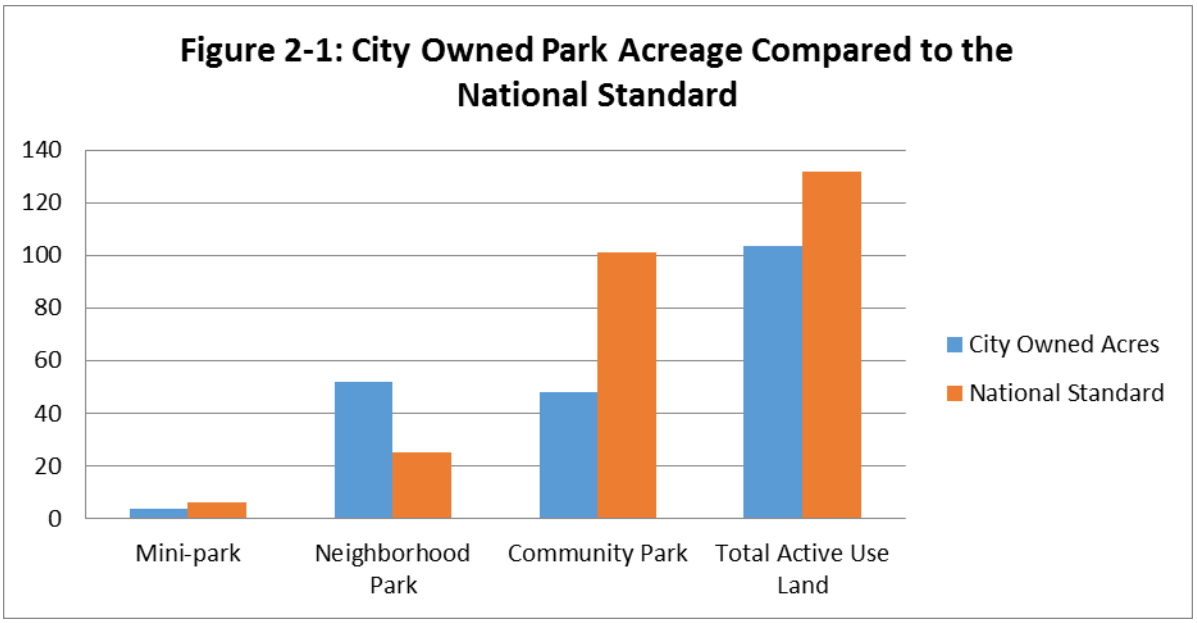
Table 2-2 City of Stoughton Recreation Areas by Park Classification

Mini-Parks		Neighborhood Parks		Community Parks		Conservancy		Special Use	
	Acres		Acres		Acres		Acres		Acres
Criddle	0.125	Bjoin	4.4	Mandt	14.4	Conservancy A	4.2	AJ Amundson	5.0
Division	0.7	Dunkirk	1.5	Racetrack	29.0	(Roby and Page)		(Disc Golf & Trail)	
Riverside	1.0	East Side	4.0						
Nottingham	0.125	Heggestad	2.0			Conservancy B	22.3		
Mill Pond	1.0	Lowell	6.0			(AJ Amundson)			
Stoughton Rotary	0.8	Veteran's	4.0						
		Norse	7.75			Mandt Yahara River Backwaters	15.0		
		Virgin Lake	7.0						
		Schefelker	10.0						
		Westview Ridge	5.0			Conservancy C (Settler's Point)	40.0		
TOTALS	3.75		51.7		43.4		81.5		5.0

Table 2-3 Recreational Facilities Owned by Other Agencies by Park Classification

Mini-Parks		Neighborhood Parks		Community Parks		Conservancy		Regional/Metro-politan Park	
	Acres		Acres		Acres		Acres		Acres
St. Anne's		River Bluff	2.0	Kegonsa Elem.	5.0		n/a	Viking County Park	105.8
School	0.5	Yahara Elem.	2.0	Fox Prairie Elem.	5.0				
		Anderson Park	2.0	Sandhill School	6.0				
		Pleasant View Park	3.0	Stoughton H.S.	8.0				
		Oak Knoll Park	5.5						
TOTALS	0.5		14.5		24.0		0		105.8

Figure 2-1 below compares the amount of city-owned park acreage compared to the national standard for each park type. The figure indicates Stoughton surpasses the national standard for neighborhood parks by nearly twofold (52 city acres compared to 26 national standard). In every other category, Stoughton falls short of the national standard based a level of service by total population for each park category.



Note: National standard calculated by multiplying the standard for each park type per 1,000 residents by the number of residents. Acres needed to meet national standards are based on population estimates for the City of Stoughton, (approximately 12,646).

Figure 2-2 below compares total active parkland within the city compared to the national standard. These estimates include school district facilities and acreages to augment municipal park totals. As demonstrated in the chart, Stoughton has a shortfall of mini parks and community parks. Though the large number of neighborhood parks increases the total active use acres of parkland in the City of Stoughton, it still falls below national standards.

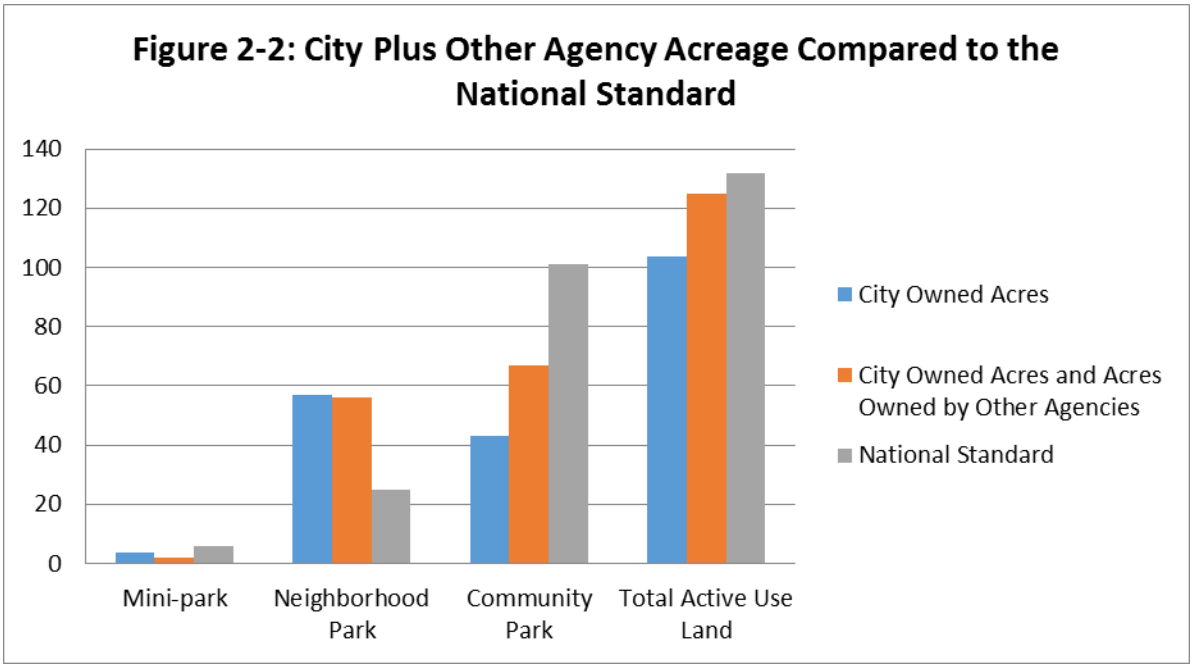


Figure 2-2 demonstrates that the addition of "other agency" land increases the City of Stoughton's active land use totals, but they still fall short of national standards.

2.2 Park Service Area Requirements

The second method of evaluating a community's parkland needs and adequacy of service is to plot park service areas on a map of the park system and identify areas that are not being served. Utilizing the park service radii criteria established by the NRPA, park service areas were mapped for existing neighborhood and community parks in Stoughton.

2.2.1 Community Parks

The national standard service area for a community park is a 1-mile radius.

There is community park coverage in the southeast portion of the City. Both Mandt Park and Racetrack Park provide facilities in this area. North of Roby Road and west of Van Buren Street the City contains smaller neighborhood-scale parks and school facilities for recreational use, but no community parks.

2.2.2 Mini- and Neighborhood Parks

All residents of the City of Stoughton should have reasonable access to City parks. Specifically, all City residents should reside within the park service area of a neighborhood park or a mini park. The national standard service area for a neighborhood park is a ½ mile radius and for a mini park it is a ¼ mile radius.

A majority of neighborhoods within Stoughton are within the service area of either a neighborhood park or a school facility that provides neighborhood park facilities. Gaps in the current service area for neighborhood parks include:

1. North of East Main Street and east of the railroad
2. East of North Page and North of Williams Drive
3. A small cluster of parcels west of the 400-700 block of North Page

In all instances, major roadways limit safe access to nearby parkland facilities.

2.3 Review of State and Regional Recreation Plans

The third method of determining recreation needs in the community uses local, regional, and state recreation studies that apply to the area. These quantitative studies are statistically defensible surveys, polls, and other instruments that help identify user input from uniform sets of questions. These studies are very useful since they are a good indicator of recreation needs as perceived by recreation users. The two studies available at this time are the *2011-2016 Statewide Comprehensive Outdoor Recreation Plan (SCORP)* and the *2012-2017 Dane County Parks and Open Space Plan.*

2.3.1 Statewide Comprehensive Outdoor Recreation Plan

Since 1965 the State has developed and maintained the Statewide Comprehensive Outdoor Recreation Plan (SCORP) in an attempt to classify, measure, and ultimately provide for the preferences and needs of a statewide recreating public.

The 2011-2016 SCORP examines and assesses current and future recreational needs within the state. To aid in this process, Wisconsin was divided into a group of eight planning regions, each representing a loose collection of natural resource and tourism based assets. Together, the SCORP regions represent a wide spectrum of outdoor recreation settings offered across the Wisconsin landscape. With its comprehensive statewide and regional focus, this plan will guide the allocation of limited recreation funds to acquire additional recreation and conservation lands and support the continued development of outdoor recreation opportunities.

Developing and improving the supply of recreation in Wisconsin will have several benefits. Easily accessible, nearby recreation lands may be expected to increase the health of Wisconsin residents. Data from the Centers for Disease Control (CDC) indicates that 61% of all Wisconsin adults are overweight or obese and 24% of Wisconsin high school students are overweight or at risk of becoming so. Physical activity is an important factor in controlling obesity. With their miles of easily accessible trails, rivers, and forest, Wisconsin parks and recreation areas play an integral role in promoting activity among state citizens. Recreational activities such as hiking, biking, swimming, and skiing are all fun, easy ways of achieving the regular exercise key to maintaining a healthy body. On a community-wide level, parks and recreation areas provide space for social events such as picnics and family outings, events that help forge strong communities and healthy families.

The City of Stoughton is located within the Southern Gateways Region of Wisconsin, and the central presence of Madison impacts much of this region. Rapid suburban development within the greater Madison metropolitan area has made areas of Dane County among the fastest growing in the state. As urban populations increase, so too does the demand for traditionally urban-based recreation, such as dog parks and developed sports facilities. These resources will continue to impact future recreation supply and demand.

2.3.2 Dane County Parks and Open Space Plan

The primary purpose of this plan developed by Dane County Park Staff, is to identify the parks and open space goals for Dane County for the period of 2012-2017 and to identify the process to meet those goals. Dane County plays a special role in the partnership of state, county and local units of government, as well as private groups that attempt to meet the recreational needs of Dane County's citizens.

The County plan lists as a priority, phase two Lower Yahara River Trail. Over the next 5 years as staff and funds are available, begin design and engineering of segment from McFarland to the City of Stoughton.

2.4 Stoughton Parks Survey

Input from Stoughton citizens is a major driving force behind recommendations contained in Chapter 3 of this plan. To understand usage of current parks, recreational facilities and open space, and to plan for future growth the Parks and Recreation Department surveyed Stoughton residents.

The survey was designed to provide accurate data to help Park and Recreation Committee members and City staff to identify key issues about park usage in Stoughton. The survey also posed questions about the size and quantity of existing facilities. This feedback is critical to the City planners responsible for determining the types, locations and sizes of new park facilities and where to focus maintenance dollars on existing parks.

Data collection was conducted from mid-May through early August 2013. The survey was promoted in both the Courier Hub and Tower Times. Paper copies were provided for the public at the Library, Senior Center, Recreation Department, and Chamber of Commerce. An online version of the survey was made available on the City website and sent to over 5,000 local and area emails. The responses totaled over 549.

75% of the respondents use Stoughton parks at least one time a week during the summer, and 40% use them weekly during other seasons of the year. Frequently used park facilities included toddler lots, baseball/softball fields, soccer/football fields, paved paths and nature trails.

Parks are important to very important to 85% of the survey respondents. 78% report overall satisfaction with the Stoughton Parks System. Residents enjoy and appreciate the proximity of parks to their homes. They are very satisfied with the level of park maintenance and access to park play equipment and other park facilities.

The survey uncovered that there are four park user types in Stoughton, each seeking different park facilities and experiences. Stoughton has met the four group's needs in the past and can continue to meet them with focused efforts. The four groups are listed below along with the types of facilities they seek:

<u>Passive Activity Seekers (Trails and Picnics)</u>: This park user type enjoys experiencing nature and quiet when in the parks. They look for nature trails, walking and biking trails, open space with wildlife habitat, picnic areas and quiet places to just "be" outside.

Sporting Activity Seeker (Ball Players): This group goes to parks to enjoy organized sport activities such as softball, baseball, basketball, football and soccer. They seek well designed and maintained facilities to enjoy their chosen sports either in pick-up games or organized league play. Often times this group consists of parents and children, were the parents support the child or children in the family in various sports interest. This group also includes adult athletes (single and married) who seek to partake in sport leagues for the competition and the companionship.

Young Child Activity Seeker (Young Child Activities): This group includes parents of young children (under 8 years old or so), it also includes grandparents and other caretakers of young children. This park user type goes to a park to find play equipment and other activities (possibly swimming) for their young child to enjoy. They generally like the park and play equipment to be close to home to provide for easy access during frequent but short visits.

Teen to Young Adult Activity Seeker (Tween/Teen Activities): This park user type is looking for skate boarding facilities, possibly tennis or ice skating opportunities. They see parks as places to gather and enjoy the company of people their own age, a place to "see and be seen".

Of course, one person may be a member of multiple groups, for example a person seeking a quiet nature walk while the kids are in school, attending a little league game in a park after dinner and then enjoying watching their toddler on a playground as the sun goes down. The groups however are useful in planning for park expansion, prioritizing maintenance dollars, future park locations and future park types. The City of Stoughton must take a balanced approach, as they have in the past, to provide park and park facilities that continue to meet the various needs of the groups identified in the survey.

A summary of the survey findings can be found in Appendix B.

2.5 Stoughton Sports Associations and School District Concerns

2.5.1 Stoughton Sports Associates

The sports associations of Stoughton were surveyed about their current and future needs for additional fields and sport facilities. Tom Lynch collected this information using a short survey asking their current needs and their anticipated needs in the next 5 years in terms of sports facilities.

The next page contains a summary of the short and long term needs stated by each organization:

2013 Sport Organization Survey Results

Group	Current Usage	5 Year Wants
Stoughton Area Little League	Mandt Park, Racetrack Park, Bjoin Park, Oak Knoll Park	Batting cages, pitching mounds, lights & dugouts at all practice and game facilities. 3rd field at Oak Knoll Park. Indoor facility.
Stoughton Area Youth Baseball	Mandt Park, Racetrack Park, Bjoin Park, Oak Knoll Park	New Little League/ Cal Ripken size diamond
Stoughton Area Youth Softball	Mandt Park, HS 2&3, Yahara School, Kegonsa School	Water supply, bathrooms and bleachers at all diamonds.
Stoughton Area Youth Soccer	Racetrack Park, Virgin Lake Park, Schefelker, Ash Lane Park, Pleasant View Park, Sand Hill School, Kegonsa School	Large multi-sport field complex/area for practice and tournaments.
Stoughton Area Youth Football	None	1 game field (130x50)
Stoughton Lacrosse Club	Fox Prairie School, Racetrack Park	Will continue to need use of Racetrack Park
Stoughton Youth Hockey Association	Mandt Community Center	Roller/Inline rink for summer

2.5.2 Stoughton School District

Stoughton Schools is in the process of changing field use at the High School by abandoning the softball field on the corner of Jackson and Lincoln, moving the varsity softball field to the north and renovating the Yahara School field. This change opens up space for football practice, lacrosse and soccer. Their plans include a renovation of the High School baseball field. They will continue to use Norse Park for baseball and share their facilities during the summer with sport groups through a facilities contract with the Parks and Recreation Department.

3 2014 Comprehensive Park and Open Space Plan Recommendations

3.1 Future Park Locations

Future parks for the City of Stoughton are mapped on Map 2 (Page 25). There are five locations that are currently being considered for future park development

- Linnerud Property Park (A): This parkland will be available when the Linnerud property is developed. This park will be developed as a gateway into the City as well as house recreational fields.

- Ehle Property Park (B): Located along the Yahara River, this property has been in the planning stages for a while. If the development occurs there will be trail connections to the north and west.

- Stone Crest (C): This next phase of this development will provide parkland for soccer and baseball.

- Nordic Ridge (D): This new neighborhood park is part of a development that should get started in the next five years. The area is south of Milwaukee St. on the far West side.

- Kettle Park West (E): Located between Hwy 51 and Hwy 138, this development will begin as a business site with future residential lots and a neighborhood park.

- Racetrack Park Expansion (F): The 2008 POSP suggested that the City of Stoughton should pursue the acquisition and development of a new athletic field/community park on the west side of Stoughton. The priority should be shifted to acquiring the land directly west of Racetrack Park, currently owned by the Harvey family. This would allow significant expansion of athletic fields while sharing the amenities currently in Racetrack Park.

3.2 Trail Connections and Greenway Development

Goal 9 of this plan states “Continue to develop interconnected biking and walking trails that provide easy and safe access to all neighborhoods”. Due to its grid system streets, mix of land uses and its fledgling trail system, the City of Stoughton is very bike and pedestrian friendly already. The City should continue to pursue the development of its trail and greenway system over the next five years.

- The River and Trails Task Force is in place and a very powerful partner to achieve Stoughton’s trails and greenway goals. The Park and Recreation Committee has elected to deepen the River and Trails Task Force’s involvement in trail and bike path planning and ask for task force help in moving forward on existing trail plans.

- The Public Works Committee and Department can play a helpful role in completing the desired trail system.

- The Parks and Recreation Committee has also pledged to work with Planning and Public Works Committee to add bike lanes or routes when appropriate on newly constructed streets that will serve to connect the existing system of biking and walking facilities.

- Dane County continues to pursue a regional trail system in Dane County, with the current effort focused on connections between Madison, McFarland and Stoughton. The City of Stoughton will continue to cooperate with Dane County to make regional trail connections to Stoughton's trail system.

- The City currently supports the Yahara River Trail, a north to south trail on the west side and the Virgin lake trail on the west side of the City.

- A South Trail route is planned taking walkers and bicyclists from Stone Crest on the far southeast side of the City to the new Kettle Park West development on the southwest side. This trail link would also connect with the existing trails.

- A West Trail route is planned for and will connect the Kettle Park West development with a future Linnerud Development in Stoughton's northwest corner.

- A North Trail route will connect the northwest corner with Dane County's Viking Park.

Future Parks & Trails

City of Stoughton POSP

Bridge Improvement
Proposed Bridge
Future Trail
Future Park
Future On Street Facility
City of Stoughton Boundary

North Trail
Yahara River Trail
Amundson River Loop
Yahara River Trail Off Road Option
West Trail
South Trail

Future Park
A. Linnerud Development
B. Ehle Development
C. Stone Crest Development
D.Nordic Ridge Development
E.Kettle West Development
F. Racetrack Park Extension

October 2014

DANE COUNTY PLANNING & DEVELOPMENT

Miles
0 0.25 0.5

3.3 Proposed 5-Year Action Plan

3.3.1 Citywide Improvements

The following is a list of recommendations for the entire system of the City of Stoughton parks. The overall list of recommendations may seem overwhelming, however, they are meant to be long-term and they should be implemented over a period of years. The citywide improvements should be implemented over a ten to twenty year period, as opposed to implementing the Capital Improvements Program for specific sites in a five-year period. If all the citywide recommendations are implemented, the Stoughton Park and Recreation System will be significantly improved.

General Recommendations

- Retrofit all parks and park facilities to be disabled accessible, including shelters and restrooms. As park toilet buildings are built or upgraded, they should be designed to be barrier-free and accessible to all park users.

- Acquire additional parklands as appropriate to meet current and future recreational needs per the recommendations of the City's Comprehensive Park and Open Space Plan.

- Continue to develop a citywide, barrier-free, multi-purpose trail system that connects city parks and county parks and provides access to natural and cultural resources in the community and region. Cooperate with various transportation agencies to provide safe crossings at major street and highway intersections.

- Actively generate funds for park and recreation programs and park development.

- Revenue generating options
  - General Tax Revenue
  - Subdivision impact fee
  - Payment in lieu of dedication of parkland
  - Grants and donations

- Perform systematic routine maintenance of park facilities and equipment.
  - Play equipment
  - Courts and fields
  - Benches and picnic tables
  - Trail systems
  - Restrooms and shelters

3.3.2 Additional Park System Improvements

Park Improvements or Additions

Conservancy A (Roby/Page)
Future uses include a trail (requiring a bridge over the drainage area) that would wind through the property, and a playground.

Norse Park "Dream Park"
The City is working with members of the Stoughton Dream Park Committee to help provide playground equipment especially designed for people with disabilities but accessible for everyone. The project would include the equipment, senior LifeTrail, increased parking and shelter renovations.

New Sports/Community Park
Continue to explore the idea of a new/expanded community park with sports facilities such as soccer fields and a clover leaf of ball diamonds. This park will help relieve the pressure on existing sports fields and consolidate team sports usage.

Expansion of Troll Beach
The Troll Beach area in Mandt Park could be improved by increasing the fenced area to include a future splash park and picnic area. This expansion would lead to increased participation and revenue.

Eighth St. Pedestrian Bridge
Construct a pedestrian bridge that extends from the Stoughton Schools bus garage area (located east of Mandt Park along the Yahara River) to either Eighth St. or Dunkirk Park. The bridge would provide a trail connection for West to East along the southern edge of the City, provide access to the downtown redevelopment, and create a safer path for school students.

Riverbank Restoration
Restore and maintain the riverbanks on City owned land including Division St. Park, Veteran's Park, Mandt Park and the Fourth St. Dam. Explore all options for stabilization while being mindful that runoff and wildlife habitat should be considered.

Downtown River Trail
Work to acquire the necessary easements to connect the Yahara River system between Division Street Park and Mandt Park.

Amundson River Loop
Develop a trail section west of the Yahara River trail and the Kiwanis Disc Golf Course in Amundson Park. This loop with start near the south end and finish at the Bryant Bridge.

Yahara River Trail Off-Road Option
Develop a connection from the Yahara River Trail in Amundson Park running behind Skaalen Home, Stoughton Hospital and properties north of Ridge Street. The trail would connect at the Pedestrian Bridge.

3.3.3 Capital Improvements Plan 2014-2018

Capital improvements to a park are the addition of labor and materials that improve the overall value and usefulness of that park. Capital improvements are designated and funded individually through segregated municipal funds. Routine maintenance, on the other hand, is considered to be the repair and upkeep of existing park facilities, such as painting a shelter building. Routine maintenance of park facilities does not appreciably increase the value or usefulness of the park, and is traditionally funded through the park department's operations budget. Non-routine maintenance of park facilities, such as upgrading a toilet facility to be barrier-free is usually considered to be a capital improvement.

Most projects can be easily identified and categorized, but some are difficult. When a project falls on the borderline between a capital improvement and maintenance, the overall cost becomes the determinant. Projects with a high cost, such as for seal coating roads or parking lots, are categorized as capital improvements.

The capital improvements program for each park is a combination of several types of projects. These projects are ranked according to their importance and priority in the overall development of the park. Generally, capital improvements are ranked in the following manner:

- Improvements to Existing Facilities
  - Correct health and safety hazards
  - Upgrade deficient facilities
  - Modernize adequate but outdated facilities

- Installation of facilities as deemed appropriate and necessary through public demand (public meetings, PRFC input, expected population growth)

- Development of new facilities as deemed necessary through comparison to NRPA park and recreation standards

Specifically, improvements to existing facilities rank the highest in the capital improvements program, while new facilities are usually ranked lower, according to their relative need in the park. Improvements that correct health and safety hazards are always the highest ranking priority. Improvements that are deemed necessary through comparison to national park and recreation standards are usually ranked the lowest.

Table 3-1 City of Stoughton Parks Capital Improvements Plan 2015-2018

2015	Division St Park	Riverbank Restoration	$ 51,000
2015	Norse Park Shelter	Picnic Shelter Re-build	$148,200
2018	Nordic Ridge Park	Soccer Field Development	$ 40,000
2018	Stone Crest Park	Sports Field Development	$ 58,000

4 Park Acquisition and Development Mechanisms

4.1 Review of the Impact Fee Study

Public Needs Assessment

1. Inventory of existing public facilities including identification of existing deficiencies

2. An identification of new public facilities, or improvements and expansions of existing public facilities that will be required because of new land development.

3. A detailed estimate of the capital costs of providing the new public facilities or Improvements and expansions previously mentioned. This includes an estimate of the effect of imposing impact fees on the affordability of housing within the municipality.

Deficiency Growth Analysis

Approximately 70 percent of the costs for future parkland are related to serving new growth in the City and are therefore eligible for recovery through the imposition of an impact fee for parkland.

Computation of Impact Fees

The analysis resulted in the computation of an impact fee in the amount of $1,034 for park facilities and $3,179 for parkland (fee in lieu of land), for a combined fee of $4,213 per single-family residence. The City's policy is to ask for land whenever possible.

The fee in lieu of land follows the staff request to be able to purchase the equivalent amount of land with the fee.

Land Dedication

The parkland dedication is recommended to be 1467.80 sq. ft. per dwelling unit or 11.2 acres/1000 population.

Details

Land Dedication	Impact Fee Ord.	1467.80 sq. ft. single family home lot or 11.2 acres/1000
Park Dev.	Impact Fee Ord.	$1,034 per single family home
Fee in lieu Of land	Impact Fee Ord.	$3,179 per single family home

4.2 Grant Information for Park Acquisition and Development

The state and federal government provides money to local governments for the acquisition and development of parks. It is important to note that most of the programs require that a local government submit to the WDNR a comprehensive outdoor recreation plan or master plan which has been approved by resolution by the submitting local government. By adopting the 2014 Comprehensive Park and Open Space Master Plan with a resolution, the City of Stoughton has met the eligibility requirement for these grant programs until the year 2019.

The Stewardship Program was created by the 1989 Wisconsin Legislature. It originally provided for a 10-year program/$250 million fund to enhance Wisconsin's outdoor recreational resources. In 1999, the Stewardship Program was re-authorized for another 10 years. The program contains funds for state and local governments, as well as nonprofit conservation organizations (NCOs). To encourage partnerships and cooperation between the WDNR, local governments and NCOs, the Stewardship Program provides a matching grant that is available to non-profit organizations for the acquisition of land or land rights for a variety of land conservation and recreational purposes.

Other grant programs include the Land and Water Conservation Fund, a federal grant program for the acquisition and development of local parks and the Urban Forestry Program, which contains state and federal funds for the development and preservation of urban forests, including park trees and a program to fund boat launching facilities.

APPENDIX A: Stoughton Park System Existing Facility Matrix

Acreage	Facility	Open Space	Disc Golf	Picnic Area	Play Equipment	Biking/Walking	Soccer	Sandlot Backstop	Baseball	Baseball/Softball	Football	Sand Volleyball	Basketball	Tennis	Pickleball	Horseshoes	Skateboard Park	BMX/ Bike	Swimming	Hockey/Ice Skating	Boat Access	Fishing Access	Performance Stage	Grandstand	Garden	Restrooms	Drinking Water	Parking Areas	Picnic Shelter
0.125	Criddle Park				•								•										•						
0.7	Division St. Park	•				•															•	•							
1	Riverside Park	•				•															•	•						•	
0.125	Nottingham Park	•																											
1	Mill Pond Park																					•							
0.8	Stoughton Rotary Park	•		•																			•			•			•
4.4	Bjoin Park	•		•	•	•				•			•	•	•	•						•				•	•		•
1.5	Dunkirk Park	•			•			•					•									•							
4	East Park	•		•	•							•	•	•	•	•										•	•	•	•
6	Lowell Park	•			•	•							•					•							•	•	•		•
4	Veteran's Mem. Park	•		•	•									•								•	•				•		•
7.8	Norse Park	•		•	•				•				•	•	•					•						•	•	•	•
7	Virgin Lake Park	•		•	•	•	•						•													•	•	•	•
2	Heggestad Park	•		•		•																							•
10	Schefelker Park	•			•	•		•																				•	
5	Westview Ridge Park	•		•	•		•						•									•							•
14.4	Mandt Park	•		•	•	•				•		•	•				•		•			•	•	•		•	•	•	•
29	Racetrack Park	•		•	•	•	•		•	•	•		•													•	•	•	
4	Roby/Page Conservancy	•			•																								
27.3	Amundson Conservancy	•	•			•																				•			

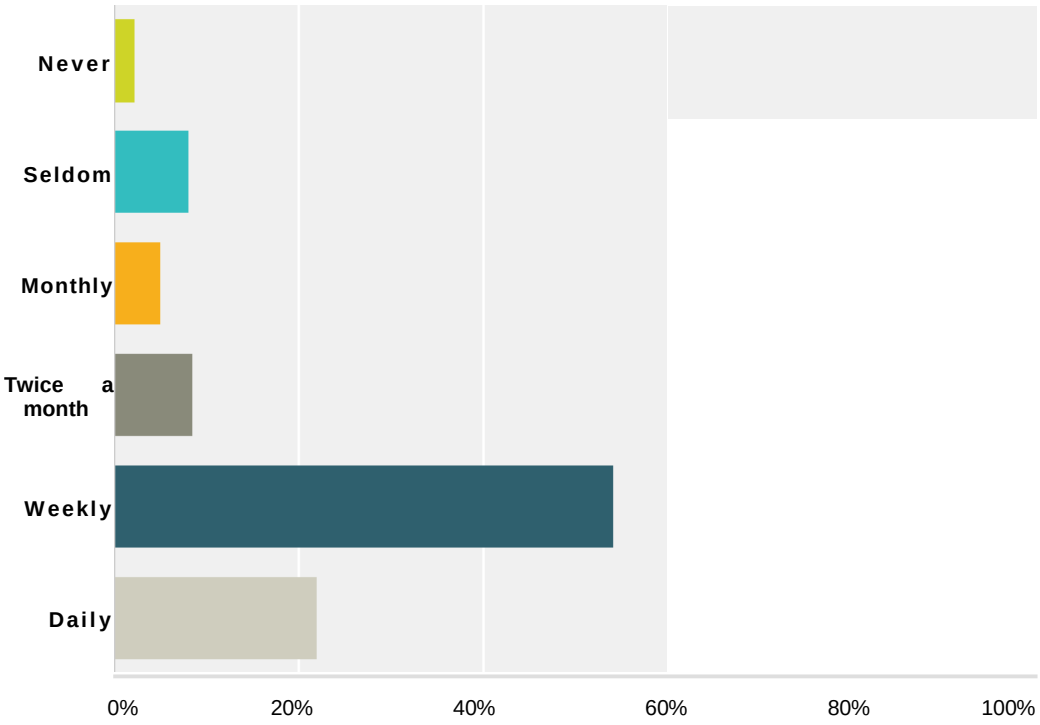
Q1 How often do you use the following park facilities offered by the City of Stoughton?

Answered: 549 Skipped: 0

	Never	Rarely	Sometimes	Often	All the time	Total
Neighborhood playgrounds/toddler parks	**11.67%** 63	**17.22%** 93	**27.04%** 146	**25%** 135	**19.07%** 103	540
Baseball/softball fields	**31.97%** 172	**20.07%** 108	**16.36%** 88	**19.52%** 105	**12.08%** 65	538
Soccer/football fields	**33.71%** 181	**22.53%** 121	**18.25%** 98	**15.64%** 84	**9.87%** 53	537
Paved pedestrian/bicycle paths	**10.50%** 57	**15.29%** 83	**31.31%** 170	**29.28%** 159	**13.63%** 74	543
Nature/multiuse trails	**8.89%** 48	**15.37%** 83	**30.19%** 163	**29.81%** 161	**15.74%** 85	540
Basketball courts	**39.40%** 210	**26.08%** 139	**24.77%** 132	**8.07%** 43	**1.69%** 9	533
Tennis courts	**40.67%** 220	**24.21%** 131	**25.69%** 139	**7.58%** 41	**1.85%** 10	541
Nature preserves	**15.57%** 83	**19.70%** 105	**31.89%** 170	**23.26%** 124	**9.57%** 51	533
Picnic areas/shelters	**11.71%** 63	**21.75%** 117	**44.42%** 239	**17.29%** 93	**4.83%** 26	538
Troll Beach Swimming Facility	**30.21%** 161	**17.82%** 95	**27.95%** 149	**16.14%** 86	**7.88%** 42	533
Skateboard/bike parks	**64.17%** 342	**20.26%** 108	**8.82%** 47	**4.69%** 25	**2.06%** 11	533
Lowell Park Community Garden	**66.29%** 352	**16.95%** 90	**9.60%** 51	**2.82%** 15	**4.33%** 23	531
Open space park areas/nonspecific use	**23.56%** 127	**22.26%** 120	**32.10%** 173	**15.96%** 86	**6.12%** 33	539
Norse Ice skating rink	**55.87%** 300	**20.11%** 108	**17.32%** 93	**4.10%** 22	**2.61%** 14	537
Disc golf course	**67.04%** 358	**17.04%** 91	**10.86%** 58	**3.18%** 17	**1.87%** 10	534

Q2 This past summer, how many times did a member of your household visit or use park facilities in Stoughton?

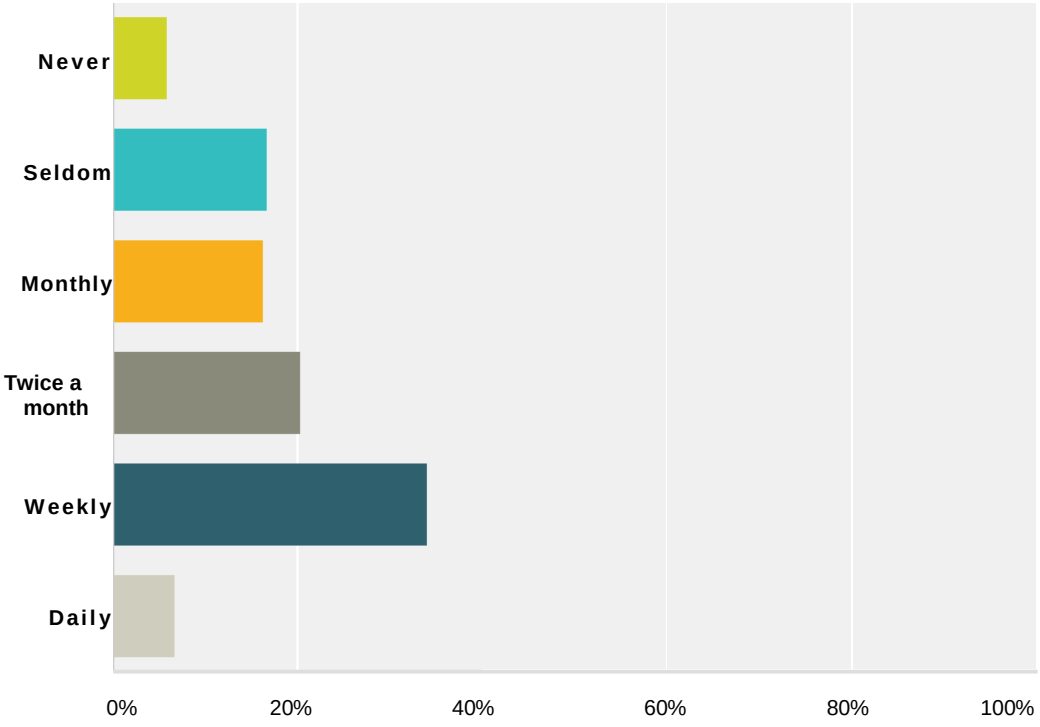
Answered: 546 Skipped: 3



Answer Choices	Responses	
Never	**2.38%**	13
Seldom	**8.06%**	44
Monthly	**5.13%**	28
Twice a month	**8.42%**	46
Weekly	**54.03%**	295
Daily	**21.98%**	120
Total		**546**

Q3 In the fall, winter, and spring, how many times does any member of your household typically visit or use park facilities in Stoughton?

Answered: 544 Skipped: 5



Answer Choices	Responses	
Never	**5.88%**	32
Seldom	**16.73%**	91
Monthly	**16.36%**	89
Twice a month	**20.40%**	111
Weekly	**34.01%**	185
Daily	**6.62%**	36
Total		**544**

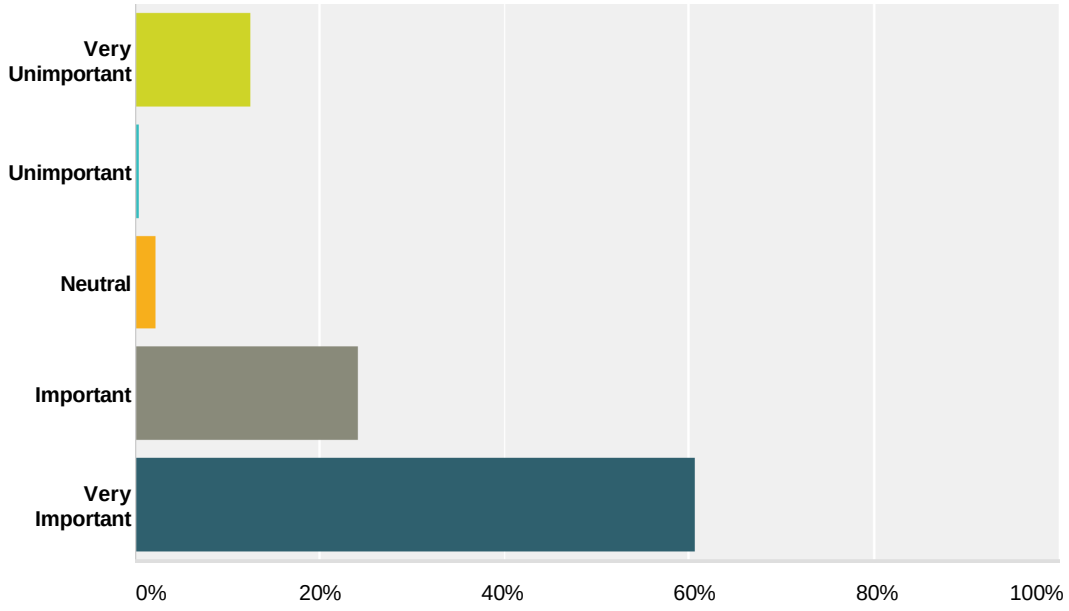
Q4 Which Stoughton park do you visit or use most often?

Answered: 521 Skipped: 28

Answer Choices	Responses	
Mandt Park	**12.48%**	65
Racetrack Park	**19.39%**	101
Norse Park	**14.01%**	73
East Park	**4.22%**	22
Virgin Lake Park	**9.79%**	51
Bjoin Park	**10.17%**	53
Lowell Park	**2.88%**	15
Veteran's Park	**6.91%**	36
Riverside Park	**3.07%**	16
Division St. Park	**1.34%**	7
Dunkirk Park	**3.45%**	18
Criddle Park	**2.50%**	13
Schefelker Park	**5.57%**	29
Westview Ridge Park	**2.69%**	14
Heggestad Park	**1.15%**	6
Mill Pond Park	**0.38%**	2
Total		**521**

Q5 Regardless of how often you use the parks system, how would you rate the importance of parks and open space to the general "quality of life?"

Answered: 544 Skipped: 5



Answer Choices	Responses	
Very Unimportant	**12.50%**	68
Unimportant	**0.55%**	3
Neutral	**2.21%**	12
Important	**24.08%**	131
Very Important	**60.66%**	330
Total		**544**

Q6 Please indicate your level of satisfaction with the following:

Answered: 543 Skipped: 6

	Extremely Dissatisfied	Dissatisfied	Neutral	Satisfied	Extremely Satisfied	Total
Overall satisfaction with Stoughton parks	2.04% 11	3.90% 21	15.58% 84	67.16% 362	11.32% 61	539
Park safety	0.37% 2	2.23% 12	18.99% 102	66.29% 356	12.10% 65	537
Park cleanliness	0% 0	4.66% 25	14.90% 80	70.20% 377	10.24% 55	537
Maintenance of equipment/facilities	0.93% 5	10.59% 57	23.42% 126	56.51% 304	8.55% 46	538
Maintenance of turfgrass	3.37% 18	11.42% 61	26.22% 140	50% 267	8.99% 48	534
Variety of equipment/facilities	1.87% 10	11.42% 61	30.15% 161	49.63% 265	6.93% 37	534
Ease of access to equipment/facilities	1.12% 6	4.11% 22	22.06% 118	61.68% 330	11.03% 59	535
Availability of equipment/facilities	1.50% 8	6.17% 33	24.30% 130	57.76% 309	10.28% 55	535
Proximity of park to your home	0.37% 2	2.23% 12	12.83% 69	52.04% 280	32.53% 175	538
Availability of parking	0.75% 4	4.14% 22	24.11% 128	54.80% 291	16.20% 86	531
Park furnishing (e.g. picnic tables)	1.32% 7	12.78% 68	27.82% 148	49.06% 261	9.02% 48	532
Number of restrooms	4.31% 23	21.16% 113	37.64% 201	33.90% 181	3.00% 16	534
Cleanliness of restrooms	4.92% 26	14.77% 78	48.30% 255	29.17% 154	2.84% 15	528

Q7 As Stoughton expands, how important do you believe it is for the City to add, or increase the number of the following types of facilities?

Answered: 542 Skipped: 7

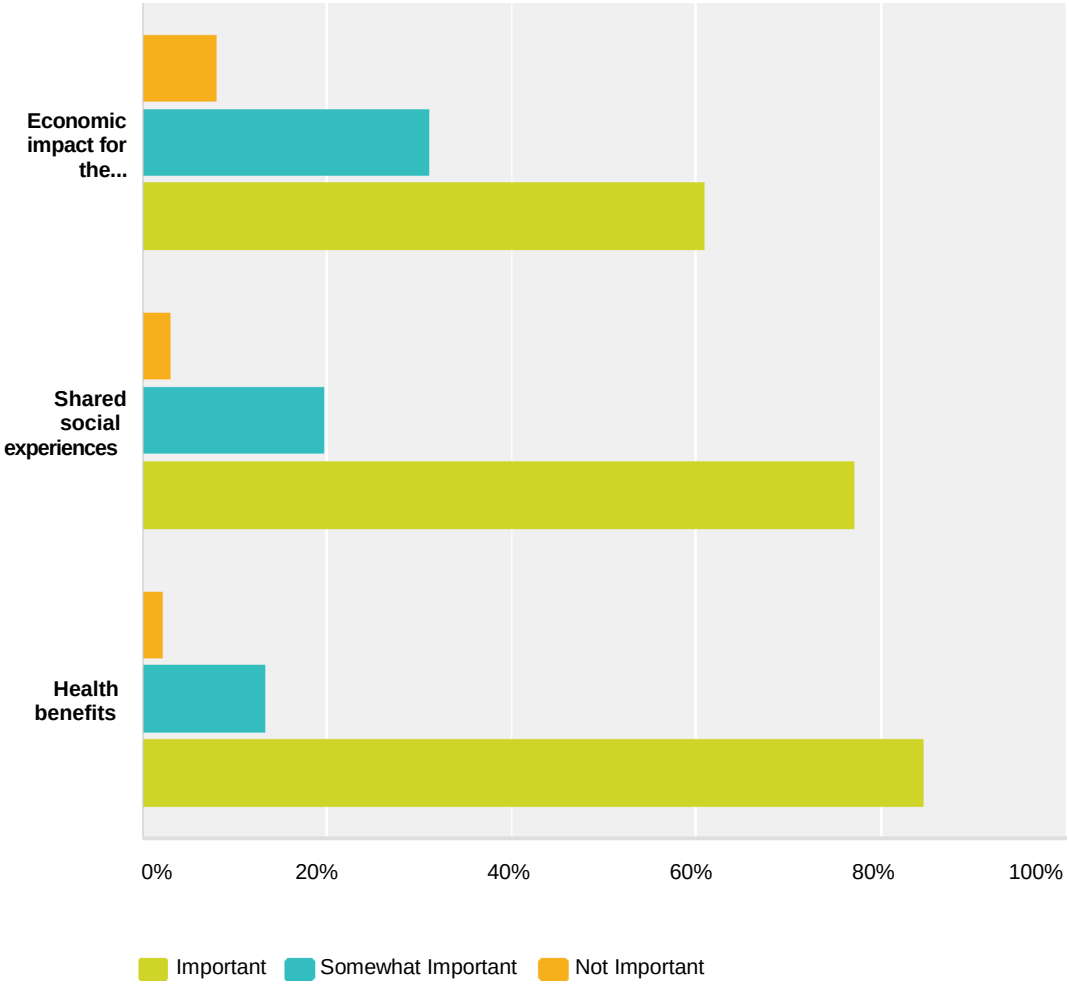
	Extremely Unimportant	Unimportant	Neutral	Important	Extremely Important	Total
Neighborhood playgrounds/toddler parks	1.32% 7	5.83% 31	26.50% 141	41.92% 223	24.44% 130	532
Baseball/softball fields	3.75% 20	14.79% 79	37.08% 198	30.90% 165	13.48% 72	534
Soccer/football fields	3.74% 20	14.02% 75	40.75% 218	28.60% 153	12.90% 69	535
Paved pedestrian/bicycle paths	1.86% 10	4.28% 23	19.18% 103	41.53% 223	33.15% 178	537
Nature/multiuse trails	1.87% 10	2.62% 14	20% 107	39.63% 212	35.89% 192	535
Basketball courts	4.50% 24	13.70% 73	48.78% 260	26.45% 141	6.57% 35	533
Tennis courts	6.00% 32	12.95% 69	51.22% 273	24.39% 130	5.44% 29	533
Volleyball courts	5.83% 31	13.53% 72	49.81% 265	25.75% 137	5.08% 27	532
Nature preserves	3.01% 16	3.38% 18	22.93% 122	40.60% 216	30.08% 160	532
Picnic areas	0.94% 5	2.83% 15	25.47% 135	51.70% 274	19.06% 101	530
Swimming facilities	2.81% 15	6.18% 33	24.91% 133	36.89% 197	29.21% 156	534
Pet exercising areas	7.88% 42	9.57% 51	34.33% 183	32.08% 171	16.14% 86	533
Skateboard/bike parks	11.68% 62	20.34% 108	46.14% 245	16.95% 90	4.90% 26	531
Community gardens	4.68% 25	6.93% 37	35.96% 192	34.46% 184	17.98% 96	534
Open space park areas/nonspecific use	3.54% 19	5.22% 28	36.01% 193	37.31% 200	17.91% 96	536
Ice skating rinks	7.69% 41	14.45% 77	43.53% 232	26.27% 140	8.07% 43	533
Outdoor performance venues	4.52% 24	6.21% 33	35.97% 191	38.98% 207	14.31% 76	531

Q8 As Stoughton moves forward with its plans to build new parks, priorities must be established. There are options listed below. Please indicate what your TOP 6 PRIORITIES are based on the expected use by you and/or members of your household.

Answered: 535 Skipped: 14

	Priority #1	Priority #2	Priority #3	Priority #4	Priority #5	Priority #6	Total
Open Space	**7.24%** 22	**12.83%** 39	**17.43%** 53	**17.43%** 53	**21.05%** 64	**24.01%** 73	304
Wildlife Preserve / Wetlands	**20.62%** 73	**20.62%** 73	**14.12%** 50	**14.97%** 53	**16.67%** 59	**12.99%** 46	354
Walking / Bicycle Paths	**30.62%** 143	**25.05%** 117	**20.56%** 96	**12.63%** 59	**6.85%** 32	**4.28%** 20	467
Basketball Courts	**8.24%** 7	**15.29%** 13	**14.12%** 12	**21.18%** 18	**20%** 17	**21.18%** 18	85
Volleyball Courts	**7.81%** 5	**7.81%** 5	**17.19%** 11	**15.63%** 10	**23.44%** 15	**28.13%** 18	64
Baseball / Softball Diamonds	**33.88%** 62	**17.49%** 32	**13.66%** 25	**10.93%** 20	**9.84%** 18	**14.21%** 26	183
Soccer/ Football Fields	**16.33%** 24	**17.01%** 25	**16.33%** 24	**18.37%** 27	**21.09%** 31	**10.88%** 16	147
Children's Play Equipment	**24.93%** 84	**19.88%** 67	**17.51%** 59	**15.13%** 51	**13.65%** 46	**8.90%** 30	337
Tennis Courts	**5.13%** 4	**15.38%** 12	**15.38%** 12	**12.82%** 10	**19.23%** 15	**32.05%** 25	78
Pickleball Courts	**6.67%** 2	**6.67%** 2	**10%** 3	**10%** 3	**20%** 6	**46.67%** 14	30
Covered Picnic Facilities	**5.57%** 16	**11.50%** 33	**18.12%** 52	**25.78%** 74	**18.47%** 53	**20.91%** 60	287
Skateboard/Bike Park	**4.26%** 2	**19.15%** 9	**4.26%** 2	**23.40%** 11	**17.02%** 8	**31.91%** 15	47
Riverwalk	**10.36%** 40	**16.84%** 65	**22.28%** 86	**19.95%** 77	**20.47%** 79	**10.10%** 39	386
Outdoor performance venues	**8.10%** 20	**8.50%** 21	**14.17%** 35	**19.43%** 48	**21.05%** 52	**28.74%** 71	247
Other	**28.74%** 25	**11.49%** 10	**9.20%** 8	**5.75%** 5	**16.09%** 14	**28.74%** 25	87

Q9 How do you rate the importance of parks in the following catagories?

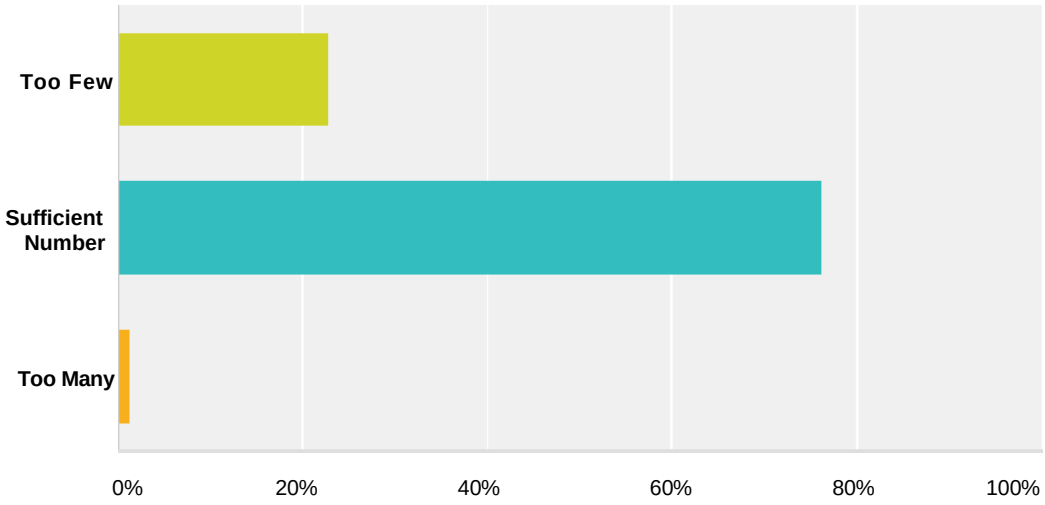


Answered: 536 Skipped: 13

	Important	Somewhat Important	Not Important	Total
Economic impact for the community	**60.86%** 325	**31.09%** 166	**8.05%** 43	534
Shared social experiences	**77.11%** 411	**19.70%** 105	**3.19%** 17	533
Health benefits	**84.40%** 449	**13.35%** 71	**2.26%** 12	532

Q10 Which statement best reflects your opinion about the current number of parks in Stoughton?

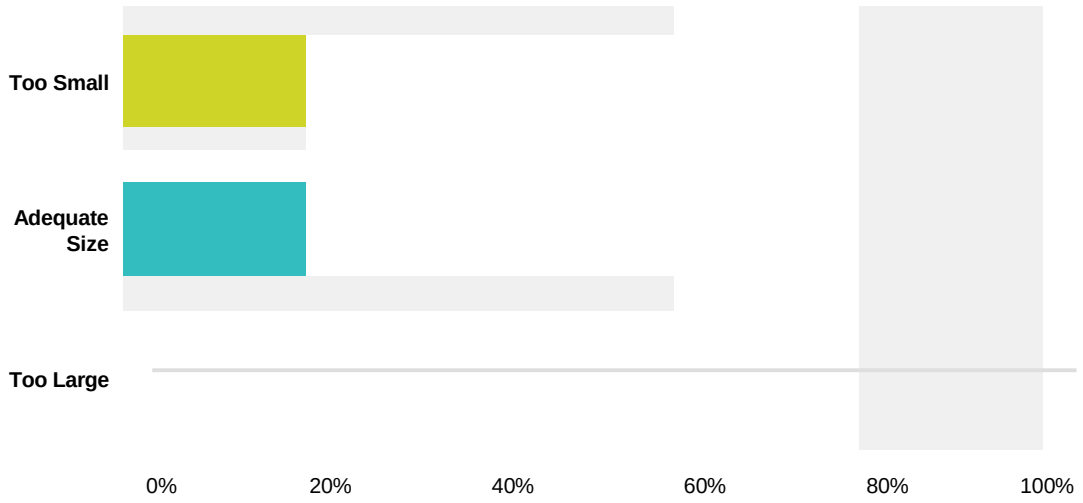
Answered: 538 Skipped: 11



Answer Choices	Responses	
Too Few	**22.68%**	122
Sufficient Number	**76.02%**	409
Too Many	**1.30%**	7
Total		**538**

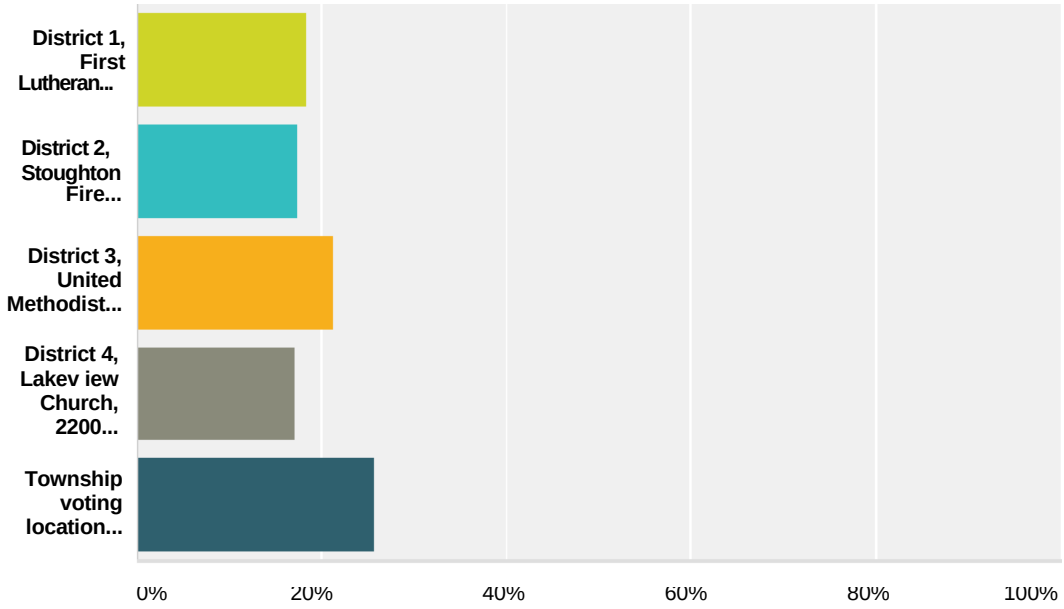
Q11 Which statement best reflects your opinion about the current sizes of the parks in Stoughton?

Answered: 542 Skipped: 7



Answer Choices	Responses	
Too Small	**20.11%**	109
Adequate Size	**79.52%**	431
Too Large	**0.37%**	2
Total		**542**

Q12 Please indicate where you vote

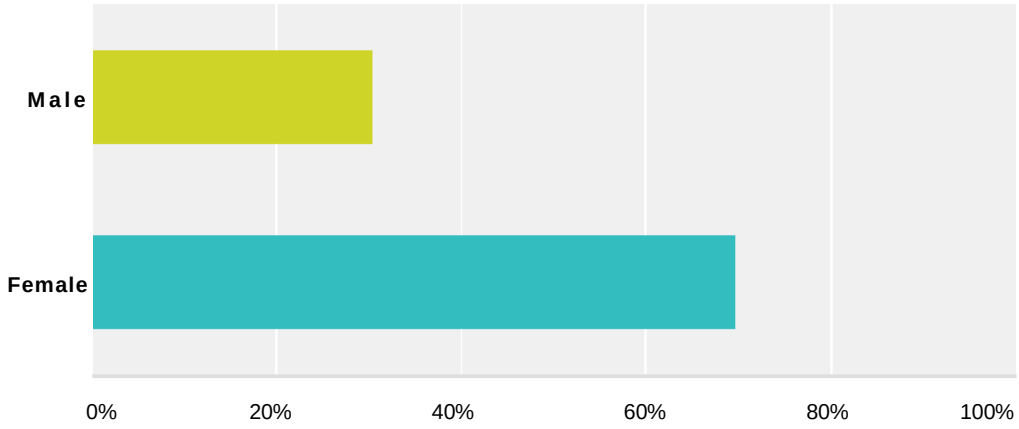


Answered: 543 Skipped: 6

Answer Choices	Responses	
District 1, First Lutheran Church, 310 E. Washington Street	**18.42%**	100
District 2, Stoughton Fire Station, 381 E. Main Street	**17.31%**	94
District 3, United Methodist Church, 525 Lincoln Avenue	**21.36%**	116
District 4, Lakeview Church, 2200 Lincoln Avenue	**17.13%**	93
Township voting location (out of City)	**25.78%**	140
Total		**543**

Q13 Please indicate your gender

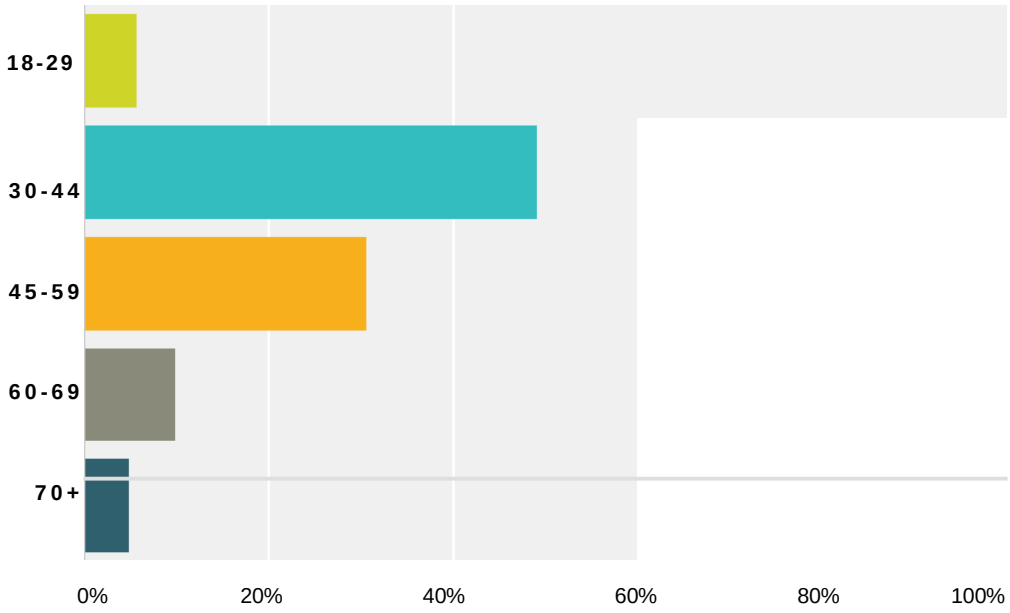
Answered: 539 Skipped: 10



Answer Choices	Responses	
Male	**30.43%**	164
Female	**69.57%**	375
Total		**539**

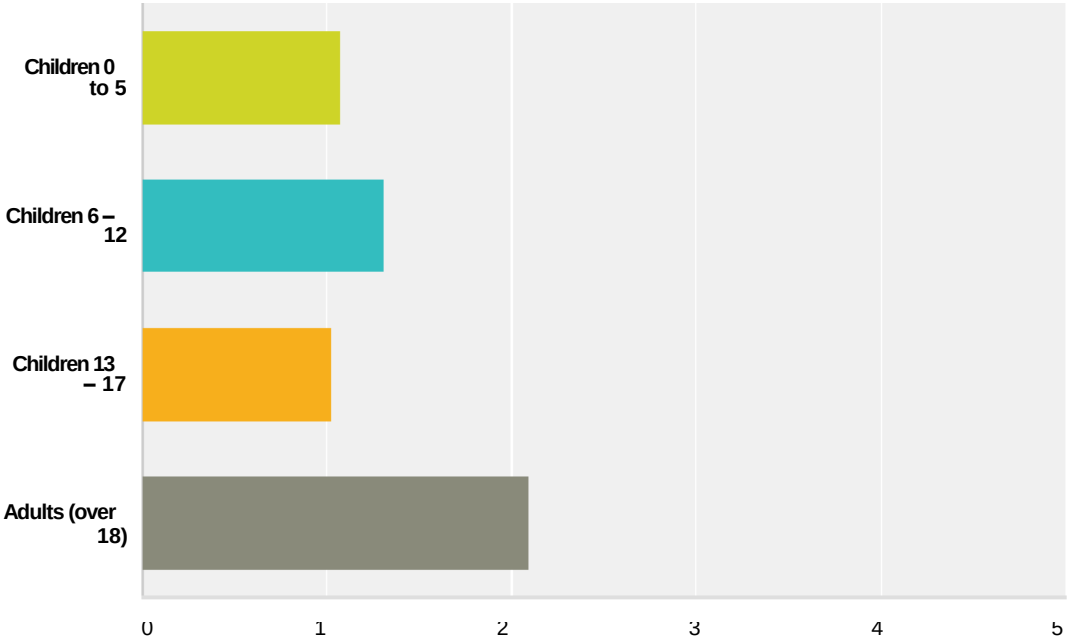
Q14 Please indicate your age:

Answered: 539 Skipped: 10



Answer Choices	Responses	
18-29	**5.75%**	31
30-44	**48.98%**	264
45-59	**30.61%**	165
60-69	**9.83%**	53
70+	**4.82%**	26
Total		**539**

Q15 Please indicate the number of people living in your household by age:



Answered: 532 Skipped: 17

Answer Choices	Average Number	Total Number	Responses
Children 0 to 5	1	240	222
Children 6 – 12	1	373	286
Children 13 – 17	1	197	191
Adults (over 18)	2	940	449
Total Respondents: 532			

APPENDIX C: Stoughton Impact Fee Ordinance

AN ORDINANCE TO CREATE CHAPTER 67 OF THE CODE OF ORDINANCES OF THE CITY OF STOUGHTON ESTABLISHING IMPACT FEES

The City Council of the City of Stoughton, Dane County, Wisconsin, does ordain as follows:

Section 1: Chapter 67, as it relates to impact fees is hereby created to read as follows:

Chapter 67 Impact Fees
Sec. 67-1 Authority
Sec. 67-2 Purpose
Sec. 67-3 Definitions
Sec. 67-4 Imposition of Impact Fees
Sec. 67-5 Parks, Playgrounds and Land for Athletic Fields Impact Fee
Sec. 67-6 Fee Reduction
Sec. 67-7 Exemption From Fees
Sec. 67-8 Administration and Review
Sec. 67-9 Appeal
Sec. 67-10 Severability
Sec. 67-11 Effective Date

Sec. 67-1. Authority
This ordinance is authorized under §66.0617, Wis. Stats. The provisions of this ordinance shall not be construed to limit the power of the City to adopt other ordinances pursuant to any other source of local or state authority, nor to utilize any other methods or powers otherwise available for accomplishing the purposes set forth herein, either in substitution of or in conjunction with this ordinance.

Sec. 67-2. Purpose
The purpose of this ordinance is to promote the public health, safety and general welfare of the community and to facilitate the adequate provision of parks, playgrounds and land for athletic fields by imposing impact fees upon developers to pay for the capital costs of public facilities that are necessary to accommodate land development.

Sec. 67-3. Definitions
As used in this section, the following terms shall have the designated meanings indicated:
(1) CAPITAL COST. The capital costs to construct, expand or improve public facilities, including the cost of land, and including legal, engineering and design costs to construct, expand or improve public facilities, except that not more than 10% of capital costs may consist of legal, engineering and design costs unless the City can demonstrate that it's legal, engineering and design costs which relate directly to the public improvement for which the impact fees were imposed exceed 10% of capital

costs. Capital costs does not include other non-capital costs to construct, expand or improve public facilities or the costs of equipment to construct, expand or improve public facilities.
(2) DEVELOPER. The legal or beneficial owner(s) of a lot or parcel proposed for inclusion in a development, including an optionee or contract purchaser.
(3) IMPACT FEES. Cash fees or contributions of land imposed upon a developer under this chapter.
(4) LAND DEVELOPMENT. The construction or modification of improvements to real property that creates additional residential dwelling units within the City or that results in nonresidential uses that create a need for new, expanded or improved public facilities within the City.

Sec. 67-4. Imposition of Impact Fees
(1) Impact fees are hereby imposed on all developments and land divisions within the City of Stoughton and shall be calculated pursuant to this ordinance.
(2) For all land development, impact fees shall be due at the issuance of a building permit. As such, building permit approval shall be contingent upon payment of said fees and no permit shall be issued for development until payment is received.

Sec. 67-5. Parks, Playgrounds and Land for Athletic Fields Impact Fee
(1) Any developer creating or constructing additional residential dwelling units within the City shall pay a fee to the City to provide for the capital costs necessary to accommodate the parks, playgrounds and land for athletic fields needs of land development, except as provided in Sec. 67-7 below.
(2) The amount of the fee per residential dwelling unit to be constructed or created by the proposed development, subject to adjustment pursuant to Sec. 67-6 below, shall be as follows:

a. For single-family or two-family residential development, the fee shall be $912 per dwelling unit for park facilities, $2,805 per dwelling unit for parkland, for a total of $3,717 per dwelling unit ($7434 for two family structure) for all impact fees.

b. For multi-family residential development units of 2 bedrooms or more, the fee shall be $684 per dwelling unit for park facilities, $2,104 per dwelling unit for parkland, for a total of $2,788 per dwelling unit for all impact fees.

c. For multi-family residential development units of 1 bedroom or less, the fee shall be $456 per dwelling unit for park facilities, $1,402 per dwelling unit for parkland, for a total of $1,859 per dwelling unit for all impact fees.

(3) The park impact fees collected by the City shall be placed in a special fund which shall be separate from the general fund of the City, and the special fund and all interest earned thereon shall be used exclusively for the capital costs for parks, playgrounds and land for athletic fields within the City.
(4) Impact Fees imposed and collected by the City under this Chapter shall be used within the time limits defined by Section 66.0617(9) Wisconsin Statutes by the City to

pay the Capital Costs of the Public Facilities for which they were imposed, or in the alternative, refunded to the current owner of the real property with respect to which the Impact Fees were imposed along with any interest that has accumulated. Specifically, the time limits shall be as follows:

a. With regard to impact fees collected after April 10, 2006 but within 7 years of the effective date of the ordinance enacting the impact fees, 10 years after the effective date of the ordinance enacting the impact fees.

b. With regard to impact fees collected after April 10, 2006 but more than 7 years after the effective date of the ordinance enacting the impact fees, 15 years after the date on which the fee was collected.

c. With regard to impact fees collected within 7 years after the effective date of the ordinance enacting impact fees, 10 years after the effective date of the ordinance enacting impact fees.

d. With regard to impact fees collected more than 7 years after the effective date of the ordinance enacting impact fees, 15 years after the date on which the fee was collected.

Sec. 67-6. Fee Reduction

Any impact fee imposed under this section shall be reduced by the amount of capital costs otherwise imposed by the City upon land development, for the same public facilities for which an impact fee is imposed under this section, including special assessments, special charges, land dedications or fees in lieu of land dedications under Ch. 236, Wis. Stats., or any ordinance adopted thereunder or any other items of value. Impact fees imposed under this section shall also be reduced to compensate for moneys received from the federal or state government specifically to provide or pay for the public facilities for which the impact fees under this section are imposed.

Sec. 67-7. Exemption From Fees

The lawful new construction of a single-family dwelling structure razed or to be razed within one year of the date of the issuance of a building permit for the new construction as part of the new construction project shall be exempt from the fees imposed under this section. Any new construction of a single-family dwelling structure upon a single parcel of land involving the demolition of a preexisting residential structure upon such single parcel of land, which project is similar to, but not exactly as described above, may be found to be exempt upon application to the City Council and a finding by the City Council that such project does not bear a rational relationship to the need for new, expanded or improved public facilities required to serve such development. Such application shall be made to the City Council prior to the payment of any fees under this section.

Sec. 67-8. Administration and Review

All fees collected and special accounts maintained under this section shall be subject to administration by the City Treasurer. The Treasurer shall report annually to the City

Council with regard to all deposits, withdrawals and fund balances in these accounts. The purpose of the annual report is to provide the City Council with information necessary to determine that all funds collected are spent within the time required for the purpose intended and that the amount of fees imposed continues to represent an equitable and reasonable apportionment of the cost of public improvements and requirements generated by land development. Upon such considerations and for such purposes, the City Council may determine whether there exists any reasonable need for refund of fees previously collected. The impact fees imposed under this section shall be increased annually at a rate equal to the percentage change in the Engineering News Record Construction Cost Index for the previous 12 months, with the adjustment effective January 1 of each year. The City Treasurer or designee shall calculate the adjusted fees and maintain a copy of the calculation and the adjusted impact fees in the office of the City Clerk.

Sec. 67-9. Appeal

Any developer upon whom an impact fee is imposed under this section shall have the right to contest the amount, collection or use of the impact fee to the City Council, provided that the developer files a written notice of appeal in the City Clerk's office within 15 days of the issuance of a building permit upon which the impact fee is imposed. Such notice of appeal shall be entitled "Notice of Appeal of Impact Fee" and shall state the developer's name, address, telephone number, address (if available) and legal description or tax parcel identification number of the land development upon which the impact fee is imposed, and a statement of the nature of and reasons for the appeal. The City Clerk shall schedule the appeal for consideration by the City Council at a regular meeting as soon as reasonably practicable under the circumstances and shall notify the developer of the time, date and place of such meeting, in writing, by regular mail, deposited in the mail no later than at least ten days before the date of such meeting. Upon review of such appeal, the City Council may adjust the amount, collection or use of the impact fee upon just and reasonable cause shown.

Sec. 67-10. Severability

If any provision of this Ordinance is found to be illegal, the remaining provisions shall remain in effect.

Sec. 67-11. Effective Date

This Ordinance shall take effect on July 2, 2009.
Adopted this 23rd day of June, 2009

APPENDIX D: Stoughton Impact Fees 2014

	MONIES IN LIEU OF DEDICATION FOR PARK ACQUISITION COSTS PER SEC. 66-1101 (2)	**PARK IMPACT FEES PER SEC. 67-5 b (1)**	**PARK IMPACT FEES PER SEC. 67-5 b (2)**	**PARK IMPACT FEES PER SEC. 67-5 b (3)**
PER SINGLE FAMILY RESIDENTIAL UNIT:	$3,179.39			
PER TWO OR MORE BEDROOM APT.:	$2,384.82			
PER STUDIO OR ONE BEDROOM APT.:	$1,589.12			
FOR SINGLE FAMILY AND TWO FAMILY RESIDENTIAL DEVELOPMENT:		$1033.73 PER UNIT FOR PARK FACILITIES		
FOR SINGLE FAMILY AND TWO FAMILY RESIDENTIAL DEVELOPMENT:		$3179.39 PER UNIT FOR PARKLAND		
		TOTAL OF $4213.12 PER UNIT ($8426.24 FOR TWO-FAMILY)		
FOR MULTI-FAMILY RESIDENTIAL UNITS OF TWO BEDROOMS OR MORE:			$775.29 PER UNIT FOR PARK FACILITIES	
FOR MULTI-FAMILY RESIDENTIAL UNITS OF TWO BEDROOMS OR MORE:			$2,384.82 PER UNIT FOR PARKLAND	
			TOTAL OF $3160.11 PER UNIT	
FOR MULTI-FAMILY RESIDENTIAL UNITS OF ONE BEDROOM OR LESS:				$516.85 PER UNIT FOR PARK FACILITIES
				$1589.12 PER UNIT FOR PARKLAND
				TOTAL OF $2105.97 PER UNIT

January 30, 2018

AYRES ASSOCIATES

Dan Glynn, CPRP
Parks & Recreation Director
City of Stoughton
381 E. Main Street
Stoughton, WI 53589

Re: CORP Update

Dear Dan,

Thank you for the opportunity to submit a proposal for development of a CORP/Park and Open Space Plan for the City of Stoughton. I understand that the city is in need of an update to the existing document and that the city is experiencing growth which will provide opportunities for new park developments. This proposal outlines our proposed scope of services, time schedule, fee, and contract terms and conditions.

Project Description
The project includes planning efforts required to update the existing CORP and create a Park and Open Space Plan for submittal to DNR for adoption. Our approach to formulation of this type of plan goes beyond the basic requirements as outlined by the DNR. We view a CORP or Parks System Master Plan as a roadmap and working tool for the department to follow for a 5-10 year period. Our strategies outline development potential, maintenance issues, funding mechanisms, schematic conceptual plans, and demographic needs analysis.

Basemap information will be assembled from available GIS and LIDAR files.

Scope of Services

See below

Responsibilities of Owner and Others
Provide any basemap materials or other pertinent information to the project which would include the past plan and GIS data files.

Time Schedule
The task is anticipated to take 3-4 months to complete and can begin in late February.

Fee
In consideration of the preceding scope of services, our proposed fees are lump sum not to exceed as follows:

I. CORP/POSP	$ 16,820

Contract Terms and Conditions
See below.

Acceptance
If this proposal is acceptable to you, a signature on the enclosed copy of this letter will serve as our authorization to proceed.

Proposed by Consultant: Ayres Associates, Inc

Name: Blake Theisen
Title: Project Manager
Date: 1-30-2018

Name: Bruce Morrow, PLA
Title: Group Manager
Date: 1-30-2018

Accepted by: City of Stoughton

Name:
Title:
Date:

SCOPE

TASK I. SITE ANALYSIS

- Conduct background research and data collection. Acquire and review existing plans, reports, and maps related to the project.
- Attend kickoff meeting with City staff (Meeting #1). This meeting will address topics including:
  - Goals and objectives
  - Mission statement
  - Priorities
- Establish project timeline and schedule public meeting dates.
- Tour existing City owned park and open space sites to conduct facility inventory and analysis. Ayres will also photo-document existing facilities in City parks during this visit. Elements to be investigated include:
  - Recreational facilities
  - Amenities
  - Site access and connectivity
  - Linear greenspaces and green infrastructure
  - ADA accessibility
  - Safety issues
  - Environmental impacts (drainage, noise abatement, wetlands, etc.)
- Create and administer online survey instrument and Community Comment portal.
- Attend work session meeting (Meeting #2) with City staff, and selected stakeholders to review existing park facilities, staffing issues, programming elements, ordinances, long-term needs, and proposed communitywide land use plans and to identify future open space opportunities.
- Hold one public information meeting (Meeting #3). This open house will be held in the evening, providing opportunity for residents to participate at their convenience. The meeting will include review of existing conditions and will test preliminary concepts.

Deliverables for Task I (delivered electronically in PDF or native file format as requested):

- 1 summary memo from kickoff meeting
- 1 updated project timeline
- 1 summary memo from public meeting
- Preliminary facility inventory matrix
- Digital site photographs
- Field notes and observations

TASK II. PRELIMINARY PLAN DEVELOPMENT

- Analyze City staff and public input results.
- Create plan maps and identify zones of strengths and weaknesses. Maps may include:
  - Existing Park and Open Space System
  - Park Service Areas

- Needs Assessment (demographic patterns, etc.)
- Proposed Park System Plan

- Conduct a level of service distribution comparison in coordination with local and regional entities.
- Formulate preliminary recommendations to include:
  - Promotion and education
  - Facilities and operations (including strategies for barrier-free access, ADA compliance)
  - Environmentally sustainable practices
  - Surplus or shortage property strategies
  - Schematic concept plans for selected sites
  - Programming and facility type gaps
  - Maintenance cost vs. revenue/service benefits
- Conduct benchmark and industry standards analysis.
- Attend review meeting with City staff and Parks Commission (Meeting #4).
- Prepare preliminary draft plan and associated graphics.

Deliverables for Task II: All deliverables sent electronically in PDF or native file format unless otherwise noted.

- 10 (11"x17") preliminary plan maps
- 1 (8.5"x11") preliminary recommendations memo
- 1 (24"x36") printed set of mounted presentation materials
- 1 PDF format set of presentation materials
- 1 PowerPoint format presentation on CD

TASK III. FINAL PLAN DEVELOPMENT

- Update recommendations based on feedback from City staff and Parks Commission.
- Formulate cost estimates for proposed improvements/options.
- Establish implementation timeline and priority table.
- Create a 5- to 10-year capital improvement plan for the park system with cost projections for development, maintenance, and acquisition.
- Identify new opportunities and develop potential funding strategies.
- Prepare final draft report documents to include all graphic plans and relative character images.
- Present final plan to Parks Commission or City Council (Meeting #5).
- Communicate on regular basis with Village staff via conference call and/or email.

Deliverables for Task III:

- 10 (8.5"x11") Final color CORP plans including fold-out maps and graphics
- 1 compact disk or DVD containing PDF of all plan materials, site photos, and meeting minutes.

ASSUMPTIONS

Existing basemap information will be provided by the City in digital format (CAD/GIS). All existing previous planning studies will be provided by the City to Ayres. Topographic survey and geotechnical investigations are not included in this scope. Detailed site planning/engineering is not included but could be added as an amendment. Meeting locations will be reserved and noticed by the City.

AYRES ASSOCIATES
CONTRACT TERMS AND CONDITIONS

1. Performance of Services: Consultant shall perform the services outlined in its proposal to Owner in consideration of the stated fee and payment terms.

2. Billing and Payment: Invoices for Consultant's services shall be submitted to Owner on a monthly basis. Invoices shall be due and payable within 30 days from date of invoice, except as described above. If any invoice is not paid within 30 days, Consultant may, without waiving any claim or right against Owner, and without liability whatsoever to Owner, suspended or terminate the performance of services. Accounts unpaid 30 days after the invoice date will be subject to a monthly service charge of 1.5% on the unpaid balance, or the maximum rate of interest permitted by law, if less. The amount of any excise, value-added, gross receipts, or sales taxes that may be imposed on payments shall be added to Consultant's compensation. No deductions or offsets shall be made from Consultant's compensation or expenses on account of any setoffs or back charges.

3. Access to Site: Owner shall furnish right-of-entry on the project site for Consultant and, if the site is not owned by Owner, warrants that permission has been granted to make planned explorations pursuant to the scope of services. Consultant will take reasonable precautions to minimize damage to the site from use of equipment, but has not included costs for restoration of damage that may result and shall not be responsible for such costs.

4. Location of Utilities: Consultant shall use reasonable means to identify the location of buried utilities in the areas of subsurface exploration and shall take reasonable precautions to avoid any damage to the utilities noted. However, Owner agrees to indemnify and defend Consultant in the event of damage or injury arising from damage to or interference with subsurface structures or utilities which result from inaccuracies in information or instructions which have been furnished to Consultant by others.

5. Hazardous Materials: In the event that unanticipated potentially hazardous materials are encountered during the course of the project, Owner agrees to negotiate a revision to the scope of services, time schedule, fee, and contract terms and conditions. If a mutually satisfactory agreement cannot be reached between both parties, the contract shall be terminated and Owner agrees to pay Consultant for all services rendered, including reasonable termination expenses.

6. Insurance: Consultant shall maintain Workers' Compensation, General Liability, and Automobile Liability Insurance during its services for Owner. Consultant shall furnish a Certificate of Insurance to Owner upon the signing of this agreement. Owner agrees that Consultant shall not be liable or responsible to Owner for any loss, damage, or liability beyond the amounts, limits, exclusions, and conditions of such insurance.

7. Limitation of Professional Liability: Owner agrees to limit Consultant's professional liability to an amount of $50,000 or Consultant's fee, whichever is greater. In the event that Owner does not wish to limit Consultant's professional liability to this sum, Consultant agrees to raise the limitation of liability to a sum not to exceed $1,000,000 for increased consideration of ten percent (10%) of the total fee or $500, whichever is greater, upon receiving Owner's written request prior to the start of Consultant's services.

8. Opinions of Probable Costs: Consultant's opinions of probable project costs are made on the basis of Consultant's experience, qualifications and judgment; but Consultant cannot and does not guarantee that actual project costs will not vary from opinions of probable cost.

9. Construction Review: Consultant does not accept responsibility for the design of a construction project unless the Consultant's contract includes review of the contractor's shop drawings, product data, and other documents, and includes site visits during construction in order to ascertain that, in general, the work is being performed in accordance with the construction contract documents.

10. Construction Observation: On request, Consultant shall provide personnel to observe construction in order to ascertain that, in general, the work is being performed in accordance with the construction contract documents. This construction observation shall not make Consultant a guarantor of the contractor's work. The contractor shall continue to be responsible for the accuracy and adequacy of all construction performed. In accordance with generally accepted practice, the contractor will be solely responsible for the methods of construction, direction of personnel, control of machinery, and falsework, scaffolding, and other temporary construction aids. In addition, all matters related to safety in, on, or about the construction site shall be under the direction and control of the contractor and Consultant shall have no responsibility in that regard. Consultant shall not be required to verify any part of the work performed unless measurements, readings, and observations of that part of the construction are made by Consultant's personnel.

11. Standard of Performance: The standard of care for all professional services performed or furnished by Consultant under this contract will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Consultant does not make any warranty or guarantee, expressed or implied, nor is this contract subject to the provisions of any uniform commercial code. Similarly, Consultant will not accept those terms and conditions offered by Owner in its purchase order, requisition, or notice of authorization to proceed, except as set forth herein or expressly agreed to in writing. Written acknowledgement of receipt or the actual performance of services subsequent to receipt of such purchase order, requisition, or notice of authorization to proceed is specifically deemed not to constitute acceptance of any terms or conditions contrary to those set forth herein.

12. Ownership of Documents: All documents produced by Consultant under this contract are instruments of Consultant's professional service and shall remain the property of Consultant and may not be used by Owner for any other purpose without the prior written consent of Consultant subject to the requirements of Wiscsonsin's Public Records Law.

13. Electronic Files: Owner and Consultant agree that any electronic files furnished by either party shall conform to the specifications agreed to at the time this contract is executed. Electronic files furnished by either party shall be subject to an acceptance period of 60 days during which the receiving party agrees to perform appropriate acceptance tests. The party furnishing the electronic file shall correct any discrepancies or errors detected and reported within the acceptance period. After the acceptance period, the electronic files shall be deemed to be accepted and neither party shall have any obligation to correct errors or maintain electronic files. Owner is aware that differences may exist between the electronic files delivered and the printed hard-copy documents. In the event of a conflict between the hard-copy documents prepared by Consultant and electronic files, the hard-copy documents shall govern.

14. Financial and Legal Services: Consultant's services and expertise do not include the following services, which shall be provides by Owner if required: (1) Accounting, bond and financial advisory (including, if applicable, "municipal advisor" services as described in Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) and the municipal advisor registration rules issued by the Securities and Exchange Commission), independent cost estimating, and insurance counseling services; (2) Legal services with regard to issues pertaining to the Project as Owner requires, Contractor(s) raises, or Consultant reasonably requests; and (3) Such auditing services as Owner requires to ascertain how or for what purpose any Contractor has used the money paid.

15. Termination of Services: This contract may be terminated at any time by either party should the other party fail to perform its obligations hereunder. In the event of termination for any reason whatsoever, Owner shall pay Consultant for all services rendered to the date of termination, all reimbursable expenses incurred prior to termination, and reasonable termination expenses incurred as the result of termination.

16. Controlling Law: This contract is to be governed by the law of Wisconsin.

17. Assignment of Rights: Neither Owner nor Consultant shall assign, sublet or transfer any rights under or interest in this contract (including, but without limitation, moneys that may become due or moneys that are due) without the written consent of the other, except to the extent mandated or restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this contract. Nothing contained in this paragraph shall prevent Consultant from employing such independent subconsultants as Consultant may deem appropriate to assist in the performance of services hereunder.

18. Third Party Benefits: This contract does not create any benefits for any third party.

19. Dispute Resolution: Owner and Consultant agree to negotiate all disputes between them in good faith for a period of 30 days from the date of notice prior to exercising their rights under the following dispute resolution provision. If direct negotiations fail, Owner and Consultant agree that they shall submit any and all unsettled claims, counterclaims, disputes, and other matters in question between them arising out of or relating to this contract or the breach thereof to mediation in accordance with the Construction Industry Mediation Rules of the American Arbitration Association effective on the date of this contract prior to exercising other rights under law.

20. Exclusion of Special, Indirect, Consequential, and Liquidated Damages: Consultant shall not be liable, in contract or tort or otherwise, for any special, indirect, consequential, or liquidated damages including specifically, but without limitation, loss of profit or revenue, loss of capital, delay damages, loss of goodwill, claim of third parties, or similar damages arising out of or connected in any way to the project or this contract.

21. Betterment: If, due to Consultant's negligence, a required item or component of the project is omitted from the construction documents, Consultant's liability shall be limited to the reasonable cost of correction of the construction, less what Owner's cost of including the omitted item or component in the original construction would have been had the item or component not been omitted. It is intended by this provision that Consultant will not be responsible for any cost or expense that provides betterment, upgrade, or enhancement of the project.

22. Amendments: This contract may only be amended, supplemented, modified, or canceled by a duly executed written instrument.