

**CITY OF STOUGHTON POLICY REGARDING
DEDICATION OF PARKLAND AND IMPROVEMENTS**

Pursuant to the authority granted under, and the requirements of, Wis. Stats. §236.45 and Ordinance Section 66-105, the City of Stoughton Common Council adopts the following policy regarding the dedication of parkland and park improvements as part of the process for considering annexation of land and/or proposed land divisions within the City:

1. As a standard requirement of proposed annexations and land divisions, the City shall require the dedication of land for parks and open spaces as well as the installation and dedication of improvements to said parks and open spaces. The requirement to dedicate land and improvements for each proposed development shall bear a rational relationship to the need for the dedication and improvements resulting from the proposed annexation or division of land. The basis for the land dedication requirements shall be the Parks and Open Space Plan previously adopted by the City and as it is subsequently updated from time to time. The basis for the requirement that the property owner or developer install improvements to the dedicated parkland or open space shall be area, state, or national standards for parks and open spaces, as incorporated into and established by the City's adopted Parks and Open Spaces Plan.
2. The requirements for dedication of parkland and park improvements shall be a condition of plat approval. Said requirements shall be based upon the needs of a basic neighborhood park to accommodate the proposed land division area. The Council recognizes that the expansion or upgrading of said parks to accommodate community wide or regional users should be the responsibility of all City tax payers and should be financed by the general city tax levy.
3. The requirement to install improvements in the dedicated parks or open spaces may include, depending upon the standards established in the Parks and Open Spaces Plan as well as the anticipated needs of the proposed development, grading, seeding, landscaping, installation of play equipment, athletic or recreational fields, walking paths, ponds, or other amenities.
4. The land owner or developer may request a waiver of the requirements to dedicate land and improvements as described in this policy. If the City consents to such a waiver, in its sole discretion, the property owner or developer shall make payment to the City in lieu of satisfying the dedication requirements. The payment shall be based upon the formulas contained in Ordinance Section 66-105 for fees in lieu of parkland dedication and park improvements.
5. Any waiver of the dedication requirements and agreement to pay the fees described herein as consideration for said waiver shall be documented in an annexation agreement or development agreement as a condition of improving the proposed annexation or land division. Payment of said fees shall be made at the start of each building phase as

outlined in an approved developer's agreement. The City may record a portion of any such agreement to bind subsequent owners of the subject property.

ADOPTED BY THE COMMON COUNCIL: August 8, 2006

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