

PUBLIC FACILITIES NEEDS ASSESSMENT

This report supports Village park land and recreational improvements impact fees on new residential development, replacing the Village's current park fee, to correspond with requirements of Sections 66.0617 and 236.45(6)(am) of Wisconsin Statutes

Village of Prairie du Sac
Sauk County,
Wisconsin

Adopted by Village
Board: DATE PENDING

Prepared with Assistance
from MDROffers Consulting

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I. Introduction

Purpose of Report

This report serves as the public facilities needs assessment (“Needs Assessment”) for park land and recreational improvement impact fees on new residential development, as described in Section 66.0617(4) of Wisconsin Statutes (see Appendix A). This Needs Assessment:

- Includes an evaluation of existing public park and recreation facilities in the Village.
- Assesses projected future population and housing growth in Prairie du Sac.
- Suggests capital improvements to the Village park and recreational system.
- Allocates the cost of these projected improvements to existing residents versus residents that will occupy new development.
- Arrives at maximum per housing unit park impact fees for public park land and for public recreational improvements.
- Assesses the impact of imposing those fees on housing affordability.

These impact fees would replace the Village’s current “park fee,” which it has required of new residential development for a number of years.

Village Overview

The Village of Prairie du Sac is located in Sauk County, Wisconsin, north of the Village of Sauk City and along the Wisconsin River. The two Villages are contiguous and are frequently referred to as “Sauk Prairie” with surrounding towns. The Wisconsin Department of Administration estimates the Village’s 2018 population at 4,152 residents, an increase of 180 residents (4.5%) since 2010. The Village’s land area is approximately 1.93 square miles (1,236 acres).

Sauk Prairie Comprehensive Plan

The Sauk Prairie Comprehensive Plan, last updated in April 2017, is the primary policy guide for future change in the Villages of Prairie du Sac and Sauk City and the Town of Prairie du Sac. The Plan includes a community vision statement, reproduced on the next page. To execute this vision, the municipalities enable residential development in planned locations and densities. Nearly all of these locations are within the two Villages.

The Sauk Prairie Comprehensive Plan also includes the following objectives, policies, and recommendations intended to encourage residential and recreational development:

- Promote the development of new residential subdivisions in the Villages, based on the shortage of vacant lots for new single-family housing.
- Guide new neighborhood design focused on livability and value, encouraging a housing mix that maintains single-family character, connectivity within and between neighborhoods, and parks and green spaces.

- Encourage multiple family housing to respond to generational and workforce needs and to address very low vacancy rates.
- Direct new residential development primarily to a planned neighborhood development area just beyond the Villages’ west edges and east of Highway 12.
- Complete the Great Sauk State Trail, connecting the Sauk Prairie area to trails in Dane County and to Devil’s Lake State Park, and establish local “tributary” trails from developed parts of the Sauk Prairie area to the Great Sauk State Trail.
- Encourage development of a public athletic complex.
- Develop recreational facilities and mixed-use development opportunities along Water Street and the Wisconsin River, including a new riverfront park in Prairie du Sac’s downtown.

Community Vision

The Sauk Prairie Area will be recognized for its outstanding schools, vibrant arts, quiet neighborhoods, productive farms, economic opportunities, and downtown and recreation focused around the majestic Wisconsin River and informed by these guiding principles:

- Economic vitality will result from a mix of industries, medical and technology enterprises, and retail and service businesses.
- Neighborhoods will be safe, attractive, and interconnected with roads, walkways, greenways, and thoughtful land use transitions.
- High-quality education, health care, agriculture, natural areas, parks, and trails will remain central to the Area’s quality-of-life and economic health.
- Cooperative efforts among the Area’s communities, districts, and people will guide community health and change.

Park and Recreational Plans

The Sauk Prairie Comprehensive Outdoor Recreation Plan 2016-2020 (CORP) guides Sauk Prairie area municipalities in acquiring and developing public outdoor parks, trails, and other outdoor recreation facilities. It also serves as a tool to obtain outdoor recreation grants through the Department of Natural Resources (DNR). The CORP includes recommendations for a new athletic complex, neighborhood parks to serve new residential development areas, an extensive trail network, and improvements to existing parks and recreational facilities.

The Village of Prairie du Sac originally adopted the CORP in November 2015, and in March 2018 amended the CORP to include a conceptual development plan for its Downtown Riverfront Park. The three primary Sauk Prairie municipalities also adopted the CORP as a detailed element of the Sauk Prairie Comprehensive Plan in April 2017.

The Village is also involved in planning and design efforts for two significant recreational facilities in the Village. The first is a community park/athletic complex, which at time of writing was proposed for approximately 70 acres just south and west of the Village. The Village anticipates that the land will be annexed prior to development. The second is a downtown riverfront park incorporating and significantly upgrading a current Bald Eagle overlook and incorporating other small-space recreational facilities and improved parking. Development of the riverfront park is scheduled for late 2019 or 2020, and development of the athletic complex could follow shortly thereafter assuming successful land acquisition and fundraising.

In 2011, the two Villages and the Sauk Prairie School District collaborated on the Safe Routes to School Plan, focused around improving bike and pedestrian access to the Sauk Prairie Middle School. The Middle School is located south of the Village of Prairie du Sac and shares a campus with the High School in Prairie du Sac. A multi-use path along 13th/Sycamore Street was a key recommendation.

The Great Sauk State Trail is a major regional initiative with a segment along the Wisconsin River in Prairie du Sac. The Sauk County Comprehensive Outdoor Recreation Plan (2014-2019) has a focus on completing the trail to Devil's Lake State Park. The Dane County 2018-2023 Parks and Open Space Plan advocates extending the Trail south using a former railroad trestle across the River.

Current Village Park Fee

For several years, the Village has collected a “park fee” on new residential development through Sections 10-1-1319 and 10-3-0904 of the Land Use Regulations in the Village’s Municipal Code. The park fee—alternatively referred to as “parkland fee” or “park and recreation fee”—is generally collected at time of building permit issuance. Exceptions on timing and payment may occur except where a development agreement has an alternate timeframe or where a development has included and improved public parkland per the Code.

Changes to State law in recent years require the Village to revisit its park fee. In 2018, the legislature adopted 2017 Wisconsin Act 243, which amended Section 236(6)(am) of Wisconsin Statutes to read as follows:

“...a municipality, town, or county may not, as a condition of [subdivision plat or certified survey map] approval under this chapter, impose any fees or other charges to fund the acquisition or improvement of land, infrastructure, or other real or personal property, except that a municipality or town may impose a fee or other charge to fund the acquisition or initial improvement of land for public parks if the fee or other charge is imposed under a subdivision ordinance enacted or amended in accordance with the procedures under s. [66.0617 \(3\) to \(5\)](#) and meets the requirements under s. [66.0617 \(6\) to \(10\)](#).

Prairie du Sac must now follow the process and meet the substantive requirements in Section 66.0617 to continue to charge a park fee on new development. Also, per legal requirements, the amount of the fee, its coverage, and the timing of its collection must change. Finally, all newly-collected fees must be expended within eight years of their collection or returned. Section 66.0617 is reproduced in Appendix A.

II. Inventory of Existing Parks and Recreation Facilities

Inventory of Village-owned and Operated Parks

Mini Parks

Mini parks include specialized facilities that serve a concentrated or limited population or specific group such as toddlers or senior citizens. Desirable size is 1 acre to no less than ¼ acre.

Blanchard Park

Blanchard Park is a 0.50 acre mini park located at the intersection of Forest Lane and Woodland Trail. Amenities include a playground with a play structure, spring riders and benches.

Fireman's Park

Fireman's Park is a 0.29 acre mini park located at the intersection of Highway 60 and Water Street. The park includes a fire bell monument, benches, community sign, flag pole, and drinking fountain.

Graff Park

This 0.86 acre park is located at 350 Water Street overlooking the Wisconsin River. The park includes benches, a picnic table, flag pole, and drinking fountain.

Washington Park

This 0.55 acre mini park is located on Galena Street between 4th and 5th Streets. The park is currently open space and is used for snow storage.

Neighborhood Parks

Neighborhood parks are areas for multiple and sometimes intensive recreation activities, such as field games, court games, crafts, playground apparatus, skating, and picnicking. Desirable size is between 3 to 10 acres.

Elsing Park

This 3.56 acre neighborhood park is located at 908 21st Street. Park amenities include a sand volleyball court, a shelter, a playground, and a basketball court.

Fieldstone Park

Fieldstone Park is a 1.49 acre neighborhood park at 2020 Fieldstone Boulevard. Amenities include a gazebo, a play structure, and swings.

Florence Park

This 1.59 acre park is located at 1400 Lincoln Avenue. Amenities include a shelter, playground, sand volleyball, and restrooms.

Marion Park

This 4.88 acre neighborhood park is adjacent to Grand Avenue Elementary School at 145 1st Street. It contains shelters, a playground, and a disc golf course.

Westwynde Park

Westwynde Park is a 5.59 acre neighborhood park at 2011 Prairie Street. Amenities include a shelter building, playground, athletic fields, and softball field.

Community Parks

There are no community parks in the Village of Prairie du Sac. Community parks generally have an area of 10 acres or greater, a service radius of one mile, and a wide variety of recreational facilities.

There are two community parks in Sauk City with service areas extending into Prairie du Sac, but generally not north of Prairie Street. These Sauk City community parks include the Sauk City Riverfront Park (formerly August Derleth Park), which includes soccer fields, a shelter, natural areas, and a system of trails. This park was undergoing major renovation at time of writing. Also, Jaycee Athletic Park includes a baseball field, a basketball court, tennis courts, sand volleyball courts, a shelter, and a playground.

Special Use Parks

Special use parks are typically areas for specialized or single purpose recreational activities.

Doll Park

Doll Park is a 4.16 acre park/stormwater basin located at 1300 Grand Avenue. It contains a soccer field and general open space, and doubles as a large stormwater detention basin making it unavailable for recreation in wet periods.

Eagle Overlook

This small park at 490 Water Street is, at time of writing, a small eagle viewing area, which includes a telescope, benches, and interpretive signage. This site is also a portal to the Great Sauk State Trail, where trail amenities were installed from 2017 to 2019. The eagle viewing area will be incorporated in the broader “downtown riverfront park”—a multipurpose recreational, respite, and gathering spot including 1.7 acres and 370 feet of frontage on the Wisconsin River.

Veteran’s Memorial Park

Veteran’s Memorial Park is a 20.55 acre special use park at 700 VFW Drive. The park includes campsites, shelters, canoe/tube launch, and playground. A significant project was completed in 2014 to add a boat launch and improve parking. Reservations for use of park facilities are handled by the adjacent Veterans of Foreign War post.

Trail and Environmental Corridors

A linear park, trail corridor, or public environmental corridor is an area often available for one or more modes of recreational travel such as hiking and biking. While the Village contains other shorter paths, the main existing trail corridors are described below.

Great Sauk State Trail

The Great Sauk State Trail parallels the Wisconsin River through Prairie du Sac and Sauk City, extending through the heart of the Sauk Prairie Recreation Area (former Badger Army Ammunition Plant). Built on a former rail corridor, the Trail's 10.5 mile first phase opened in 2017 and is entirely paved with asphalt. Once the next phase is completed between the Sauk Prairie Recreation Area and Devil's Lake in 2019, users will be able to bike from Sauk City to Devil's Lake State Park entirely on paved trails. At the time of writing, Dane County and Sauk County were jointly accepting proposals to provide the Great Sauk State Trail/Walking Iron Trail Pedestrian/Bicycle/Snowmobile Bridge Study for the crossing of the Wisconsin River.

Prairie Street Path

The Prairie Street multi-use path begins at the intersection of Prairie Street and 9th Street. The path continues west until ending shortly after the intersection with 21st Street near the Westwynde development. Completed to its current 1.0-mile length in 2015, the path is planned to continue westward approximately ¼ mile further to the 26th Street intersection. The adjacent roadway is also a designated snowmobile route connecting to State, County and club trails/routes.

13th Street Path

The 13th Street Path begins at the corner of Maple Street and Hemlock Street in Sauk City near Sauk Prairie Middle School. It continues along Sycamore Street (13th Street) past the Oak Street intersection into the Village of Prairie du Sac, and to the intersection with Grand Avenue. Another 13th Street Path segment is constructed from Broadway Street to Prairie Street, connecting with the Prairie Street Path. A segment between Grand and Broadway Streets plus another segment between Prairie and Tower Streets are planned.

Westwynde/Sauk Prairie Healthcare Path

This path is paved in the Village-owned greenway in the Westwynde development and gravel within the publicly accessible Sauk Prairie Healthcare campus. This path is planned to extend north to the Prairie Street Path and south to Sauk Prairie Road.

Highland Park Path

This path extends 1,075 feet between Dakota Way and Mustang Drive in the Highland Park development in the northwest portion of the Village. This path is planned to be extended about 1 ¼ mile east to link with the Great Sauk State Trail.

Analysis of Village-owned and Operated Park and Recreational System

Compared to standards promulgated by the National Recreation and Park Association (NRPA), the Village of Prairie du Sac contains sufficient park and recreational space acreage to serve its current population. The NRPA generally recommends 10.5 acres of public park space for every 1,000 persons. By this standard, the Village should have at least 41.5 acres of overall park acreage. As of 2018, the Village has approximately 44 acres.

The NRPA further recommends that this 10.5 acres/1000 be distributed as follows:

- Mini Parks: 0.5 acres/1,000 population
- Neighborhood Parks: 2 acres/1,000 population

- Community Parks: 8 acres/1,000 population

The Village has 2.2 acres in mini parks, which is just above the 2.1 acres advised by NPRA for a community of its population. However, the 0.55 acre Washington Park currently has no park improvements within it.

The Village has 17.1 acres of neighborhood parks, which is above the 8.3 acres recommended by the NPRA.

The Village does not contain any parks designated as community parks, so the community park standard is not met. Even if the Sauk City Riverfront Park and Jaycee Park in Sauk City were included to meet both Village's community park needs (combined 2018 population of 7,588), the two Villages combined would still have just over ½ of the NRPA recommended community park acreage.

The location and accessibility of parks to the population is also very important. At time of writing, the combined park service areas (mini, neighborhood, and community) provide coverage to most of Prairie du Sac's currently populated areas. However, some of the Village's planned western neighborhood development growth area is not within an existing park service area.

The Village also currently has several gaps in its planned path system, as documented above and in the Sauk Prairie CORP. Broadly speaking, the plan is to complete and interconnect the multi-use Great Sauk State Trail, Prairie Street Path, 13th Street Path, and paths in Westwynde/Sauk Prairie Healthcare campus, and Highland Park. Other multi-use paths are proposed along environmental and roadway corridors like 26th Street.

Other Park and Recreational Facilities in Area

Sauk Prairie School District Facilities

The Sauk Prairie School District has indoor and outdoor recreational facilities at its school facilities in the Village of Prairie du Sac. These are sometimes available for community use, but school use takes priority. These include facilities at the High School/Middle School campus, Bridges Elementary School, and Grand Avenue Elementary School. Notably, these include an indoor pool at the High School and an outdoor pool at the Grand Avenue Elementary site. Also included are baseball/softball diamonds, tennis courts, soccer fields, basketball courts, football field, track, and playgrounds and playfields.

Sauk Prairie Recreation Area

The Sauk Prairie Recreation Area is located on the former grounds of the decommissioned Badger Army Ammunition Plant. The Recreation Area is approximately two miles north of Prairie du Sac between Highways 12 and the Wisconsin River, and is now linked to the Village via the Great Sauk State Trail. Ownership of its 7,000+ acres is divided amongst the Department of Natural Resources (DNR) (3,400 acres), Ho-Chunk Nation (1,600 acres), and the United States Department of Agriculture's Dairy Forage Research Center (2,100 acres). Recreational activities currently include hiking, bird watching, hunting, biking, and horseback riding. More activities are likely after completion of the Sauk Prairie Recreation Area Master Plan.

Devil's Lake State Park

Devil's Lake State Park is approximately 5.5 miles north of Prairie du Sac and adjacent to the Sauk Prairie Recreation Area. It is one of the most popular parks in the State, hosting over 2 million visitors annually. The Park features Devil's Lake and the surrounding bluffs, which contain over 29 miles of hiking and bicycling trails. There are also three public camping areas and a nature center.

Baraboo Hills Recreation Area

The Baraboo Hills Recreation Area is ecologically unique, contains some of the oldest rock outcrops in North America, a hardwood forest, and over 1,800 plant and animal species. The Recreation Area contains the conservancies of Baxter's Hollow (5,696 acres), Hemlock Draw (940 acres), Morgan Hone Preserve (79 acres) and Pine Hollow (337 acres).

Natural Bridge State Park

Natural Bridge State Park gets its name from a sandstone arch naturally created from erosion due to wind and water. Features include hiking trails, hunting areas, and a large picnic area. The Park is adjacent to the Baraboo Hills Recreation Area approximately 9 miles northwest of Prairie du Sac.

Lower Wisconsin State Riverway

The Lower Wisconsin State Riverway is a 79,275-acre corridor including and surrounding the Wisconsin River from Prairie du Sac to the Mississippi River. The Riverway contains natural areas, wildlife areas, and parks and offers activities including camping, boating, fishing, and hiking.

Summer Oaks Boat Landing

The only Sauk County park near Prairie du Sac is the Summer Oaks Boat Landing, located off of Highway 78 near Merrimac. Facilities include the boat landing to Lake Wisconsin and parking.

Lussier County Park

This 130 acre Dane County park on Fish Lake includes approximately 3,000 feet of shoreline and is open for fishing and canoeing. Through the Dane County Park and Open Space Plan, the County advises that a master plan be created for the park to guide future development.

Fish Lake Park

This is a three acre park on Fish Lake approximately two miles east of Prairie du Sac in Dane County. Facilities include a shelter, picnic area, and boat launch.

Indian Lake Park

Indian Lake Park is located on Highway 19 in the Town of Berry approximately seven miles southeast of Prairie du Sac. The park's 483 acres contain hiking trails, a pet exercise area, and boat launch.

Phil's Woods

This 37-acre natural area is located in the Town of Roxbury. The park has natural woods and meadow but contains no recreational facilities.

Walking Iron Park

This 288 acre park in the Town of Mazomanie is considered a natural resource site. Park amenities include trails, restored prairies, and wooded areas.

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III. Growth Projections and Implications

The projection of population and household growth for the Village of Prairie du Sac helps to determine future public park and recreational needs. Growth projections allow for the generation of an impact fee that will be attributed to new housing growth and allocated on a “per housing unit” basis. Projections through the year 2040 (20+ years) correlate with a reasonable lifespan for most park and recreational facilities.

Through the Sauk Prairie Comprehensive Plan and CORP, and now this Needs Assessment, the Village has generally relied upon the State Department of Administration (DOA) for population and household growth projections. Figure 1 includes the latest DOA projections, prepared in 2013. These suggest a significant population increase in Prairie du Sac through 2040, with the population projected to increase by 34 percent. The household projections suggest the addition of approximately 30 new households each year between 2018 and 2040.

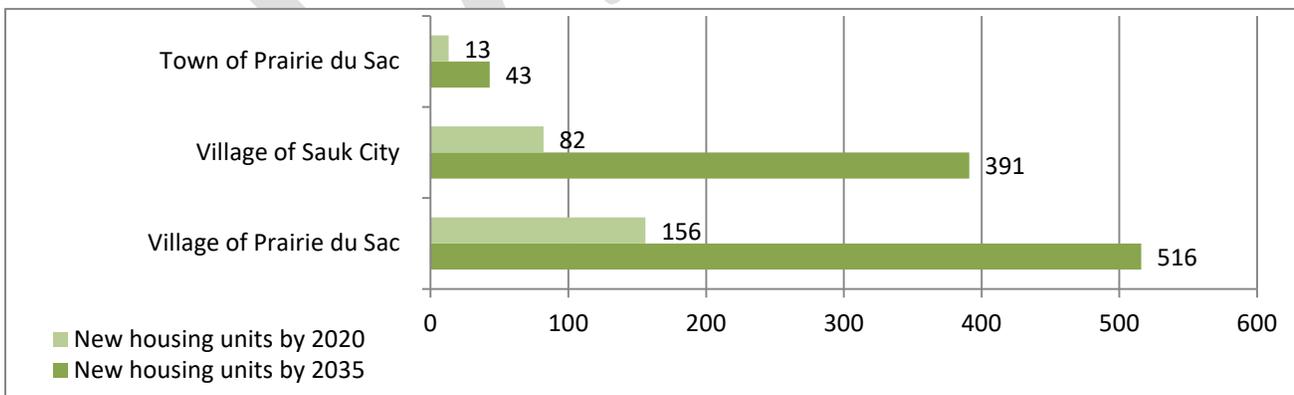
Figure 1: Village of Prairie du Sac’s Growth Trends and Projections

	1990	2000	2010	2018	2020	2030	2040	2018-2040 # Change	2018-2040 % Change
Population	2,380	3,231	3,972	4,152	4,545	5,245	5,570	1,418	34.2%
Households		1,332	1,649	1,827	1,944	2,290	2,486	659	36.1%

Sources: 1990, 2000, and 2010 are U.S. Census Bureau; 2018 estimates and 2020, 2030, and 2040 projections are Department of Administration

In 2013, MDRoffers Consulting completed enrollment projections for the Sauk Prairie School District. As part of that effort, the consultant projected housing unit growth through 2035. The results are reproduced as Figure 2. These results suggested that the Village might expect an average of 24 new housing units per year through 2035.

Figure 2: Projected Additional Housing Units, 2013-2035



Since 2015, the Village has authorized the construction of an average of 22 new housing units per year, with an average of 13 of these being single family homes. The Village does expect some increase in residential development activity as new residential projects and phases come on-line, local and regional job growth continues, and lands closer to Madison get more and more expensive.

Based on the above information, this Needs Assessment is premised on the assumption that there will be an average of 25 new housing units per year over the next 21 years, or 525 total new housing units. Based on the number of 2018 households and housing vacancies, there were approximately 1,900 housing units in the Village in 2018. Therefore, the Village may have approximately 2,425 housing units in 2040, with 22 percent built between 2019 and 2040. These figures are relevant in the fee calculations in Section V of this Needs Assessment.

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IV. Projected Park and Recreational Improvements

To accommodate both the existing population and projected growth, improvements to existing park facilities and new park and recreational facilities will be needed in Prairie du Sac. Based on adopted Village plans described above, the following are the Village's projected land acquisition and park and recreational improvement projects over the next 20 years that relate to the impact fees described in this Needs Assessment. All costs in this section are in 2018 dollars.

Downtown Riverfront Park

At time of writing, the Village was completing engineering design for its pending Downtown Riverfront Park (working name), between Water Street and the Wisconsin River at the south edge of the Village's downtown. Phase 1 of park development will be completed in 2019 or 2020. Phase 1 will include reconstruction and expansion of the eagle overlook; reconstruction and reconfiguration of the adjacent municipal parking lot; development of performance, viewing, and recreational spaces and facilities near the Wisconsin River including further amenities for the Great Sauk State Trail; and transitional improvements and spaces. Phase 2 would feature expansion to the Ruth Culver Memorial Library at some future date.

Figure 3 is the cost estimate for Phase 1 of the Downtown Riverfront Park used in a 2018 grant application to the DNR. The Village was awarded state and federal grants totaling including \$359,805. Under Section 66.0617(6)(e) of Statutes, no impact fee may include any public facility cost reimbursed with state or federal grants.

Figure 3: Cost Estimate for Village of Prairie du Sac Downtown Riverfront Park

Item	Quantity	Unit Cost	Total Cost
Park Entrance Sign	1	\$1,200	\$1,200
Parking Lot Repaving	1	\$80,000	\$80,000
Grass and Prairie Planting Restoration	1	\$10,500	\$10,500
Landscaping Between Parking Lot and Sidewalk	1	\$2,000	\$2,000
Benches	9	\$1,000	\$9,000
Trash Receptacles	5	\$500	\$2,500
Bike Racks	4	\$250	\$1,000
Light Poles	4	\$6,000	\$24,000
Utility Pedestal Relocations	1	\$10,000	\$10,000
Concrete Sidewalk	2,000	\$7 (sq. ft)	\$14,000
Concrete Curb	500	\$15 (lin. Ft)	\$7,500
Driveway Relocation and Terrace/Curb Restoration	1	\$15,000	\$15,000
Surface Decking	1,500	\$30 (sq. ft)	\$45,000
Eagle Overlook Amenities	1	\$10,000	\$10,000
Relocate Monument	1	\$1,500	\$1,500
Gateway Signage	1	\$5,000	\$5,000
Railing	360	\$200 (lin. ft)	\$72,000
Information Kiosk	2	\$1,500	\$3,000
Retaining Walls	1,750	\$90 (sq. ft)	\$157,500
Stairs	1	\$30,000	\$30,000
Light Poles	2	\$5,000	\$10,000
Trail Connecting Stairs	50	\$25 (lin. ft)	\$1,250
Recreation Equipment	1	\$1,000	\$1,000
Removals and Excavation	1	\$10,000	\$10,000
Bike Rack and Pad	1	\$2,500	\$2,500
Concession Parking Pad	400	\$10 (sq. ft)	\$4,000
Shelter/Stage	1	\$125,000	\$125,000
River Viewing Platform	1	\$35,000	\$35,000
Casual Seating on Viewing Platform	1	\$2,000	\$2,000
Trail Connecting Stairs to Viewing Platform	40	\$25 (lin. ft)	\$1,000
Rail Heritage Yard/Playground	1	\$75,000	\$75,000
Nature Trails	500	\$15 (lin. ft)	\$7,500
Native Revegetation	1	\$7,500	\$7,500
Drainage Improvements	1	\$5,000	\$5,000
Interpretive Signs	2	\$1,330	\$2,660
Solar Light Poles	2	\$5,000	\$10,000
Public Electric Vehicle (EV) Charging Station	1	\$10,000	\$10,000
		Subtotal	\$810,100
		Add: 10% Engineering	\$81,100
		Add: 10% Contingency	\$81,100
		Subtract: State and Federal Grants Obtained	\$359,805
		Total Without State and Federal Grants	\$612,495

Community Park/Athletic Complex

As documented earlier in this Needs Assessment, the Village and the Sauk Prairie Area as a whole are deficient on community park space. At time of writing, the Village was participating in an intergovernmental effort to acquire land, design, and fundraise for an approximately 70 acre community park/athletic complex near the current west edge of the Village. It is expected that such land would be annexed to the Village of Prairie du Sac. Potential facilities include multi-use, soccer, football, baseball, and softball fields; pickleball courts; skate park; large and small shelters; a possible indoor recreation center; parking; and various other facilities. Park development would occur in phases.

The estimated capital cost to acquire land and develop the early phases of the community park/athletic complex (not including an indoor center) is \$10 million. The plan is that the vast majority of this expense would be covered by private donations and grants. The Village's costs may be limited to legal, planning, engineering, and design/design review costs, which are projected at \$100,000. Per Section 66.0617(1)(a) of Statutes, such costs are permissible capital costs that may be paid by impact fees, provided they do not exceed 10 percent of construction costs.

Neighborhood Park

Both the Sauk Prairie Comprehensive Plan and CORP identify the need for an additional neighborhood park within the planned neighborhood development area just beyond the current Village limits (see Figure 4). Per the CORP, such park should be between 3 and 10 acres in area (7 is assumed for this Needs Assessment). Based on recent land sales of \$50,000 per acre on and near the Village's west side, this would result in an estimated neighborhood park land acquisition cost of \$350,000. Projected neighborhood park improvements—per the CORP and recent Village practice—are listed with costs in Figure 5.

Figure 4: Recommendation for Future Neighborhood Park in Comprehensive Plan



Figure 5: Cost Estimate for Village of Prairie du Sac Neighborhood Park Improvements

Item	Quantity	Unit Cost	Total Cost
Grading, including for sport fields and stormwater	1	\$50,000	\$50,000
Seeding and Landscaping	1	\$10,000	\$10,000
Shelter	1	\$80,000	\$80,000
Concrete Pads	1	\$20,000	20,000
Picnic Table	2	\$1,500	\$3,000
Bench	2	\$500	\$1,000
Playground Equipment	1	\$60,000	\$60,000
Playground Border Edging	1	\$3,000	\$3,000
Playground Mulch	1	\$3,000	\$3,000
Backstop or Goals for Field Sport(s)	2	\$1,600	\$3,200
Sports Court	1	\$20,000	\$20,000
Trash Receptacle	1	\$500	\$500
Bike Rack	1	\$300	\$300
Trail	150 lf	\$80	\$12,000
Park Entrance Sign	1	\$500	\$500
Lighting	2	\$6,000	\$12,000
Subtotal			\$278,500
Add: 10% Engineering			\$27,800
Total			\$306,300

Multi-use Paths

The Sauk Prairie CORP identifies several planned multi-use paths across lands that are presently in the Village, or by intergovernmental agreement will likely be annexed to the Village before the paths are constructed. The planned paths are listed below in Figure 6 with their projected costs. The assumption is that each of these paths would be 10 feet wide and surfaced with asphalt, except for the northerly extension of the Westwynde path that would be narrower and less improved. The projected cost per lineal foot for all but that one path is based on the cost of the Prairie Street multi-use path, plus inflation. Approximately 4,000 feet of that path was constructed in 2015 at a cost of \$258,000, equating to \$64.50 per foot.

Figure 6: Cost Estimates for Planned Village of Prairie du Sac Multi-Use Paths

Item	Length (feet)	Cost per foot	Total Cost
13 th Street Path, Prairie to Tower	1,800	\$80	\$144,000
13 th Street Path, Broadway to Grant	1,400	\$80	\$112,000
Westwynde Path, south to Sauk Prairie Road	2,000	\$80	\$160,000
Westwynde Path, north to Prairie Street	900	\$35	\$31,500
Prairie Street Path, west to 26 th Street	1,500	\$80	\$120,000
26 th Street Path, from Prairie St to Sauk Prairie Rd	4,200	\$80	\$336,000
		Subtotal	\$903,500
		Add: 10% Engineering	\$90,300
		Total	\$993,500

Note: Does not include roadside paths or sidewalks expected to be developed as part of subdivision improvements.

V. Cost Allocation and Fee Calculation

The Park Land Impact Fee will be applicable when a residential development has not dedicated public parkland meeting Village ordinance requirements. Figure 7 includes the calculation used to determine a maximum park land impact fee on new residential development in the Village of Prairie du Sac. Figure 8 includes the calculation to determine the maximum Recreation Improvement Impact Fee. The actual impact fee amounts will be established by Village ordinance.

Figure 7: Calculations to Arrive at Per Housing Unit Park Land Impact Fee

1	Projected neighborhood park acquisition cost (see Sec. III)	\$350,000
2	/ Years to collect (2019-2040)	21
3	Amount to collect each year between 2019 and 2040	\$16,667
4	/ Projected number of new housing units per year	25
Maximum Per Housing Unit Park Land Impact Fee		\$666

Figure 8: Calculations to Arrive at Per Housing Unit Recreation Improvement Impact Fee

		Cost per Section IV of Needs Assessment	% Assigned to Future Housing per Section III	Cost Assigned to Future Housing	
1	Downtown Riverfront Park Improvements	\$612,495	22%	\$134,749	
2	Community Park/Athletic Complex Engineering/Legal	\$100,000	22%	\$22,000	
3	Neighborhood Park Improvements	\$306,300	100%	\$306,300	
4	Multi-use Paths	\$993,500	22%	\$218,570	
5	Totals of Lines 1-4	\$2,012,295		\$681,619	
6	/ Years to collect (2019-2040)				21
7	Amount to collect each year between 2019 & 2040				\$32,458
8	/ Projected number of new housing units per year				25
Maximum Per Housing Unit Recreation Improvement Impact Fee					\$1,298

VI. Effect of Impact Fees on Availability of Affordable Housing

Wisconsin Statute 66.0617 requires a needs assessment to address the effect of recovering capital costs through impact fees on the availability of affordable housing within the Village.

The maximum impact fee amounts reported in Section V will result in a small impact on affordable housing in Prairie du Sac. In general, the proposed fees are unlikely to affect households seeking to purchase or build a new home in Prairie du Sac—especially since the Village has historically had a park fee that these are replacing.

The Westwynde Neighborhood (located south of Prairie Street) and Fieldstone Neighborhood (located in the northwestern portion of the Village) are the Village's two most recent residential subdivisions. The average 2018 assessed value of a home and lot in Westwynde was \$315,800 and in Fieldstone it was \$267,383. Even when combined, the two maximum impact fee amounts in this Needs Assessment are about 0.7% of these values.

The Village has no other existing or proposed impact fees, which also aids when considering affordability impacts.

This being said, the Village will consider including a potential modification of impact fees for truly affordable ("low-cost") housing as part of its impact fee ordinance. In addition, the Village will consider a lower fee for duplex and multiple family housing compared to single family detached housing. On a per unit basis, the number of persons in households occupying a duplex and multiple family unit are typically fewer than occupying a single-family residence.

Appendix A: Wisconsin's Impact Fee Law (Section 66.0617, Wisconsin Statutes)

66.0617 Impact fees.

(1) DEFINITIONS. In this section:

- (a) "Capital costs" means 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 percent of capital costs may consist of legal, engineering and design costs unless the municipality can demonstrate that its legal, engineering and design costs which relate directly to the public improvement for which the impact fees were imposed exceed 10 percent of capital costs. "Capital costs" does not include other noncapital costs to construct, expand or improve public facilities, vehicles; or the costs of equipment to construct, expand or improve public facilities.
- (b) "Developer" means a person that constructs or creates a land development.
- (c) "Impact fees" means cash contributions, contributions of land or interests in land or any other items of value that are imposed on a developer by a municipality under this section.
- (d) "Land development" means the construction or modification of improvements to real property that creates additional residential housing units within a municipality or that results in nonresidential uses that create a need for new, expanded or improved public facilities within a municipality.
- (e) "Municipality" means a city, village, or town.
- (f) "Public facilities" means all of the following:
 - 1. Highways as defined in s. [340.01 \(22\)](#), and other transportation facilities, traffic control devices, facilities for collecting and treating sewage, facilities for collecting and treating storm and surface waters, facilities for pumping, storing, and distributing water, parks, playgrounds, and land for athletic fields, solid waste and recycling facilities, fire protection facilities, law enforcement facilities, emergency medical facilities and libraries. "Public facilities" does not include facilities owned by a school district.
 - 2. Notwithstanding subd. [1.](#), with regard to impact fees that were first imposed before June 14, 2006, "public facilities" includes other recreational facilities that were substantially completed by June 14, 2006. This subdivision does not apply on or after January 1, 2018.
- (g) "Service area" means a geographic area delineated by a municipality within which there are public facilities.
- (h) "Service standard" means a certain quantity or quality of public facilities relative to a certain number of persons, parcels of land or other appropriate measure, as specified by the municipality.

(2) GENERAL.

- (a) A municipality may enact an ordinance under this section that imposes impact fees on developers to pay for the capital costs that are necessary to accommodate land development.
- (b) Subject to par. (c), this section does not prohibit or limit the authority of a municipality to finance public facilities by any other means authorized by law, except that the amount of an impact fee imposed by a municipality shall be reduced, under sub. (6) (d), to compensate for any other costs of public facilities imposed by the municipality on developers to provide or pay for capital costs.
- (c) Beginning on May 1, 1995, a municipality may impose and collect impact fees only under this section.

(3) PUBLIC HEARING; NOTICE. Before enacting an ordinance that imposes impact fees, or amending an existing ordinance that imposes impact fees, a municipality shall hold a public hearing on the proposed ordinance or amendment. Notice of the public hearing shall be published as a class 1 notice under ch. 985, and shall specify where a copy of the proposed ordinance or amendment and the public facilities needs assessment may be obtained.

(4) PUBLIC FACILITIES NEEDS ASSESSMENT.

- (a) Before enacting an ordinance that imposes impact fees or amending an ordinance that imposes impact fees by revising the amount of the fee or altering the public facilities for which impact fees may be imposed, a municipality shall prepare a needs assessment for the public facilities for which it is anticipated that impact fees may be imposed. The public facilities needs assessment shall include, but not be limited to, the following:
 - 1. An inventory of existing public facilities, including an identification of any existing deficiencies in the quantity or quality of those public facilities, for which it is anticipated that an impact fee may be imposed.
 - 2. An identification of the new public facilities, or improvements or expansions of existing public facilities, that will be required because of land development for which it is anticipated that impact fees may be imposed. This identification shall be based on explicitly identified service areas and service standards.
 - 3. A detailed estimate of the capital costs of providing the new public facilities or the improvements or expansions in existing public facilities identified in subd. 2., including an estimate of the cumulative effect of all proposed and existing impact fees on the availability of affordable housing within the municipality.
- (b) A public facilities needs assessment or revised public facilities needs assessment that is prepared under this subsection shall be available for public inspection and copying in the office of the clerk of the municipality at least 20 days before the hearing under sub. (3).

(5) DIFFERENTIAL FEES, IMPACT FEE ZONES.

- (a) An ordinance enacted under this section may impose different impact fees on different types of land development.
 - (b) An ordinance enacted under this section may delineate geographically defined zones within the municipality and may impose impact fees on land development in a zone that differ from impact fees imposed on land development in other zones within the municipality. The public facilities needs assessment that is required under sub. (4) shall explicitly identify the differences, such as land development or the need for those public facilities, which justify the differences between zones in the amount of impact fees imposed.
- (6) STANDARDS FOR IMPACT FEES.** Impact fees imposed by an ordinance enacted under this section:
- (a) Shall bear a rational relationship to the need for new, expanded or improved public facilities that are required to serve land development.
 - (am) May not include amounts for an increase in service capacity greater than the capacity necessary to serve the development for which the fee is imposed.
 - (b) May not exceed the proportionate share of the capital costs that are required to serve land development, as compared to existing uses of land within the municipality.
 - (c) Shall be based upon actual capital costs or reasonable estimates of capital costs for new, expanded or improved public facilities.
 - (d) Shall be reduced to compensate for other capital costs imposed by the municipality with respect to land development to provide or pay for public facilities, including special assessments, special charges, land dedications or fees in lieu of land dedications under ch. [236](#) or any other items of value.
 - (e) Shall 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 are imposed.
 - (f) May not include amounts necessary to address existing deficiencies in public facilities.
 - (fm) May not include expenses for operation or maintenance of a public facility.
 - (g) Except as provided under this paragraph, shall be payable by the developer or the property owner to the municipality in full upon the issuance of a building permit by the municipality. Except as provided in this paragraph, if the total amount of impact fees due for a development will be more than \$75,000, a developer may defer payment of the impact fees for a period of 4 years from the date of the issuance of the building permit or until 6 months before the municipality incurs the costs to construct, expand, or improve the public facilities related to the development for which the fee was imposed, whichever is earlier. If the developer elects to defer payment under this paragraph, the developer shall maintain in force a bond or irrevocable letter of credit in the amount of the unpaid fees executed in the name of the municipality. A developer may not defer payment of impact fees for projects that have been previously approved.
- (7) LOW-COST HOUSING.** An ordinance enacted under this section may provide for an exemption from, or a reduction in the amount of, impact fees on land development that provides low-

cost housing, except that no amount of an impact fee for which an exemption or reduction is provided under this subsection may be shifted to any other development in the land development in which the low-cost housing is located or to any other land development in the municipality.

- (7r) IMPACT FEE REPORTS.** At the time that the municipality collects an impact fee, it shall provide to the developer from which it received the fee an accounting of how the fee will be spent.
- (8) REQUIREMENTS FOR IMPACT FEE REVENUES.** Revenues from each impact fee that is imposed shall be placed in a separate segregated interest-bearing account and shall be accounted for separately from the other funds of the municipality. Impact fee revenues and interest earned on impact fee revenues may be expended only for the particular capital costs for which the impact fee was imposed, unless the fee is refunded under sub. [\(9\)](#).
- (9) REFUND OF IMPACT FEES.** Except as provided in this subsection, impact fees that are not used within 8 years after they are collected to pay the capital costs for which they were imposed shall be refunded to the payer of fees for the property with respect to which the impact fees were imposed, along with any interest that has accumulated, as described in sub. [\(8\)](#). Impact fees that are collected for capital costs related to lift stations or collecting and treating sewage that are not used within 10 years after they are collected to pay the capital costs for which they were imposed, shall be refunded to the payer of fees for the property with respect to which the impact fees were imposed, along with any interest that has accumulated, as described in sub. [\(8\)](#). The 10-year time limit for using impact fees that is specified under this subsection may be extended for 3 years if the municipality adopts a resolution stating that, due to extenuating circumstances or hardship in meeting the 10-year limit, it needs an additional 3 years to use the impact fees that were collected. The resolution shall include detailed written findings that specify the extenuating circumstances or hardship that led to the need to adopt a resolution under this subsection. For purposes of the time limits in this subsection, an impact fee is paid on the date a developer obtains a bond or irrevocable letter of credit in the amount of the unpaid fees executed in the name of the municipality under sub. [\(6\) \(g\)](#).
- (10) APPEAL.** A municipality that enacts an impact fee ordinance under this section shall, by ordinance, specify a procedure under which a developer upon whom an impact fee is imposed has the right to contest the amount, collection or use of the impact fee to the governing body of the municipality.