

I. CH. 18 – PARK DEDICATIONS, RESERVATIONS, and IMPROVEMENTS

Article IX of Chapter 265: Subdivision of Land (hereafter, land division ordinance) establishes park and recreation requirements for residential development. For proposed land divisions (mainly certified survey maps and subdivision plats), developers may provide parks via land dedication or pay a park fee associated with the number and type of proposed dwelling units.

This report focuses on the latter. It provides examples of park impact fees from communities in Brown and nearby counties.

II. PARK FEES

Section 265-121 of the land division ordinance reads as follows:

C. Park Impact fees imposed; due date for payment; building permit.

- (1) Impact fees are hereby imposed on all residential developments and land divisions within the Village of Denmark.*
- (2) Park impact fees shall be due in full within 14 days of the issuance of a building permit.*
- (3) The effective date of a building permit is the date on which all impact fees imposed under this Article are paid in full, and unless all impact fees are paid in full within 14 days after issuance as required by Wis. Stat. § 66.0617(6)(g), said building permit shall expire 15 days after issuance.*

D. Applicability; amount of fee; annual adjustment; disposition of revenue.

- (1) Any developer creating a land division for residential development or constructing additional residential dwelling units within the Village shall pay a fee to the Village to provide for the Capital Costs necessary to accommodate the park facilities needs of land development, except as provided below.*
- (2) The amount of the fee per residential dwelling unit to be constructed or created by the proposed development as determined by the Village Board and as identified in the Village of Denmark Fee Schedule, subject to adjustment pursuant to below, shall be as follows:*
 - (a) For single-family or two-family residential development, the fee per dwelling unit shall be the fee listed in the adopted Village of Denmark Fee Schedule.*
 - (b) For multifamily residential development, the fee per dwelling unit shall be the fee listed in the adopted Village of Denmark Fee Schedule.*
- (3) Such fees collected by the Village shall be placed in a special fund which shall be separate from the general fund of the Village and shall be used exclusively for the particular Capital Costs for which the fee was imposed.*
- (4) Such fees shall be expended by the Village for the aforesaid purpose within seven years of the date of payment or such fee amount paid along with any interest accumulated shall be refunded to the current owner(s) of the property with respect to which such fee was imposed.*

- (5) *In order to ensure that these fees remain equitable, the impact fees described herein shall automatically adjust on an annual basis on January 1 of each year by the percentage increase or decrease in the North Central Region Consumer Price Index, September percent change, or three percent (3%), whichever is greater.*

III. **EXAMPLES NEARBY COMMUNITIES**

Municipality	Impact Fee (per dwelling unit)
C. Kaukauna, Outagamie Co.	\$250
C. Sturgeon Bay, Door Co.	\$300
T. Buchanan, Outagamie Co.	\$600 single-family \$300 multi-family
T. Clayton, Winnebago Co.	\$315 single-family \$158 multi-family
T. Ellington, Outagamie Co.	\$700
T. Grand Chute, Outagamie Co.	\$400 single-family \$600 two family \$200 multi-family
T. Ledgeview, Brown Co.	\$420
V. Fox Crossing, Winnebago Co.	\$412 single-family \$823 multi-family
V. Greenville, Outagamie Co.	\$682
V. Harrison, Calumet & Outagamie Co.	\$1,078 single-family \$999 multi-family
V. Little Chute	\$500
V. Sherwood, Calumet Co.	\$2,887 single-family \$1,443 multi-family (one bedroom) \$2,165 multi-family (two) \$2,887 multi-family (three or more)
V. Suamico, Brown Co.	\$300
V. Wrightstown, Brown and Outagamie Co.	\$1,638

IV. **RECOMMENDED FEE** (per dwelling unit)

Single-family – \$300
Two Family – \$250
Multi-family – \$200