

Chapter 274 – SUBDIVISION ORDINANCE

274-63 Land Dedication

A. Unknown number of dwelling units. Where the plat does not specify the number of dwelling units to be constructed, the land dedication shall be based upon the maximum number of units permitted by Chapter 325, Zoning. In the event that a planned unit development or zoning amendment is later approved that increases the number of units beyond that calculated at the time of platting, a fee in lieu of park land dedication shall be paid for each of the additional units prior to issuance of a building permit at the rate that is current at the time of the building permit application, except in the case that excess park land was dedicated at platting in which case credit shall be granted at a rate of 0.067 acres per unit that may offset some or all of the fee in lieu of park land development.

274-65 Fees in lieu of land

B. Where a fee is required to be paid in lieu of land dedication, the subdivider shall pay a fee for each planned dwelling unit set forth in the final plat or certified survey map in the amount specified in the ~~Subdivision and Land Division Fee Ordinance~~ Village Park Fee Schedule. With prior approval, the Village Board may accept improvements made by the developer to offset some or all of the fees in lieu of dedication.

C. A base fee will be set at the time of this chapter and is recorded in the ~~Village of Cottage Grove Subdivision and Land Division Fee Ordinance~~ by the Village Board and recorded on the Village Park Fee Schedule. This fee will be adjusted annually as of January 1 each year by the Zoning Administrator utilizing the ~~CPI for the North Central States Small Metro Areas prepared by the Federal Department of Labor~~ Consumer Price Index, Midwest as prepared by the U.S. Bureau of Labor Statistics. In the event this dataset is no longer available the Zoning Administrator shall utilize the Consumer Price Index deemed most similar by the Zoning Administrator. The base fee may be reset at the discretion of the Village Board.

276-66 Dedication for planned unit developments

A. All developers of projects in planned unit development districts ~~may~~ shall be required to dedicate land to the Village for park, school or other public uses, other than streets or drainageways, at a rate of 0.067 acres (2,918 square feet) per dwelling unit subject to 274-63. Whenever a proposed playground, park, or other public area, other than streets and drainageways, designated in the Comprehensive Master Plan or Outdoor Recreation Plan is embraced all or in part in the tract of land to be developed, these lands shall be made part of the required land dedication. Private recreation or open space in the PUD ~~may~~ shall not be considered as a substitute for dedication of public park land, ~~where such private recreation and open space will meet or exceed the recreation and open space needs of the proposed development and is consistent with overall planning goals and objectives of the Village.~~

B. The Village may reserve additional land ~~or accept fees in lieu of land as provided in 274-64 and 274-65.~~

C. At its discretion the Village Board may accept less land than required under subsection A., and in such cases the developer shall pay a fee in lieu of park land dedication as described in 274-65.

D. While aspects of a Planned Unit Development are intended to be negotiable; it is not the intent of this section that park land dedication requirements, park improvement fees, or fees in lieu of park land dedication as defined above shall be negotiable in a planned unit development.

274-68 Park improvement fee

Section 274-68 shall be eliminated because these fees will be combined with the park improvement fee collected prior to issuing a building permit.

Chapter 325 – ZONING ORDINANCE

325-18 Zoning permit and park improvement fee

B. The zoning permit applicant shall pay a fee to the Village Treasurer equal to the amount specified in the ~~Zoning Fee Ordinance~~ Village Fee Schedule. All zoning permit applications for undeveloped parcels shall submit the park improvement fees based on total number of dwelling units, in accordance with the ~~Village of Cottage Grove Zoning Fee Ordinance~~ Village Park Fee Schedule. The park improvement fee schedule shall be adjusted annually as of January 1 of each year, by the Zoning Administrator, utilizing the CPI-U for the North Central States Small Metro Areas prepared by the Federal Department of Labor. Consumer Price Index, Midwest as prepared by the U.S. Bureau of Labor Statistics. In the event this dataset is no longer available the Zoning Administrator shall utilize the Consumer Price Index deemed most similar by the Zoning Administrator. The base fee may be reset at the discretion of the Village Board.

C. The park improvement fee shall be paid above and beyond the ~~park improvement assessment as set forth in the Village of Cottage Grove Subdivision and Land Division Fee Ordinance. The park improvement assessment shall be paid by the zoning permit applicant, if not paid by the developer at the time of final plat~~ any fees in lieu of park land development, if applicable.

D. The collected fees shall be utilized to construct park facilities that serve the parcel(s). The Village Board shall give priority to establishing neighborhood park facilities according to the most recent Parks and Open Space Plan, community parks serving the Village as a whole, and the generally accepted standards prior to the expenditure for park facilities. The collected fees shall go into a special segregated funds, ~~based on the park or parks which serve the parcel(s) for park development.~~

325-115 Planned unit development procedures

(B)(2)(f) Other development requirements imposed by ordinance or plan. Requirements of Chapter 274 Subdivision of Land, Official Map or other local regulations or plans may be waived or modified in a planned unit development as specified for the approved planned unit development. It is not the intent of this section that park land dedication requirements, park improvement fees, or fees in lieu of park land dedication as defined by Ch. 274 shall be negotiable in a planned unit development and in cases where a planned unit development creates additional units that were not accounted for at the time of platting, additional park land dedication or fees in lieu of park land dedication may be due as described in 274-66.

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