

CHAPTER XI

PUBLIC SITES

SECTION 11.00. Public Sites and Open Spaces. In order that adequate open spaces and sites for public uses may be properly located and preserved as the Town develops, and in order that the cost of providing the park and recreation sites and facilities necessary to serve the additional families brought into the Town by subdivision development may be most equitably apportioned on the basis of the additional need created by the individual subdivision development, the following provisions are established in the Town of Wheatland, Kenosha County, Wisconsin.

SECTION 11.10. Reservation of Potential Sites.

11.11 In the design of any plat submitted for Town approval, consideration shall be given to the adequate provision for and correlation with such public sites or open areas.

11.12. Where it is determined by the Town Board that a portion of any plat submitted for town approval is required for such public sites or open spaces, the subdivider may be required to reserve such area for a period not to exceed five (5) years, after which the Town shall either accept dedication of area reserved or release the reservation.

SECTION 11.20. Dedication of Sites.

11.21. Within the corporate limits of the Town, where feasible and compatible with the comprehensive plan for development of the community, upon request of the Town Board the subdivider shall provide and dedicate to the Public, adequate land to provide for the park and recreation needs of the subdivision.

11.22. The amount of land to be provided shall be determined on the basis of an amount of land equal in value to Five Hundred and 00/100ths Dollars (\$500.00) per residential lot created by the subdivision, or two percent (2%) of said land value, whichever is higher. The value of the land to be dedicated shall be determined by the Kenosha County Assessor on the basis of full and fair market value of the subdivided land. If the subdivider/owner is not satisfied with such appraisal, he may appeal such determination, in which case an appraisal board consisting of one (1) appraiser selected by the Town at its own expense, one (1) appraiser selected by the subdivider/owner at his or her own expense, and a third selected by the two other appraisers at Town expense, shall determine the value.

11.30. Proportionate Payment in Lieu of Dedication.

11.31. If the Town Board, after consultation with the Town Planning Commission, determines that such dedication is not feasible or compatible with the comprehensive plan for the Town, the subdivider/owner shall in lieu thereof, pay to the town a fee in the amount of \$1,000.00 for each new lot or new dwelling unit to be created by the land division, whichever is greater. The fee required by this section shall be increased annually in accordance with the Consumer Price Index for the Kenosha metropolitan area. Such fee shall be used exclusively for the immediate or future park or recreation area site acquisition or capital improvement and

development.

11.32. Payment shall be made in a lump sum (100%) at the time of plat approval. The required payment shall be made before the certification of approval may be affixed to the final plat.

11.33. Where the division results in the creation of not more than one (1) additional parcel or lot, payment shall be required only for the additional parcel.

11.34. Where a lot or parcel for which payment has once been made is further divided, payment shall be required only for the additional lots or parcels created.