

**COMPREHENSIVE OUTDOOR
RECREATION PLAN
FOR
THE TOWN OF IXONIA
2006**

Authored by: The Town of Ixonia Park & Recreation Board

Date: September 18, 2006

Approved: October 9, 2006

Table of Contents

	<u>Page</u>
INTRODUCTION	2
DEFINITIONS	4
Neighborhood Park	4
Neighborhood Playground.....	4
Community Park.....	5
Regional Park.....	5
Specialized Recreation Areas.....	6
SUPPLY	7
STANDARDS	15
NEEDS	17
ACTION PROGRAM.....	21
Introduction	21
General Recommendations.....	21
Acquisition Recommendations	27
Development Recommendations	28
SUMMARY.....	31
APPENDIX I, IMPACT FEE COMPUTATIONS.....	32

Plates

- Plate 1. Existing and Potential Recreation Areas
- Plate 2. Service Areas of Neighborhood Park and Playground Facilities
- Plate 3. Service Area of Community Park Facilities and Proposed Bike Trails

Tables

- Table 1. Recreational Acreage Comparisons for the Years 1985 through 2010
- Table 2. Recently Platted Open Space Areas in Subdivisions
- Table 3. Sample Capital Improvements Program (2006-2011) for the Town of Ixonia

INTRODUCTION

Recreation is viewed as an integral part of life encompassing the overall aesthetic quality of a community and the opportunities available to the total population to enjoy and be enriched by the outdoor environment. In this broad view, recreation opportunities are important amenities which the present generation hopes to achieve and pass on to the next, for they contribute to both physical and mental well-being.

Economic and technological conditions have made it possible for people to have extra time and money for leisure activities and have created new ideas about what constitutes “the good life”. In this context, the concept of a quality environment with quality recreation opportunities for all has evolved.

Along with this concept of quality environment with quality recreation comes the responsibility to finance these public facilities in a manner that is fiscally sound, equitable and affordable to taxpayers and within the statutory authority granted to local municipalities. Proper planning; therefore, must take into consideration a number of factors. These include location of recreation areas, site planning for location and design of particular facilities, and provisions for recreation programs, financing, maintenance, and management. Good planning practice requires that sufficient public facilities be in place before new development is allowed to occur. Communities must take a long-range view so the park system can handle the increased demand that new development will place upon the system. These facilities should be designed with excess capacity to accommodate expected development and demands for the next five years.

The intent of this plan is to provide a plan of action to determine acquisition needs, facility improvements and program enhancements for the present and future residents of the Town of Ixonia. Currently the Ixonia recreation activities are administered by the Park

and Recreation Board with the approval of the Ixonia Town Board. This document provides a master plan which will assist the present and future recreation boards with decisions concerning recreation acquisition, development and operation of park facilities and programs with the Town of Ixonia. Using this document will ensure consistency within the recreation program and positive quality of life in the Town.

The Town of Ixonia Park and Recreation Board accepted the responsibility to update the 1975 plan that would address itself to recreational needs associated with acquisition, improvement or development. The Town must now assume responsibility for satisfying these needs through realistic action recommendations. It must also undertake or make arrangements for following phases of planning which will bring recommendations to fruition. While this plan can guide the recreation programs of the town and assure its eligibility to participate in the Land and Water Conservation Fund Program (LWCF). The Town itself must take action to implement the plan.

This plan begins with a general description of the various types of parks and proceeds through an inventory of Ixonia's current supply of recreation areas and standards for evaluating their adequacy. A needs section follows in which park and resource deficiencies are noted. The concluding section consists of recommendations for action to eliminate existing deficiencies. It is hoped that this coverage and organization of plan content will provide a clear framework for town efforts to meet daily outdoor recreation requirements, protect resources, and provide a more desirable community environment.

DEFINITIONS

In contrast to county, state and federal agencies, which have quite varied and extensive recreation and resource protection responsibilities, town governments are most often concerned with meeting local, daily recreation needs. These local community needs can best be satisfied by providing a variety of parks which serve all age levels of the population. The following selected definitions of types of parks are those considered most appropriate for the Town of Ixonia.

Neighborhood Park

A neighborhood park provides open space for passive recreation for all ages within a neighborhood, particularly for the elderly and mothers with young children. An ideal neighborhood park site is scenic or wooded and located a maximum of one-quarter mile, which is normal walking distance, from primary users. Suggested minimum size for this type of park is one acre. Site development should include sidewalk, benches, landscaping, and a designated tot lot with sandboxes and play devices for preschoolers.

Neighborhood Playground

A neighborhood playground serves the recreation needs of children 5 to 12 years of age. An elementary school provides an acceptable neighborhood playground. Its size is dependent on the types of activities it supports and facilities it provides. Playground apparatus, ball fields, basketball courts, and open playfields are common in these areas. The service area for such a recreation area is highly variable, but it too usually has a radius of one-quarter mile.

Although facility development at a neighborhood playground is different from that provided at a neighborhood park, the two types of park developments are often combined to form a more versatile unit.

Community Park

This type of park usually serves several neighborhoods and is under municipal administration. Although size is not always a sound criterion for classifying parks, it is generally recognized that community parks are more spacious than neighborhood parks or playgrounds. In addition to the kinds of facilities provided at neighborhood parks, these parks may provide swimming pools, picnic areas, more elaborate playfields, shelter and toilet buildings, and tennis courts. Community parks serve people of all ages and have an effective service area radius of one-half mile.

Regional Park

A regional park may serve some or all types of a community's recreation needs. It can provide a wide range of activities for all age groups, or it can be very specific (i.e., a zoo). In addition to some of the facilities provided by other types of parks, regional parks may contain areas for nature study, hiking and riding trails, marinas, boat launching, pond fishing, spectator sports, and numerous other activities. However, in many Wisconsin communities, a regional park is sometimes designated as such not because of its size and/or variety of facilities but because it is the only recreation area of its type available to the community.

Other types of parks can also be found in some of Wisconsin's cities and villages. However, the ones defined here are sufficient to analyze recreation areas in the Town of Ixonia. Comparisons of park definitions, areas, and services should not be made among the state's municipalities. Each community is unique in its size and distribution of population; therefore, the classifications applied in a given community result from a planner's judgment of how that community's parks function in meeting local recreation needs. For example, a given park might fall in any one of the four categories above,

depending upon the community in which it is located, its particular location in that community, and the presence or absence of other recreation areas in that community, and their size, location, and types of facilities.

Specialized Recreation Areas

Golf courses, historic sites, and conservancy areas are examples of specialized recreation areas. Most of these have limited active recreation value, are undeveloped for recreation, or are not always available for use by the public. Specialized areas are an important adjunct to a community and its parks program but are not relevant to recreational acreage evaluations. In highly urban areas they are of considerable importance as open space.

SUPPLY

One of the first steps in the development of a recreation plan for the Town of Ixonia was an inventory of all areas developed or designated for public recreational purposes. This step included an analysis of the quality of the area and/or facilities provided and the capacity of the area to satisfy recreational demands. It was recognized that public, quasi-public, and private institutions all can be expected to contribute to supply provided that they do not unduly restrict public use and that they offer a reasonable assurance of availability throughout the planning period. The discussion relates to both existing and potential areas.

Existing Areas

Following is a brief description of each of the public recreation areas identified in the course of the field study. The location of each recreation area is shown on Plate 1.

Kanow Park 45.0 acres

The principle feature of this county-owned park is the Rock River which provides fishing and boating opportunities as well as being visually attractive. Park improvements include 11 picnic tables, grills, playground apparatus, sanitary facilities (primitive), drinking water, a fishing pond, open space for games, and adequate interior park roads and parking areas. The minimal development characteristic of this park indicates the desire of Jefferson County to preserve the park for passive recreational uses. Kanow Park is of regional significance but also serves residents of the Town of Ixonia and City of Oconomowoc.

State Highway Wayside 4.0 acres

This is a rather large and popular state highway improvement area at the intersection of the Rock River and State Trunk Highway 16. The area offers 8 picnic

tables, 4 grills, pit toilets, drinking water, an improved boat access, a historical marker (Highway Marking), and ample space for parking and field games. Although the park is used primarily by motorists it is also very popular with nearby residents for fishing, boating and picnicking. It is state owned, county maintained, and of regional significance.

Firemen's Park

25.65 acres

Firemen's Park is totally owned by the Ixonia Volunteer Fire Department, Inc. (a Wisconsin volunteer fire company). The Ixonia Volunteer Fire Department, Inc. is not associated with the Ixonia Fire Department (fire fighters) which is under the administration of the Town of Ixonia Board. The section west of the Firemen's Hall contains a lighted softball field and an unlighted baseball field. It also has a variety of support facilities like bleachers, concession stand, fencing and dugouts. The area (2 acres) between the Ixonia Elementary School and Firemen's Park holds tennis courts, two sand volleyball courts and a building containing men's and women's bathroom and storage area for the Ixonia Recreation Department. This area of the park is administered by the Town of Ixonia and sustains heavy use.

The area east of the Firemen's Hall is administered by the Ixonia Volunteer Fire Department, Inc. and is used for passive recreational purposes. The area is about 2 acres in size and contains picnic tables (13), playground apparatus, park benches, and 3 horseshoe courts. The Firemen's Hall is a two-story year round facility with running water, a state-inspected kitchen, a bar on each level, a wooden dance floor and stage on the second level and it meets the requirements for handicapped access. It is also inspected regularly by the Town of Ixonia Fire Department. The site also includes a "hamburger shack" which includes tables, running water and a refrigerator as well as counters along

each side of the building. This area includes a large parking lot that is also used by the ball diamonds. This portion of the park receives moderate use.

In combination, the two sections of Firemen's Park serve regional park purposes but are most beneficial to residents of unincorporated Ixonia for the community park and neighborhood playground facilities they provide. The Ixonia Volunteer Fire Company, Inc. keeps the grounds and facilities in good condition.

Ixonia Elementary School

14 acres

A good assortment of playground apparatus, a basketball court, and a sizeable level, grassy field for field games constitute the recreational features of this neighborhood playground. The school is located next to Firemen's Park and may utilize its facilities if it so desires. Maintenance of the grounds and facilities is good.

Town Park Area

15.55 acres

A large lowland area adjacent to, and west of Firemen's Park has been deeded to the Town of Ixonia for recreational purposes. Drainage ditches, which were formerly used to sustain agricultural use of the land, are the only noticeable improvements on the property. The area is flat and covered with high marsh grass. Development recommendations will follow.

Marsh land adjacent to the Mallow Subdivision and Town Park Area is currently undeveloped. The land has limited use for recreation purposes due to flood plains and wetlands. Development recommendations will follow.

Ski Slide Park

12.71 acres

The land that was a drive-in theatre was purchased in the late 1970's from the Moungey family. The theatre concession stand was used for family reunions, baseball concessions, etc. until the building was replaced in 2000 with the new concession and

bathroom building. Other improvements to the park are: shelter, picnic tables, two baseball/softball diamonds, press box for football field which includes a storage area, bleachers for football and baseball fields, one soccer field, one volleyball court, and playground area and playground equipment.

St. Paul's Ev. Lutheran Church and School

3.0 acres

This privately owned recreation area provides one ball field, playground apparatus, and a basketball standard for use by students and nearby residents. The facilities are in fair to good condition but, because of their rural location receive only light use during non-school hours. It is assumed that public use of these facilities is not restricted when not in conflict with school and church functions.

Kaul Park

3.5 Acres

Kaul Park provides public access to the Rock River for canoeists, boaters, and fishermen at the intersection of the river and County Highway CW. There is one picnic table and boat launch available for people to use. This park is owned and maintained by the Town.

Potential Recreation Areas

Some areas in the Town of Ixonia have been identified as having potential for recreational use even though they may not be in public ownership or dedicated to recreational use at the present time. The plan would be remiss in its responsibility if it failed to mention, even though briefly, the areas possessing such potential. Following is a list of these potential areas. (See Plate 1 for location.)

1. Wisconsin Electric Power Company transmission line and old interurban rail line right-of-way that extends between Milwaukee and Watertown and crosses the southern part of the Town of Ixonia between Sections 18 and 36.

2. An area adjacent to the County Highway P Bridge (Pipersville) on the Rock River which is presently partially owned by Jefferson County.
3. Scenic overlook facing west overlooking the Rock River. Privately owned and in agricultural use. This is off Branch Road and Genz Road.
4. Large privately owned wetland area generally described as being located in Sections 28 and 33 and adjacent to the Rock River.

N

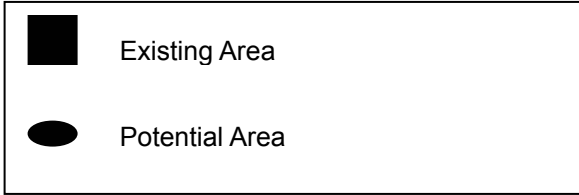
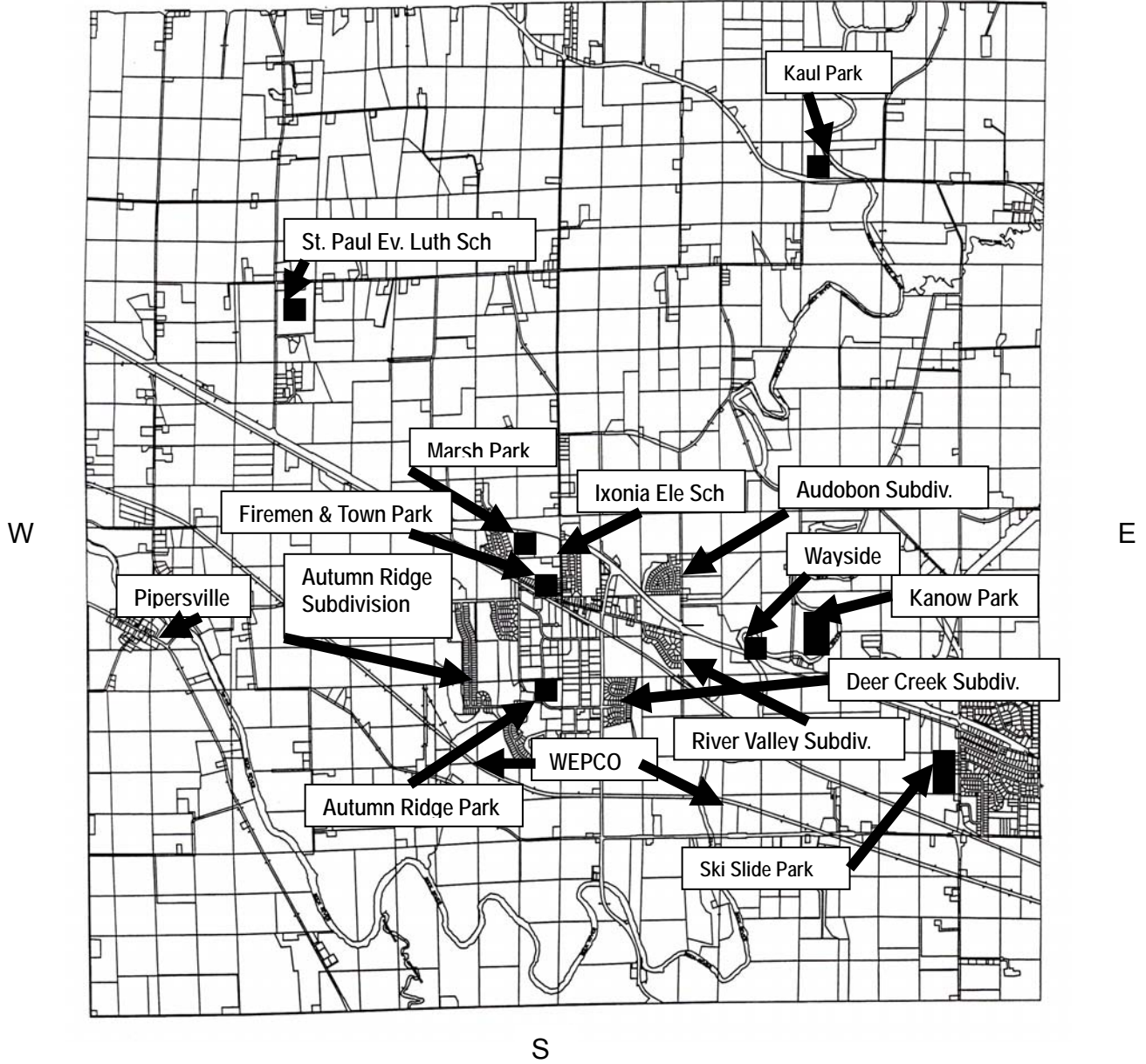
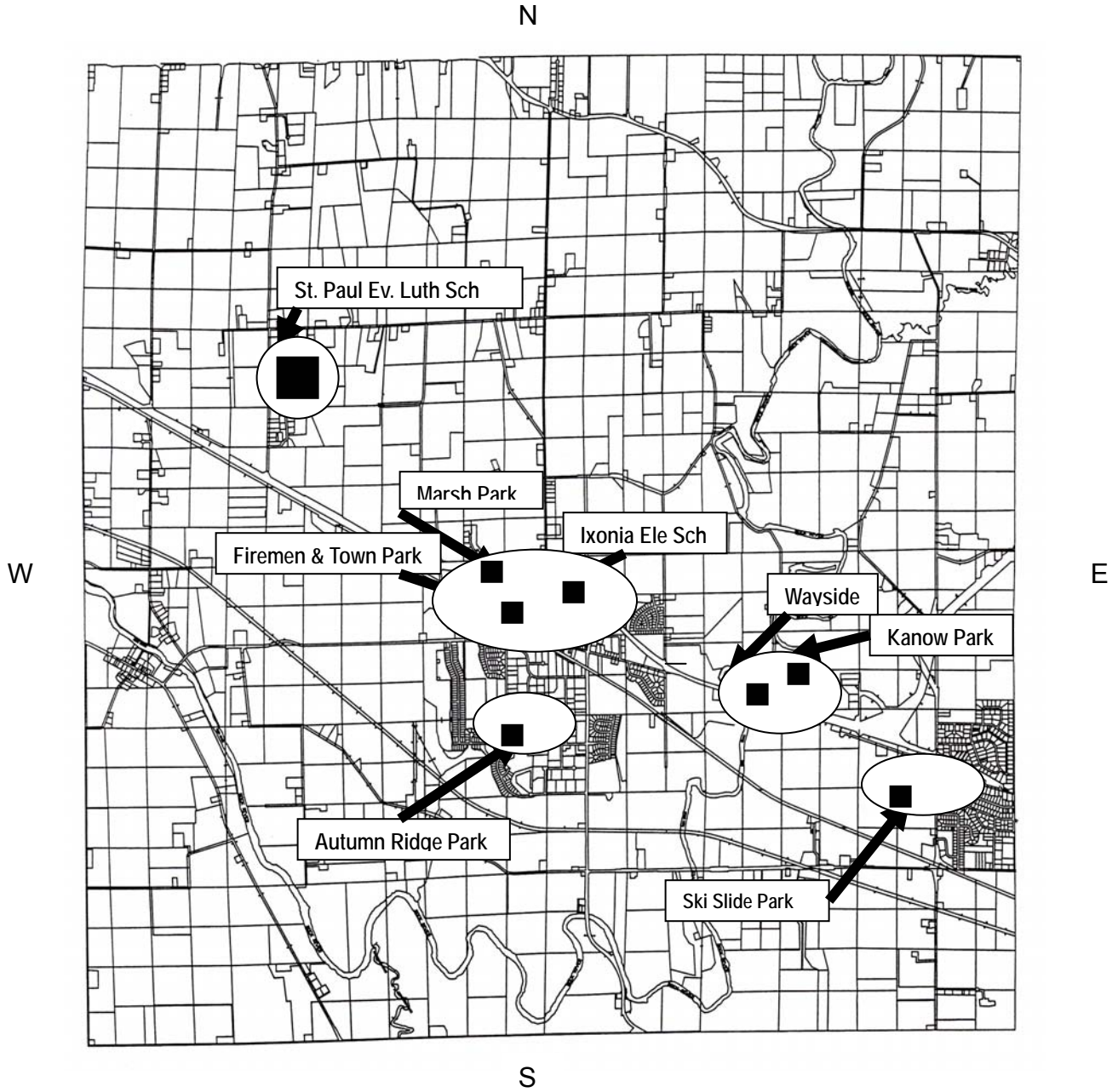


Plate 1



Service Areas of Neighborhood Park & Playground Facilities



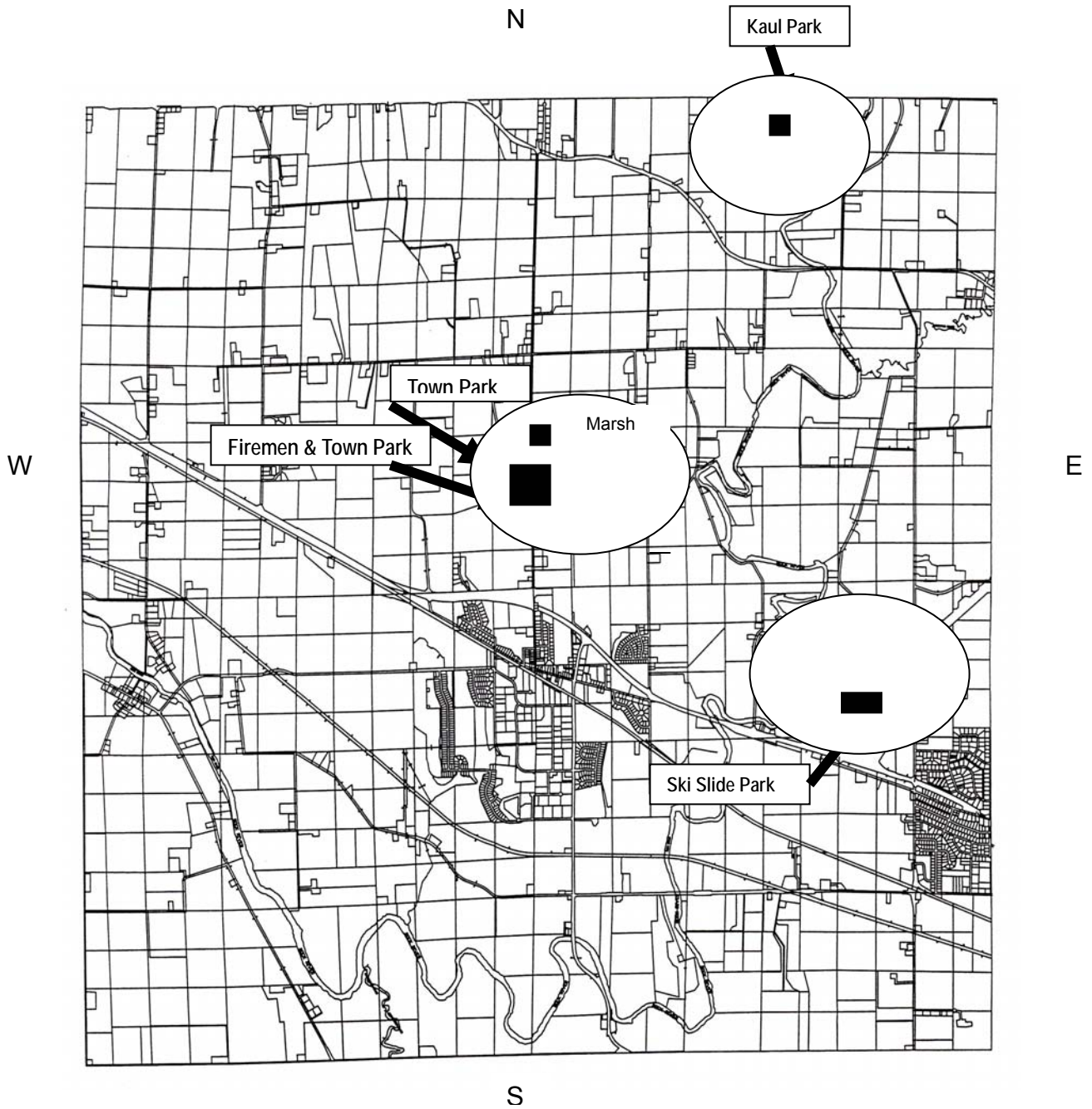
-  Neighborhood Facility
-  Service Area

Plate 2



Service Areas of Community Park Facilities


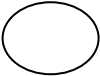
-  Community Area
-  Service Area

Plate 3

STANDARDS

There is no single standard that can be applied to the Town of Ixonia's entire population to determine their recreational acreage requirements. For purposes of this report, two separate standards will be utilized from which local officials can obtain general guidance as to the adequacy of existing or proposed recreation programs.

The first standard, or guide, is applicable to the town's total population¹. The standard applied here states that there should be a minimum of 25 acres of park land for each 1,000 residents of the town, not including all lands dedicated or needed for conservancy purposes. The provision of lands to meet this standard is; however, not to be construed as the total responsibility of the Town of Ixonia.

The second standard is applicable to urbanized areas like the unincorporated community of Ixonia and the residential area adjacent to State Highway 16 at its eastern extremity. Here, the major consideration is serviceability, or accessibility, of neighborhood and community park facilities. Plates 1, 2 and 3 identify location of the parks.

Service capabilities of parks are best described in terms of their service areas. As indicated in the park definitions, the service area radius of neighborhood parks and playgrounds is one-fourth mile and that of community parks is one-half mile. Plates 2 and 3 show the service areas of the town's developed parks and indicate their effectiveness in meeting demands for neighborhood and community facilities. It should be noted that the ability of neighborhood parks to be fully effective may be restricted by man-made or natural obstacles. Plate 2 shows the thoroughfares and waterways that constitute such obstacles in the Town of Ixonia.

¹ There is non-resident use; however, for this plan there is no standard to measure non-resident recreational demands.

Evaluations that underlie a determination of needs (unsatisfied recreation demands) are based on both the acreage standard presented above and the performance of existing parks, measured in terms of their service capabilities, in providing recreation opportunities. Other evaluations, which related to potential recreation sites, recreation programming, organization and administration for recreation and open space purposes, etc., are based on a more comprehensive review of potentials for utilizing land, facilities, and manpower to the best advantage.

Standards are, at best, only guides to decision making. Many other factors must be considered in the course of evaluating opportunities presently available and recommending those which should be available. Standards are used flexibly; therefore, as one means of assessing the adequacy of a parks system; they leave to reason and good judgment the job of recommending actions to meet the whole range of a community's recreation and open space needs.

NEEDS

Needs, as discussed herein, refer to resident demands for recreational opportunities that are not being satisfied at present and that will not be satisfied in the future by today's recreation program. The development of new subdivisions in The Town of Ixonia will increase the need for land acquisition as well as equipment to provide additional life-long activities for youth and adults. As the population increases in the new subdivisions so will the need for more structured activities for the youth. More life-long activity areas need to be developed; examples are: walking paths, disc golf, skateboarding, bicycle paths and in-line skating. Those factors having greatest impact on recreation that are most likely to affect future programs are associated with population characteristics and competitive uses of basic recreational resources. This discussion of needs will take into account these and closely associated factors and will provide, in part, justification for action program recommendations.

A guide to the status of the Town of Ixonia recreation programs is provided by a comparison between present supply of recreational acreage and the amount demanded by the census of population for the same time periods. Table 1 predicts an increased acreage (13 acres) by 1985 providing the 1975 supply of park land remains unchanged. In 2000 and 2005, the supply increased with the purchase of Ski Slide Park, showing an increase of 33 acres. Population estimates for 2011 creates an acreage deficiency of 42 acres if no additional park land is purchased for recreational use. This analysis has limited value in that it does not take into account the very real impact of non-resident park users, the quantity and quality of facilities provided on the lands, the fact that some of the lands devoted to park use are totally undeveloped, and the accessibility of the parks and associated facilities to primary users.

New subdivisions developed in 2004 through 2006 have added platted open space which is included in Table 2. These platted spaces include storm water management ponds, wetlands and flood plains, which cannot be counted toward active recreational use and are not utilized in the needs analysis.

Table 1. Recreational Acreage Comparisons for the Years 1985 thru 2010 (Estimate)

Year	Population*	Demands** (Acres)	Supply (Acres)	Need (Acres)
1985	2847	75	87	+12
2000	2902	75	108	+33
2005	3306	75	108	+33
2010	5626 (est.)	150	108	-42

*DNR straight line interpolation of population counts from 1960 and 1970 census statistics.

**Arrived at by application of acreage standard to estimated population.

Table 2. Recently Platted Open Space Areas in Subdivisions

Development	Home Sites	Open Space In Acres	Estimated Population*	Population/Acre Of Open Space
Audubon Court	64	13.27	224	17
Autumn Ridge - South	396	166.85	1386	8
Autumn Ridge - North	20	37.98	70	2
Preserve at Deer Creek	133	14.52	466	32
River Valley Estates	36	10.82	126	12
Vicksburg East	16	3.08	56	18
Totals**	665	246.52	2328	9

*3.5 persons/home

** This information is provided as of June, 2006

Another means by which a recreation program can be evaluated is illustrated in Plates 2 and 3.

In Plate 2 the emphasis is placed on the provision and accessibility of facilities for younger children who would normally utilize facilities found in neighborhood parks and playgrounds. Three parks provide or have potential to provide, such facilities in the Town of Ixonia and all are strategically located to serve the most densely populated areas in the town. The only area not adequately served by neighborhood facilities is Pipersville and its urbanizing environs.

Plate 3 indicates that the areas of the town served by community park facilities are unincorporated Ixonia and LaBelle Heights and the Westmoor Acres subdivisions. It indicates that one major population concentration, the Pipersville area, is not served by community facilities.

A third means of identifying recreational needs is less sophisticated than those mentioned previously but, nonetheless, of equivalent importance. It deals with the realistic satisfaction of the desires of the people for access to a complete recreation program. It is in this regard that the plan places special emphasis on activities like swimming, snowmobiling, ice skating, skateboarding, in-line skating, and bicycling. Activities like those often may be abnormally costly, require specialized recreation areas, or require greater than usual public participation in development.

The provision of parks of regional significance in Ixonia should be the responsibility of county or state government or private enterprise for the town can hardly be expected to meet the costs of acquiring, developing, and maintaining such parks. This does mean; however, that the town should lend support for regional parks within its boundaries when the public good is to be served. Examples of potential regional park programs that will

most certainly call for town involvement are related to the Wisconsin Electric Power Company transmission line and old interurban right-of-way and the Rock River corridor.

ACTION PROGRAM

Introduction

The following recommendations are based on preceding information and evaluations and on generally accepted program processes. The scope of the recommendations is large and probably beyond the immediate financial capability of the town. This consideration should not influence plan adoption; however, for many of the recommendations present alternatives within which town officials can establish long-range objectives and take actions that complement the overall community development program. In addition, all recommendations are not intended for implementation during the current planning period (to 2010). Action on the recommendations can occur in relation to the way town officials rank their priorities, opportunities available for acquiring land, opportunities for cooperation with private or other public agencies, and in relation to financial capability.

Recommendations that follow are separated into three categories; general considerations relevant to the total recreation program, acquisition recommendations for the provision of parks or protection of recreational resources, and development recommendations for the creation of new facilities or improvement of existing facilities. The recommendations are presented in no order of priority.

General Recommendations

1. An individual, probably a public official, should be assigned responsibility for park development, maintenance, administration, and planning. This individual would also provide liaison between the Town of Ixonia and other municipalities in Jefferson County, the Department of Natural Resources, and the Jefferson County Zoning and Planning Board in matters concerning recreation. Among his important concerns would be distribution of state and federal aids to recreation

within the county, as well as to Ixonia, and administration of town summer and winter recreation programs. The title of Recreation Director could be given this individual even though the duties of the position would exceed those implied by the title. This may, or may not, be a paid position.

2. Town and school officials responsible for recreation in Ixonia should place greater emphasis on the provision of areas and facilities that can support “lifetime” recreational activities. Falling into this category are activities like golf, tennis, all target sports, horseshoes, cross-country skiing, sailing, ice skating, running, volleyball, handball, badminton, skateboarding, in-line skating, walking, backpacking, and canoeing. Too often, community and school recreation facilities are oriented to games important only to well-conditioned athletes rather than to recreational opportunities for less athletically inclined men and women. In designing recreation areas, recreational needs of all members of the community should be taken into account. Many schools in Wisconsin have instituted instructional programs aimed at teaching recreational activities that people can participate in for their lifetime rather than just during their youth.
3. Plans for new residential subdivisions in all sectors of the town should include dedication of land for park purposes. Although such subdivisions should not be expected to provide acreages large enough for community or regional parks, they should provide space for neighborhood parks and playgrounds. It is normal for the costs of dedicated lands to be made up by the increase in value of associated residential properties. If lands cannot be obtained by dedication, they should be purchased. The success of a program based in part on

dedicated park lands rests with the adoption of a strong subdivision ordinance by the town.

4. It is recommended that town officials look to local civic organizations and interest groups to assist in reducing costs associated with maintaining the beauty and operations of its parks. One such group that could provide an invaluable service is the senior citizens of Ixonia who, over the years, have accumulated a vast amount of knowledge and experience in caring for trees, shrubs, and flowers and who have other skills and talents that could be useful.
5. A program to identify, study, record, and preserve sites and events of regional or local historical interest should be started in the Town of Ixonia. Although the town is without staff to carry out this proposal, it can encourage others to do so by providing “in kind” services or direct financial support. Civic minded organizations like Lions, Lioness and Women’s Clubs may find such a program highly rewarding. An example of a type of site worthy of consideration is the Evangelical Lutheran Church, located in Section 11, which was originally constructed in 1877. There must surely be other possible sites in the town (like the Pipersville area) that would be revealed by such a program.
6. The increasing popularity of bicycling among adults combined with its continuing popularity among youth necessitates consideration of this activity by the town. Such consideration is prompted also by the fact that access to schools and recreation areas for a large segment of the youthful population is by bicycle. It is recommended that a bicycle route system, like the one described on Plate 3, be established in the town. This action would entail developing designated bicycle routes, signing to alert motorists to heavier than usual bicycling activity, special

safety measures at busy intersections, and an informational campaign to encourage trail use and to instruct motorists. The abandoned Wisconsin Electric Power Company Transmission Line that traverses the width of the county would make an excellent bicycle trail and would be of regional significance.

7. The increasing popularity of walking among adults combined with its continuing popularity among youth necessitates consideration of this activity by the town. This action would entail developing designated walking routes, signing to alert motorists of the walking activity. Consideration should be given when roads are built or upgraded to include a walking path on both sides of the road. Sidewalks could be required within the town proper (where there are no sidewalks) and within the subdivisions for safer walking conditions.

Walking paths could be built (paved surface) around the perimeter of Ski Slide Park and the Firemen's Park and Town Park Area. This would provide a safe environment for people of all ages who walk daily.

The Autumn Ridge Subdivision has plans to construct a walking path within the subdivision and the path will continue to the Ixonia Firemen's Park and public school. This will provide a safe environment for residents of all ages.

8. Skateboarding is becoming more popular with the youth and young adults. A skateboard park could be constructed in the Town Park in the same area as the tennis courts and volleyball courts. The Town Park is a highly visible area and would provide a safe environment for users of the skate park.
9. Summer day camp activities should be developed for children completing Kindergarten through grade five or six.

10. A dog exercise park should be developed in the Town Park marshy area.

Coordination with the DNR to develop this area would be very useful to the Town and would provide a place for residents to walk their dogs.

11. Winter recreational activities should be promoted in the town but to a lesser extent than summer activities. This is due to the limited amount of snowfall received in this area of the state and because good natural ice conditions are only occasionally available. Large financial investments in any outdoor winter activity dependent on snow or ice must be considered risky. Recommendations for winter activities are as follows:

- a. The town may acquire, by lease or purchase, a north facing sliding hill, probably in the northeastern portion of the town, for the purpose of satisfying needs for all sliding sports including sledding, skiing, and tobogganing. The hill should contain a simple rope tow and provide slopes that offer enjoyment to children and novice adult participants.
- b. Ice skating rinks should be provided in the unincorporated community of Ixonia and in the urbanizing area adjacent to U.S. Highway 16 on the eastern side of the town. Portable warming houses will be needed at each rink site. Ice Hockey, though growing in popularity statewide, should not be included in the town winter sports program at this time due to the high costs associated with the sport and the limited number of potential participants in the town.
- c. The town should continue to encourage the development of public snowmobile trails and should make certain that trails considered for the town be coordinated with other trails in Jefferson County and adjacent counties. Private snowmobiling clubs are the principal providers of trails and their

efforts should be aided by the town whenever the public's interests are involved.

The Wisconsin Electric Power Company transmission line previously mentioned as a potential recreation area could very well be used for snowmobiling for most of its total length within the boundaries of Ixonia. This right-of-way is; however, a trail of greater than town significance and is a good example of a trail proposal needed for regional coordination.

- d. Cross country skiing is an activity that can be engaged in without benefit of developed trails. It is also an activity that is non-consumptive of resources, good for personal health, and generally not offensive to residents or wildlife. It is recommended that the town support this activity by encouraging the opening of private lands and by availing lands under its control for use by cross country skiers. The Town Park Area could be used for this activity.
12. The Rock River is the most important single recreational resource in the Town of Ixonia, and should be protected from degradation and retained for public use to the fullest extent possible. Conservancy zoning already enacted by the town is an important first step in the protection of the river corridor. Other steps that can be taken by the town include acquisition of shoreline properties and encouragement of compatible land management practices such as would eliminate indiscriminate stream bank pasturing by livestock and control building construction.
 13. In developing a recreation program, care should be taken that the annual cost of maintenance does not exceed an amount the town can afford to pay. Too often,

an ambitious program can lose community support as a result of prohibitive maintenance costs.

14. The need for town officials to establish priorities within their recreation program is emphasized by the scope of the recommendations offered by this plan. Although it is unlikely that all of these recommendations will be undertaken within the time period of this plan, there is an outstanding opportunity for inroads to be made. Recognition of increasing demands for recreation space and facilities should prompt immediate action.
15. Town officials should develop a five-year capital improvements program for recreation that reflects the implementation of proposals made in this plan and the priorities they place on them. To be functional, the program must be flexible and be subjected to annual review. Table 2 is an example of what a five-year capital improvements program for the town could look like.

Acquisition Recommendations

1. Potential Area No. 2, located southwest of the intersection of County Highway P and the Rock River and partially owned by Jefferson County, should be acquired by the Town of Ixonia along with approximately three to five acres of adjacent privately owned land. The park would not only provide excellent access to the Rock River and supply an array of water-based recreational activities but would also be able to accommodate community park and neighborhood playground demands of residents of Pipersville and the rapidly urbanizing area north of the river. It is recommended that the park be no less than five acres in size.

2. It is recommended that Potential Area No. 3 be protected so as to assure that the view it affords of the Rock River is not obstructed. This is a low priority proposal that may possibly be best implemented by encouraging the landowner(s) to refrain from developments that would conflict with the attractiveness of the view. Most of the area lying west of Branch Road is already partially protected by virtue of being in a conservancy zone.
3. Eventually, there will be a need for a community park in the east central part of the town to satisfy the demands of the area's rapidly growing population. Although the town is not expected carry out this recommendation in the next 5 years, it should begin the process of identifying a good community park site, or alternate park sites, for eventual acquisition. This process could work in union with a subdivision reservation that dedicates land, or money, to the town for recreational purposes.

Development Recommendations

1. Conversations are ongoing to purchase the Firemen's Park and Town Park Area rather than leasing the area. Ownership by the Town would allow the Town to continue developing the area without fear of the land being sold for other purposes than recreation.
2. The 15.55 acre Town Park Area located on the western side of the ball fields is not well suited to many recreational developments due to the inability of the soil to carry the weight of most common park equipment and structures. Although the services of park design specialists should be engaged for a wholly accurate analysis, it is probably logical to assume that improvements

to the area will be directed at passive recreational activities, the preservation of open space, and community beautification. Such improvements as ponds, walkways, dog exercise area, picnic areas, and flower, tree and shrub plantings could be a part of this kind of development. The town should engage the services of a park design specialist to determine best use of this very environmentally fragile area.

3. The baseball and softball fields at Firemen's Park are in need of renovation. Recommended improvements are updating the chain link outfield fencing, dugouts, lighting, new bleachers, and infield renovation. Lighting is old and outdated and in need of replacement.
4. Ski Slide Park's parking lot could be paved. This would clearly define the parking lot and reduce yearly maintenance costs.
5. Ixonia may in light of an increased population find it possible and feasible to construct a swimming pool. The pool can be either indoor or outdoor, depending on funding possibilities for each and public preference, but in either case should be conveniently located to all residents of the town. There are no good natural swimming beaches or swimming pools in the town at the present time. Before town officials decide to provide a pool, they should consider the high maintenance costs associated with it.

Table 3. Sample Capital Improvements Program (2007-2011) for the Town of Ixonia. For Informational purposes only, not used to compute impact fee.

Park Project	Description of Work	Estimated Total Cost	Costs/Year				
			2007	2008	2009	2010	2011
Potential Area No. 2	Acquisition						
Ixonia Firemen's Park	Acquisition (10 yr. buyout) \$500,000	\$250,000	\$50,000	\$50,000	\$ 50,000	\$50,000	\$50,000
Firemen's Park	Ball Fields Renovation	\$ 50,000	\$10,000	\$10,000	\$ 10,000	\$10,000	\$10,000
Firemen's & Town Park	Walking Path	\$ 10,000		\$5,000	\$ 5,000		
Town Park Area	Dog Exercise Park	\$ 30,000	\$30,000				
Ski Slide Park	Walking Path	\$ 8,000		\$4,000	\$ 4,000		
Ski Slide Park	Parking Lot Surfacing	\$ 65,000				\$65,000	
Firemen's Park	Skateboard Park	\$ 80,000		\$80,000			
Total		\$493,000	\$90,000	\$149,000	\$69,000	\$125,000	\$60,000
Anticipated Aids							
Net Cost to Town		\$493,000	\$90,000	\$149,800	\$69,000	\$125,000	\$60,000

SUMMARY

Communities must recognize that recreation is essential to the welfare and happiness of their citizens. It is evident from the scope and quality of Ixonia's present recreation program that the town has given attention to its citizens' recreation needs. The amount of land dedicated to recreation purposes, although not totally adequate to meet current needs, is fairly well developed and reflects the town's intent to provide a quality recreation program.

Communities must recognize the importance of high quality in all recreation developments. Such developments should not be viewed as luxuries to be provided after other community needs have been met. As high quality recreation opportunities are essential elements in community development, planning for them must be an ongoing effort which occurs in conjunction with planning for other community amenities.

The recommendations contained in this plan suggest ways to improve the town's recreation program. The proposed program is ambitious and will require considerable expenditures. One of the first steps following adoption of this plan should be preparation of a capital improvements program which reflects estimated outlays and a timetable for implementation.

Adoption of this plan by the town paves the way for eligibility to participate in the federally sponsored Land and Water Conservation Fund Program (LWCF). This program is administered by Wisconsin's Department of Natural Resources and provides cost-sharing monies to local units of government for qualified outdoor recreation projects. Information about LWCF can be obtained by contacting the Department's Bureau of Aid Programs, Box 450, Madison, Wisconsin 53701.

APPENDIX I IMPACT FEE COMPUTATION

Developed by Arenz, Molter, Macy & Riffle, SC, Town Attorney
And the Kunkel Engineering Group, LLC, Town Engineer

The Town of Ixonia has requested a "public facilities needs assessment" in accordance with Wisconsin Statute 66.0617, to guide its decision about imposing an impact fee for park, playground and athletic field acquisition. By state statute, the public facilities needs assessment must contain the following:

- An inventory of existing public facilities including identification of existing deficiencies, if any, for which it is anticipated that an impact fee may be imposed.
- An identification of the new facilities, 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.
- A detailed estimate of the capital cost of providing the new public facilities, the improvements or expansions in existing public facilities identified above, including an estimate of the effect of recovering these capital costs through impact fees on the availability of affordable housing within the Village. The impact fee ordinance may provide an exemption from, or a reduction in, the amount of the impact fees on land development that provides low cost housing.

The Town's Park & Recreation Board prepared the Comprehensive Outdoor Recreation Plan dated September 18, 2006, in order to assist the Town Board in implementing the impact fee. Based on the foregoing pages, the Town's analysis of its need for facilities to serve new development in the Town is presented here.

IMPACT FEE CALCULATION

Current Inventory/ Deficiencies of Town Parks:

Standard to be utilized in determining amount necessary to serve current and projected population is 25 Acres/1,000 population, not counting conservancy, as set forth at page of Comprehensive Outdoor Recreation Plan.

Town Owned Parks:

	Active Use	Passive Use
Town Park	-	15.5 Acres
Ski Slide Park	12.71 Acres	
Kaul Park	<u>3.5 Acres</u>	
Total Use	16.21 Acres	15.5 Acres

Current population 3,054 ≈	75 Acres
Current Active Park Space	<u>-16 Acres</u>
	59 Acre deficit for the current population

Parks available for Public Use: Available as credit towards meeting Town's current deficiency

Ixonía Elementary School	14.64 Acres
Firemen's Park	25.65 Acres
State Highway Wayside Park	4.00 Acres
Kanow County Park	<u>45.0 Acres</u>
	89.29 Acres available toward Town Use

Add Park land owned by Town	<u>+16 Acres</u>
	105 Acres total available for Town Use

Future Needs to Serve New Development

Expecting a population increase of 2,600, based upon projected residential building of 583 dwelling units with an expected average of 3.5 residents per dwelling (see the chart on page 34) utilizing the same 25 acres per 1,000 in population standard translates into an additional 63 acres of park space needed to meet new development.

Application of Current Deficiencies, Current Available and Projected Need:

Current park available	105 acres
Current park needs	<u>- 75 acres</u>
Excess park space over current needs	30 acres
Future park needs for new development	63 acres
Credit for current excess availability	30 acres

Minimum park space needed for new development 33 Acres

Current Land Prices

- \$4,500/acre average for farmland (no sewer or water)
- \$19,493/acre based on proposed purchase price of Fireman’s Park
- \$32,000/acre for Industrial Park lots (sewered)

Based on the above amounts future purchases could cost \$18,664/acre average depending on location and whether land chosen for parks is sewered, buildable, or dividable all of which would affect purchase price. Outside the sewer district lots can cost \$60,000 for lot sizes between 1 and 2 acres. This price is not included as it would skew the average cost of land higher.

Projected Cost to Satisfy Future Needs: \$18,664/Acre x 33 Acres = \$615,912.00

PROPOSED IMPACT FEE: \$615,912/ 583 dwelling units = \$1,056/dwelling unit

Projected Known Lot Development

Residential Property Dwelling Unit Equivalent (DUE) Determined by

- Single Family Home 1 DUE
- Duplex 2 DUE’s
- Multifamily Complex 1 DUE per dwelling unit
- Community Based Residential Facility (CBRF) 1 DUE per 4 Bedrooms
- Congregate Care Facility (ACLF) 1 DUE per 4 Bedrooms
- Assisted Living 1DUE per 2 Units
- Hotel/Motel 1 DUE per 2 Rooms

Known Residential Developments	Proposed Dwelling Units	Remaining Vacant Lots - Dwelling Unit Equivalent Totals
Preserve at Deer Creek Subdivision	133	113
Vicksburg East Subdivision - Residential Portion	16	11
Stanton Place East Development	64	32
Audubon Park Subdivision	64	0
Autumn Ridge	398	383
West Lake Condominiums	13	13
River Valley Estates	36	31
Sub-total Projected Residential Dwelling Units	724	583

ADDITIONAL CONSIDERATIONS:

A. Application of Existing Land Dedication or Fee Requirements

Section 66.0617(6)(d), Wis. Stats., requires that impact fees be reduced by any land dedication or fee imposed by the municipality as authorized under ch. 236. The Town currently charges a \$500.00 fee in lieu of dedication for park purposes under §18.09, Town of Ixonia Code. However, recent legislation, 2005 Wis. Act 477, §25m, has repealed the municipality's authority to require a fee for the acquisition of land, infrastructure or other real or personal property (§236.45(6)(a), Wis. Stats.), although the legislation did not address the language in §66.0617(6)(d), or repeal the ability to require the dedication of land found at §236.45(6)(b), Wis. Stats. Thus, the Town should repeal §18.09(2), Proportionate Payment in Lieu of Dedication, which requires a fee of \$500.00 per lot, upon or simultaneously with enactment of an impact fee ordinance. Additionally, the impact fee ordinance should include a provision that the Town Board retains discretion to waive all or a portion of the impact fee, when it has been determined under §18.09, Town of Ixonia Code, that the dedication of land will best provide park resources for new development.

B. Effect of Impact Fee on Affordable Housing

Section 66.0417, Stats., requires that a municipality analyze the effect that an impact fee would have on affordable housing prices. The fee may have an effect upon the cost of new development making it more or less affordable than existing housing prices.

The initial effect of an impact fee is borne by the land developer or home builder as most municipalities require the payment of the impact fee at the time of applying for a building permit. The ultimate initial buyer of the home, if buying from a developer, may end up paying more than the amount the municipality imposes due to builder's mark-up, cost of construction, financing, sales commissions overhead or profits. Builders' markups vary considerably but are generally in the range of 20- to 45 percent, using an amount of 30%, this analysis assumes that an impact fee would be \$1,373.00 to the end user.

The median household income according to the 2000 Census for Jefferson County is \$46,901.00. Mortgage lenders typically recommend that a household's total housing cost, including principal, interest, taxes and insurance, equal no more than 28% of the household income. For a median income household in Jefferson County this equates to no more than \$13,132.00 per year.

Home prices vary considerably, and what qualifies as affordable housing will vary based on income and the size of home required by the household. However, new construction entry level homes are generally priced from \$150,000 to \$250,000. The effect of the impact fee can be seen in the following examples:

\$150,000 Home

	Without Impact Fee	With Marked-Up Impact Fee
Home Price	150,000	151,373
Down payment 10%	15,000	15,137
Amount Financed	135,000	136,236
Annual Principal & Interest Payments ¹	10,239	10,332
Taxes ²	2,641	2,641
Insurance	250	250
Total annual housing cost	13,130	13,223

1 Loan is for 30 years at 6.5%, not including closing costs and other fees typically included in mortgage

2 Tax rate is an average of \$17.61/\$1,000 since there are two rates applicable within the Town based on whether the property is located in the Oconomowoc School District (at \$17.441/\$1,000) or the Watertown School District (at \$17.79/\$1,000)

\$175,000 Home		
	Without Impact Fee	With Marked-Up Impact Fee
Home Price	175,000	176,373
Down payment 10%	17,500	17,637
Amount Financed	157,500	158,736
Annual Principal & Interest Payments ¹	11,946	12,036
Taxes ²	3,082	3,082
Insurance	300.00	300.00
Total annual housing cost	15,328	15,418

¹ Loan is for 30 years at 6.5%, not including closing costs and other fees typically included in mortgage

² Tax rate is an average of \$17.61/\$1,000 since there are two rates applicable within the Town based on whether the property is located in the Oconomowoc School District (at \$17.441/\$1,000) or the Watertown School District (at \$17.79/\$1,000)

As shown by these two examples, the impact fee as marked up by a builder adds \$93.00 and \$90.00 respectfully to the annual housing cost for the sample houses. In the case of the less expensive house the housing cost is slightly above (28.1%) for a median income household in Jefferson County and in the case of the more expensive houses it is 32.8% of the annual income. It is clear that the proposed impact fee would not make either house significantly less affordable.