



Eric Knepp  
Madison Parks Superintendent

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**Golf Madison Parks**  
**Glenway Golf Course**  
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**Monona Golf Course**  
111 East Dean Ave., 608.266.4736  
**Odana Hills Golf Course**  
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6701 E. Broadway, 608.838.3126

**Forest Hill Cemetery**  
1 Speedway Rd., 608.266.4720



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**TO:** Plan Commission  
**FROM:** Eric Knepp, Parks Superintendent  
**DATE:** April 24, 2015  
**SUBJECT:** Village at Autumn Lake Revised Rezoning Application / Preliminary & Final Plat

The developer dedicated parkland to the City, identified as Outlots 16 and potentially 17 (both outlots are not part of the replat). Outlot 16 of the original plat is a 7.47-acre park already transferred to the City of Madison; Outlot 17 is adjacent to Outlot 16 and designated for either school or park purposes (6.04 acres). On the Revised Rezoning Application/Preliminary & Final Plat Submittal of The Village at Autumn Lake Replat (1710 Ariel Spring Trail), Outlots 42, 45, 50, 54, 55, 60 and 62 are designated as private open space. Outlots 42 and 62 in the submittal are described as a 1.34-acre private park in the southwestern corner of the subdivision and a 2.52-acre private park in the eastern portion of the subdivision, respectively. The neighborhood plan incorporates many of the private open space outlots from the Village at Autumn Lake plat previously recorded in 2006; most are designated for stormwater management purposes.

As stated in MGO 16.23(8)(f), Public Sites and Open Spaces:

“The following provisions are established to preserve and provide properly located public sites and open spaces as the community develops, and to insure that such public sites and open spaces are provided and developed to serve the need for parks generated by the additional person brought into the areas by such development, in accordance with standards adopted in Madison’s Parks and Open Space Plan.”

As further stated in MGO 16.23(8)(f)(5):

“The Plan Commission, after recommendation of the Park Commission shall determine that any land to be dedicated as a requirement of this section shall be reasonably adaptable to meet desirable on-site facilities as outlined in Madison’s Parks and Open Space Plan, and shall so recommend to the Common Council. Factors used in evaluating the adequacy of proposed park and recreation areas shall include size and shape, topography, geology, tree and other plant cover, access, and location.”

MGO 16.23(8)(f)(8) states:

“Where privately-owned open space for park and recreational purposes which will not be closed to the public is provided in a proposed plat or land division and such space is to be privately owned and maintained by the future residents of the subdivision, such areas shall be credited against the requirement of dedication for park and recreation purposes, or the payment of fees in lieu thereof, provided the Common Council finds the following standards are met:

- a. That yards, court areas, setback, land required for storm water management and other open areas required to be maintained by the Zoning and Building Regulations shall not be included in the computation of such private open space; and

- b. That the private ownership and maintenance of the open space is adequately provided for by recorded, written agreement and open space easement; and
- c. That the use of the private open space is restricted for park and recreational purposes not closed to the public by recorded covenants which run with the land in favor of the future owners of property within the tract and which cannot be defeated or eliminated without the consent of the Common Council and;
- d. That the Common Council after recommendation from the Park and Plan Commissions determines that the proposed private open space is reasonably adaptable for use for park and recreational purposes, taking into consideration such factors as size, shape, topography, geology, access and location of the private open space land; and
- e. That facilities proposed for the open space are in substantial accordance with the provisions of the Comprehensive Plan, and are approved by the Common Council.”

Parks staff met with the developer on numerous occasions in late 2014 and early 2015 prior to the submittal of this Rezoning and Replat proposal and at several of the meetings additional city agency staff were present to express their comments and concerns to the developer directly. The limitations on development of the private park spaces as publicly dedicated parkland were reviewed with the developer. The comments and concerns contained below are consistent with those comments previously provided to the developer at these meetings.

The City’s 2012-2017 Park and Open Space Plan provides the framework and identifies areas where additional parkland is needed. As defined in Table 3-3 of the Park and Open Space Plan, the guidelines for different types of parks typically associated with residential development are as follows:

- Mini Park
  - Used to address limited, isolated or unique recreational needs
  - Size typically under 5 acres
  - Park service area within a quarter mile
- Neighborhood Park
  - Are the basic unit of our park system
  - Serve as the recreational and social focus of the neighborhood
  - Typically has informal active and passive recreation, scheduling of uses can also occur
  - Size typically 5 acres or more
  - Park service area within a half mile without major physical barriers such as nonresidential roads
- Community Park
  - Serve a broader purpose than a neighborhood park
  - Focus is on meeting community-based recreation needs, as well as preserving unique landscapes and open spaces
  - Size typically 20 acres or more
  - Park service area within 2 miles

Whenever possible in a new plat development, adequate land for a neighborhood park (5 acres) should be provided at a minimum (mini park areas are typically limited to highly urbanized areas such as the downtown, where availability of land is extremely limited).

As the duly authorized representative of the Park Commission on these matters, my comments are as follows:

1. Outlots 16 and 17 - under previous agreement, the park has the potential to be expanded by 6.04 acres with the addition of Outlot 17 if the Sun Prairie School District (SPSD) decides not to develop the site as a school (SPSD has until 2017 to determine whether they wish to pursue this option). The neighborhood plan reflects the park and school (institutional) lots. Also under the agreement, proceeds from the sale of Outlot 17 to the SPSD would be deposited into the Citywide Parkland Fee fund and designated for parkland acquisition (SI32).

It is uncertain at this time what the status is of the SPSD's plans regarding Outlot 17. However, given that proceeds from the sale of this parcel will apply to the parkland acquisition fund or the 6.04 acres in the parcel will be combined with Outlot 16 to expand the park, the Parks Division will apply 588,640 SF (13.5 acres) in parkland dedication credit for these two outlots.

2. Outlot 42 is not acceptable to meet public parkland dedication requirements as this outlot is undersized for a neighborhood park. If the developer meets the requirements of MGO 16.23(8)(f)(8) stated above, the 1.34-acre private park (58,539 sf) will be credited towards the parkland dedication requirements for this Replat.
3. Outlot 62 is not acceptable to meet public parkland dedication requirements as this outlot is undersized for a neighborhood park. If the developer meets the requirements of MGO 16.23(8)(f)(8) stated above, the 2.52-acre private park (109,834 sq ft) will be credited towards the parkland dedication requirements for this Replat. This outlot may not be used for stormwater management purposes if credited towards the parkland dedication requirements for this Replat.
4. Outlots 54 and 55 include the lake and surrounding shoreline. A trail wrapping nearly the entire circumference of the lake is shown along with a public pedestrian trail and bicycle path easement on these outlots. If the trail area complies with the requirements of MGO 16.23(8)(f)(8) as stated above, the trail area could be credited towards the parkland dedication requirements for this Replat with the construction of the trail by the developer. The actual square foot area credited will be determined when additional information regarding the trail is provided.
5. The unit count proposed includes 564 single-family or duplex (SF) lots and 388 multi-family (MF) units. The parkland dedication requirement for a single-family/duplex lot is 1100 square feet; for a multi-family unit, the parkland dedication requirement is 700 square feet. A total of 892,000 sq ft or 20.48 acres of parkland dedication is required for this Replat.
6. Park Development Impact Fees per MGO Sec. 20.08(2) will be required for all new residential development. The developer must select a method for payment of park fees before signoff on the Replat. This development is within the Door Creek park impact fee district (SI23). Please reference ID# 12118 when contacting Parks about this project.

7. No underground utility easements shall be located within the park or along the park perimeter unless approved by the Parks Division.
8. Fences shall be installed within private property adjacent to Outlot 16 to deter encroachments onto City property. The fences shall be maintained in good condition by the property owners in perpetuity.
9. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.