Greenside Park Master Plan

29 Greenside Circle

City of Madison Parks Division Madison, WI





Board of Park Commissioners July 10, 2019

Prepared by the City of Madison Parks Division

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INTRODUCTION

Greenside Park is a 2.51-acre park located on the far west side of Madison at 29 Greenside Circle. Classified as a mini park, the service area for Greenside is 1/4 mile. The nearest developed parks to this location are Hill Creek, Kingswood, and Kestrel Parks to the south; Waldorf and Midtown Commons Parks to the east; and Thousand Oaks and Newbery Parks to the north. All of these parks fall within a 1-mile radius from Greenside Park. See Adjacent Parks Map (Exhibit 1).



Photo: Location of Greenside Park

HISTORY

The parcel for Greenside Park has a long history as a fence row and wind break area on agricultural property. In the year 2000, this parcel was dedicated as public parkland in Outlot 3 as part of the Hawk's Landing development (see Exhibit 2). Greenside Park and the surrounding neighborhood are part of the <u>Midtown Neighborhood Development Plan</u> (see Exhibit 3).



Photo: Greenside Park, circa 1937



Photo: Aerial view of Greenside Park, circa 2018.

EXISTING CONDITIONS

Greenside Park consists of 2.51 acres of undisturbed wooded areas and small sections of cool season grasses and mowed turf. The parcel features a prominent, steeply sloped ravine, which can be seen on the Topography Map (see Exhibit 4) and has the potential to transport large quantities of stormwater run-off during precipitation events. The southern-most portion of the park features a small ridge which affords fair views of the surrounding landscape.



Photo: View of Greenside Park from Greenside Circle.

A majority of the park area features slopes greater than 10% as shown in the Slope Analysis Map (see Exhibit 5). These areas are primarily located along the existing ravine, which runs along the central section of the park from west to east.

The dominant soil on site is Dodge Silt Loam; typical characteristics of this soil include 6-12% slopes, a well-drained profile, and evidence of erosion. Existing trees on the property were evaluated and identified by a consultant, see the Existing Vegetation Inventory (Exhibit 6). This survey identified several high-quality hardwood species, including various *Quercus* (oak) species of significant size. Other predominant species identified included *Prunus serotina* (Black Cherry), *Juglans nigra* (Black Walnut), and a stand of *Populus tremuloides* (Quaking Aspen) on the southern boundary of the wooded area. *Rhamnus cathartica* (Buckthorn) was found throughout the site in significant numbers, and through informal site observations many other invasive species were also noted, such as *Lonicera* sp. (Honeysuckle) and *Alliaria petiolata* (Garlic Mustard).



Photo: Partial view of the ravine and undergrowth vegetation in Greenside Park.

CURRENT USES AND MAINTENANCE PRACTICES

Immediate neighbors of Greenside Park use the parcel mainly for birding and wildlife observation. They have reported seeing turkey, fox, coyote, deer, and a wide variety of birds. From the testimony of neighbors, few people venture into the parcel due to the steeply sloping ground and thick undergrowth, which makes walking difficult.

Current maintenance practices are limited to the removal of select trees that are deemed hazardous by Forestry, such as dying trees located near the public sidewalk. Declining trees on the interior of the parcel are left as they provide important wildlife habitat.

MASTER PLAN

The master plan process included two public input meetings and a community survey, which is consistent with the adopted <u>Park Master Plan Policy</u>.

Public Input Process

The first public input meeting was held on May 24, 2018. The public input meeting provided history, background, and context for the site and elicited neighborhood input on the park and potential amenities. To gather additional feedback, a community survey was created to gauge the desire for specific amenities that are typically offered within mini parks while also identifying seasonal usage patterns and demographic information. This survey was mailed to approximately 270 addresses of within ¼ mile of the park and made available online. The results of the survey were then compiled; these results can be seen in Exhibit 7. After analyzing the input received at the first public input meeting and through the community survey, two master plan design concepts were created. These master plans were provided for the community to review and comment on at a second public input meeting which was held on January 3, 2019. The majority of the public input meeting participants expressed a preference for the final proposed master plan for Greenside Park. The presentations provided at both public input meetings can be seen in Exhibit 8.

Proposed Park Amenities

The proposed park master plan (see Exhibit 9) took into consideration the challenging topography, existing vegetation, and public input received by Parks staff. The top desired amenity identified through the master planning process was preservation of the existing natural areas.

Natural Areas

The majority of Greenside Park features steep slopes and mature, existing natural habitat, which makes the development of typical, active recreation-type park amenities difficult. The property is identified in the master plan to preserve and enhance these natural resource areas.

The existing turf on the north side of the park will be managed as a low-mow meadow. Managed meadows are mowed once or twice a year and are managed for invasive woody species. They are typically comprised of native and non-native grasses and forbs and provide pollinator habitat. The wooded areas of the park will be managed to control invasive species and encourage the growth of native trees, shrubs, and forbs. All areas will be managed in accordance with the adopted Land Management Plan.



Exhibit 1: Adjacent Parks Map

Legend



City of Madison Park

Ownership Parcels



Exhibit

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Hawk's

Landing Golf Club Final Pla

HAWK'S LANDING **GOLF CLUB** All of the SE 1/4, of the NE 1/4; part of the SW 1/4 of the NE 1/4; all of the NE 1/4, NW 1/4, and SE 1/4 of the SW 1/4 and part of the SW 1/4 of the SW 1/4;

All of the NE 1/4, NW 1/4, SW 1/4 and SE 1/4 of the SE 1/4 Section 33, T7N,

the SW 1/4 and all of the SW 1/4 and part of the SE 1/4 of the SW 1/4 of Section 34, T7N, RBE, in the City of Madison, Dane County, Wisconsin.

RBE and all of the SW 1/4 of the NW 1/4; and part of the NE 1/4 and NW 1/4 of



towk's Landing Golf Club"

Fisher, Treasurer

City of Madisan

Treasurer

6-2-00

Date

Lands

M88'47'49"E

(588°47'50°W)

1316.63

LOT 2, CSM 4630

OWNER'S CERTIFICATE OF DEDICATION. (MKS Investments LLC, Hawks Landing LLC, Hawks Golf Land, LLC, Gorman & Company, Inc, nor owners, to hereity activity that said owners have sourced the trand described on "How's Landing Golf Club" to be surveyed, divided, imopped, and dedicated as represented herean. We also certify that this plat is required by sections 236.10 and 236.12, Weconsin Statutes to the submitted to the following law approval or objection: Deportment of Antimistration Common Council, City of Medison Dane County Zoning and Natural Resources Committee WITNESS, the hand and seal of said owners this 31 47 7004 day of J. A JAKS Investments, LLC Jeffrey J. Hoen, Member Hawks Landing, LLC Jeffre Millen A Hawke Landing Golf Corp. Managa by Jeffrey J. Haen, President STATE OF WISCONSIN) V or DANS 155 Perponally some before me this <u>Btor</u> day at May any <u>any source</u> 2000, the above named owners to me known to be the COUNTY OF DANE persons, who executed the foregoing instrument and acknowledged the some. Auf M executed the foregoing inst auf M Chicknesson legary Public, Dane County, Wigenmain W memission expires 7-13-03 Carton & Cafnan, Inc. Jar J Armuna Sary J Gregon, President STATE OF WILCONSIN)

Jul M. Scheman Nathry Public, Darie County, Wiscomin My commission expires 7-13-03

DORSENT OF CORPORATE MORTGADEE: AnchroBenk 55.58,- a corporation aluly organized and exaling under and by writue al the lase. At the State of Wisconsen, Mattgagee of the foregoing described land, neerby consents to the surveying, dividing, mapping, and dedication of part of the land described on the surveying pol and hereby consents to the foregoing owners

In whitess whereof, the solid corporation has caused these prepents to be signed and countersigned by its afficients listed below. At <u>MRDSON</u>, we Wiscohaim, and its corporate seal to be hereonto affixed this <u>3057</u> day of <u>MR</u>.

AnchorBank S.S.B. For all the Bang Towald I Gooffin STATE OF WISCONSIN) COUNTY OF DAMA

COUNTY OF DANE 321

Personally come before me this <u>3/sr</u>day of May be the persons, who executed the foregoing instruction officers to real known to. 3/55



Londs

3000	
Kay fike	2-1-200
Roy Fisher, Clerk	Date

CERTURICATE OF REGISTER OF DEEDS

day uf_ Received for facording this ______ day of ______ day of ______ day of ______ day of recorded in Volume. plots or cours.

Jone Licht, Register of Dents



Exhibit 3: Midtown Neighborhood Development Plan: Proposed Land Use Plan

City of Madison Department of Planning & Development, Planning Unit, Printed January 26, 2007, slm M:arc/avdata/c.plan/community based info/udp to print current/Midtown Jetter.mxd



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Exhibit 4: Topography Map

Legend



Ownership Parcels

- 2' Contours





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Exhibit 5: Slope Analysis Map

Legend

	Greenside Park	

Ownership Parcels

Slope (in %) 0 1-5 6-10 11-20 21-100



7/2/2019



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Exhibit 6: Existing Vegetation Map

Legend

Greenside Park

Ownership Parcels

Tree Species

- American Elm- Ulmus americana (28)
- Basswood- Tilia americana (3)
- Black Cherry- Prunus serotina (166)
- Black Locust- Robinia pseudoacacia (26)
- Black Oak- Quercus velutina (7)
- Black Walnut- Juglans Nigra (75)
- Box Elder- Acer Negundo (20)
- Buckthorn- Rhamnus cathartica (50)
- Bur Oak- Quercus macrocarpa (16)
- Cottonwood- Populus deltoides (2)
- Crabapple- Malus sp. (9)
- Green Ash- Fraxinus pennsylvanica (1)
- Hackberry- Celtis occidentalis (1)
- Highbush Cranberry (1)
- Mulberry- Morus sp. (4)
- Red Elm- Ulmus rubra (7)
- Red Oak- Quercus rubra (32)
- Shagbark Hickory- Carya ovata (1)
- Siberian Elm- Ulmus pumila (6)
- Silver Maple- Acer sacchirinum (1)
- Swamp White Oak- Quercus bicolor (1)
- Trembling Aspen- Populus tremuloides (19)
- White Oak- Quercus alba (14)
- Yellowbud- Carya cordiformis (7)

Total: 497 trees



2/14/2019

Q1 Why do you typically visit parks/outdoor recreation areas?



ANSWER CHOICES	RESPONSES	
To walk/hike or view nature	67.86%	57
To play a game or participate in a field sport	3.57%	3
To take my child(ren) to a playground	19.05%	16
To go to an event or festival	2.38%	2
Other (please specify):	7.14%	6
TOTAL		84

Q2 Please rank the amenities below based on how important you feel it is that they are included in the master plan for Greenside Park.



Not at all important Slightly important Important Very important

	NOT AT ALL IMPORTANT	SLIGHTLY IMPORTANT	IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL
Bike Path - Non Commuter (Mountain Biking, Cyclocross, Etc.)	42.86% 36	14.29% 12	23.81% 20	15.48% 13	3.57% 3	84
Dog Park (Fenced Off-Leash)	57.14% 48	8.33% 7	5.95% 5	23.81% 20	4.76% 4	84
Hiking/Walking/Snowshoeing Paths	9.52% 8	13.10% 11	22.62% 19	52.38% 44	2.38% 2	84
Outdoor Learning Space	44.05% 37	21.43% 18	19.05% 16	8.33% 7	7.14% 6	84
Play Equipment	44.05% 37	13.10% 11	11.90% 10	28.57% 24	2.38% 2	84
Sun Shelter	40.48% 34	17.86% 15	14.29% 12	20.24% 17	7.14% 6	84
Seating (such as benches)	16.67% 14	16.67% 14	29.76% 25	34.52% 29	2.38% 2	84
Informal Picnic Area	30.95% 26	26.19% 22	29.76% 25	10.71% 9	2.38% 2	84
Interpretive/Educational Signage	55.95% 47	21.43% 18	7.14% 6	4.76% 4	10.71% 9	84

Q3 If you are a parent/guardian, how many children live in your HOUSEHOLD (aged 17 or younger only)?



ANSWER CHOICES	RESPONSES	
None	68.29%	56
1	7.32%	6
2	18.29%	15
3	4.88%	4
4	0.00%	0
More than 4	1.22%	1
TOTAL		82

Q5 How often do you anticipate visiting Greenside Park in the below seasons?PLEASE CHECK A BOX FOR EACH SEASON.



Daily A few times a week
 Once or twice during this season

	DAILY	A FEW TIMES A WEEK	ONCE OR TWICE DURING THIS SEASON	NOT AT ALL DURING THIS SEASON	TOTAL
Summer	14.81% 12	53.09% 43	23.46% 19	8.64% 7	81
Spring	12.50% 10	48.75% 39	28.75% 23	10.00% 8	80
Fall	13.58% 11	48.15% 39	27.16% 22	11.11% 9	81
Winter	6.17% 5	16.05% 13	40.74% 33	37.04% 30	81



ANSWER CHOICES	RESPONSES	
Asian	2.67%	2
American Indian or Alaskan Native	0.00%	0
Black, African or African American	1.33%	1
Hispanic or Latino	1.33%	1
White or Caucasian	88.00%	66
From multiple races	0.00%	0
Other	0.00%	0
Prefer not to answer	6.67%	5
Other	0.00%	0
TOTAL		75



Q9 OPTIONAL: What is your age?

ANSWER CHOICES	RESPONSES	
10 or younger	0.00%	0
10-19	0.00%	0
20-29	2.56%	2
30-39	23.08%	18
40-49	20.51%	16
50-59	19.23%	15
60-69	17.95%	14
70 or older	12.82%	10
Prefer not to answer	3.85%	3
TOTAL		78



INTRODUCTION

Sarah Close, City of Madison Parks Division Kate Kane, City of Madison Parks Division

WELCOME

Thanks for coming, we're looking forward to working with you to design Greenside Park! We want to hear your thoughts and ideas, so to make sure everyone has an equal chance to speak...

- We will take all comments/questions at the end of the presentation.
- Do not interrupt others while they are speaking.
- No disparaging remarks about others' comments.

- If you are not comfortable speaking tonight, please call, email, or take our online survey.

Don't forget to sign in and grab an IClicker!



play MADISON

PARKS





MASTER PLANNING

What is it? A master plan:

ols a forum for public input

 Provides a common vision for future management/development of a property through a public consensus building process

Analyzes site inventory and suitability (What is there now and what can we do with it?)
 Provides programming (aka activities), development, and resource protection recommendations

Questions answered by a master plan: What is going to happen, where-ish, when-ish, and about how much will it cost?

A 10,000 foot view!



A master plan does NOT:

oSpecify specific materials or finishes

oDesignate exact locations

 Contain construction drawings (which include information like dimensions, colors, products, quality requirements, etc.)

Questions NOT answered by a master plan: Who is going to build it, when (exact date), and how much will it really cost?









Exhibit 8: Public Input Meeting Presentations















GREENSIDE PARK •Location •History •Existing Conditions • Aerial • Site Photos • Topography and Slope • Soils • Vegetation





HISTORY

 Parcel dedicated to the City of Madison in 2000 as part of the Hawk's Landing development

 $\circ \mathsf{Long}$ history as a fence row/wind break on agricultural property

oNo significant or suspected archaeological artifacts/buildings on site



Exhibit 8: Public Input Meeting Presentations





Aerial Site Photos Topography and Slope Soils Vegetation





















DESIGN YOUR PARK!

Questions to answer:

•What's been your best experience of a public space?

•What do you want to experience in Greenside Park?

 What design elements would support that experience?

Quick presentation/summary to the entire group.



NEXT STEPS

- Gathering public input
 Be sure to contact us with comments or take/submit the Community Survey!
- Madison Parks will analyze public input and site conditions
 What do residents want and what can the site provide?
- Public Input Meeting #2
- Day and time to be announced
- Conceptual plans will be presented for public review and voting!

Watch the City Parks "Project Portal" website for the Community Survey and project updates! www.cityofmadison.com/parks/projects/greenside-park-master-plan









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EXISTING CONDITIONS

Aerial

- o Site Photos
- Topography and Slope
- o Soils
- o Vegetation



Exhibit 8: Public Input Meeting Presentations



















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Exhibit 8: Public Input Meeting Presentations





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Exhibit 8: Public Input Meeting Presentations











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Exhibit 9: Greenside Park Master Plan