

Old Timber Park Development Plan

10305 Hazy Sky Pkwy

City of Madison Parks Division
Madison, WI



play
MADISON
PARKS

Board of Park Commissioners
January 11, 2023

Prepared by the City of Madison Parks Division

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INTRODUCTION

Old Timber Park is a 5.52-acre mini park located on the far west side of Madison, located at 10305 Hazy Sky Parkway, and was acquired by the City of Madison Parks Division in 2018. Following the National Recreation and Parks Association recommendations, Old Timber Park is classified as a mini park and has a service area of 1/4 mile. The nearest developed parks to this location are Cardinal Glenn, Sugar Maple, and Thousand Oaks. Sunshine Ridge and Acacia Ridge Parks are also near Old Timber Park, but at this time are undeveloped. See Adjacent Parks Map (Exhibit 1).

It is the intention of the Parks Division that this area's parks and amenities act as a cohesive system in order to maximize recreational potential. Therefore, in an effort to address the greater far west planning area as a whole, three undeveloped parks were included in this development planning process, including: Acacia Ridge, Sunshine Ridge, and Old Timber Parks. These parks underwent the site inventory and analysis and public input process as a group; however each has a separate development plan document and corresponding report.

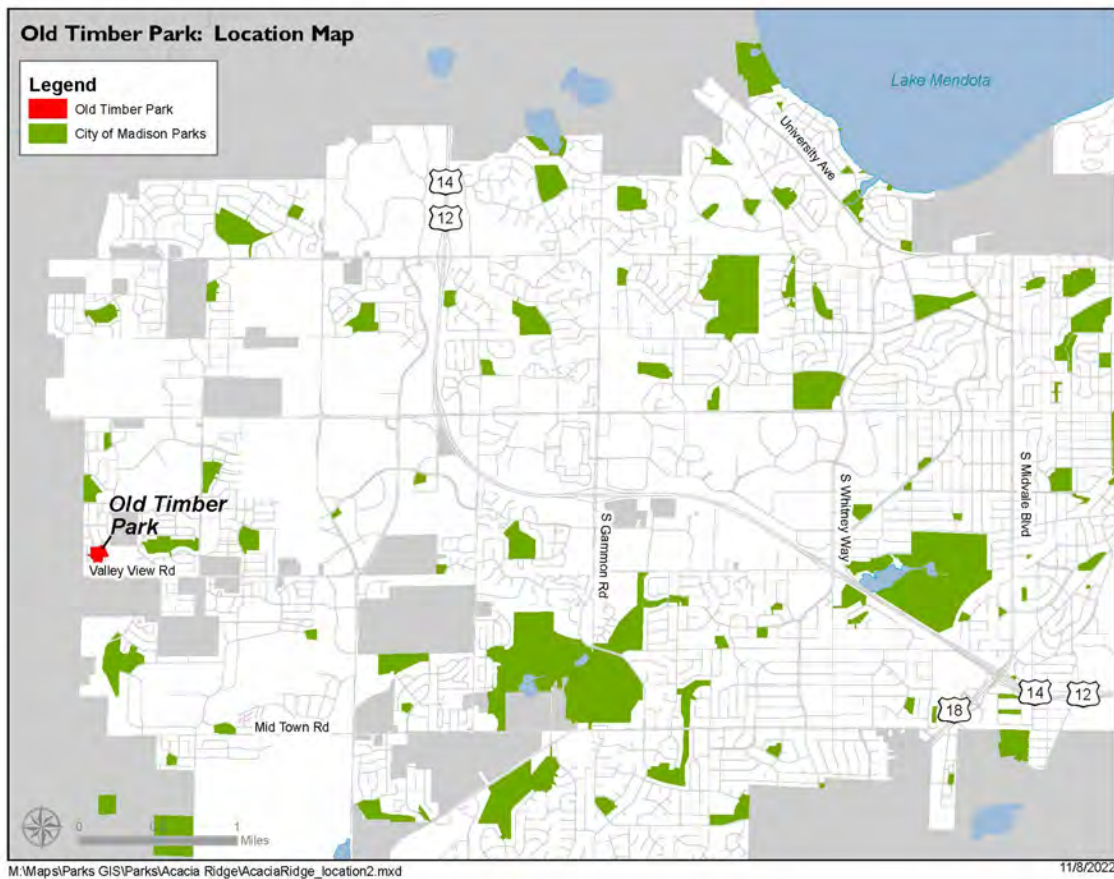


Photo: Location of Old Timber Park

HISTORY

The parcel for Old Timber Park has extensive history as agricultural property. In the year 2018, this parcel was dedicated as public parkland in Outlot 18 as part of the 1000 Oaks-West development (see Exhibit 2). Old Timber Park and the surrounding neighborhood are part of the Pioneer Neighborhood Development Plan (see Exhibit 3).



Photo: Aerial view of Old Timber Park, circa 1937

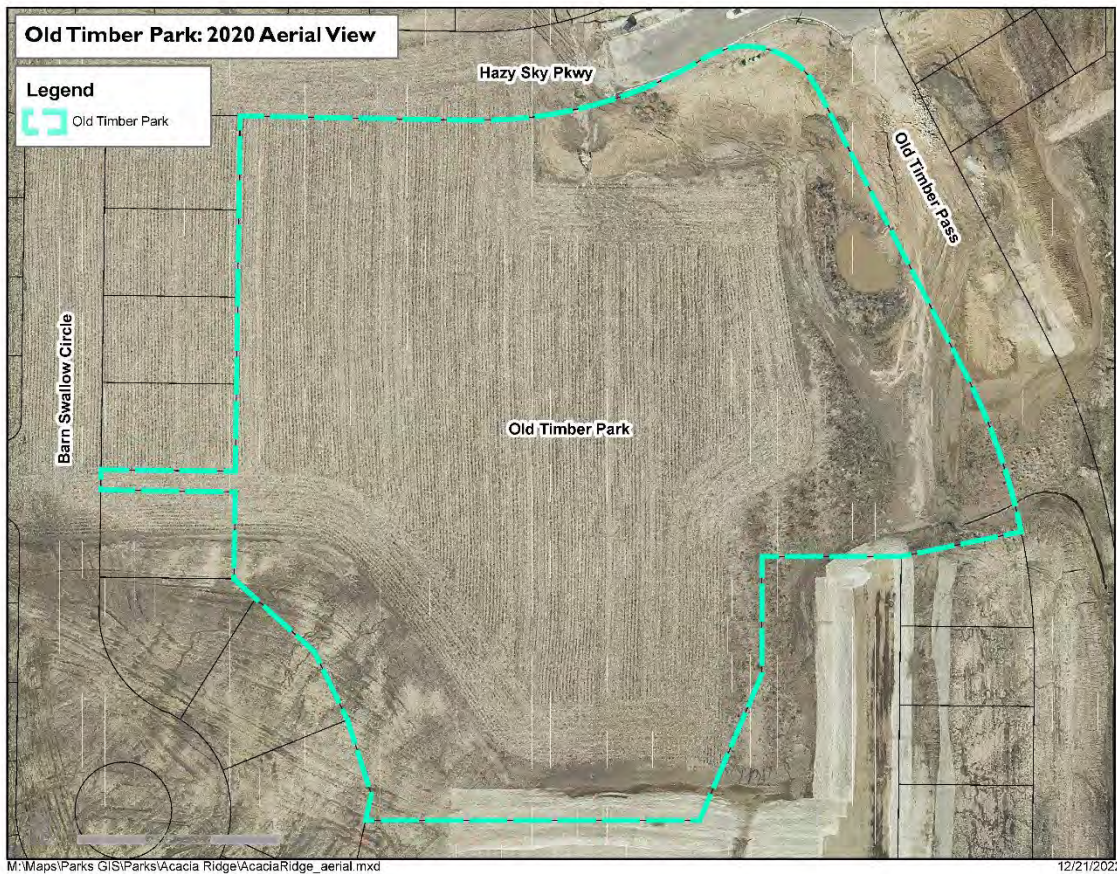


Photo: Aerial view of Old Timber Park, circa 2020.

EXISTING PLANNING DOCUMENT

The Pioneer Neighborhood Development Plan contains general recommendations for park acreage and location for this area, including for Acacia Ridge, Sunshine Ridge, and Old Timber Park. However, as an undeveloped park, and a relatively new acquisition, Old Timber Park has not previously undergone any planning processes by the Parks Division.

EXISTING CONDITIONS

Old Timber Park consists of 5.52 acres of abandoned agricultural crop field. The parcel slopes downwards from the northwest to a low area in the southeast corner, which can be seen on the Topography Map (see Exhibit 4). A majority of the park area features slopes between 1-5% as shown in the Slope Analysis Map (see Exhibit 5).

The dominant soils on site are Kegonsa, Troxel, and Plano Silt Loams; typical characteristics of these soils include 0-6% slopes.

A vegetation survey was not undertaken, as no existing trees were on site at the time of this report.

CURRENT USES AND MAINTENANCE PRACTICES

As an undeveloped park, Old Timber Park offers no formal amenities. The parcel is open to the public for unprogrammed activities.

There are no current maintenance practices at the time of the writing of this report.

PARK NAMING PROCESS

Park parcels receive “working names” when the City of Madison becomes the owner of the land. The names for the three parks involved in this development planning process, Acacia Ridge, Acer (now Sunshine Ridge), and Birchwood South (now Old Timber), are examples of working names. The Parks Division presented the official park naming policy and process to the public during both public meetings, and invited suggestions for new park names to be submitted through the community survey. At the second public input meeting, Parks staff polled participants on which new, official name they preferred. The Long Range Planning Committee then reviewed these names, which were accepted at the December 2022 Board of Park Commissioners.

Birchwood South Park received several suggestions for a new name, including: Birchwood Park, Old Timber Park, or Thousand Oaks West Park. Attendees of the second public information meeting preferred Old Timber Park, and so after review by the Long Range Planning Committee and the Board of Park Commissioners the official name was revised from Birchwood South to Old Timber Park.

DEVELOPMENT PLAN PROCESS AND PUBLIC INPUT

The development plan process included public input meetings (PIM), a community survey, and review by the Board of Park Commissioners, which is consistent with the adopted [Park Master Plan Policy](#).

Public Input Meeting #1

The first public input meeting (PIM) was held on June 23, 2022 and was advertised with signs placed in the park, postcards sent to residents within a 1/2 mile radius of the park, email notifications sent to the alder and Cardinal Glenn and Birchwood Oaks neighborhood associations, social media posts, and on the Parks Project webpage. The public input meeting provided history, background, and context for the sites and elicited neighborhood input on the park and potential amenities. This meeting was recorded and, along with a PDF version of the presentation, made available on the Park Project webpage.

Online Community Survey

To gather additional feedback, a community survey was created to gauge the desire for specific amenities that are typically offered within neighborhood parks while also identifying seasonal usage patterns and demographic information. A additional section was designed to elicit feedback and ideas regarding the names of the parks involved in this development planning effort. This survey was made available online and garnered 146 individual responses. The results of the survey were then compiled; these results can be seen in Exhibit 6.

Neighborhood Association Meeting

Representatives from the Cardinal Glenn and Birchwood Oaks neighborhood associations also independently gathered feedback, and met with Parks staff on August 1, 2022 to discuss their findings in relation to the draft development plans.

Public Input Meeting #2

After analyzing the input received at the first public information meeting, through the community survey, and from the neighborhood associations, two development design concepts were created. These development plans were provided for the community to review at a second public input meeting which was held on August 11, 2022. The second meeting was advertised with signs placed in the park, email notifications sent to the alder and Cardinal Glenn and Birchwood Oaks neighborhood associations, email notifications to those who attended the previous PIM, social media posts, and on the Parks Project webpage. The majority of attendees expressed a preference for the final proposed development plan for Acacia Ridge Park. This meeting was also recorded and made available on the Project webpage. The presentations provided at both public input meetings can be seen in Exhibit 7.

DEVELOPMENT PLAN PROPOSED IMPROVEMENTS

For all three parks the top desired amenities identified through the development planning process were hiking/walking paths, sun/picnic shelters, off-leash dog areas, and preservation of the existing natural areas. Overall, there was strong representation and support for the broader themes of socializing, nature, shade, connectivity (in particular for pedestrians and bicyclists), variety (in terms of recreational opportunities), and canine access. The proposed park development plan for Old Timber Park (see Exhibit 8) took into consideration the topography, existing vegetation, and public input received by Parks staff.

Native Vegetation

The development plan includes the addition of “no-mow” vegetation areas along the south and west boundaries of the park. Parks staff received several comments supporting the reintroduction of native vegetation in the park, as neighbors were in support of providing resources for wildlife and minimizing mowing. Additionally, over 82% of survey responses indicated natural areas as fairly or very important. The native vegetation also provides a buffer between residential lots and park users, and provides additional interest for the proposed trails.

Trails

A variety of trails, including paved and mowed, will take advantage of the proposed native vegetation restoration and pleasing viewshed in the park. Over 40% of survey respondents indicated they typically visit parks or outdoor recreation areas to walk/hike or view nature, and 26% said the opportunity to do so was lacking in their local public areas. Nearly 92% of respondents ranked hiking/walking paths as fairly or very important amenities to be included in their local parks. Adding trails to Old Timber Park will not only help meet this need, but will help improve connectivity throughout the Cardinal Glenn and Birchwood-Oaks neighborhoods.

Sun Shelter

An open-sided sun shelter with picnic tables is included in the proposed development plan. The new shelter will be located near the Community Recreation Area in the north-east corner of the park, affording neighbors a shaded seating area from which to supervise children and a space to hold informal gatherings (a feature currently lacking in the neighborhood per public input responses). In the community survey, over 80% of the respondents thought a sun shelter was fairly or very important to include in the development plan.

Community Recreation Area

The overarching goal of the Community Recreation Area is to provide the neighborhood with a space which supports gathering and socialization. The Parks Division intends to achieve this goal at Old Timber Park by providing amenities such as lawn games (bag toss, ladder golf, etc.) and additional seating options such as patio-style swings. These amenities would complement the proposed sport court

area and sun shelter, and provide neighbors with a more comprehensive recreation experience which is appealing to a wide range of ages.

Sport Court Area



Adjacent to the Community Recreation Area, the intention of the Sport Court area is to provide court-based amenities such as tennis, pickleball, and basketball. According to studies conducted by Parks staff, the far west area of Madison is deficient in court-based amenities, particularly tennis/pickleball. In addition, approximately 46% of survey responses rated tennis/pickleball courts as fairly or very important to include in the park development plan. Informally, Parks has received strong support for pickleball from residents of the neighborhood and staff anticipate exploring this option further.

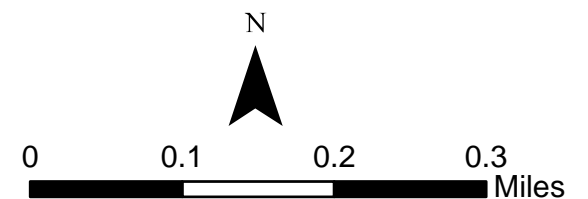
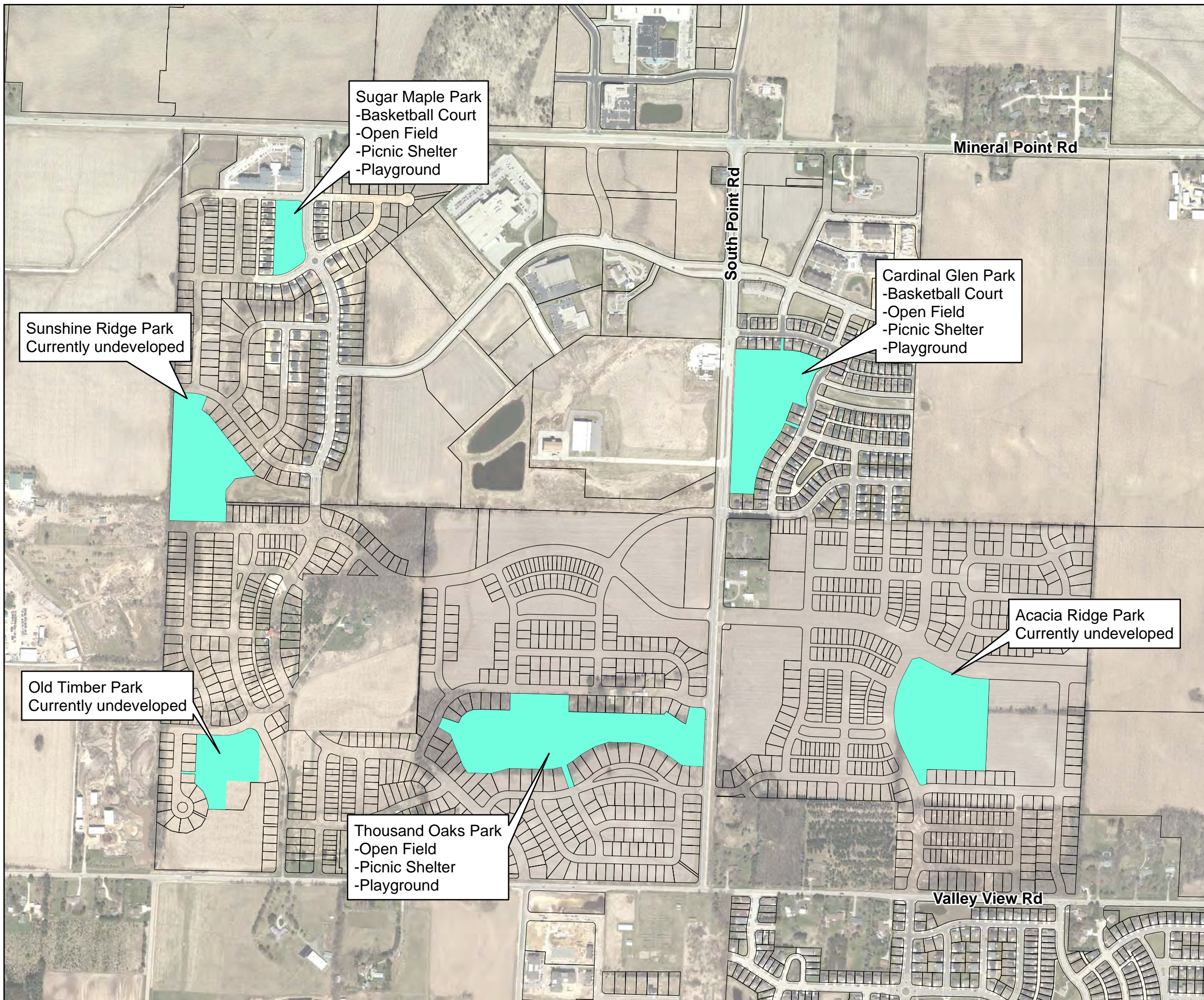
Mowed Field Area

Ideal for pickup games and informal activities, a mowed field area will be located on the north side of the park, to the west of the Sport Court Area. Over 48% of community survey respondents rated open fields (for soccer, Frisbee, catch, etc.) as fairly or very important to include in the development plan.

Exhibit 1: Existing Recreation Inventory

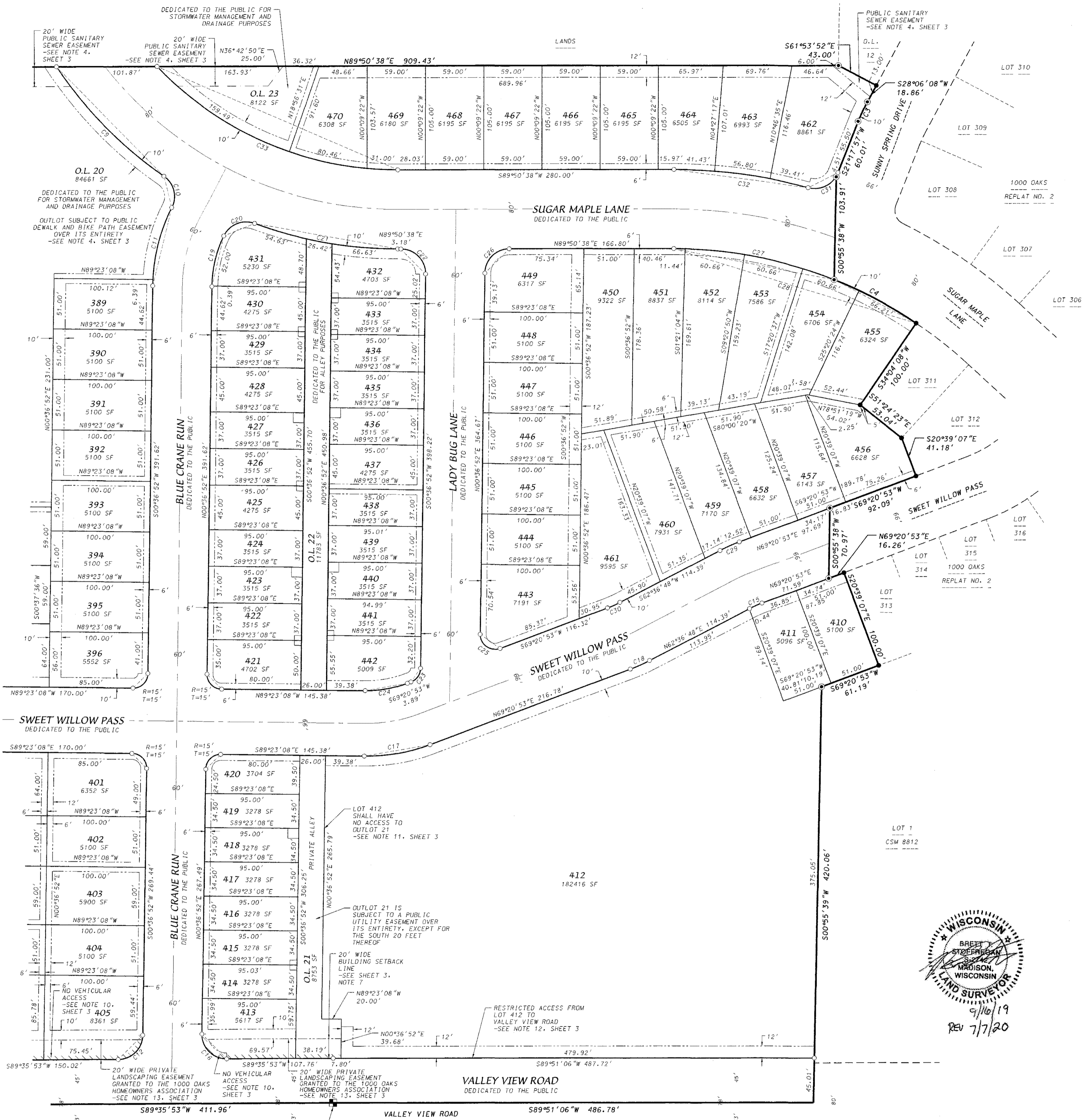
Legend

-  City of Madison Park
-  Ownership Parcels



WESTERN ADDITION TO 1000 OAKS

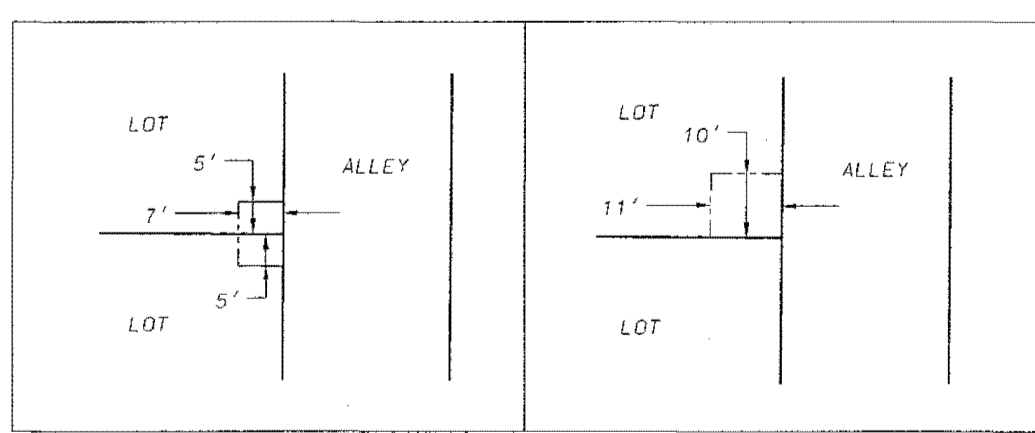
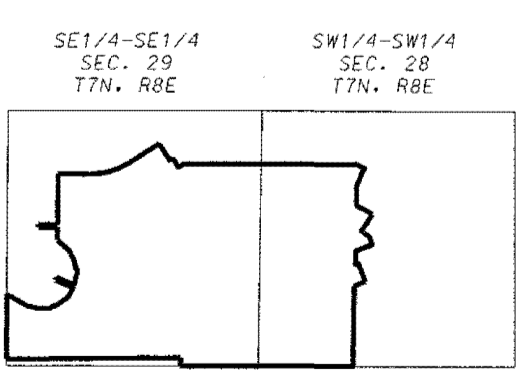
LOTS 407-419, 441-450, OUTLOTS 24, 25, 28 AND 29, THE ENTIRE RIGHT-OF-WAY OF SWEET WILLOW PASS AND A PORTION OF THE RIGHT-OF-WAY OF OLD TIMBER PASS, DISCONTINUED BY THE CITY OF MADISON RES-19-00758, FILE ID 57541, RECORDED AS DOCUMENT NUMBER 5542406, SOUTHERN ADDITION TO BIRCHWOOD POINT; LOT 3, CERTIFIED SURVEY MAP NO. 6411; PART OF LOT 1, CERTIFIED SURVEY MAP NO. 13155; OUTLOTS 13, 14, 15 AND 16, 1000 OAKS REPLAT NO. 2, LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 29 AND IN THE SW1/4 OF THE SW1/4 OF SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



WISCONSIN
BRETT STOEPPERS
REGISTERED SURVEYOR
MADISON, WISCONSIN
9/16/19
REV 7/7/20

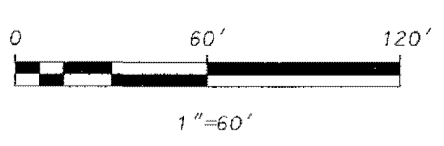
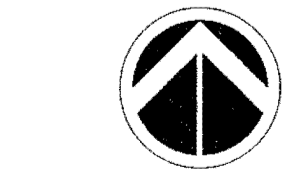
LEGEND

- Found 1-1/4" Iron Rebar
- Found 3/4" Iron Rebar
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.



PUBLIC UTILITY EASEMENT DETAILS
1"=30'

LOCATION MAP
NOT TO SCALE



BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE INAD83(1997) BEARING S89°35'53"W

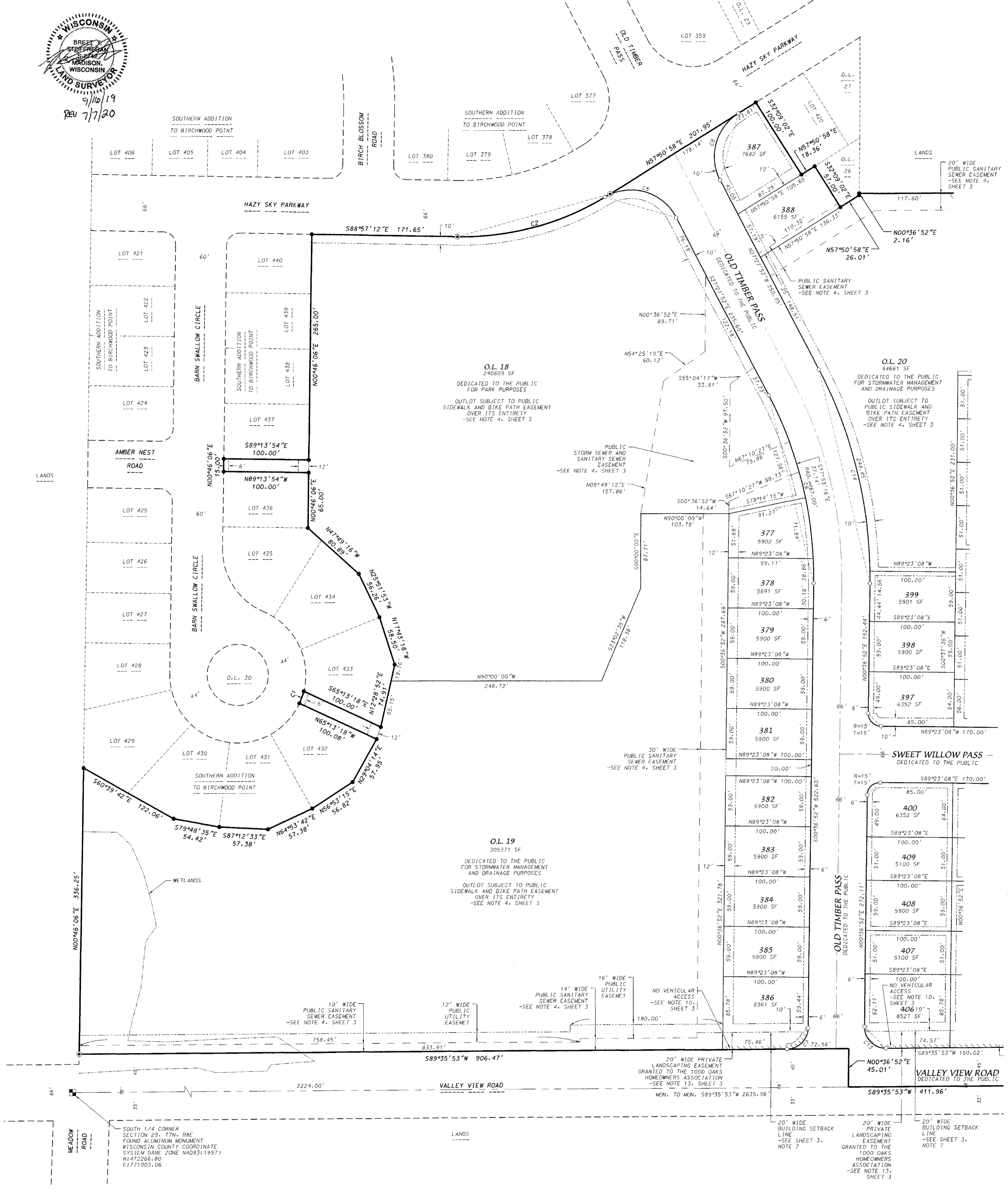
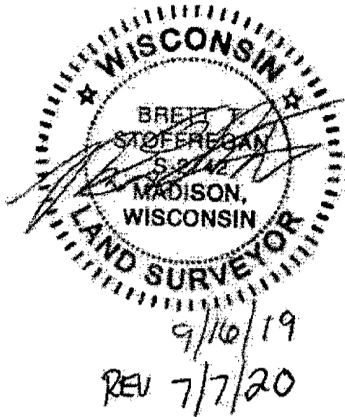
There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified July 23, 2020

Rene M. Poway
Department of Administration

WESTERN ADDITION TO 1000 OAKS

LOTS 407-419, 441-450, OUTLOTS 24, 25, 28 AND 29, THE ENTIRE RIGHT-OF-WAY OF SWEET WILLOW PASS AND A PORTION OF THE RIGHT-OF-WAY OF OLD TIMBER PASS, DISCONTINUED BY THE CITY OF MADISON RES-19-00758, FILE ID 57541, RECORDED AS DOCUMENT NUMBER 5542406, SOUTHERN ADDITION TO BIRCHWOOD POINT; LOT 3, CERTIFIED SURVEY MAP NO. 6411; PART OF LOT 1, CERTIFIED SURVEY MAP NO. 13155; OUTLOTS 13, 14, 15 AND 16, 1000 OAKS REPLAT NO. 2, LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 29 AND IN THE SW1/4 OF THE SW1/4 OF SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

LEGEND

- Found 1-1/4" Iron Rebar
- Found 3/4" Iron Rebar
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.

0 60' 120'
1"=60'

BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29, T7N, R8E, WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE INAD83(1997)) BEARING: S89°35'53"W

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified July 23, 2020

Rene M. Powers
Department of Administration

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NOTES

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregen, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "Western Addition 1000 Oaks" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lots 407-419, 441-450, Outlots 24, 25, 28 and 29, the entire right-of-way of Sweet Willow Pass and a portion of the right-of-way of Old Timber Pass, discontinued by the City of Madison RES-19-00758, File ID 57541, recorded as Document Number 5542406, Southern Addition to Birchwood Point; Lot 3, Certified Survey Map No. 6411; Part of Lot 1, Certified Survey Map No. 13155; Outlots 13, 14, 15 and 16, 1000 Oaks Replat No. 2, located in the SE1/4 of the SE1/4 of Section 29 and in the SW1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin 53706. Beginning at the Southeast corner of said Section 29: thence S89°35'53"W, 411.96 feet along the South line of said SW1/4; thence N00°36'52"E, 45.01 feet to a point on the North right-of-way line of Valley View Road; thence S89°35'53"W, 906.47 feet along said North right-of-way line; thence N00°46'06"E, 336.25 feet to the Southwest corner of Lot 429, Southern Addition to Birchwood Point; thence S60°39'42"E, 122.06 feet along the South line of Lots 429 and 430, Southern Addition to Birchwood Point; thence S79°48'35"E, 54.42 feet along the South line of said Lot 430 to the Southwest corner of Lot 431, Southern Addition to Birchwood Point; thence S87°42'33"E, 57.38 feet along the South line of said Lot 431; thence N64°53'42"E, 57.38 feet along said South line to the Southwest corner of Lot 432, Southern Addition to Birchwood Point; thence N59°33'15"E, 56.82 feet along the Southeast line of said Lot 432; thence N29°04'14"E, 57.95 feet along said Southeast line to the Southeast corner of said Lot 432; thence N65°13'18"W, 100.08 feet along the Northeast line of said Lot 432 to a point on a curve on the Southeast right-of-way line of Barn Swallow Circle; thence Northwesterly along said Southeast right-of-way line on a curve to the left which has a radius of 80.00 feet and a chord which bears N19°22'29"E, 15.07 feet to the Southwest corner of Lot 433, Southern Addition to Birchwood Point; thence S65°13'18"E, 100.00 feet along the Southeast line and to the Southeast corner of said Lot 433; thence N12°28'52"E, 74.91 feet along the East line of said Lot 433; thence N17°43'18"W, 58.50 feet along said Easterly line to the Southeast corner of Lot 434, Southern Addition to Birchwood Point; thence N25°51'53"W, 56.26 feet along the Northeast line of said Lot 434; thence N47°49'16"W, 80.89 feet along the Northeast line of Lot 434 and 434, Southern Addition to Birchwood Point to the Southeast corner of Lot 436, Southern Addition to Birchwood Point; thence N00°46'06"E, 65.00 feet along the East line of and to the Northeast corner of said Lot 436; thence N89°13'54"W, 100.00 feet along the North line of said Lot 436 to a point on the East right-of-way line of Barn Swallow Circle; thence N00°46'06"E, 15.00 feet along said East right-of-way line to the Southwest corner of Lot 437, Southern Addition to Birchwood Point; thence S89°13'54"E, 100.00 feet along the South line of and to the Southeast corner of said Lot 437; thence N00°46'06"E, 265.00 feet along the East line of Lots 437-440, Southern Addition to Birchwood Point to a point on the South right-of-way line of Hazy Sky Parkway; thence S171°05'12"E, 171.65 feet along said South right-of-way line on a curve to the left which has a radius of 328.00 feet and a chord which bears N74°26'53"E, 187.40 feet; thence N57°50'58"E, 201.95 feet along the Southeast right-of-way line of Hazy Sky Parkway to the Northwest corner of Lot 420, Southern Addition to Birchwood Point; thence S32°09'02"E, 100.00 feet along the Southeast line of and to the Southwest corner of said Lot 420; thence N57°50'58"E, 18.36 feet along the Southeast line of said Lot 420 to the Northwest corner of Outlot 26, Southern Addition to Birchwood Point; thence S32°09'02"E, 57.00 feet along the Southwest line of and to the Southwest corner of Outlot 26; thence N57°50'58"E, 26.01 feet along the Southeast line of and to the Southwest corner of said Outlot 26; thence N00°36'52"E, 2.16 feet along the East line of said Outlot 26; thence N69°50'38"E, 309.43 feet to the Southwest corner of Outlot 12, 1000 Oaks Replat No. 1; thence S61°53'52"E, 43.00 feet along the Southern line of said Outlot 12 to a point on the Westerly right-of-way line of Sunny Spring Drive; thence S28°06'08"W, 18.86 feet along said Westerly right-of-way line to a point on a curve; thence Southerly along Westerly right-of-way line on a curve to the left which has a radius of 183.00 feet and a chord which bears S24°42'02.5"W, 21.72 feet; thence S21°17'57"W, 60.01 feet along said Westerly right-of-way line; thence S00°55'38"W, 103.91 feet to a point on a curve on the Northeast right-of-way line of Sugar Maple Lane; thence Southeast along said Northeast right-of-way line on a curve to the right which has a radius of 435.00 feet and a chord which bears S62°05'21"E, 33.33 feet to the Northwest corner of Lot 311, 1000 Oaks Replat No. 1; thence S34°04'08"W, 100.00 feet along the Northwest of and to the Southwest corner of said Lot 311; thence S51°24'23"E, 53.04 feet along the southwest line of said Lot 311 to the Northwest corner of Lot 312, 1000 Oaks Replat No. 1; thence S20°39'07"E, 41.18 feet along the Southwest line of said Lot 312 to a point on the Southwest line of said Lot 312 to the Southwest corner of Lot 313, 1000 Oaks Replat No. 1; thence S00°55'38"W, 70.97 feet to a point on the Southeast right-of-way line of Sweet Willow Pass; thence N69°50'58"E, 16.26 feet along said Southeast right-of-way line to the Northwest corner of Lot 313, 1000 Oaks Replat No. 1; thence S20°39'07"E, 100.00 feet along the Southwest line of said Lot 313 to a point on the North line of Lot 1, Certified Survey Map No. 8812; thence S69°20'52"E, 61.19 feet along said North line to the Northwest corner of Lot 11; thence S00°55'38"W, 420.06 feet along the West line of said Lot 1 and the Southern extensions thereof to a point on the South line of said SW1/4; thence S89°51'06"W, 486.78 feet along the South line of said SW1/4 to the point of beginning, containing 1,666,697 square feet (38.262 acres).

Dated this 6th day of September, 2019
Revised this 7th day of July, 2020

Brett T. Stoffregen
Brett T. Stoffregen, Professional Land Surveyor, S-2742



- This Plat is subject to the following recorded instruments:
 - Declaration of Conditions and Covenants recorded as Doc. Nos. 4229331, 4229332, 4879641, 5376979, 5411904, 5462385 and 5462836.
 - Declaration of Conditions, Covenants and Restrictions recorded as Doc. Nos. 4281331, 4281332, 5231816, 5231817, 5456123, 5462835, 5462833 and 5462834.
 - Declaration of Conditions, Covenants and Restrictions recorded as Doc. Nos. 5239987; modified by Doc. Nos. 5521815, 5340612, 5341407; amended by Doc. No. 5341408.
 - Mid-Plains Telephone Company Easement recorded as Doc. No. 2398423, released by Doc. No. 5577432.
 - Public Utility Easements recorded as Doc. No. 5439003, partially released by Doc. Nos. 5562139, 5577433, 5577434, 5577438 and 5577439.
 - Public Sanitary Sewer Easements, Public Bike Path Easements and Public Utility Easements recorded as Doc. No. 5439003, released by Doc. No. 5562139.
 - Public Sanitary Sewer Easement recorded as Doc. No. 4496595, partially released by Doc. Nos. 5224625 and 5562141.
 - Public Sanitary Sewer Easement recorded as Doc. No. 5224627, partially released by Doc. No. 5562142.
 - Public Sanitary Sewer Easement recorded as Doc. No. 4474725, released by Doc. No. 5562143.
 - 20' Wide Building Setback Line recorded as Doc. No. 5439003, released by Doc. No. 5562140.
 - No Vehicular Access Restriction recorded as Doc. No. 2263876, released by Doc. No. 5562140.
 - No Vehicular Access Restriction recorded as Doc. No. 5439003, released by Doc. No. 5562140.
 - 20' Wide Landscaping Easement recorded as Doc. No. 5439003, released by Doc. No. 5577436.
 - Driveway Easement recorded as Doc. No. 5448151, released by Doc. No. 5572320.
 - Grading Easement recorded as Doc. No. 5480001, released by Doc. No. 5577437.
- All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of five (5) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan to file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

Note: In the event of a City of Madison Plan Commission and/or Common Council approved redivision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

- Public Easement terms and conditions:
 - Public Sidewalk and Bike Path Easements:
 - Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sidewalk and bike path purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public sidewalk and bike path within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.
 - Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.
 - Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Sanitary Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.
 - Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.
 - Release of Rights to Easements Created by Plat: Any release of rights that were placed on a platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.
 - Public Sanitary Sewer Easements:
 - Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public underground storm sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Sanitary Sewer Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.
 - Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.
 - Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Sanitary Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.
 - Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.
 - Release of Rights to Easements Created by Plat: Any release of rights that were placed on a platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public underground storm sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Sanitary Sewer Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Sanitary Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on a platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

Public Sanitary Sewer Easements:
Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public underground storm sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Sanitary Sewer Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Sanitary Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on a platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

Public Storm Sewer Easements:
Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public underground storm sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Sewer Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Storm Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on a platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

- The City will not install lighting in the alley, but the developer or property owners may request the City to approve a private lighting in the alley right-of-way. Such private lighting(s) to be operated and maintained by the private interests.
- Lots within this subdivision are subject to impact fees that are due and payable at the time building permits are issued.
- All Building Setback Lines shown on this plat are to be enforced by the City of Madison.
- No driveway shall be constructed that interferes with the orderly operation of a pedestrian walkway.

- Outlot Designation
 - 18 - Dedicated to the Public for Park Purposes, Public Sidewalk and Bike Path Easement
 - 19 - Dedicated to the Public for Stormwater Management and Drainage Purposes, Public Sidewalk and Bike Path Easement
 - 20 - Dedicated to the Public for Stormwater Management and Drainage Purposes, Public Sidewalk and Bike Path Easement
 - 21 - Private Alley, Public Utility Easement
 - 22 - Dedicated to the Public for Alley Purposes
 - 23 - Dedicated to the Public for Stormwater Management and Drainage Purposes
- Lots 386, 405, 406, 413 and Outlot 21 shall have no vehicular access to Valley View Road.
- Lot 412 shall have no access to Outlot 21.
- Vehicular access to Lot 412 from Valley View Road will be determined at the time that specific plans for the development of Lot 412 are submitted for conditional use approval.
- The 20' Wide Private Landscaping Easement on Lots 386, 405, 406, 413 and Outlot 21 adjacent to Valley View Road is reserved for the planting and maintenance of trees or shrubs by the 1000 Oaks Neighborhood Association. In lieu of the association, maintenance shall be the responsibility of the lot owner.
- Sugar Maple Lane south and east of this plat and Watts Road east and west of this plat are planned to be extended per the adopted Pioneer Neighborhood Development Plan.
- Distances shown along curves are chord lengths.

| CURVE NUMBER | LOT | CURVE TABLE | | | | | | |
|--------------|------|---------------|--------------|------------|---------------|---------------|-----------------------------------|--|
| | | RADIUS (FEET) | CHORD (FEET) | ARC (FEET) | CHORD BEARING | CENTRAL ANGLE | TANGENT BEARING | |
| C1 | | 80.00 | 15.07 | 15.09 | N19°22'29"E | 10°48'22" | IN-N13°58'18"E OUT-N24°46'40"E | |
| C2 | QL18 | 328.00 | 187.40 | 190.04 | N74°26'53"E | 33°11'50" | | |
| | ROW | 328.00 | 7.16 | 7.16 | N58°28'30"E | 01°15'04" | | |
| | | 183.00 | 21.72 | 21.73 | S24°42'02.5"W | 06°48'11" | | |
| C3 | | 435.00 | 93.33 | 93.51 | S62°05'21"E | 12°19'00" | | |
| C5 | | 60.00 | 87.36 | 97.84 | S74°10'55"E | 93°26'06" | IN-S68°14'51"E OUT-S85°55'51"E | |
| | C6 | 467.00 | 226.58 | 228.86 | S13°25'30"E | 28°04'44" | IN-N59°06'02"E | |
| | QL18 | 467.00 | 127.58 | 127.98 | S19°36'48"E | 15°42'08" | | |
| C7 | | 377 | 467.00 | 71.94 | 72.02 | S07°20'40"E | 08°50'08" | |
| | 378 | 467.00 | 29.86 | 29.86 | S01°09'22"E | 03°32'28" | | |
| C8 | | 25.00 | 35.04 | 38.83 | S45°06'22.5"W | 88°59'01" | | |
| C9 | | 60.00 | 81.31 | 89.34 | N15°11'33"E | 85°18'50" | | |
| C10 | | 415.00 | 155.34 | 156.26 | S44°35'59"E | 21°34'26" | IN-S33°48'46"E OUT-S55°23'12"E | |
| | C11 | 25.00 | 32.83 | 35.81 | S14°21'00"E | 82°04'24" | OUT-S26°41'12"W | |
| | C10 | 180.00 | 81.20 | 81.91 | S13°39'02"W | 26°04'20" | | |
| C12 | | 180.00 | 74.97 | 75.52 | S14°40'01"W | 24°02'22" | | |
| | 389 | 180.00 | 6.39 | 6.39 | S01°37'51"W | 02°01'58" | | |
| | | 25.00 | 35.04 | 38.83 | S45°06'22.5"W | 88°59'01" | | |
| C13 | | 25.00 | 35.04 | 39.71 | N44°53'37.5"W | 91°00'59" | | |
| | C14 | 533.00 | 259.60 | 261.21 | N13°25'30"W | 28°04'44" | | |
| | 399 | 533.00 | 14.56 | 14.56 | N00°10'06"W | 01°33'56" | | |
| C15 | | 533.00 | 244.45 | 246.64 | N14°12'28"W | 26°30'48" | | |
| | C16 | 117.00 | 13.74 | 13.75 | N65°58'50.5"E | 08°44'05" | | |
| | | 25.00 | 35.67 | 39.91 | N44°53'37.5"W | 91°01'00" | | |
| C17 | | 183.00 | 67.53 | 67.92 | N79°58'52.5"E | 21°15'59" | | |
| | C18 | 183.00 | 21.50 | 21.51 | N65°58'50.5"E | 06°44'05" | | |
| | | 120.00 | 52.38 | 52.80 | N13°13'12"E | 25°12'40" | OUT-25°49'32"E | |
| C19 | 430 | 120.00 | 0.39 | 0.39 | N00°42'23"E | 00°01'02" | | |
| | 431 | 120.00 | 52.00 | 52.42 | N13°18'43"E | 25°01'38" | | |
| | | 25.00 | 33.59 | 36.84 | N68°02'14"E | 84°25'24" | OUT-S69°46'04"E | |
| C20 | | 415.00 | 147.02 | 147.80 | S79°57'13"E | 20°24'18" | | |
| | 431 | 415.00 | 54.63 | 54.67 | S73°31'30"E | 07°32'52" | | |
| | QL22 | 415.00 | 26.42 | 26.43 | S79°07'23"E | 03°38'54" | | |
| C22 | | 432 | 415.00 | 96.63 | 66.70 | S85°33'06"E | 09°12'32" | |
| | | 25.00 | 35.59 | 39.61 | S44°46'15"E | 90°46'14" | | |
| | C23 | 15.00 | 16.93 | 17.99 | S34°58'52.5"W | 68°44'01" | | |
| C24 | | 117.00 | 43.78 | 43.43 | S79°58'52.5"W | 21°15'59" | | |
| | C25 | 15.00 | 24.76 | 29.13 | N55°01'07.5"W | 111°15'59" | | |
| | | 25.00 | 35.12 | 36.93 | N45°13'45"E | 89°13'46" | | |
| C26 | | 435.00 | 165.32 | 166.33 | S79°12'06.5"E | 21°54'31" | | |
| | C28 | 435.00 | 256.00 | 259.84 | S73°02'36.5"E | 34°13'31" | OUT-S55°55'51"E | |
| | | 451 | 435.00 | 11.44 | 11.44 | S89°24'09"E | 01°30'26" | |
| C29 | | 452 | 435.00 | 60.66 | 60.71 | S84°39'03"E | 07°59'46" | |
| | | 453 | 435.00 | 60.66 | 60.71 | S76°39'17"E | 07°59'46" | |
| | | 454 | 435.00 | 60.66 | 60.71 | S68°39'31"E | 07°59'46" | |
| C30 | | 455 | 435.00 | 66.21 | 66.28 | S60°17'44.5"E | 08°43'47" | |
| | C31 | 183.00 | 21.50 | 21.51 | S85°58'50.5"E | 06°44'05" | | |

WESTERN ADDITION TO 1000 OAKS

LOTS 407-419, 441-450, OUTLOTS 24, 25, 28 AND 29, THE ENTIRE RIGHT-OF-WAY OF SWEET WILLOW PASS AND A PORTION OF THE RIGHT-OF-WAY OF OLD TIMBER PASS, DISCONTINUED BY THE CITY OF MADISON RES-19-00758, FILE ID 57541, RECORDED AS DOCUMENT NUMBER 5542406, SOUTHERN ADDITION TO BIRCHWOOD POINT; LOT 3, CERTIFIED SURVEY MAP NO. 6411; PART OF LOT 1, CERTIFIED SURVEY MAP NO. 13155; OUTLOTS 13, 14, 15 AND 16, 1000 OAKS REPLAT NO. 2, LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 29 AND IN THE SW1/4 OF THE SW1/4 OF SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

VH Birchwood South, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

VH Birchwood South, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Madison
Dane County Zoning and Land Regulation Committee

In witness whereof, VH Birchwood South, LLC has caused these presents to be signed this 27th day of July, 2020.

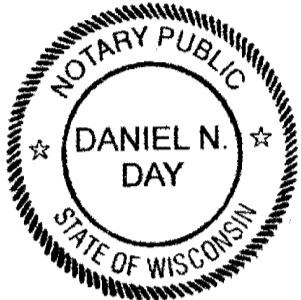
VH Birchwood South, LLC

Chris Ehlers
CHRIS EHLERS, AUTHORIZED SIGNATORY

STATE OF WISCONSIN
COUNTY OF DANE) S.S.

Personally came before me this 27th day of July, 2020, the above authorized signatory of the above named VH Birchwood South, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires 11/27/20 Notary Public, Dane County, Wisconsin



OWNER'S CERTIFICATE

VH1000 Oaks, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

VH1000 Oaks, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Madison
Dane County Zoning and Land Regulation Committee

In witness whereof, VH1000 Oaks, LLC has caused these presents to be signed this 27th day of July, 2020.

VH1000 Oaks, LLC

Chris Ehlers
CHRIS EHLERS, AUTHORIZED SIGNATORY

STATE OF WISCONSIN
COUNTY OF DANE) S.S.

Personally came before me this 27th day of July, 2020, the above authorized signatory of the above named VH1000 Oaks, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires 11/27/20 Notary Public, Dane County, Wisconsin



OWNER'S CERTIFICATE

VH1000 Oaks West, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

VH1000 Oaks West, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Madison
Dane County Zoning and Land Regulation Committee

In witness whereof, VH1000 Oaks West, LLC has caused these presents to be signed this 27th day of July, 2020.

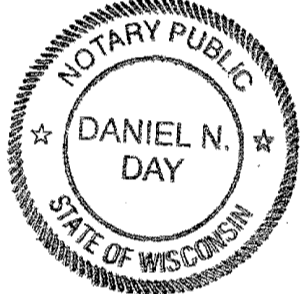
VH1000 Oaks West, LLC

Chris Ehlers
CHRIS EHLERS, AUTHORIZED SIGNATORY

STATE OF WISCONSIN
COUNTY OF DANE) S.S.

Personally came before me this 27th day of July, 2020, the above authorized signatory of the above named VH1000 Oaks West, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires 11/27/20 Notary Public, Dane County, Wisconsin



MORTGAGEE CERTIFICATE

Y-Not 1, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this plat, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described on this plat.

In witness whereof, said Y-Not 1, LLC has caused these presents to be signed on this 28th day of July, 2020.

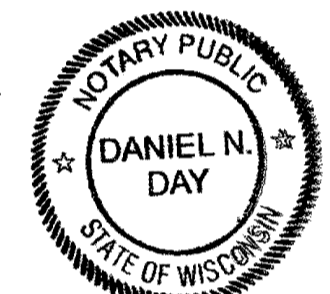
Y-Not 1, LLC

Tom Heinrichs
Tom Heinrichs, OWNER

STATE OF WISCONSIN
COUNTY OF DANE) S.S.

Personally came before me this 28th day of July, 2020, the above authorized signatory of the above named Y-Not 1, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires 11/27/20 Notary Public, Dane County, Wisconsin



MORTGAGEE CERTIFICATE

First Business Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this plat, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described on this plat.

In witness whereof, said First Business Bank has caused these presents to be signed by its corporate officer(s) listed below on this 28th day of July, 2020.

First Business Bank

Brian E. Hahn
Brian E. Hahn, Senior Vice President

STATE OF WISCONSIN
COUNTY OF DANE) S.S.

Personally came before me this 28th day of July, 2020, the above named officer(s) of the above named First Business Bank, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires 11/27/20 Notary Public, Dane County, Wisconsin



MORTGAGEE CERTIFICATE

The Park Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this plat, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described on this plat.

In witness whereof, said The Park Bank has caused these presents to be signed by its corporate officer(s) listed below on this 27th day of July, 2020.

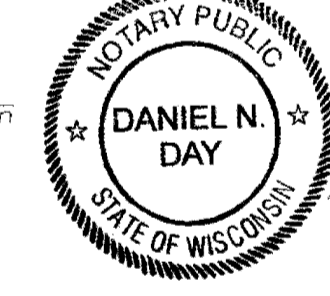
The Park Bank

Michael Johnston
Michael Johnston, FVP

STATE OF WISCONSIN
COUNTY OF DANE) S.S.

Personally came before me this 27th day of July, 2020, the above named officer(s) of the above named The Park Bank, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires 11/27/20 Notary Public, Dane County, Wisconsin



MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: Matt Wachter FOR
Matt Wachter, Secretary of the Plan Commission

Date: 15 SEPT 2020
3 August 2020

CITY OF MADISON TREASURER'S CERTIFICATE

I, Craig Franklin, being the duly appointed, qualified, and acting Treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 15th day of September, 2020 on any of the lands included in the plat of "Western Addition 1000 Oaks".

Craig Franklin
Craig Franklin, Treasurer, City of Madison, Dane County, Wisconsin

DANE COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or special assessments as of this 15th day of September, 2020 affecting the land included in "Western Addition 1000 Oaks".

Adam Gallagher
Adam Gallagher, Treasurer, Dane County, Wisconsin

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Western Addition 1000 Oaks" located in the City of Madison, was hereby approved by Engagement Number RES-20-00627, File I.D. Number 01662, adopted this 15 day of September, 2020, and that said Engagement further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

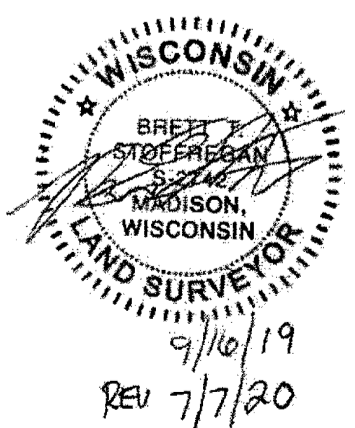
Dated this 15 day of September, 2020.

Maribeth Witzel-Behl
Maribeth Witzel-Behl, City Clerk, City of Madison, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

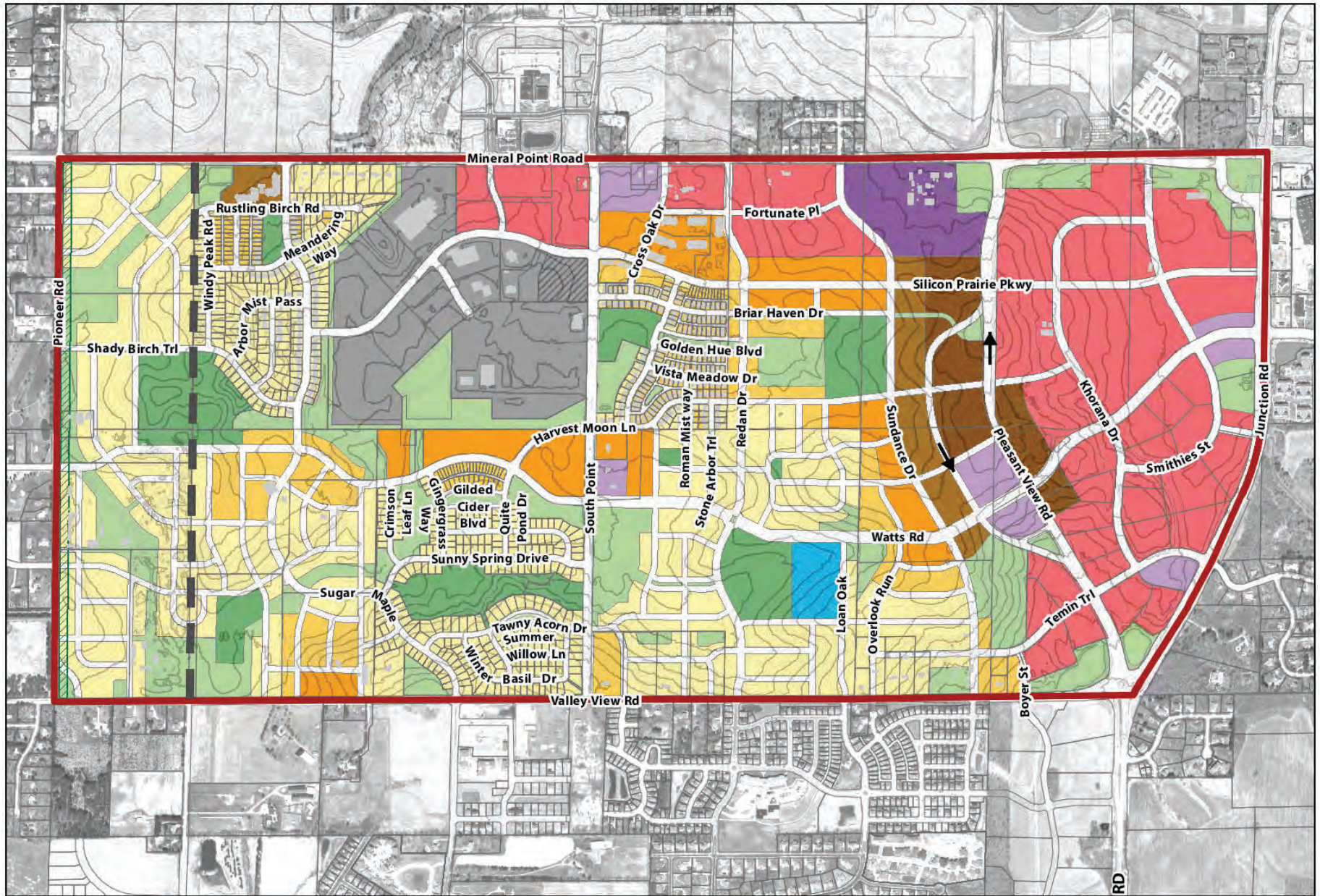
Received for recording this 16th day of SEPTEMBER, 2020 at 1:33 P.M. and recorded in Volume 61-033B of Plats on Pages 180-183 as Document Number 5637503.

Kristi Chlebowski by:
Lisa Stafford-Bethy, Deputy
Kristi Chlebowski, Dane County Register of Deeds



There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified July 23, 2020
Renee M. Povey
Department of Administration

EXHIBIT 3



Map 7:
Future Land Use and
Street Plan

Pioneer Neighborhood
Development Plan Amendment
July 2018
City of Madison Planning Division




Author: pfp

| | | | | |
|---|-----------------------------|------------------------------|--------------------|--|
| Planning Area | Housing Mix 1 (< 8 du/ac) | Housing Mix 5 (70-100 du/ac) | Institutional | Other Open Space and Stormwater Management |
| 80' Landscape Buffer | Housing Mix 2 (8-20 du/ac) | Community Mixed Use | Industrial | |
| Transition Area Boundary (4 du/ac net max west of line) | Housing Mix 3 (20-40 du/ac) | Neighborhood Mixed Use | Industrial Overlay | |
| | Housing Mix 4 (40-70 du/ac) | Employment | Park | |

Date Printed: 7/16/2018

Exhibit 4: Existing Elevation Inventory

Legend

-  Old Timber Park
-  Ownership Parcels
-  1' Contours

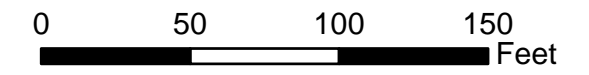
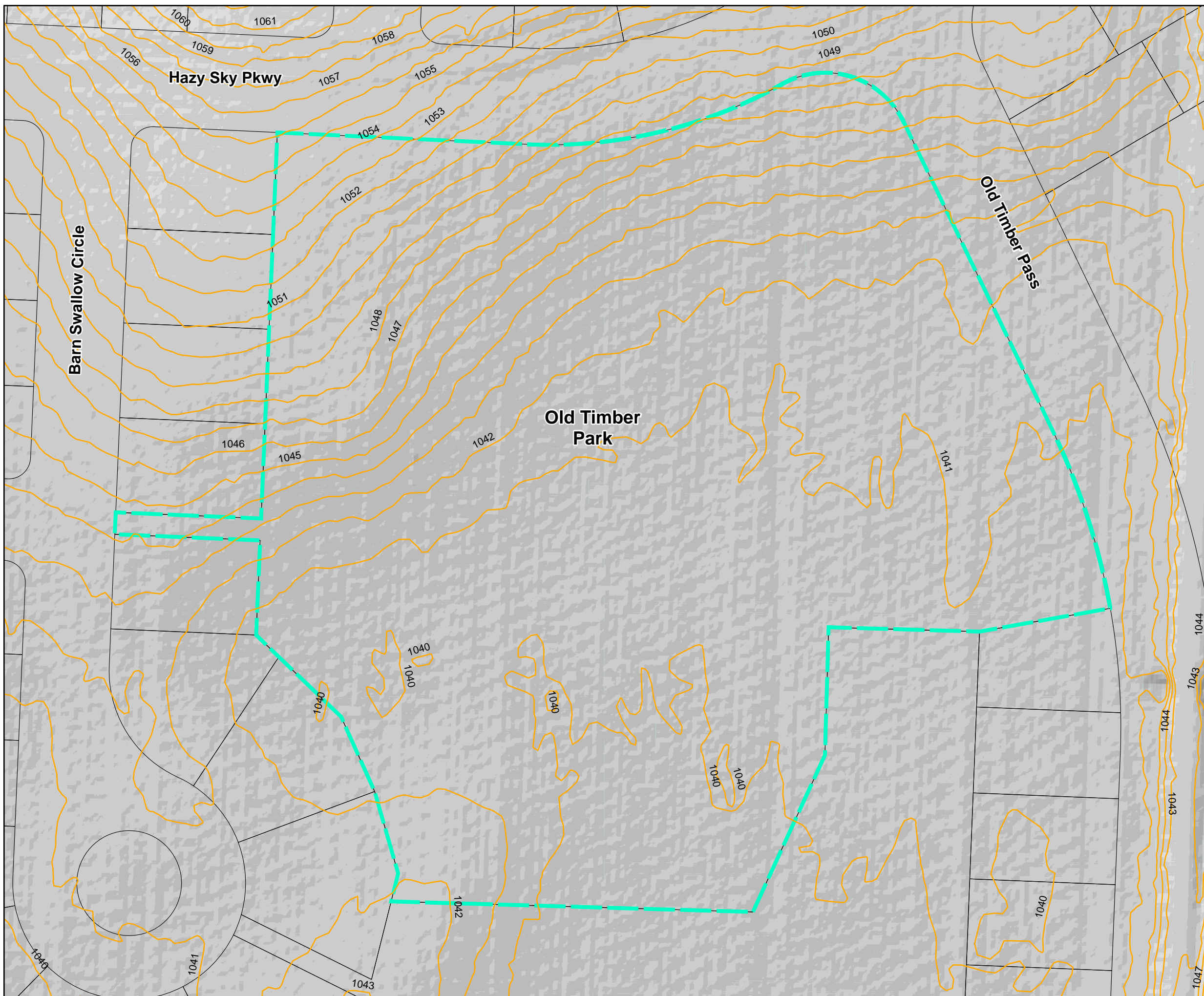
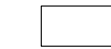


Exhibit 4: Existing Slope Inventory

Legend

 Old Timber Park

 Ownership Parcels

Slope (in %)

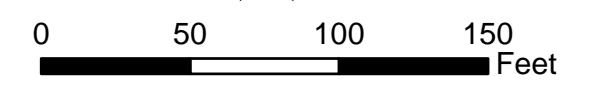
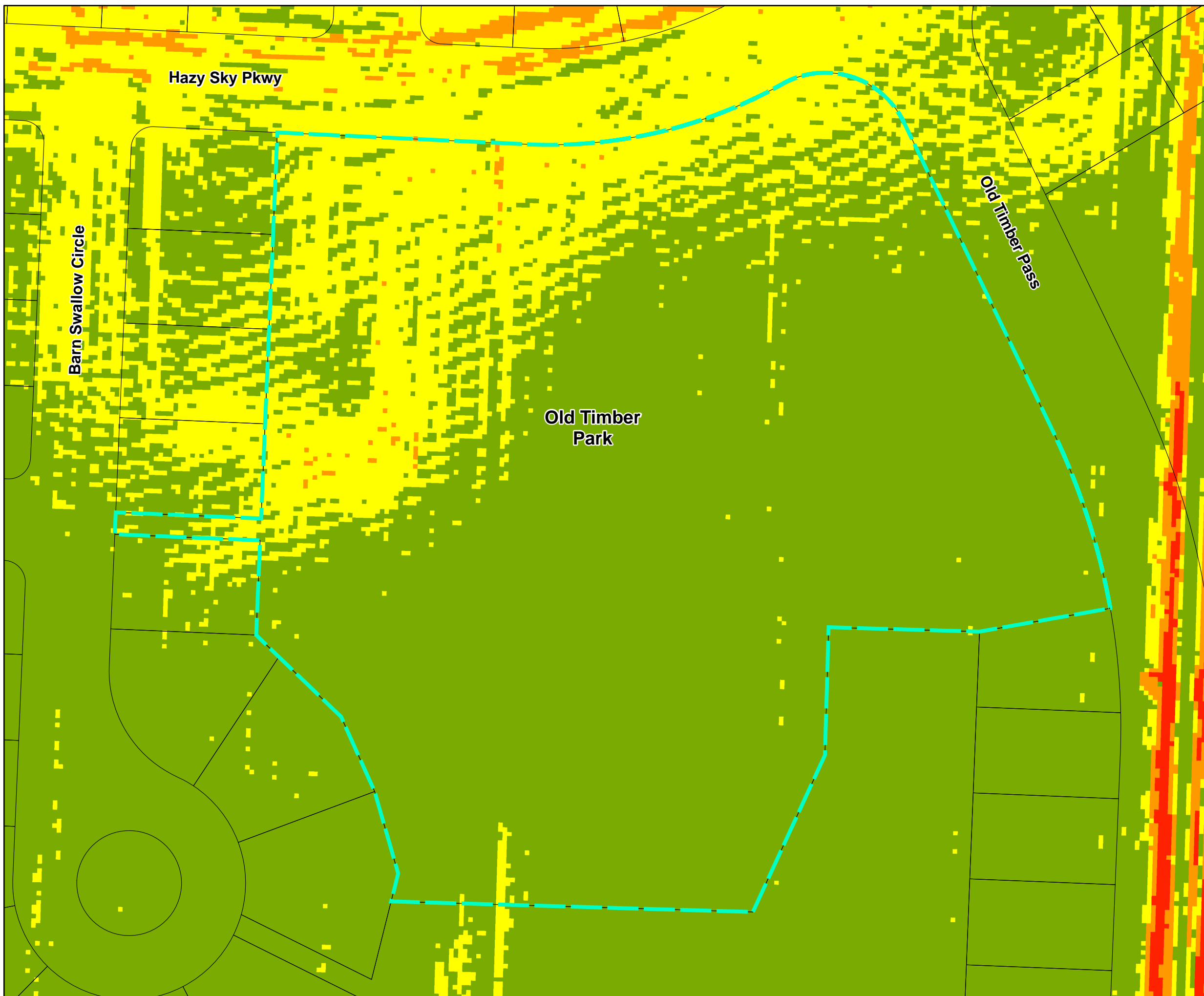
 0

 1-5

 6-10

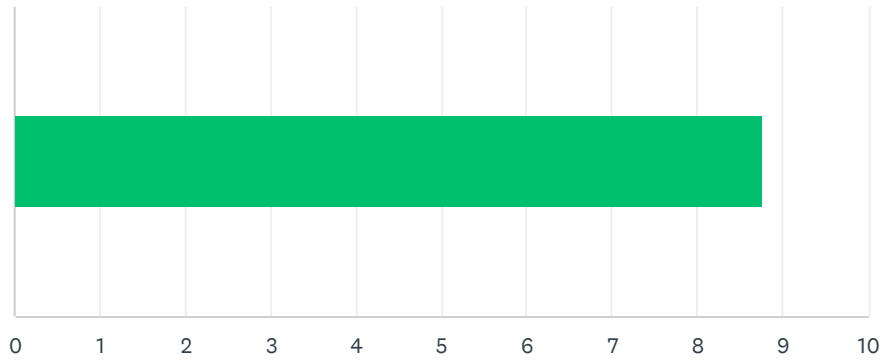
 11-20

 21-100



Q1 How important are parks and open spaces to your quality of life?

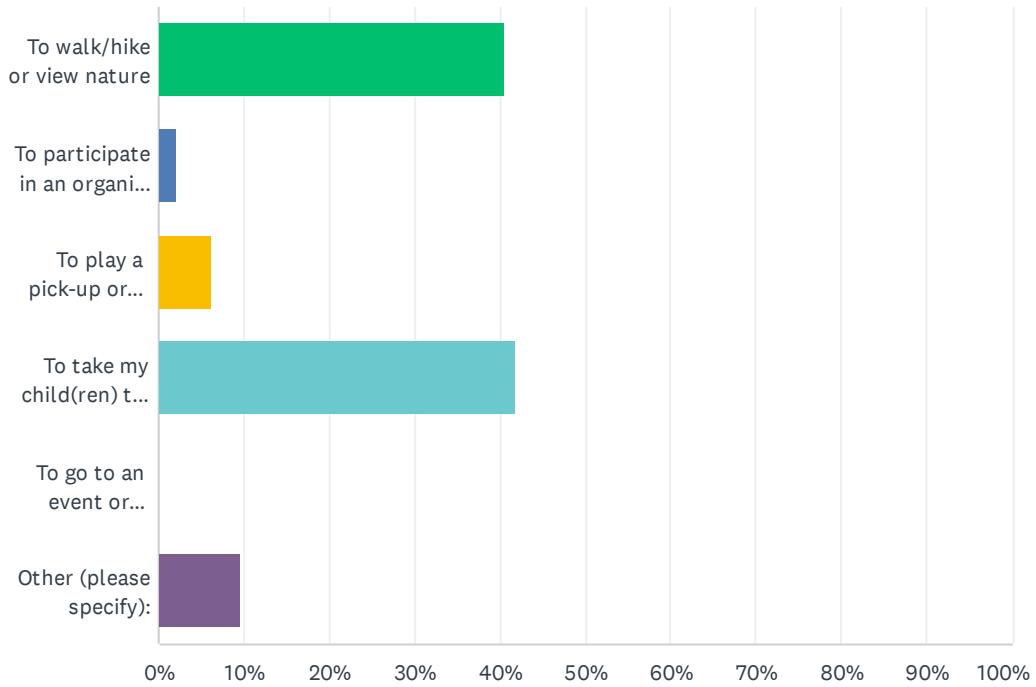
Answered: 141 Skipped: 5



| ANSWER CHOICES | AVERAGE NUMBER | TOTAL NUMBER | RESPONSES |
|------------------------|----------------|--------------|-----------|
| | 9 | 1,237 | 141 |
| Total Respondents: 141 | | | |

Q2 Why do you typically visit parks/outdoor recreation areas?

Answered: 146 Skipped: 0

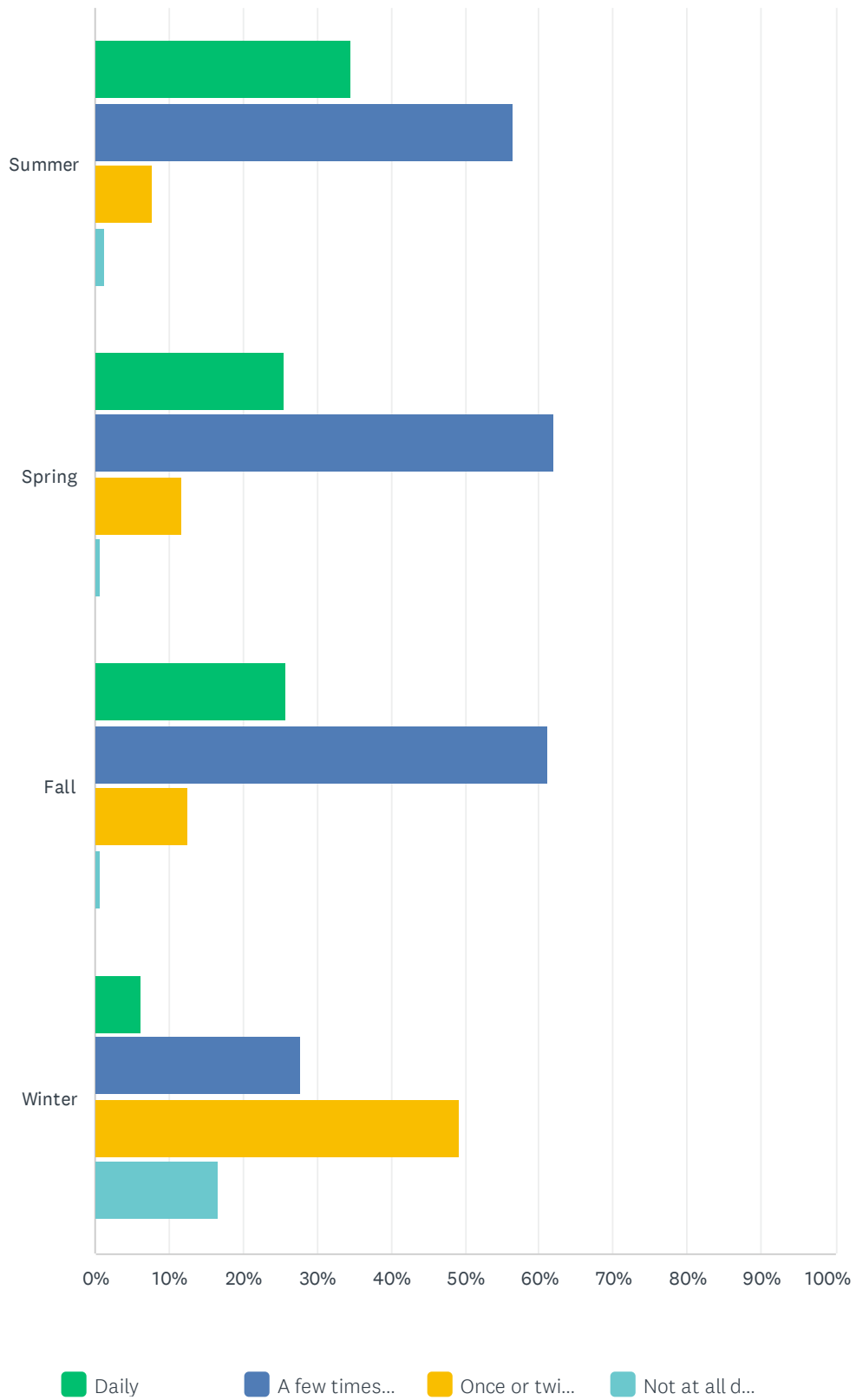


| ANSWER CHOICES | RESPONSES | |
|--|-----------|------------|
| To walk/hike or view nature | 40.41% | 59 |
| To participate in an organized field sport match or practice | 2.05% | 3 |
| To play a pick-up or improvised game/field sport | 6.16% | 9 |
| To take my child(ren) to a playground | 41.78% | 61 |
| To go to an event or festival | 0.00% | 0 |
| Other (please specify): | 9.59% | 14 |
| TOTAL | | 146 |

Q3 How often do you visit your local City of Madison parks (includes Cardinal Glenn, Sugar Maple, and Thousand Oaks Parks) in the below seasons? PLEASE CHECK A BOX FOR EACH SEASON.

Answered: 145 Skipped: 1

FAR WEST PARKS MASTER PLAN SURVEY

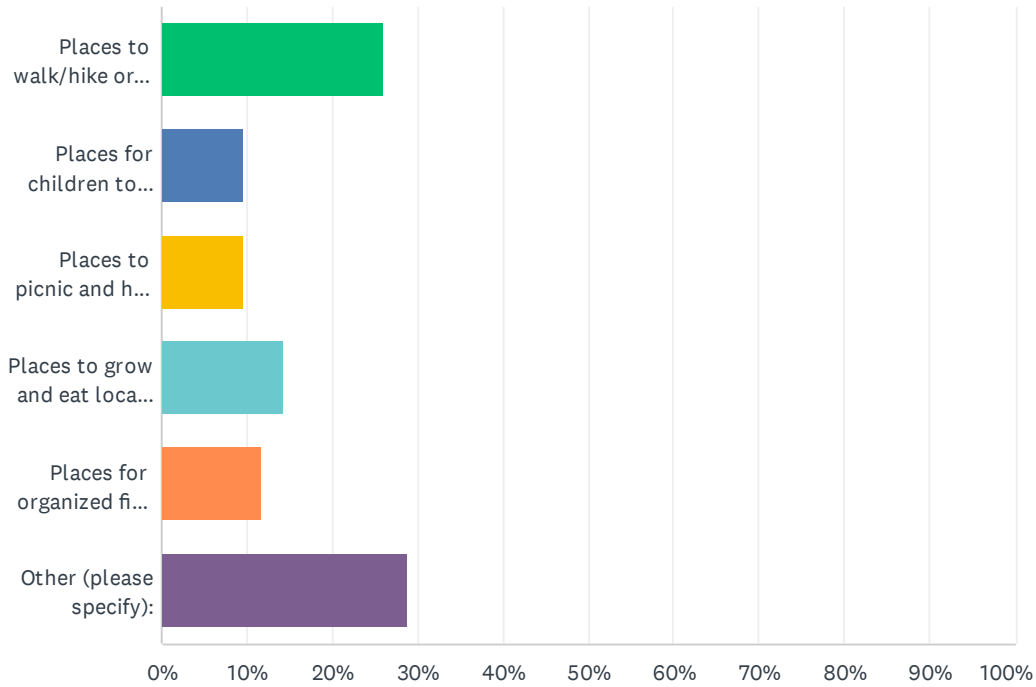


FAR WEST PARKS MASTER PLAN SURVEY

| | DAILY | A FEW TIMES A WEEK | ONCE OR TWICE DURING THIS SEASON | NOT AT ALL DURING THIS SEASON | TOTAL |
|--------|--------------|--------------------|----------------------------------|-------------------------------|-------|
| Summer | 34.48% 50 | 56.55% 82 | 7.59% 11 | 1.38% 2 | 145 |
| Spring | 25.52% 37 | 62.07% 90 | 11.72% 17 | 0.69% 1 | 145 |
| Fall | 25.69% 37 | 61.11% 88 | 12.50% 18 | 0.69% 1 | 144 |
| Winter | 6.25% 9 | 27.78% 40 | 49.31% 71 | 16.67% 24 | 144 |

Q6 What do you feel is most lacking in your local public community areas?

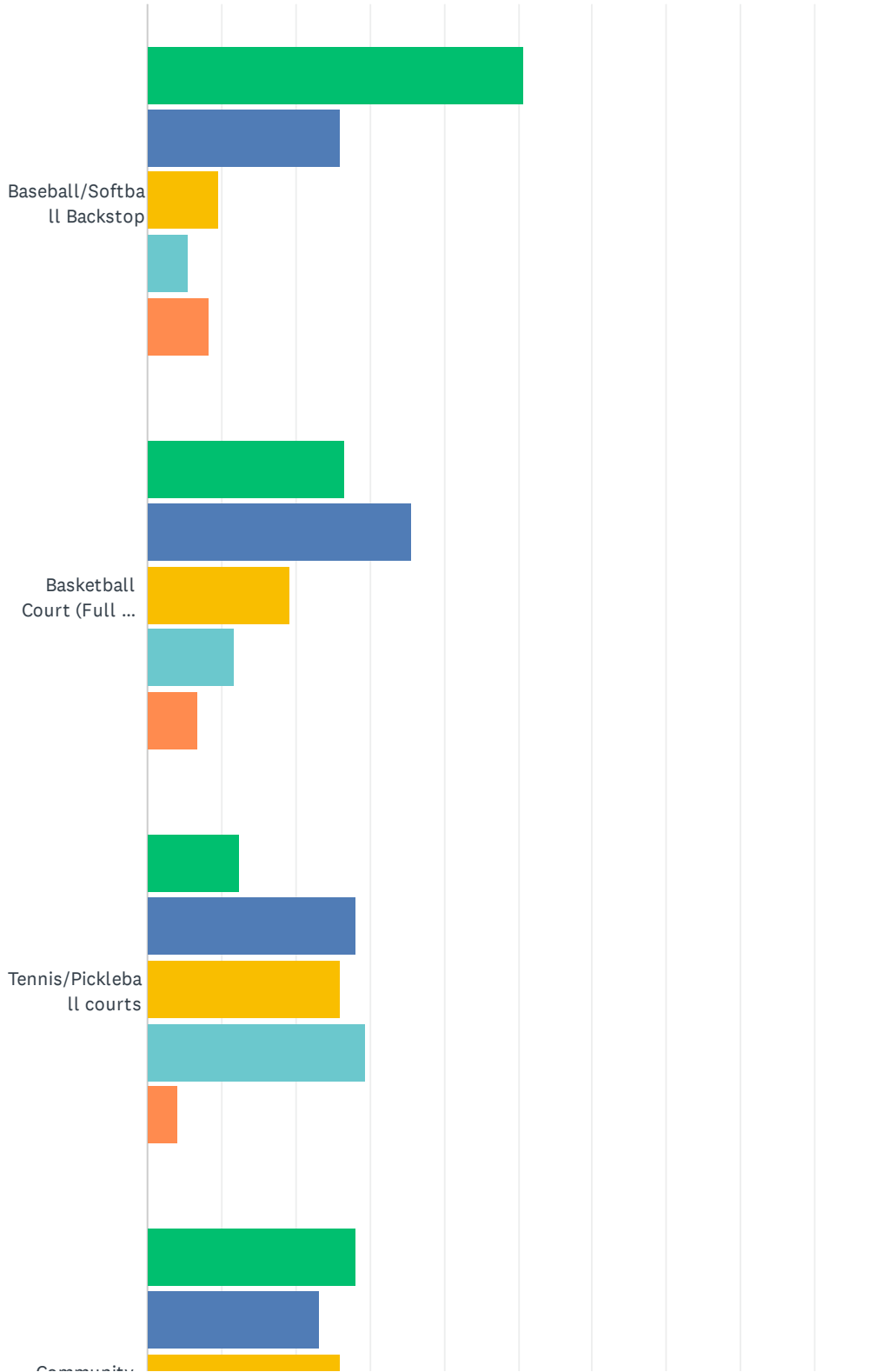
Answered: 146 Skipped: 0



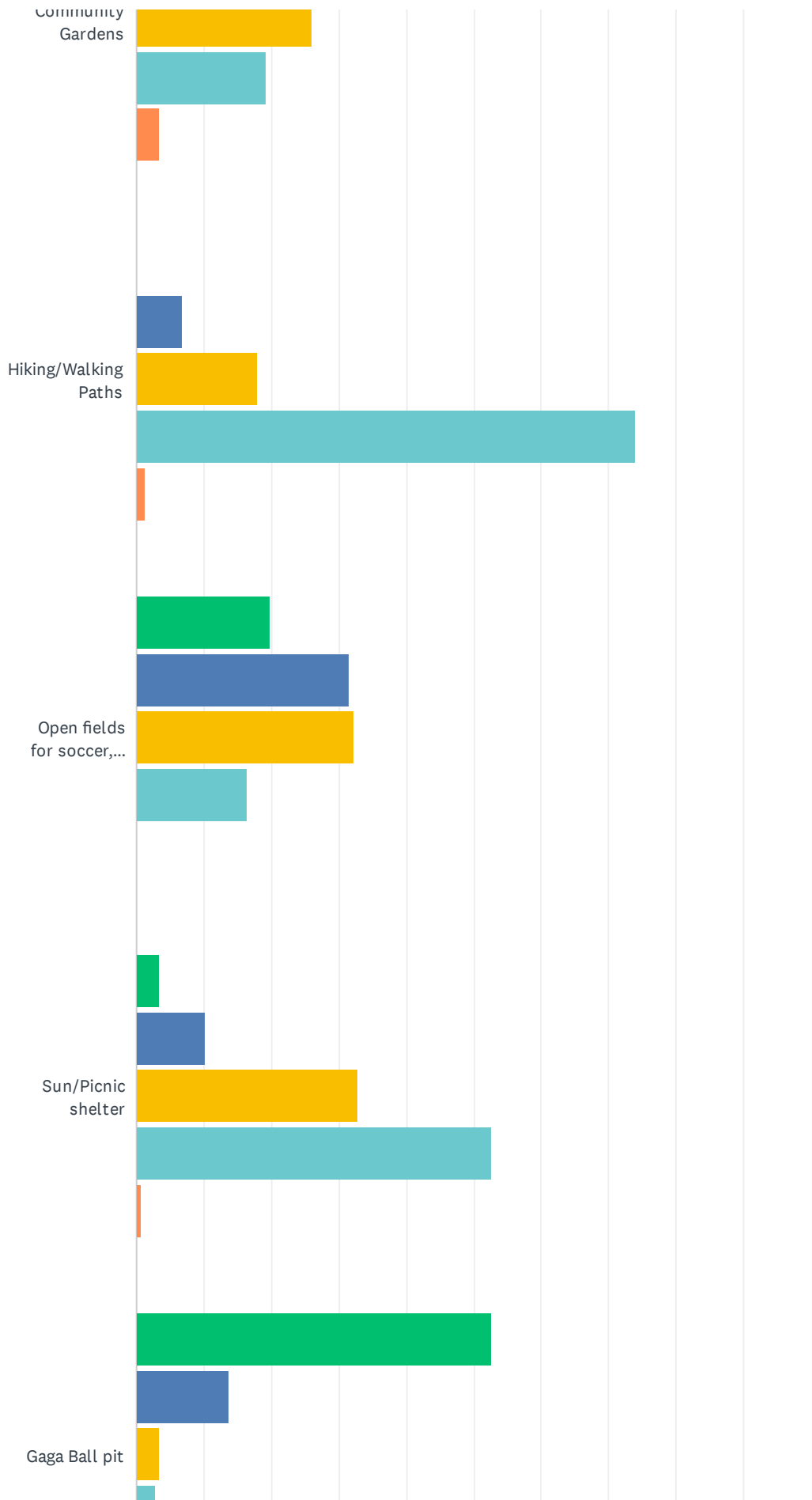
| ANSWER CHOICES | RESPONSES | |
|---|-----------|------------|
| Places to walk/hike or view nature | 26.03% | 38 |
| Places for children to play | 9.59% | 14 |
| Places to picnic and have gatherings | 9.59% | 14 |
| Places to grow and eat local food | 14.38% | 21 |
| Places for organized field sport matches or practices | 11.64% | 17 |
| Other (please specify): | 28.77% | 42 |
| TOTAL | | 146 |

Q7 Please rank the amenities below based on how important you feel it is that they are included in the master plans for Acacia Ridge, Acer, and Birchwood South Parks.

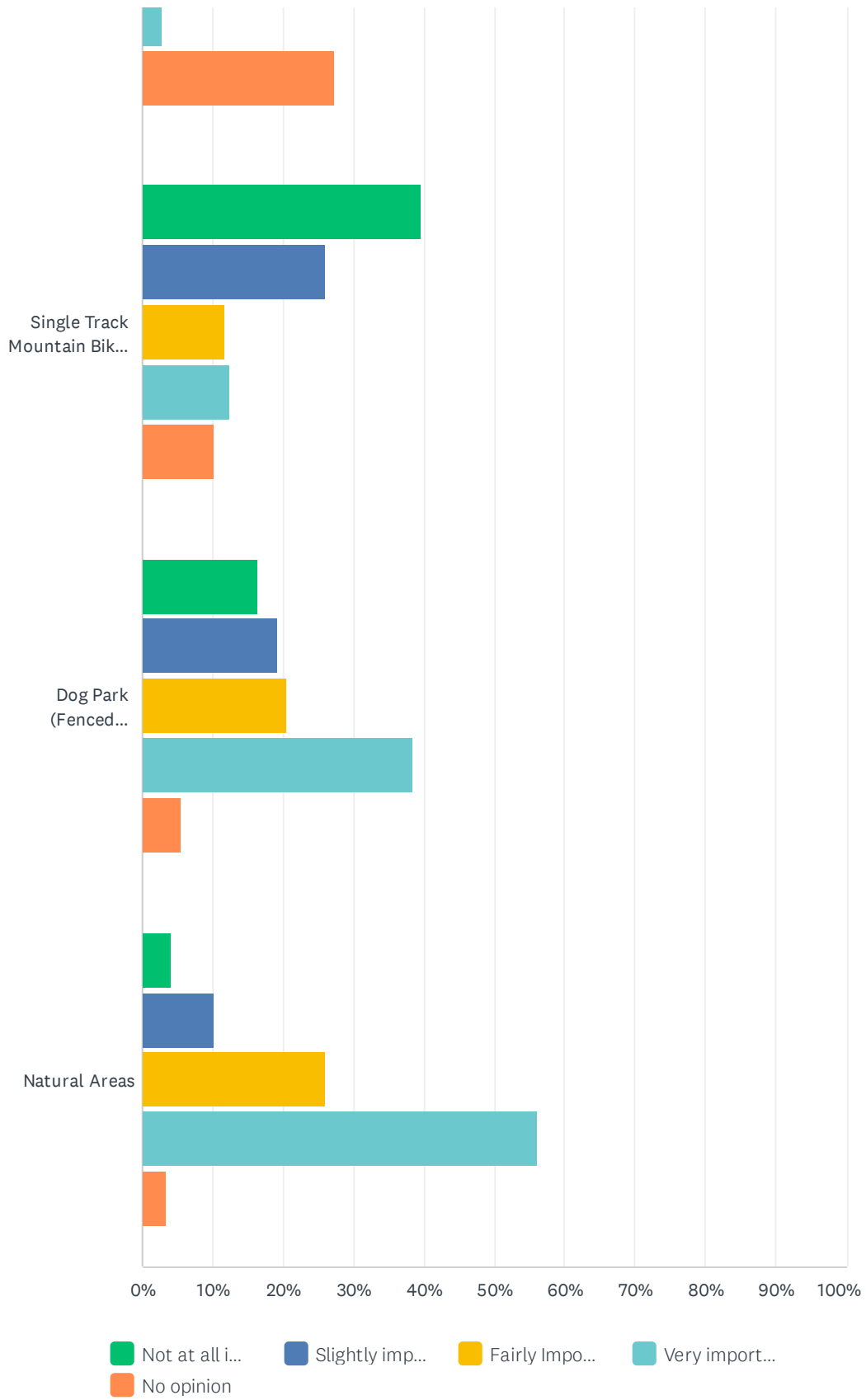
Answered: 146 Skipped: 0



FAR WEST PARKS MASTER PLAN SURVEY



FAR WEST PARKS MASTER PLAN SURVEY

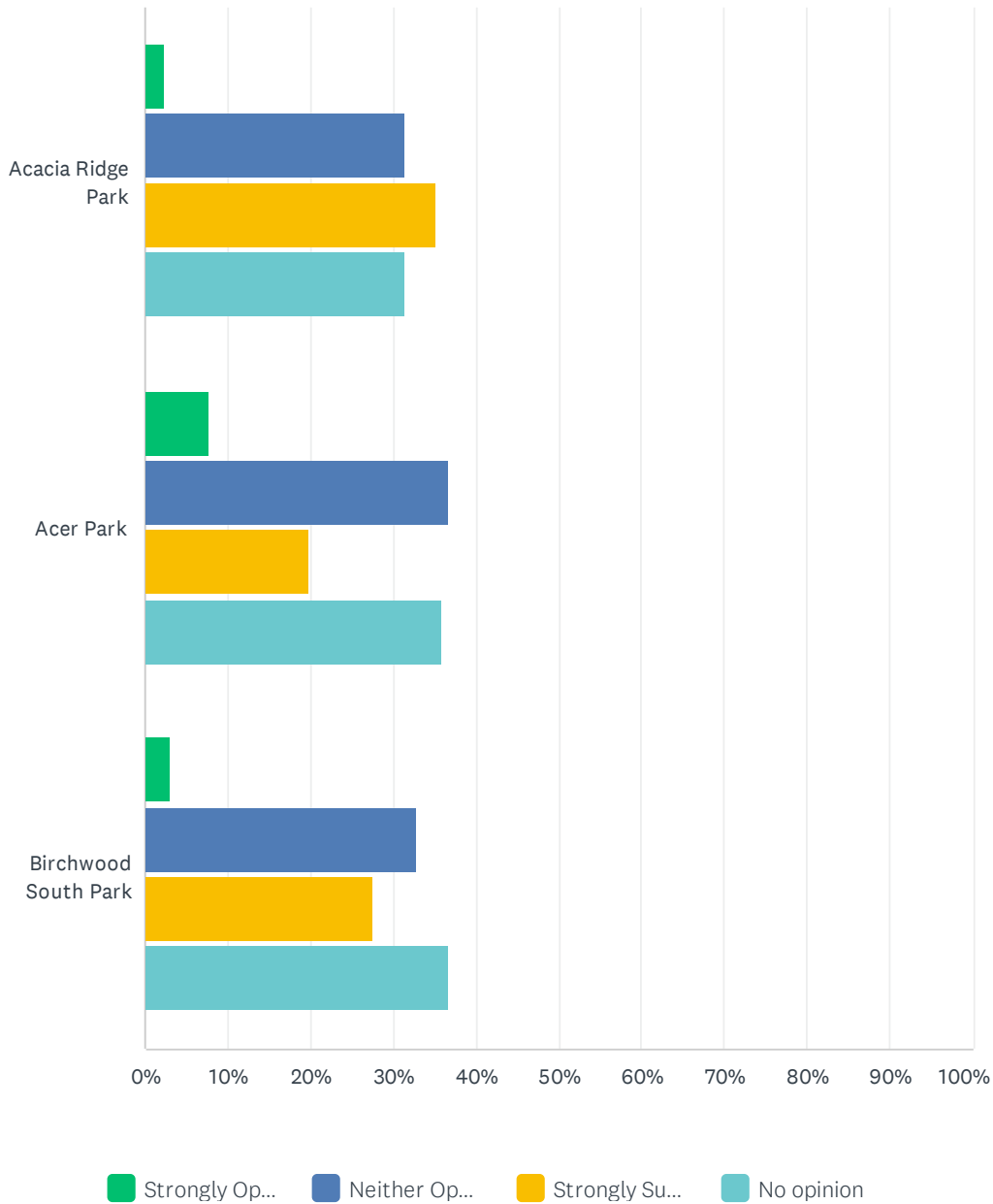


FAR WEST PARKS MASTER PLAN SURVEY

| | NOT AT ALL IMPORTANT | SLIGHTLY IMPORTANT | FAIRLY IMPORTANT | VERY IMPORTANT | NO OPINION | TOTAL |
|--|-------------------------|-----------------------|---------------------|-------------------|---------------|-------|
| Baseball/Softball Backstop | 50.68% 74 | 26.03% 38 | 9.59% 14 | 5.48% 8 | 8.22% 12 | 146 |
| Basketball Court (Full or half court) | 26.71% 39 | 35.62% 52 | 19.18% 28 | 11.64% 17 | 6.85% 10 | 146 |
| Tennis/Pickleball courts | 12.33% 18 | 28.08% 41 | 26.03% 38 | 29.45% 43 | 4.11% 6 | 146 |
| Community Gardens | 28.08% 41 | 23.29% 34 | 26.03% 38 | 19.18% 28 | 3.42% 5 | 146 |
| Hiking/Walking Paths | 0.00% 0 | 6.85% 10 | 17.81% 26 | 73.97% 108 | 1.37% 2 | 146 |
| Open fields for soccer, frisbee, football, catch, etc. | 19.86% 29 | 31.51% 46 | 32.19% 47 | 16.44% 24 | 0.00% 0 | 146 |
| Sun/Picnic shelter | 3.42% 5 | 10.27% 15 | 32.88% 48 | 52.74% 77 | 0.68% 1 | 146 |
| Gaga Ball pit | 52.74% 77 | 13.70% 20 | 3.42% 5 | 2.74% 4 | 27.40% 40 | 146 |
| Single Track Mountain Bike Trails | 39.73% 58 | 26.03% 38 | 11.64% 17 | 12.33% 18 | 10.27% 15 | 146 |
| Dog Park (Fenced off-leash) | 16.44% 24 | 19.18% 28 | 20.55% 30 | 38.36% 56 | 5.48% 8 | 146 |
| Natural Areas | 4.11% 6 | 10.27% 15 | 26.03% 38 | 56.16% 82 | 3.42% 5 | 146 |

Q14 During the master planning process, Parks officially designates a name for the park(s) involved. Please check one box per park name based on how you feel about the current proposed name.

Answered: 131 Skipped: 15

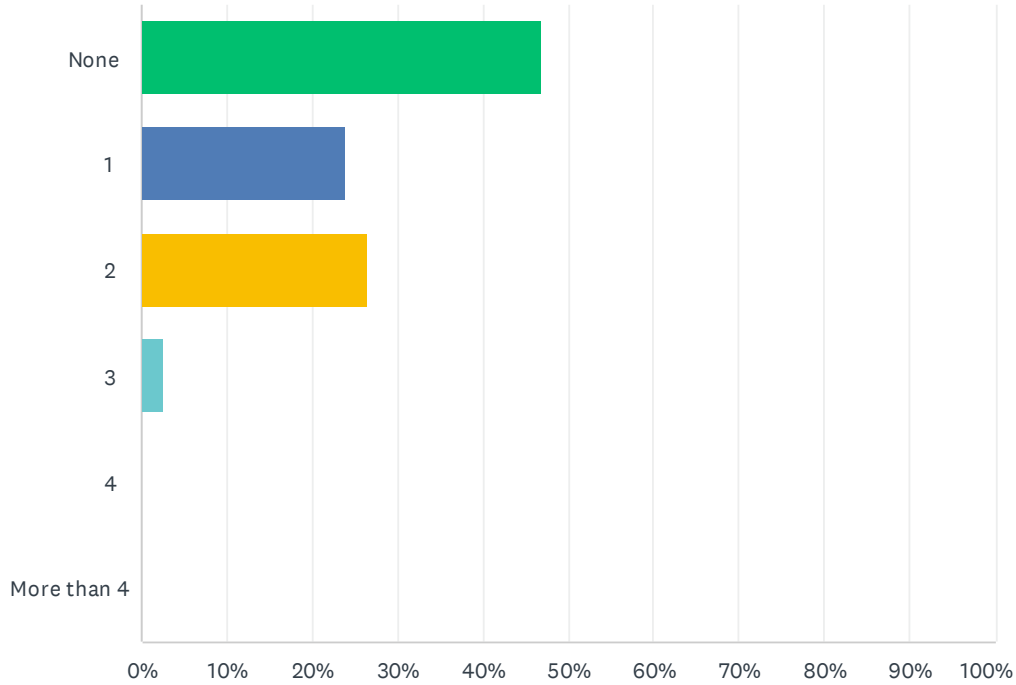


FAR WEST PARKS MASTER PLAN SURVEY

| | STRONGLY OPPOSE | NEITHER OPPOSE NOR SUPPORT | STRONGLY SUPPORT | NO OPINION | TOTAL | WEIGHTED AVERAGE |
|-------------------------|----------------------------|---------------------------------------|-----------------------------|-----------------------|--------------|-----------------------------|
| Acacia Ridge Park | 2.29% 3 | 31.30% 41 | 35.11% 46 | 31.30% 41 | 131 | 3.27 |
| Acer Park | 7.63% 10 | 36.64% 48 | 19.85% 26 | 35.88% 47 | 131 | 3.20 |
| Birchwood South Park | 3.05% 4 | 32.82% 43 | 27.48% 36 | 36.64% 48 | 131 | 3.34 |

Q16 OPTIONAL: If you are a parent/guardian, how many children live in your HOUSEHOLD (aged 17 or younger only)?

Answered: 117 Skipped: 29



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|------------|
| None | 47.01% | 55 |
| 1 | 23.93% | 28 |
| 2 | 26.50% | 31 |
| 3 | 2.56% | 3 |
| 4 | 0.00% | 0 |
| More than 4 | 0.00% | 0 |
| TOTAL | | 117 |

FAR WEST MASTER PLANNING EFFORT

ACACIA RIDGE, ACER, BIRCHWOOD SOUTH PARKS



Public Meeting #1
Zoom
6/23/2022

INTRODUCTION

Sarah Close, City of Madison Parks Division

Adam Kaniewski, City of Madison Parks Division

Ann Freiwald, City of Madison Parks Division



WELCOME

Thanks for coming, we're looking forward to working with you to plan the far west parks, including Acer, Acacia Ridge, and Birchwood South! We want to hear your thoughts and ideas, so to make sure everyone has an equal chance to speak...

- We address all comments/questions during discussion periods and at the end of the presentation. Please use the "Raise Hand" reaction if you have a question so staff can unmute you.
- No disparaging remarks about others' comments.
- If you are not comfortable speaking tonight, please call, email, or take our online survey.



TONIGHT'S GOALS



What are we talking about?

Location of Acer, Acacia Ridge, and Birchwood South Parks and introduction to master planning process



What is there now?

Site inventory and analysis



Proposed draft master plans review



Now what?

Gathering public input/comments, revising draft plan(s), follow-up public information meeting

Practice
question!



HOW OFTEN DO YOU VISIT A
PARK OR AN OUTDOOR
RECREATION AREA?

- A. Multiple times per week
- B. About once or twice a week
- C. Once or twice a month
- D. A few times a year
- E. Other



I AM MOST INTERESTED IN THE
MASTER PLANNING PROCESS
FOR...

- A. Acacia Ridge Park
- B. Acer Park
- C. Birchwood South Park
- D. More than one of these parks

MASTER PLANNING

What is it?

A master plan:

- Is 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!

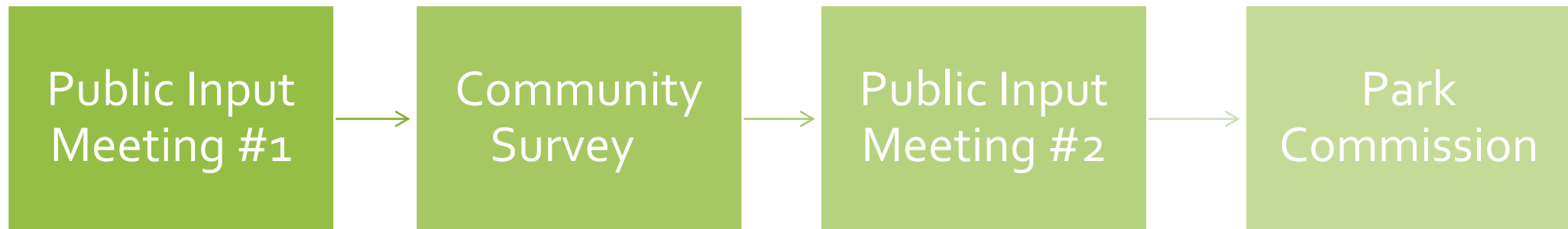
MASTER PLANNING

A master plan does NOT:

- Specify specific materials or finishes
- Designate 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?

MASTER PLAN PROCESS

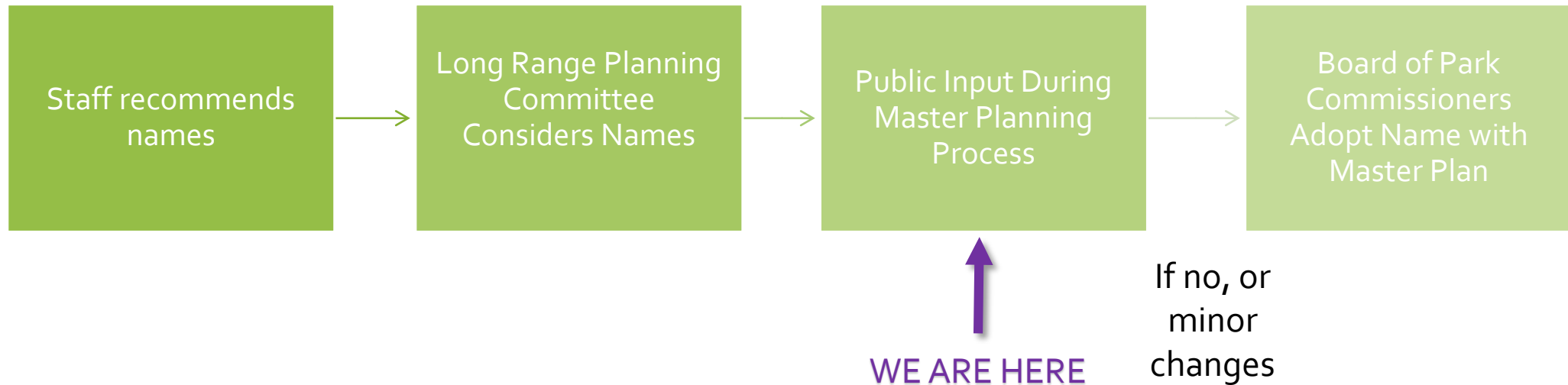


↑
WE ARE HERE

If no, or
minor
changes

MASTER PLAN PROCESS_

OFFICIALLY NAMING THE PARKS



ZOOMING IN...

Cardinal Glenn & Birchwood-Oaks Neighborhood Associations



Pioneer Neighborhood Development Plan

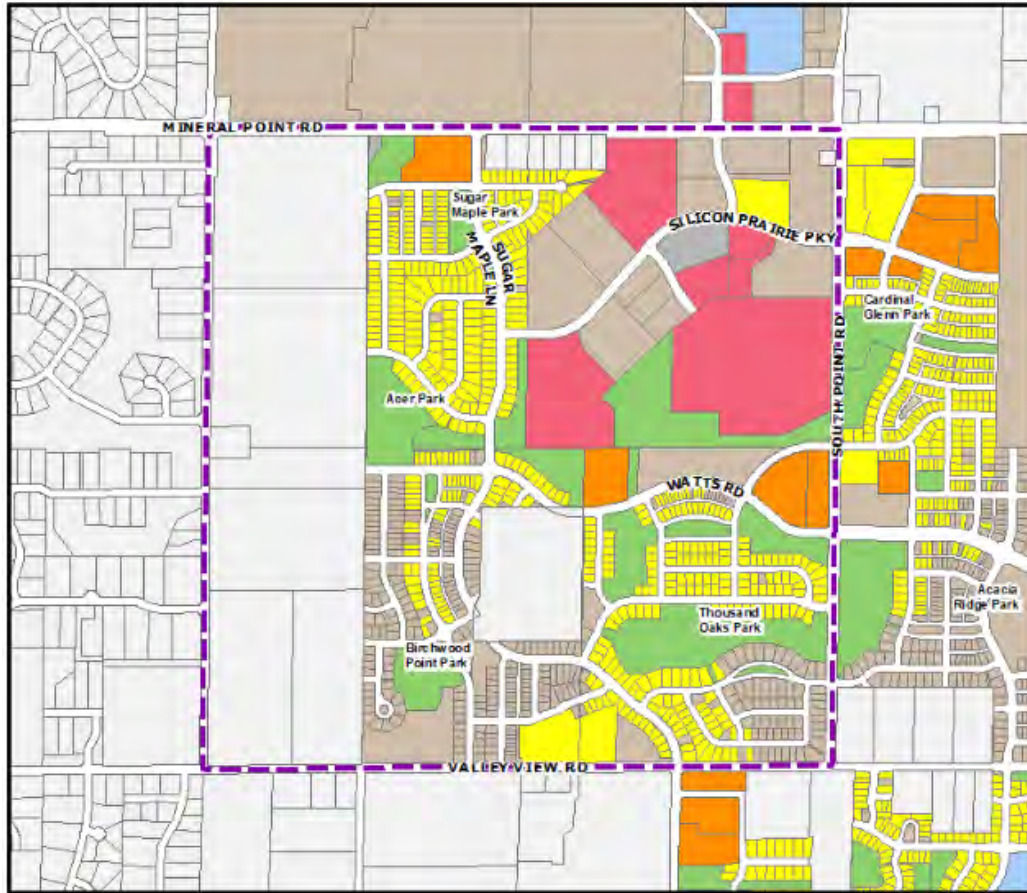


Existing Park & Recreation Opportunities



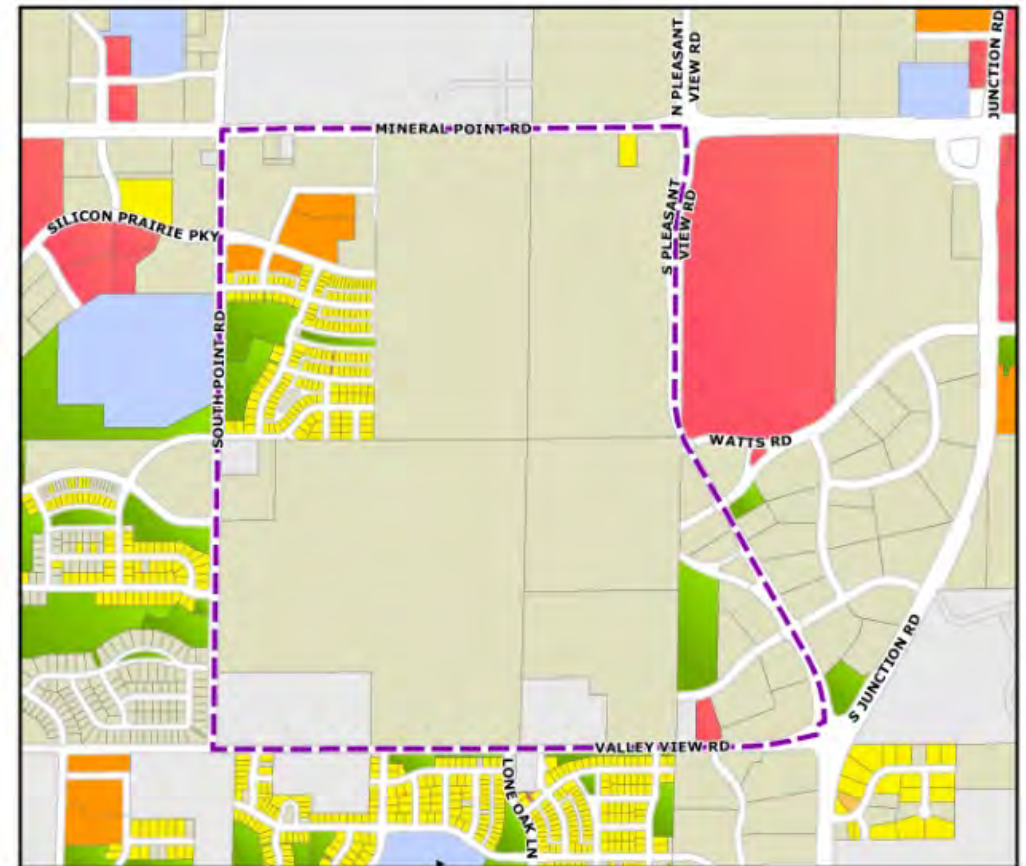
Acer, Acacia Ridge, & Birchwood South Parks

Birchwood-Oaks Neighborhood Association



- | | | |
|-----------------------|--------------------------------|-----------------------------|
| Hospitals | Single Family and Two Units | Industrial |
| Community Center | Multi-Family (3-4 Units) | Education and Institution |
| Library | Multi-Family (5 or More Units) | Park And Open Space |
| School | Commercial | Agricultural or Vacant Land |
| Neighborhood Boundary | | |

Cardinal Glenn Neighborhood Association



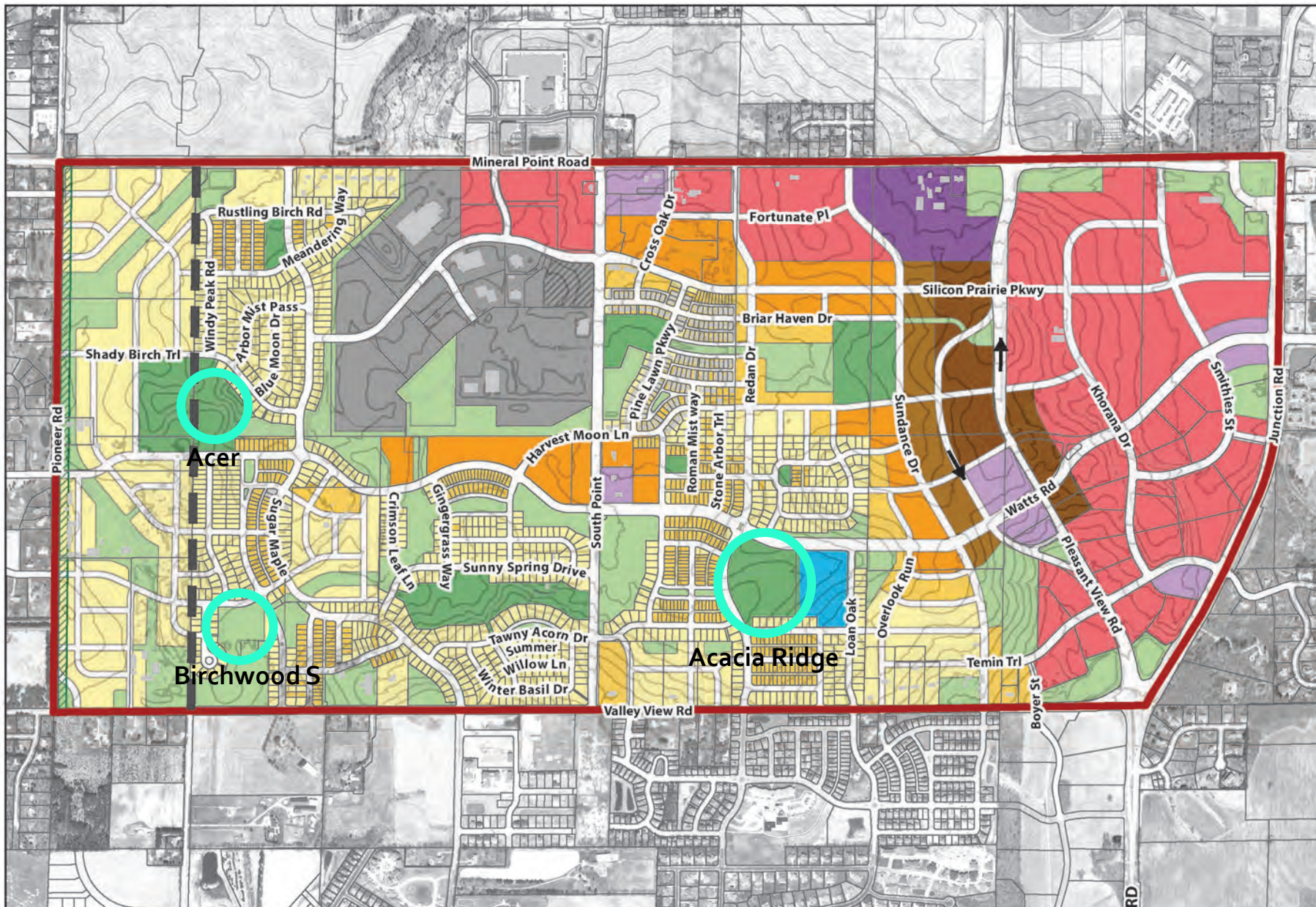
- | | | |
|-----------------------|--------------------------------|-----------------------------|
| Hospitals | Single-Family and Two Units | Industrial |
| Park | Multi-Family (3-4 units) | Education and Institution |
| Community Center | Multi-Family (5 or more units) | Park and Open Space |
| Library | Commercial | Agricultural or Vacant Land |
| School | | |
| Neighborhood Boundary | | |



HOW LONG HAVE YOU LIVED
IN YOUR NEIGHBORHOOD?

- A. A few months or less
- B. About a year to two years
- C. About three to five years
- D. Over five years
- E. I don't live in either of these neighborhoods

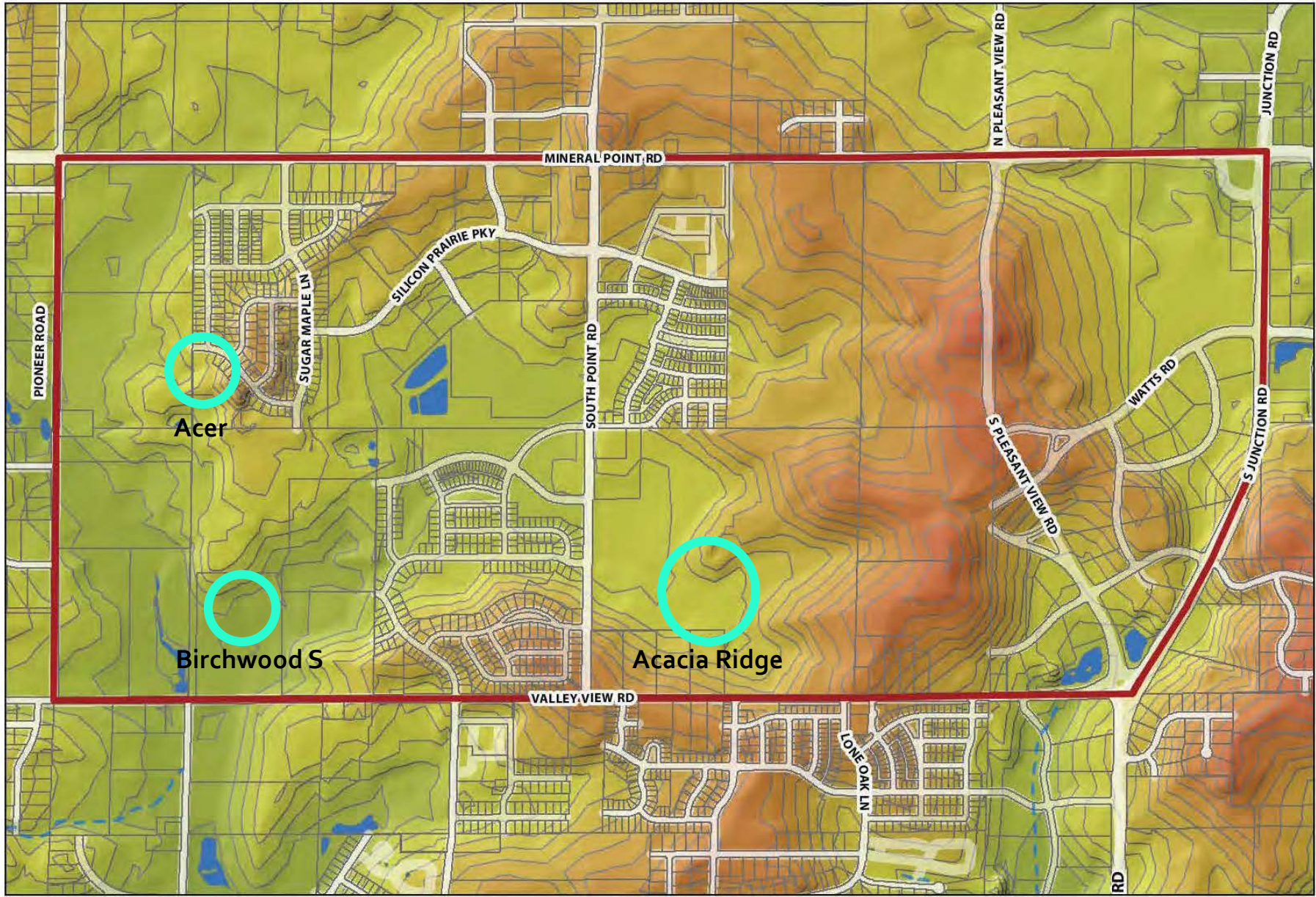
P
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Map 7:
Future Land Use and
Street Plan

Pioneer Neighborhood
Development Plan Amendment
May 2018
City of Madison Planning Division

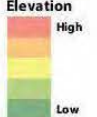
| | | | | |
|---|-----------------------------|------------------------------|--------------------|--|
| Planning Area | Housing Mix 1 (< 8 du/ac) | Housing Mix 5 (70-100 du/ac) | Institutional | Other Open Space and Stormwater Management |
| 80' Landscape Buffer | Housing Mix 2 (8-20 du/ac) | Community Mixed Use | Industrial | |
| Transition Area Boundary (4 du/ac net max west of line) | Housing Mix 3 (20-40 du/ac) | Neighborhood Mixed Use | Industrial Overlay | |
| | Housing Mix 4 (40-70 du/ac) | Employment | Park | |

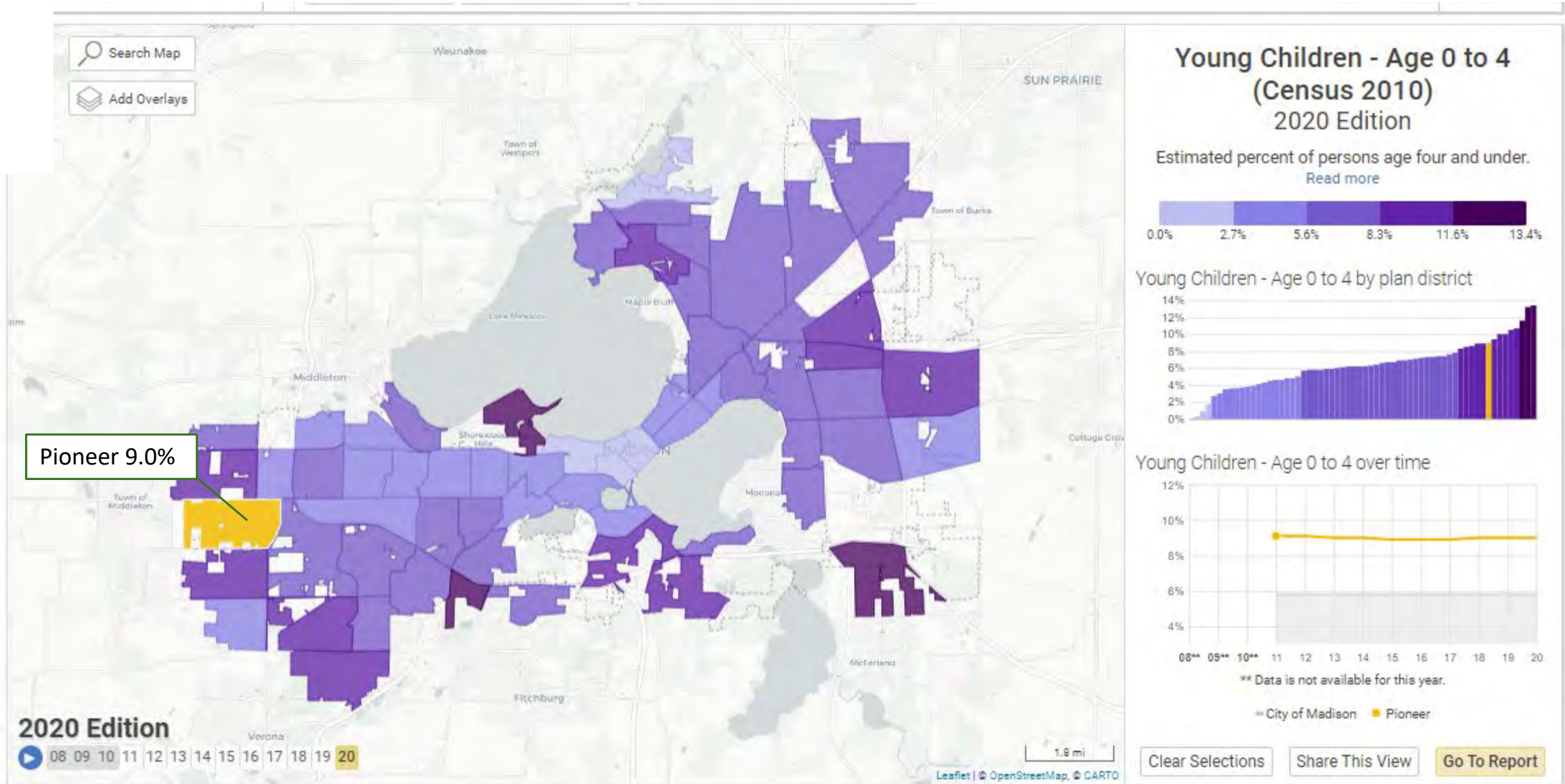


Map 4:
Elevation Model

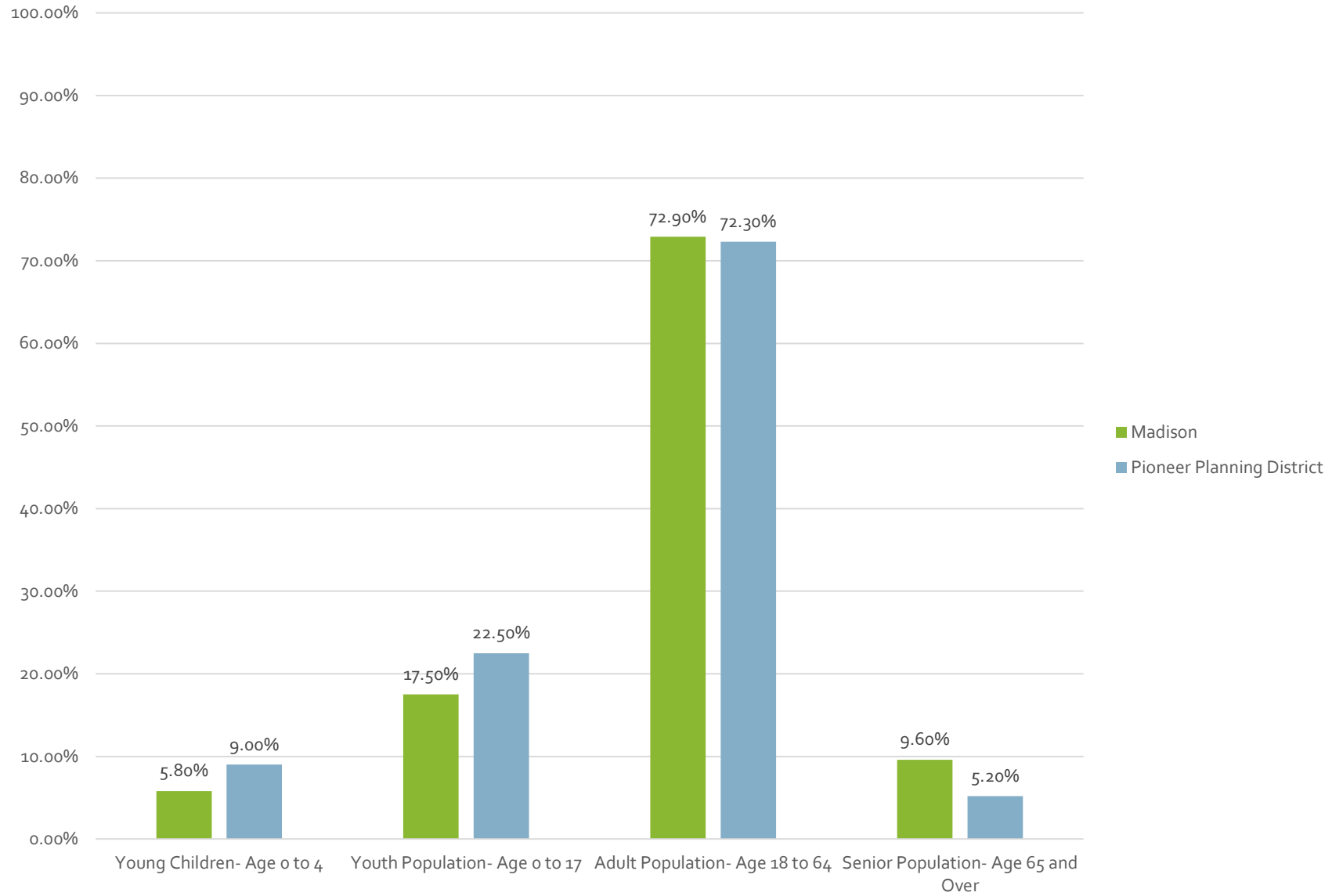
Pioneer Neighborhood
Development Plan Amendment
July 2016
City of Madison Planning Division

-  Planning Area
-  10' Elevation Contour
-  Surface Water
-  Intermittent Stream





Age Demographics





WHY DO YOU TYPICALLY VISIT PARKS/OUTDOOR RECREATION AREAS?

- A. To walk/hike or view nature
- B. To participate in an organized field sport match or practice
- C. To play a pick-up game/field sport
- D. To take my child(ren) to a playground
- E. To go to an event or festival
- F. Other





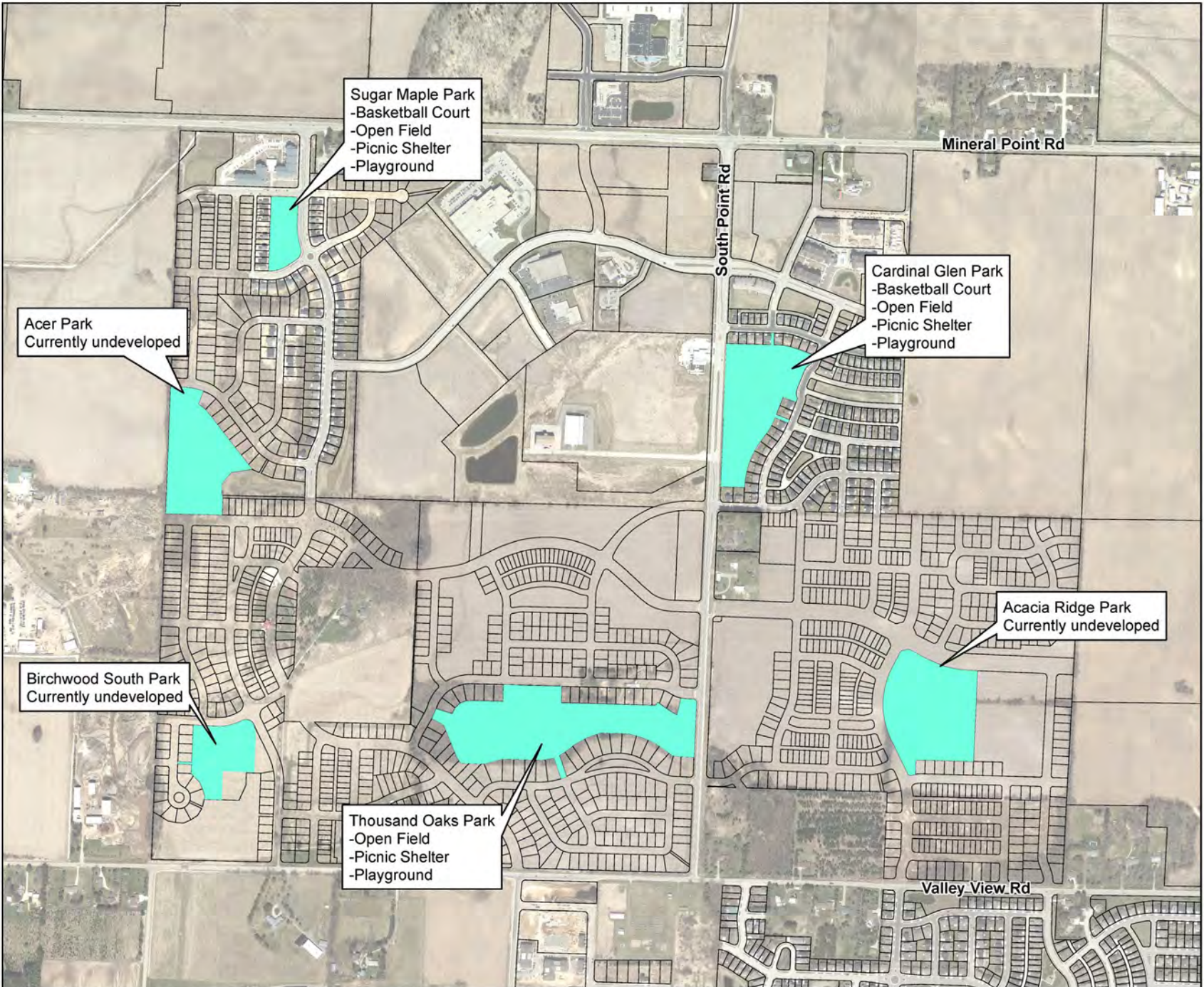
WHAT DO YOU FEEL IS MOST LACKING IN YOUR LOCAL COMMUNITY SPACES?

- A. Places to walk or bike for exercise
- B. Places for children to play
- C. Places to picnic and have gatherings
- D. Places to grow and eat local food
- E. Places for organized field sport matches or practices
- E. Other

Existing Recreation Inventory





Legend

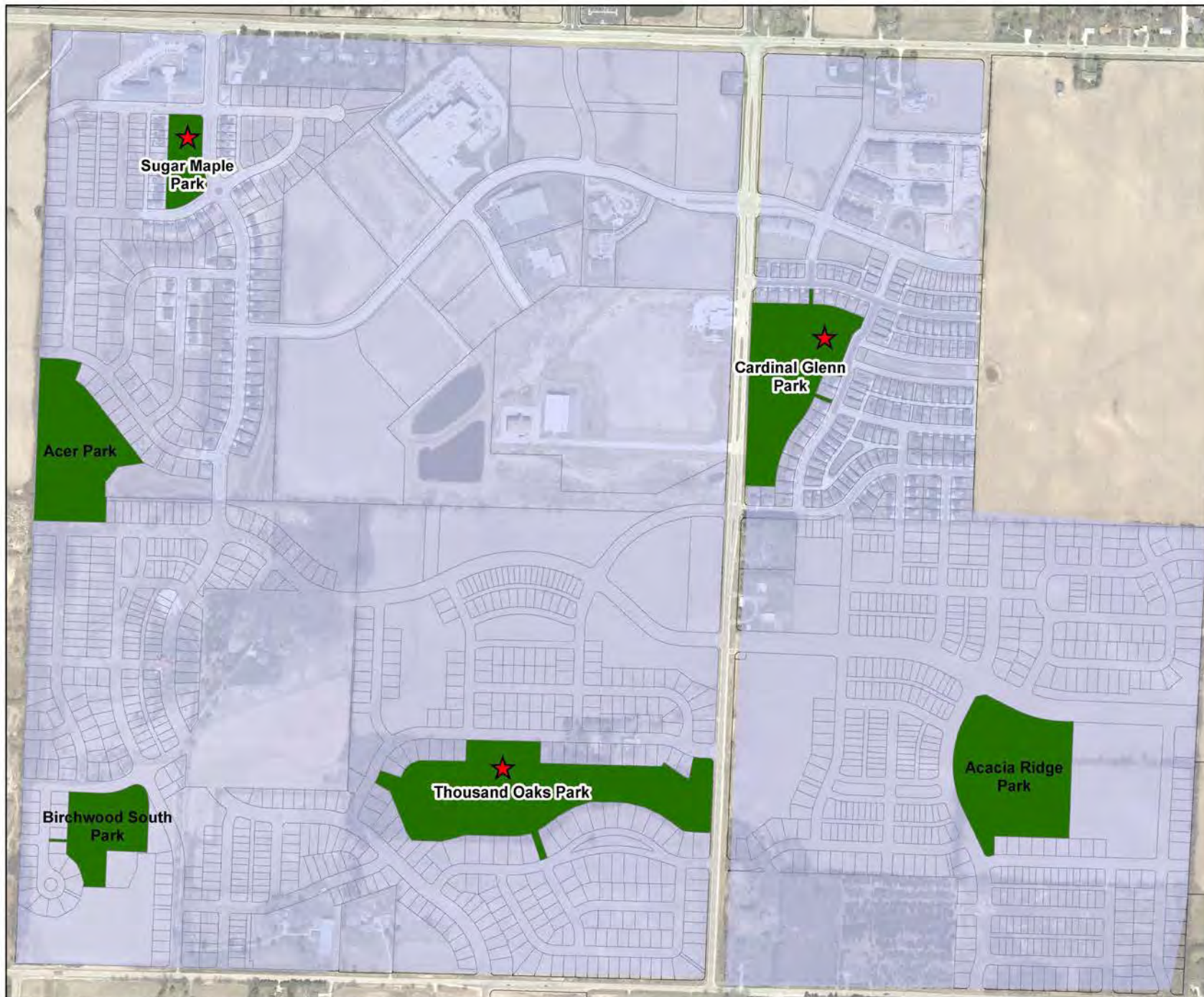
-  City of Madison Park
-  Ownership Parcels



Walkability Analysis

Legend

-  City of Madison Park
-  Ownership Parcels
-  1/4 Mile Buffer from developed parks (approx. 5 minute walking distance)
-  Existing Playgrounds



ACACIA RIDGE PARK

- History
- Existing Conditions
 - Aerial
 - Site Photos
 - Topography and Slope
 - Soils

HISTORY

- Parcel dedicated to the City of Madison in 2019 as part of the Cardinal Glenn development
- Long history as a fence row/wind break on agricultural property
- No significant or suspected archaeological artifacts/buildings on site

EXISTING CONDITIONS

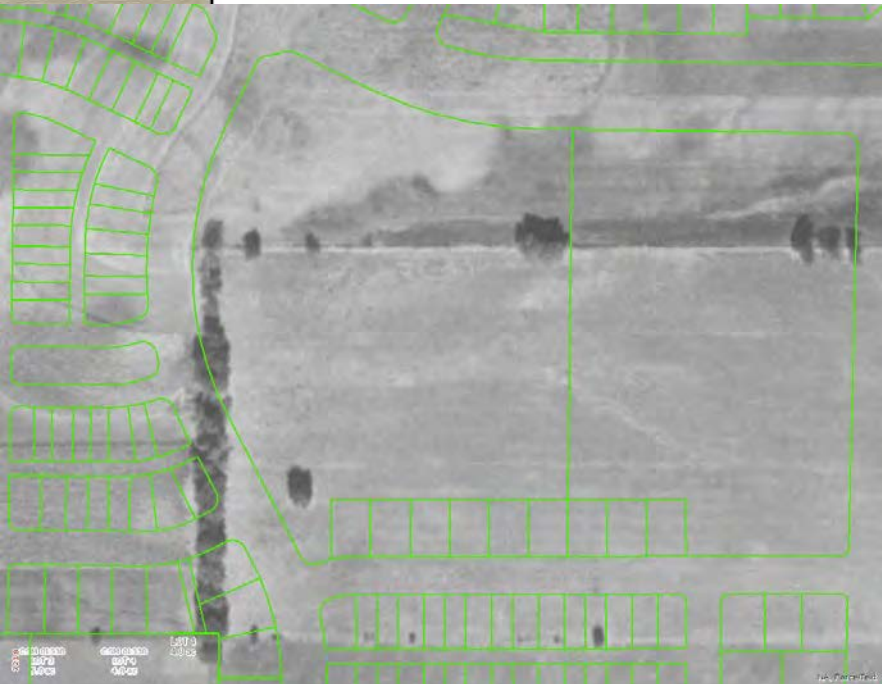
- Aerial
- Site Photos
- Topography and Slope
- Soils

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Aerial View 1955



Existing Elevation Inventory

Legend

-  Acacia Ridge Park
-  Ownership Parcels
- Elevation**
 -  High
 -  Low
-  1' Contours

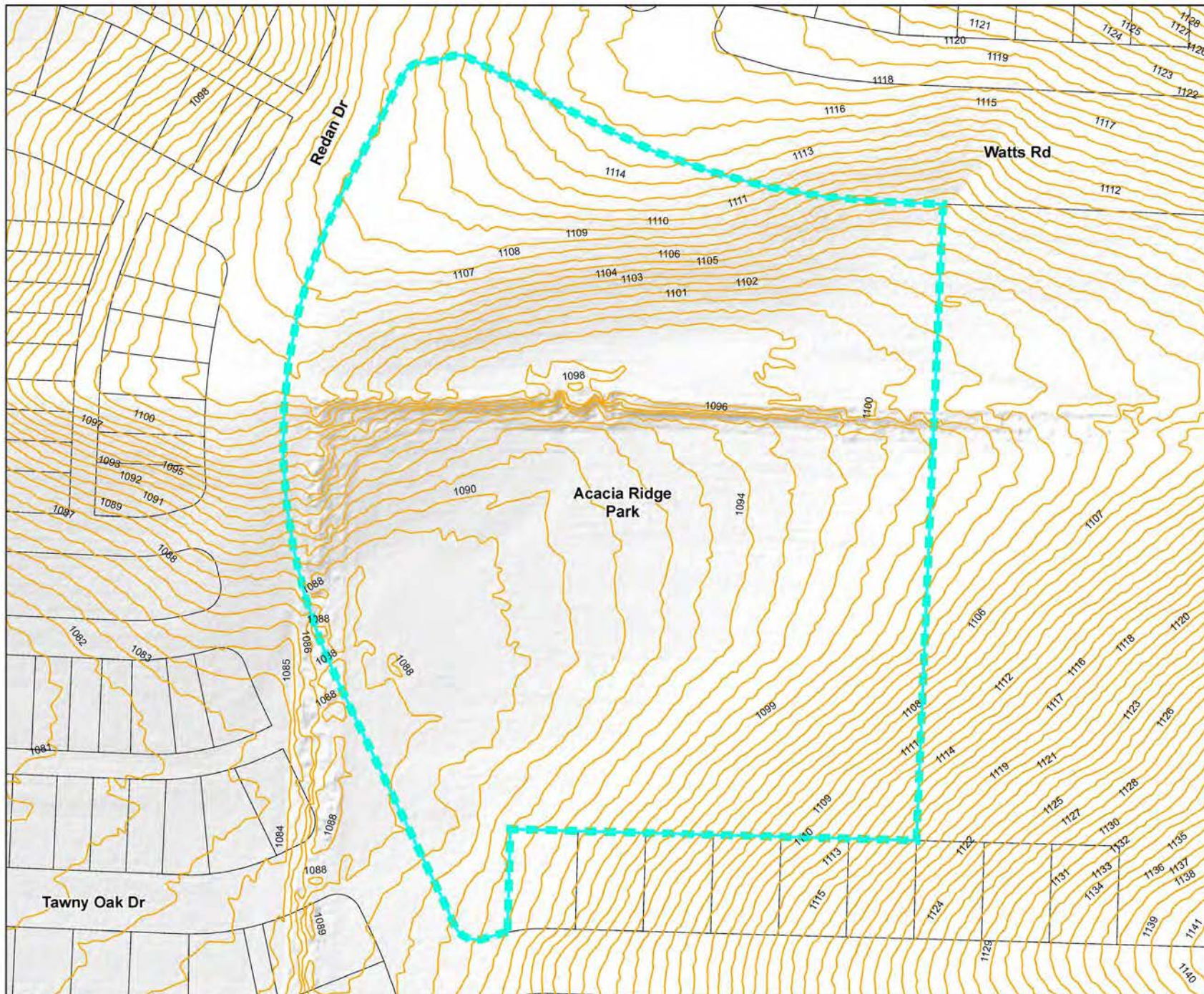


Exhibit 5: Slope Analysis Map

Legend

Acacia Ridge Park

Ownership Parcels

Slope (in %)

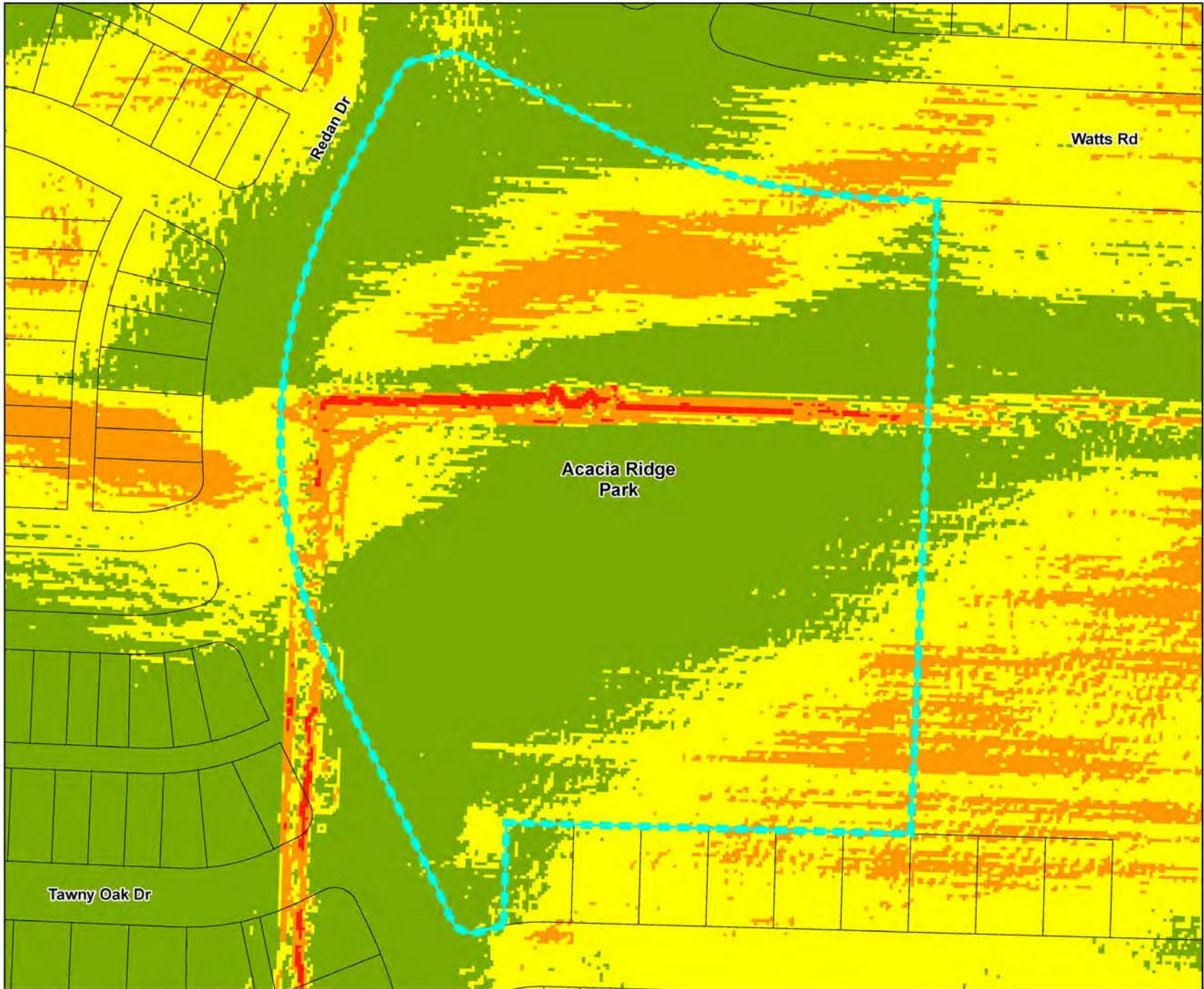
0

1-5

6-10


11-20


21-100



Existing Soils Inventory

Legend

 Acacia Ridge Park

 Ownership Parcels

Elevation

 High

 Low

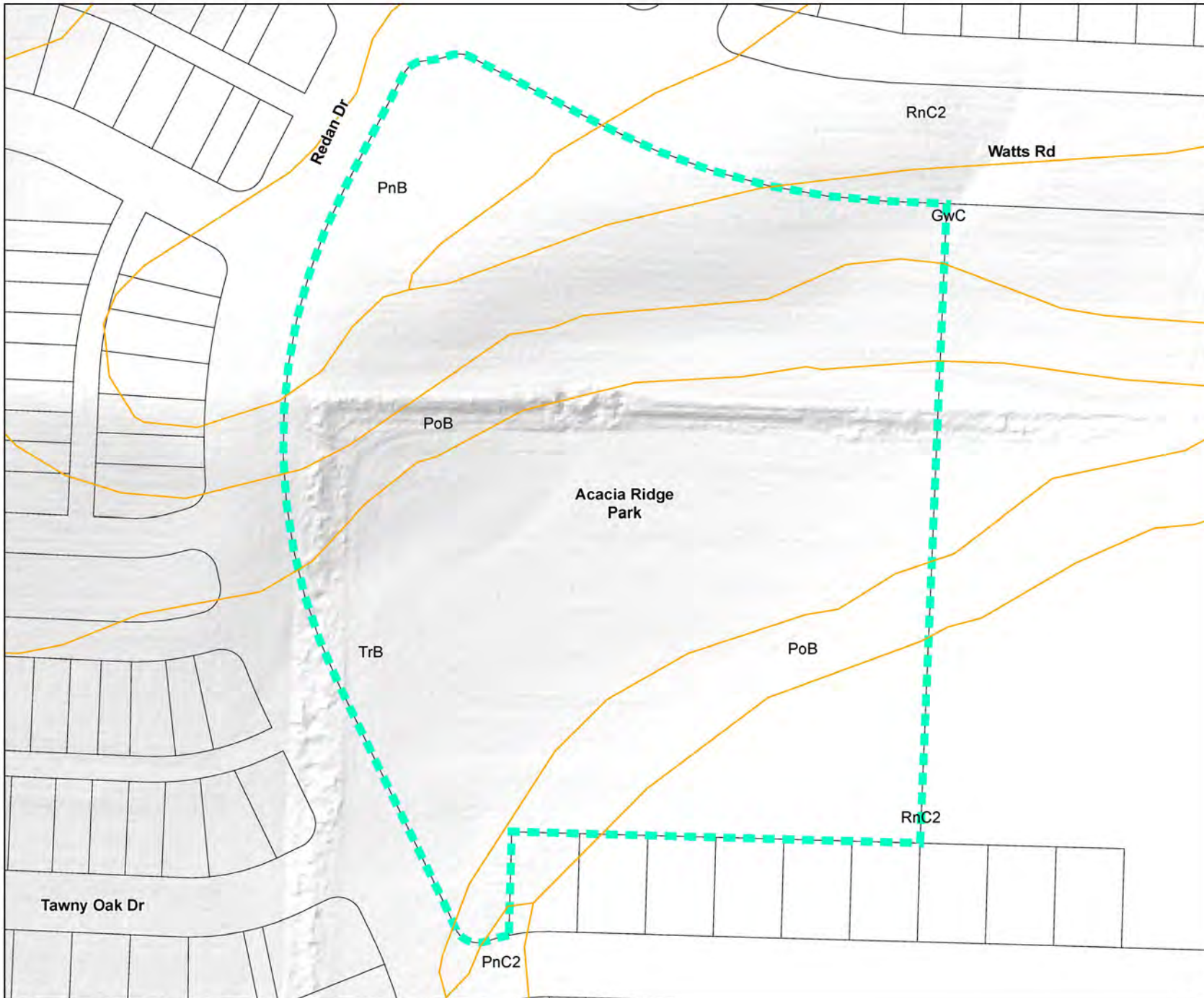
 Soils

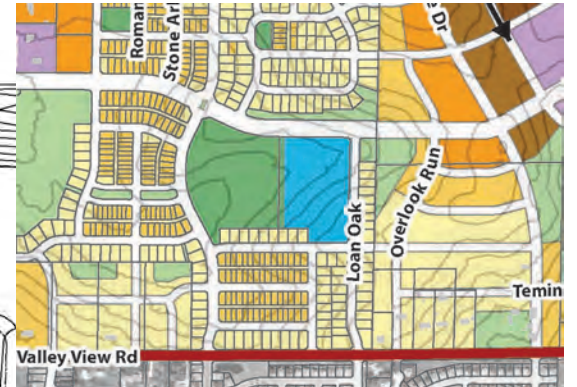
PoB: Plano silt loam, gravelly substratum, 2-6% slopes

PnB: Plano silt loam, 2-6% slopes

TrB: Troxel silt loam, 0-3% slopes

RnC2: Ringwood silt loam, 6-12% slopes, eroded





Pioneer NDP Future Land Use Plan
 Note blue parcel to E of Acacia Ridge Park, marked as institutional (school)

City of Madison
 Department of Public Works
PARKS DIVISION
 City-County Building, Suite 104
 210 Martin Luther King Jr. Blvd.
 Madison WI 53703
 www.cityofmadison.com

play MADISON PARKS

DRAFT MASTER PLAN for ACACIA RIDGE PARK
 9251 Watts Road

LEGEND (and see map notes)
 General - Existing
 General - Planned
 Ski Trail - Existing
 Ski Trail - Planned
 Hiking Trail - Existing
 Hiking Trail - Planned
 Stream/Ditch - Existing
 Stream/Ditch - Planned
 Trees - Existing
 Trees - Planned
 Prairie/Low Mow - Existing
 Prairie/Low Mow - Planned
 Contours - Existing
 Contours - Planned
 Property Line - Existing
 Property Line - Planned
 Greenway - Existing

Graphical Scale
 0 100 ft

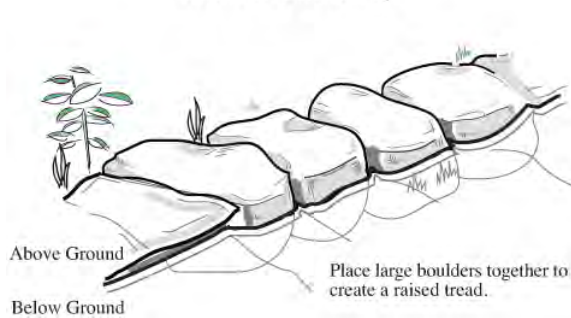
ACTION DATE
 Drawn by: AK 06-01-2022

SHEET NUMBER: 1 of 1

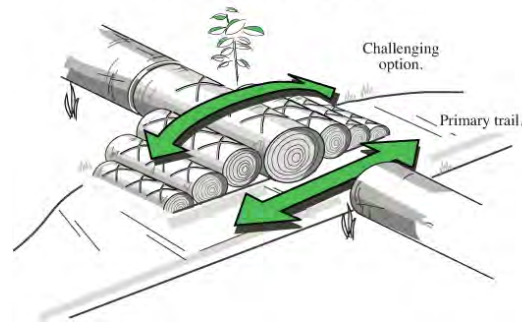
Singletrack Bike Trails

Singletrack has a width that varies from just a little wider than your shoulders on up to a track that's just wide enough for two bikes to pass. Many singletrack trails are open to one-way travel and wind their way through the best terrain that the landscape offers. Some singletrack trails also offer challenge elements as seen below.

Boulder Causeway



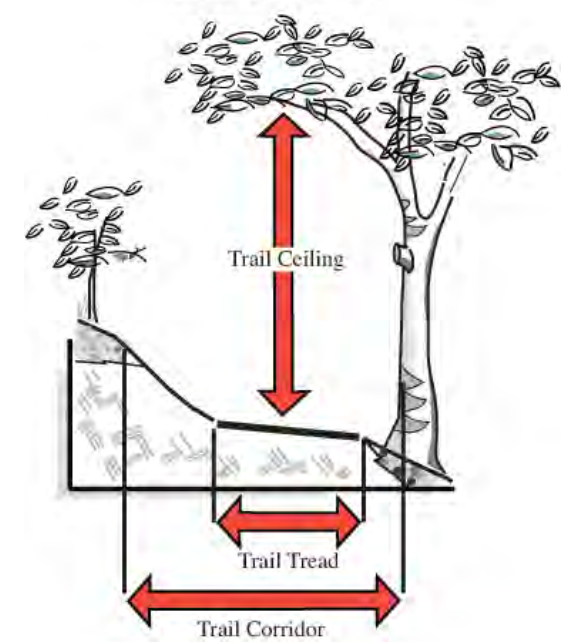
Creating Optional Lines



Drop-Off



Trail Corridor



ACER PARK

- History
- Existing Conditions
 - Aerial
 - Site Photos
 - Topography and Slope
 - Soils
 - Vegetation

HISTORY

- Parcel dedicated to the City of Madison in 2014 as part of the Birchwood Point development
- Long history as a fence row/wind break on agricultural property
- No significant or suspected archaeological artifacts/buildings on site

EXISTING CONDITIONS

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

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M:\Maps\Parks GIS\Parks\Acer\Acer_masterplan_2022.mxd

6/9/2022

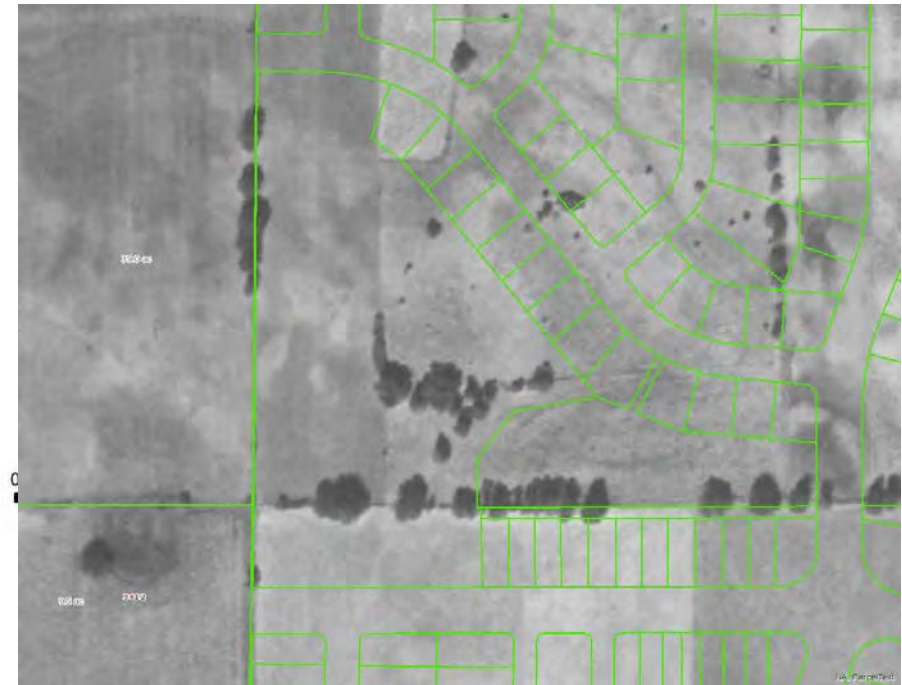
Acacia Ridge Park Aerial View

Legend

 Acer Park

 Ownership Parcels






Aerial View 1955



J.A. Farnsworth

Existing Slope Inventory




Legend

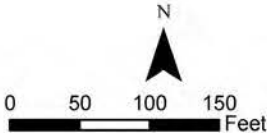
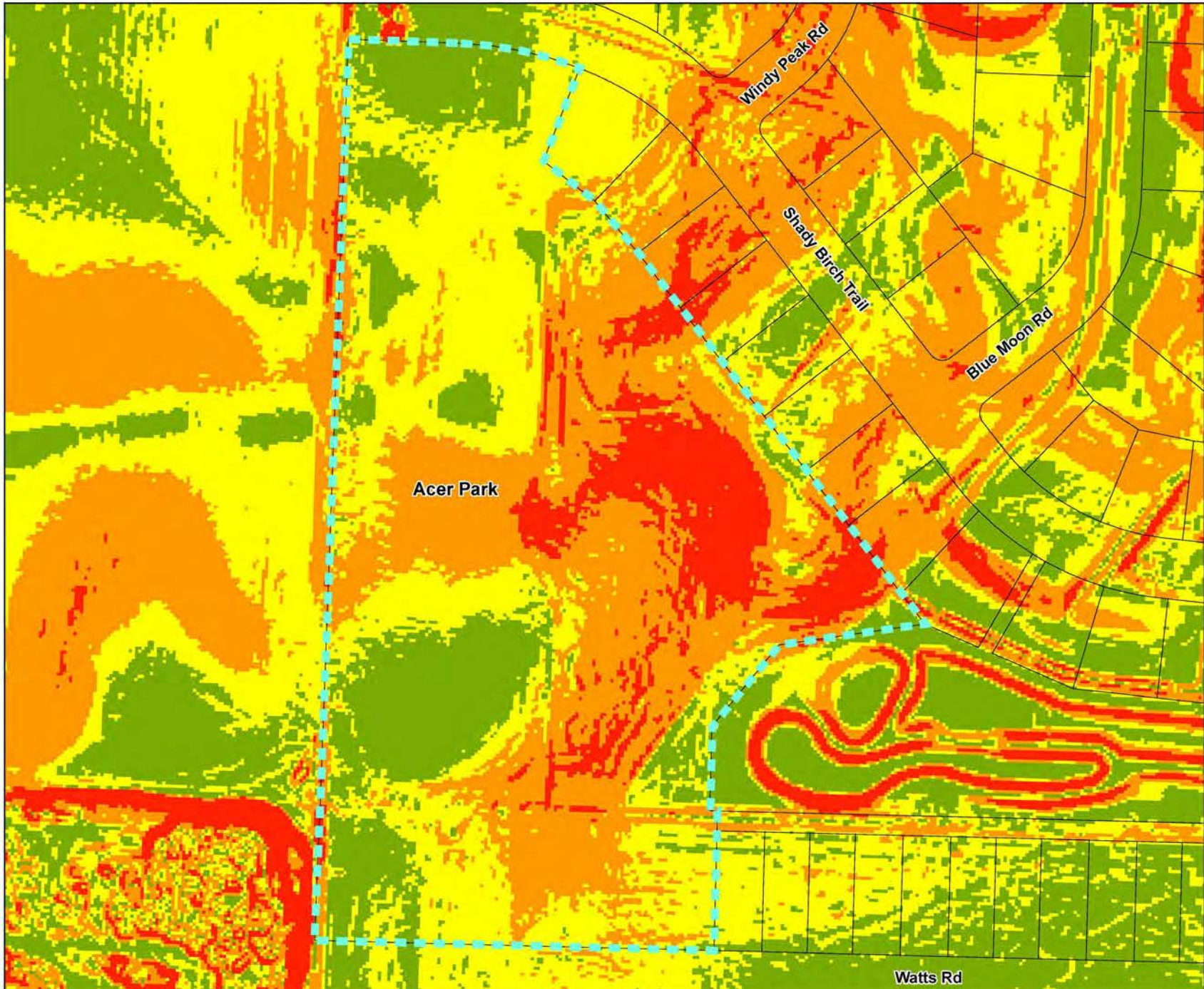
-  Acer Park
-  Ownership Parcels
- Elevation
 -  High
 -  Low
-  1' Contours



Existing Slope Inventory

Legend


-  Acer Park
-  Ownership Parcels
- Slope (in %)**
 -  0
 -  1-5
 -  6-10
 -  11-20
 -  21-100



Existing Soil Inventory

Legend

 Acer Park

 Ownership Parcels

 Soils

GwC: Griswold loam, 6-12% slopes

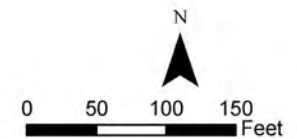
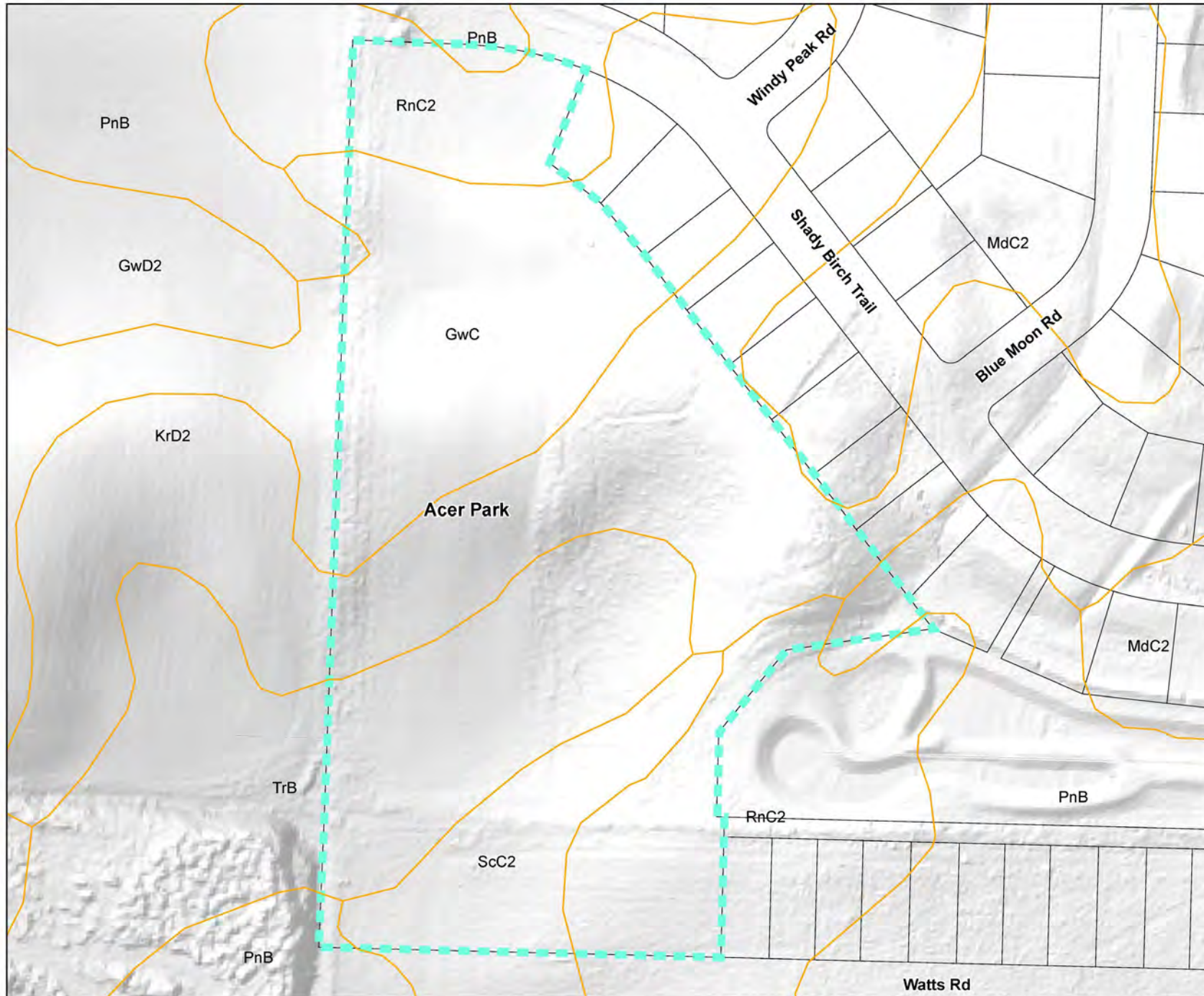
KrD2: Kidder soils, 10-20% slopes, eroded

PnB: Plano silt loam, till substratum, 2-6% slopes

RnC2: Ringwood silt loam, 6-12% slopes, eroded



SoC2: St. Charles silt loam, 6-12% slopes, eroded

TrB: Troxel silt loam, 0-3% slopes



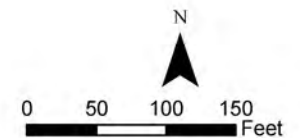
Existing Tree Inventory

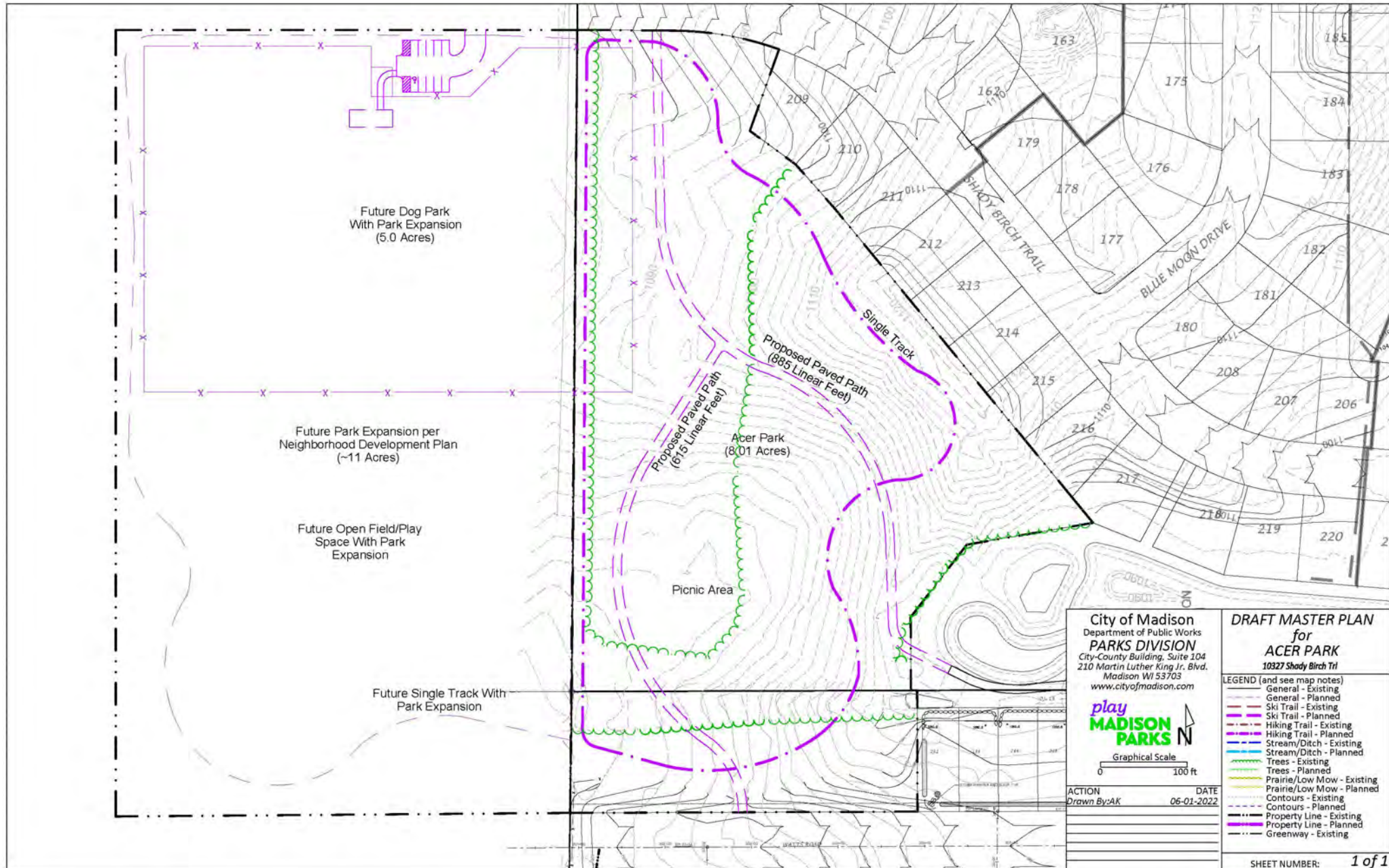
Legend

-  Acer Park
-  Ownership Parcels

Species

-  Black Cherry- *Prunus serotina* (107)
-  Black Walnut- *Juglans nigra* (177)
-  Box Elder- *Acer negundo* (81)
-  Bur Oak- *Quercus macrocarpa* (10)
-  *Celtis occidentalis* (14)
-  *Juniperus virginiana* (1)
-  Mulberry- *Morus sp.* (12)
-  *Ostrya virginiana* (1)
-  *Quercus alba* (3)
-  *Quercus macrocarpa* (12)
-  *Quercus palustris* (5)
-  *Ulmus rubra* (22)





Future Dog Park
With Park Expansion
(5.0 Acres)

Future Park Expansion per
Neighborhood Development Plan
(~11 Acres)

Future Open Field/Play
Space With Park
Expansion

Future Single Track With
Park Expansion

Acer Park
(8.01 Acres)

Picnic Area

Proposed Paved Path
(815 Linear Feet)

Proposed Paved Path
(885 Linear Feet)

Single Track

City of Madison
Department of Public Works
PARKS DIVISION
City-County Building, Suite 104
210 Martin Luther King Jr. Blvd.
Madison WI 53703
www.cityofmadison.com



Graphical Scale
0 100 ft

ACTION Drawn By: AK DATE 06-01-2022

**DRAFT MASTER PLAN
for
ACER PARK**
10327 Shady Birch Trl

- LEGEND** (and see map notes)
- General - Existing
 - General - Planned
 - Ski Trail - Existing
 - Ski Trail - Planned
 - Hiking Trail - Existing
 - Hiking Trail - Planned
 - Stream/Ditch - Existing
 - Stream/Ditch - Planned
 - Trees - Existing
 - Trees - Planned
 - Prairie/Low Mow - Existing
 - Prairie/Low Mow - Planned
 - Contours - Existing
 - Contours - Planned
 - Property Line - Existing
 - Property Line - Planned
 - Greenway - Existing

BIRCHWOOD SOUTH PARK

- History
- Existing Conditions
 - Aerial
 - Site Photos
 - Topography and Slope
 - Soils

HISTORY

- Parcel dedicated to the City of Madison in 2018 as part of the Birchwood Point development
- Long history as agricultural property
- No significant or suspected archaeological artifacts/buildings on site

EXISTING CONDITIONS

- Aerial
- Site Photos
- Topography and Slope
- Soils

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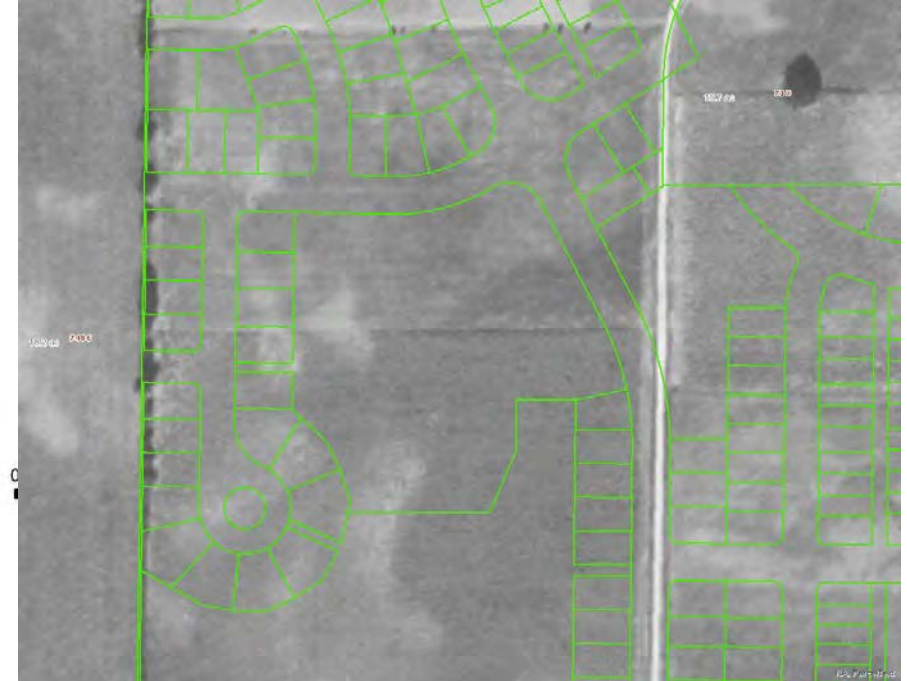
6/9/2022

Birchwood South Park Aerial

Legend


-  Birchwood South Park
-  Ownership Parcels

Aerial View 1955





Existing Elevation Inventory

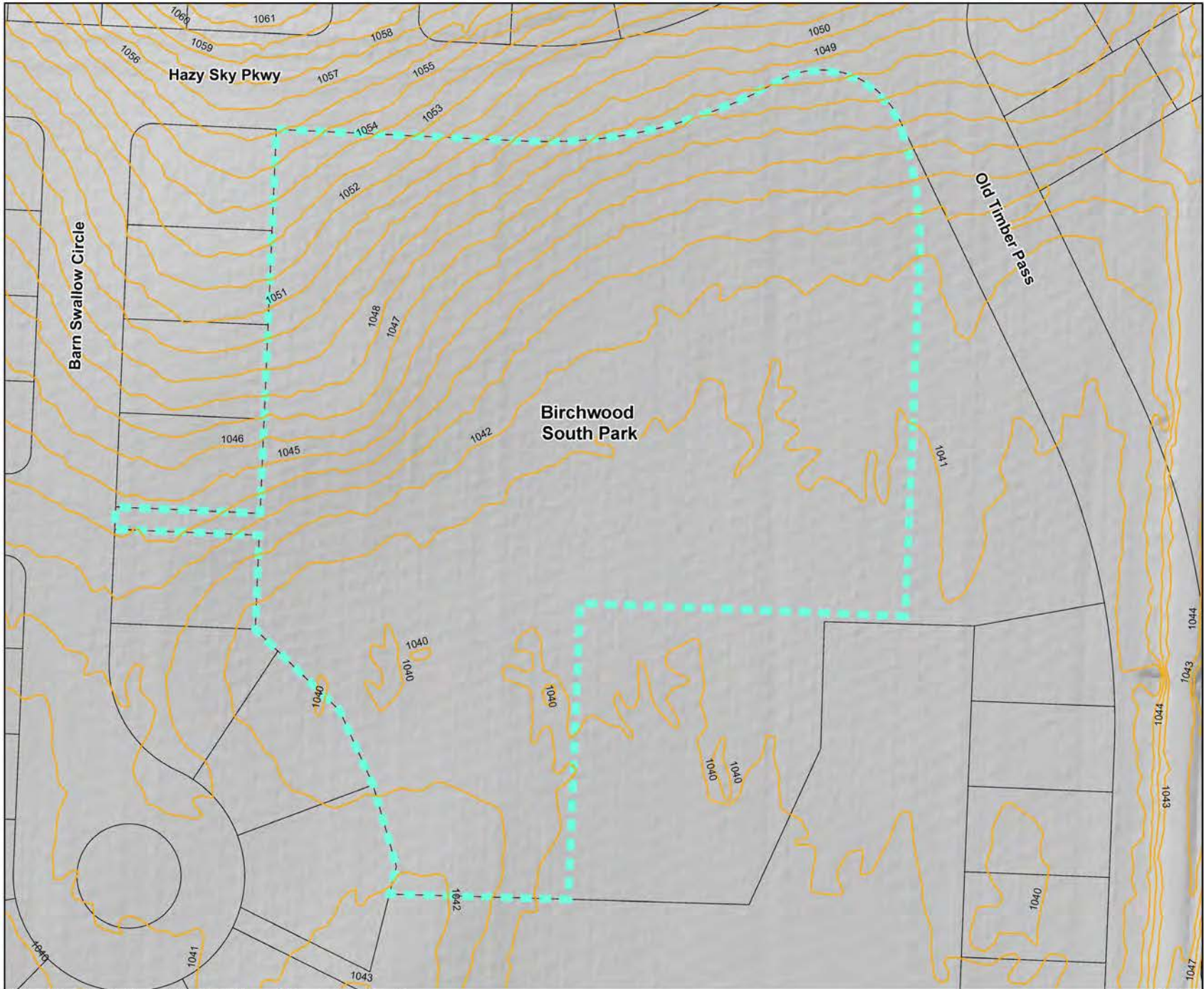
Legend

 Birchwood South Park

 Ownership Parcels


 1' Contours


Elevation

High
Low



Existing Slope Inventory

Legend

 Birchwood South Park

 Ownership Parcels

Slope (in %)

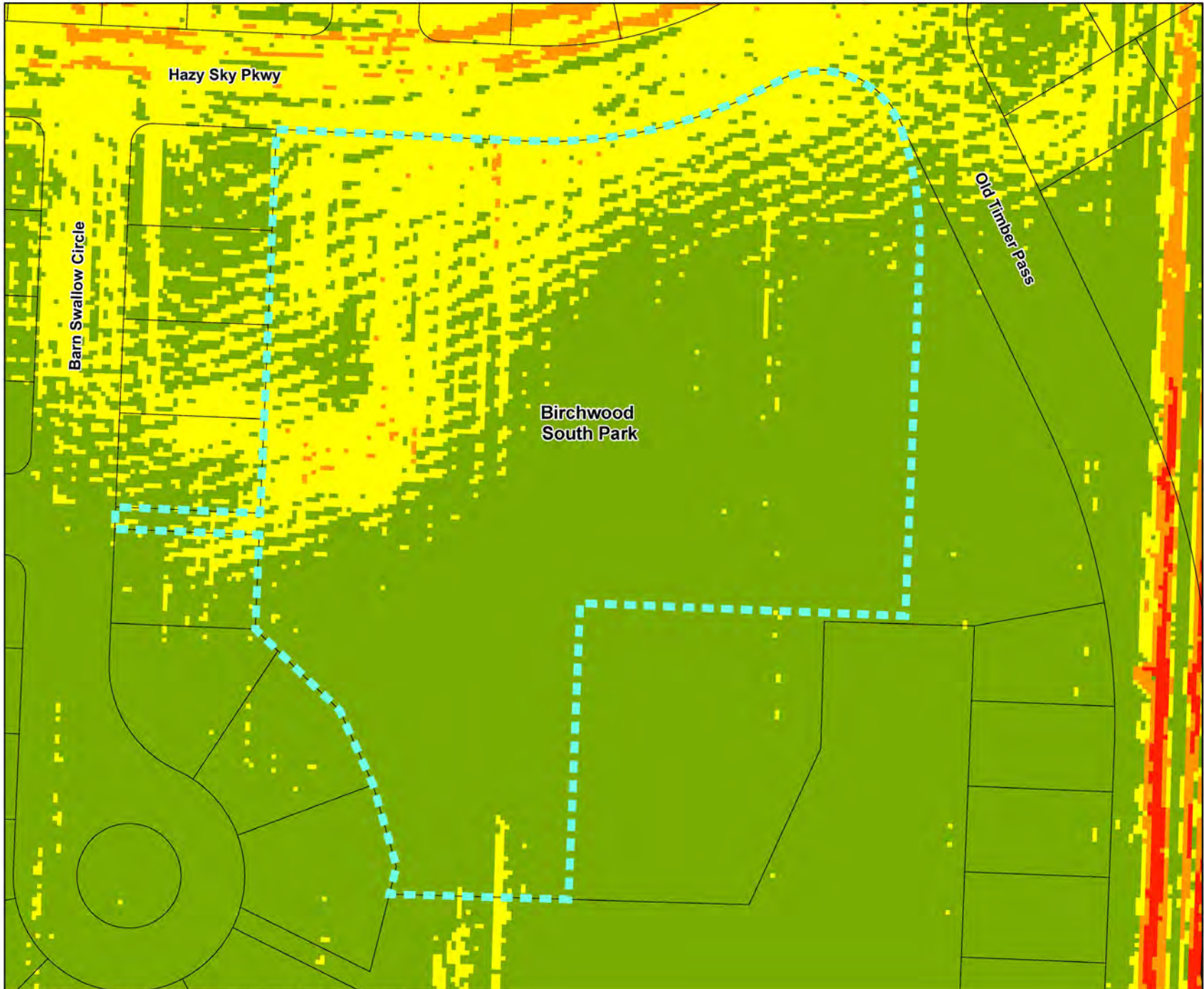
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Existing Soils Inventory

Legend

 Birchwood South Park

 Ownership Parcels

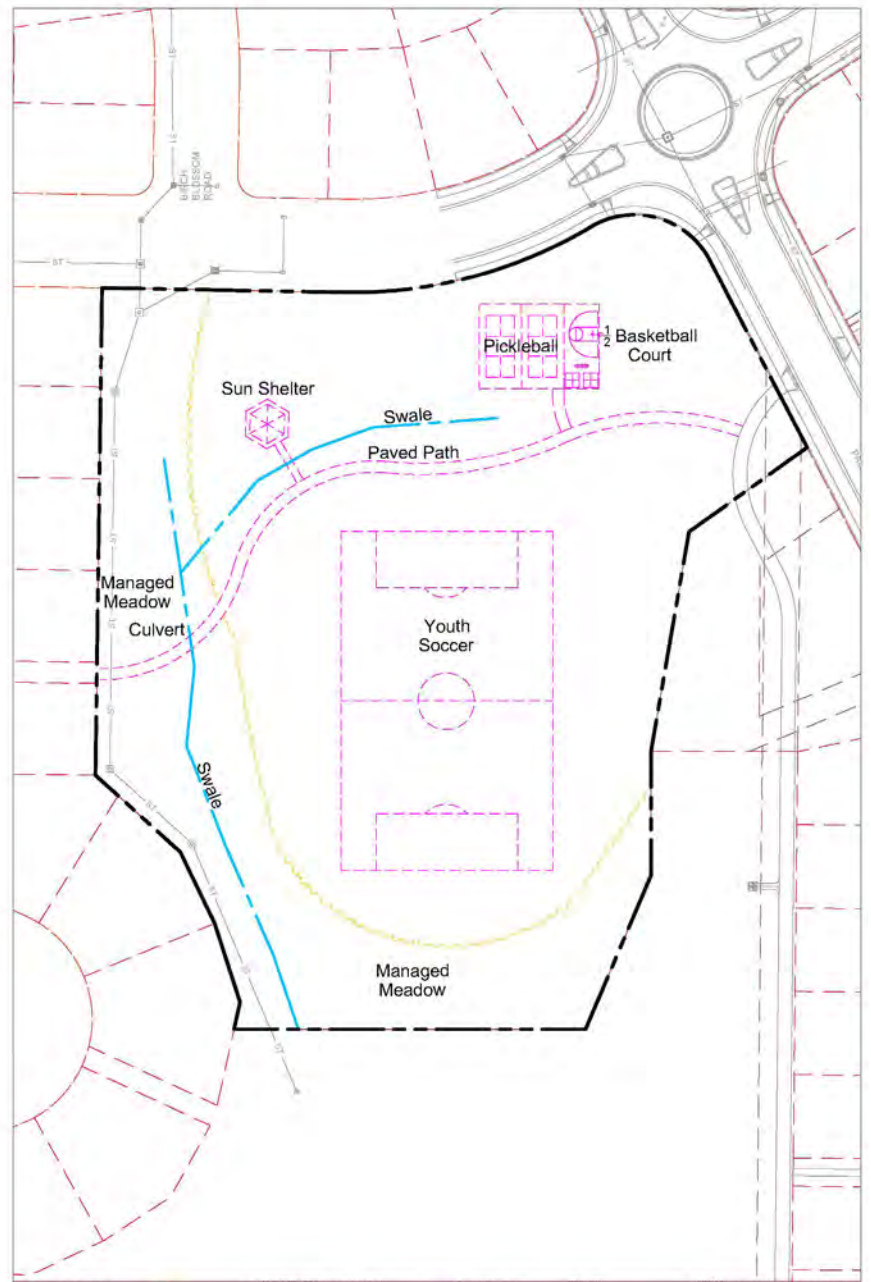
KeB: Kegonsa silt loam, 2-6% slopes

PnB: Plano silt loam, till substratum, 2-6% slopes

TrB: Troxel silt loam, 0-3% slopes



DRAFT MASTER PLAN - DISCUSS



| | | | | | |
|--|----------------------------------|---|---------------------------------|----------------------------|---|
| <p>City of Madison Department of Public Works PARKS DIVISION City-County Building, Suite 104 210 Martin Luther King Jr. Blvd. Madison, WI 53703 www.cityofmadison.com</p> | <p>play MADISON PARKS</p> | <p>LEGEND (and see map notes)</p> <ul style="list-style-type: none"> --- General - Existing --- General - Planned --- Sid Trail - Existing --- Sid Trail - Planned --- Hiking Trail - Existing --- Hiking Trail - Planned --- Stream/Ditch - Existing --- Stream/Ditch - Planned --- Trees - Existing --- Trees - Planned --- Prairie/Low Mow - Existing --- Prairie/Low Mow - Planned --- Contours - Existing --- Contours - Planned --- Property Line - Existing --- Property Line - Planned --- Greenway - Existing | <p>ACTION Drawn By: JAK</p> | <p>DATE 06-01-2022</p> | <p>DRAFT MASTER PLAN for BIRCHWOOD SOUTH PARK 10305 Hwy City Hwy</p> |
| | | | | | |

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/acacia-ridge-park-master-plan

www.cityofmadison.com/parks/projects/acer-park-master-plan

www.cityofmadison.com/parks/projects/birchwood-south-park-master-plan



COMMENTS?

CONTACT US:
SARAH CLOSE
OFFICE: (608) 263-6850
EMAIL: SCLOSE@CITYOFMADISON.COM



FAR WEST MASTER PLANNING EFFORT

ACACIA RIDGE, ACER, BIRCHWOOD SOUTH PARKS



Public Meeting #2
Zoom
8/11/2022

INTRODUCTION

Sarah Close, City of Madison Parks Division

Adam Kaniewski, City of Madison Parks Division

Ann Freiwald, City of Madison Parks Division



WELCOME

Thanks for coming, we're looking forward to working with you to plan the far west parks, including Acer, Acacia Ridge, and Birchwood South! We want to hear your thoughts and ideas, so to make sure everyone has an equal chance to speak...

- We address all comments/questions during discussion periods and at the end of the presentation. Please use the "Raise Hand" reaction if you have a question so staff can unmute you.
- No disparaging remarks about others' comments.
- If you are not comfortable speaking tonight, please call or email.

TONIGHT'S GOALS



Park naming process review

Recap of the previous meeting

- Master planning process and site inventory and analysis

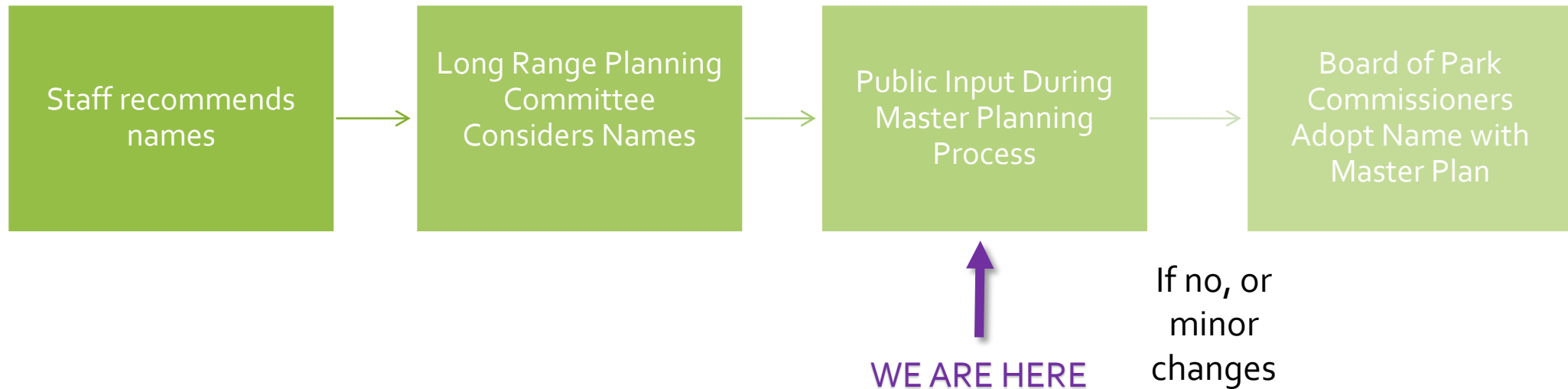
What did we hear?

- Summary of public input

Review and discuss master plan concepts

Now what?

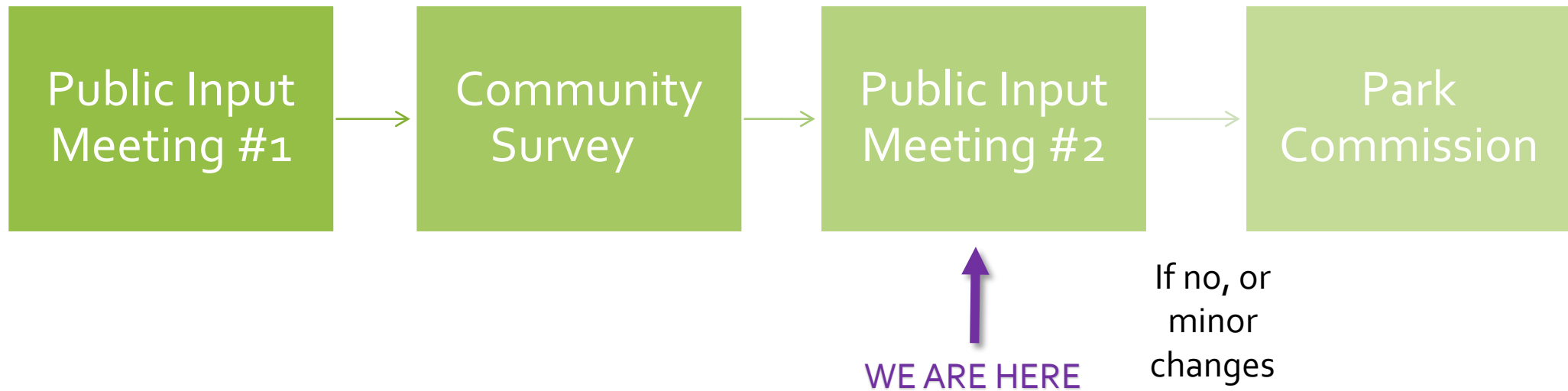
MASTER PLAN PROCESS: OFFICIALLY NAMING THE PARKS





POLLS ON ALTERNATIVE PARK
NAMES- BIRCHWOOD S. AND
ACER

MASTER PLAN PROCESS



MASTER PLANNING

What is it?

A master plan:

- Is 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!

MASTER PLANNING

A master plan does NOT:

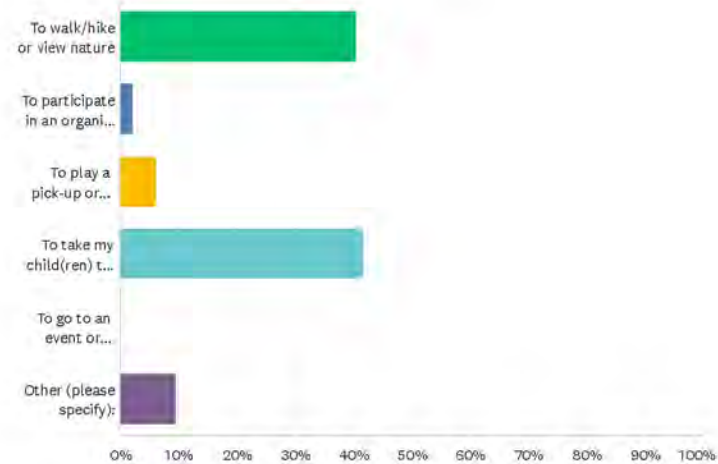
- Specify specific materials or finishes
- Designate exact locations
- Contain construction drawings (which include information like dimensions, colors, products, quality requirements, etc.)

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

COMMUNITY SURVEY

Q2 Why do you typically visit parks/outdoor recreation areas?

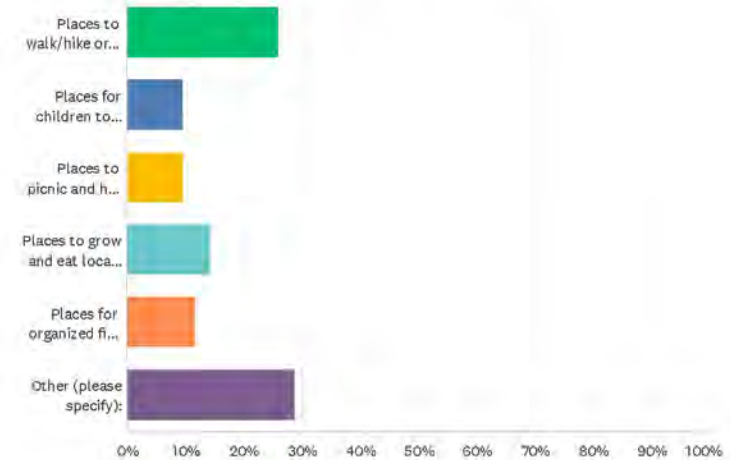
Answered: 146 Skipped: 0



| ANSWER CHOICES | RESPONSES |
|--|-----------|
| To walk/hike or view nature | 40.41% |
| To participate in an organized field sport match or practice | 2.05% |
| To play a pick-up or improvised game/field sport | 6.16% |
| To take my child(ren) to a playground | 41.78% |
| To go to an event or festival | 0.00% |
| Other (please specify): | 9.59% |

Q6 What do you feel is most lacking in your local public community areas?

Answered: 146 Skipped: 0

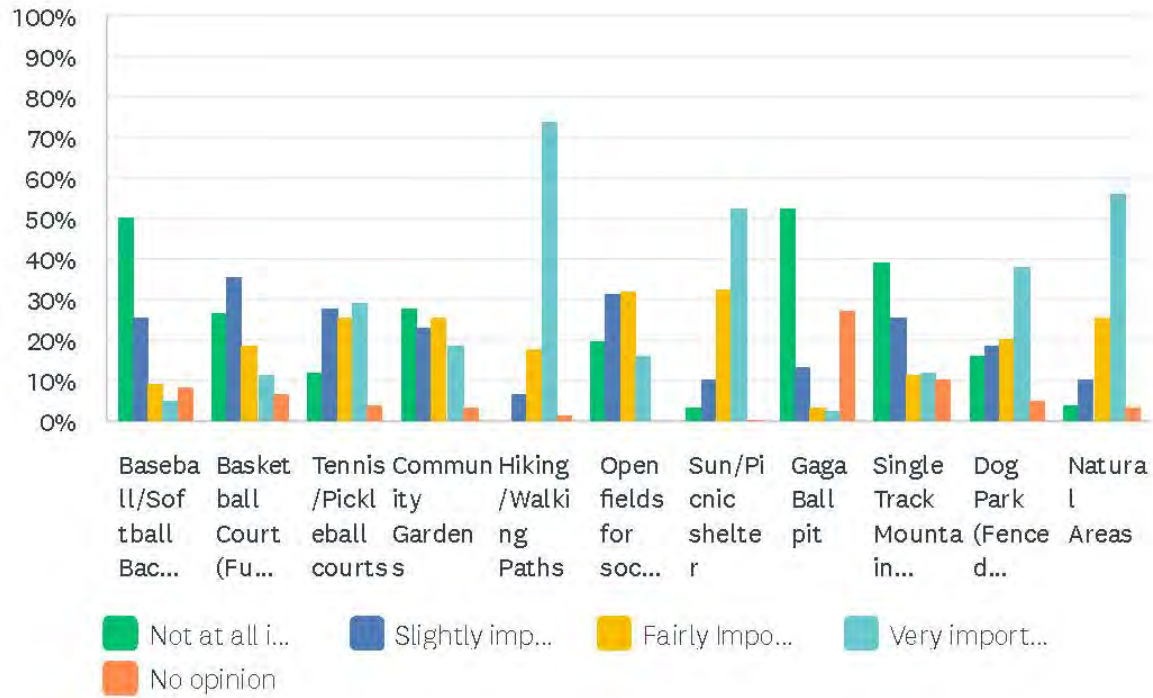


| ANSWER CHOICES | RESPONSES |
|---|-----------|
| Places to walk/hike or view nature | 26.03% |
| Places for children to play | 9.59% |
| Places to picnic and have gatherings | 9.59% |
| Places to grow and eat local food | 14.38% |
| Places for organized field sport matches or practices | 11.64% |
| Other (please specify): | 28.77% |
| TOTAL | 146 |

"Other" included dog-related amenities, pickleball/tennis, trail connectivity, or combo of the other options.

COMMUNITY SURVEY

Q7 Please rank the amenities below based on how important you feel it is that they are included in the master plans for Acacia Ridge, Acer, and Birchwood South Parks.



| | NOT AT ALL IMPORTANT | SLIGHTLY IMPORTANT | FAIRLY IMPORTANT | VERY IMPORTANT | NO OPINION | TOTAL |
|--|----------------------|--------------------|------------------|----------------|--------------|-------|
| Baseball/Softball Backstop | 50.68% 74 | 26.03% 38 | 9.59% 14 | 5.48% 8 | 8.22% 12 | 146 |
| Basketball Court (Full or half court) | 26.71% 39 | 35.62% 52 | 19.18% 28 | 11.64% 17 | 6.85% 10 | 146 |
| Tennis/Pickleball courts | 12.33% 18 | 28.08% 41 | 26.03% 38 | 29.45% 43 | 4.11% 6 | 146 |
| Community Gardens | 28.08% 41 | 23.29% 34 | 26.03% 38 | 19.18% 28 | 3.42% 5 | 146 |
| Hiking/Walking Paths | 0.00% 0 | 6.85% 10 | 17.81% 26 | 73.97% 108 | 1.37% 2 | 146 |
| Open fields for soccer, frisbee, football, catch, etc. | 19.86% 29 | 31.51% 46 | 32.19% 47 | 16.44% 24 | 0.00% 0 | 146 |
| Sun/Picnic shelter | 3.42% 5 | 10.27% 15 | 32.88% 48 | 52.74% 77 | 0.68% 1 | 146 |
| Gaga Ball pit | 52.74% 77 | 13.70% 20 | 3.42% 5 | 2.74% 4 | 27.40% 40 | 146 |
| Single Track Mountain Bike Trails | 39.73% 58 | 26.03% 38 | 11.64% 17 | 12.33% 18 | 10.27% 15 | 146 |
| Dog Park (Fenced off-leash) | 16.44% 24 | 19.18% 28 | 20.55% 30 | 38.36% 56 | 5.48% 8 | 146 |
| Natural Areas | 4.11% 6 | 10.27% 15 | 26.03% 38 | 56.16% 82 | 3.42% 5 | 146 |

ADDITIONAL INPUT

Birchwood South:

- PICKLEBALL
- Shade option
- Replace youth soccer with ?

Acer

- Dog park ASAP
- Preserve nature
- Single track vs hiking?

Acacia Ridge

- Soccer fields = boring
- Other options?

General themes: nature, shade, connectivity, areas to socialize, variety, dogs

BIRCHWOOD SOUTH PARK

- History
- Existing Conditions
 - Aerial
 - Site Photos
 - Topography and Slope
 - Soils

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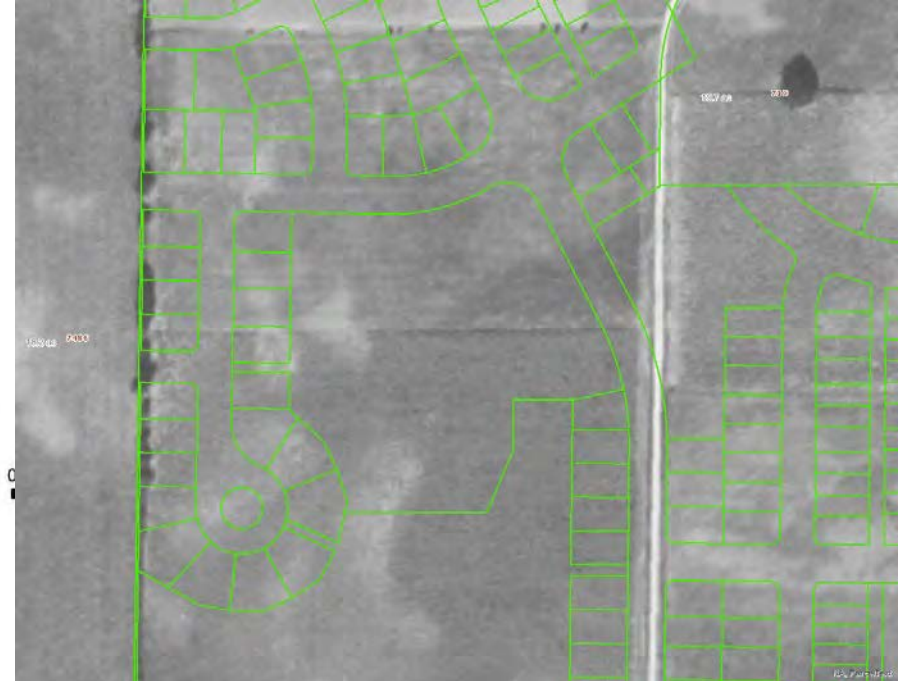
6/9/2022

Birchwood South Park Aerial

Legend


-  Birchwood South Park
-  Ownership Parcels

Aerial View 1955



Existing Slope Inventory

Legend

 Birchwood South Park

 Ownership Parcels

Slope (in %)

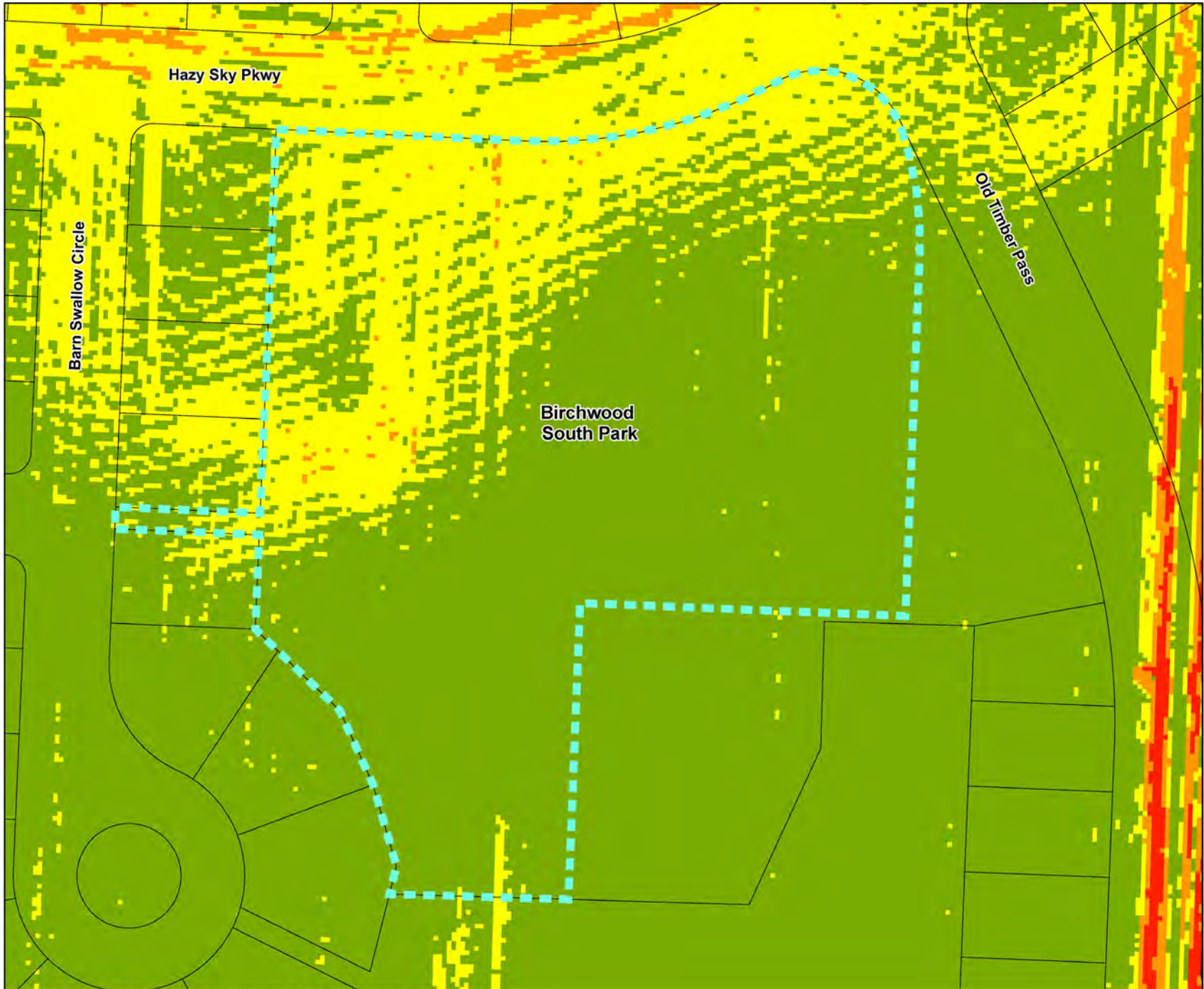
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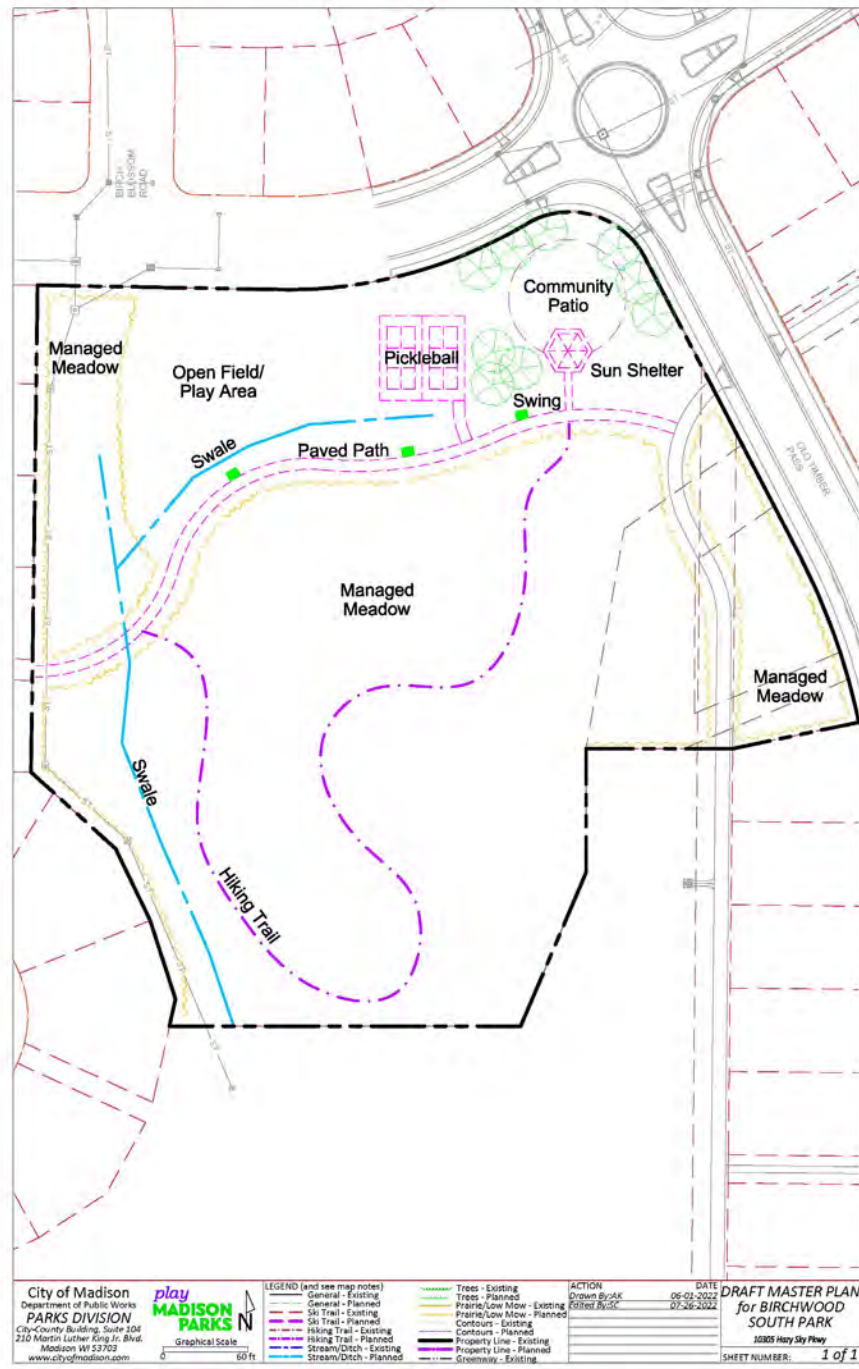
 6-10

 11-20

 21-100



DRAFT MASTER PLAN - DISCUSS



City of Madison
 Department of Public Works
PARKS DIVISION
 City-County Building, Suite 204
 210 Martin Luther King Jr. Blvd.
 Madison WI 53703
 www.cityofmadison.com

play MADISON PARKS

LEGEND (and see map notes)
 General - Existing
 General - Planned
 Ski Trail - Existing
 Ski Trail - Planned
 Hiking Trail - Existing
 Hiking Trail - Planned
 Stream/Ditch - Existing
 Stream/Ditch - Planned
 Trees - Existing
 Trees - Planned
 Prairie/Low Mow - Existing
 Prairie/Low Mow - Planned
 Contours - Existing
 Contours - Planned
 Property Line - Existing
 Property Line - Planned
 Greenway - Existing

ACTION
 Drawn By: JAC
 Edited By: JAC

DATE
 06-02-2022
 02-26-2022

DRAFT MASTER PLAN for BIRCHWOOD SOUTH PARK
 18005 Hwy Sky Pkwy
 SHEET NUMBER: 1 of 1

Vision - Community Patio



play
**MADISON
PARKS**



ACACIA RIDGE PARK

- History
- Existing Conditions
 - Aerial
 - Site Photos
 - Topography and Slope
 - Soils

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Aerial View 1955

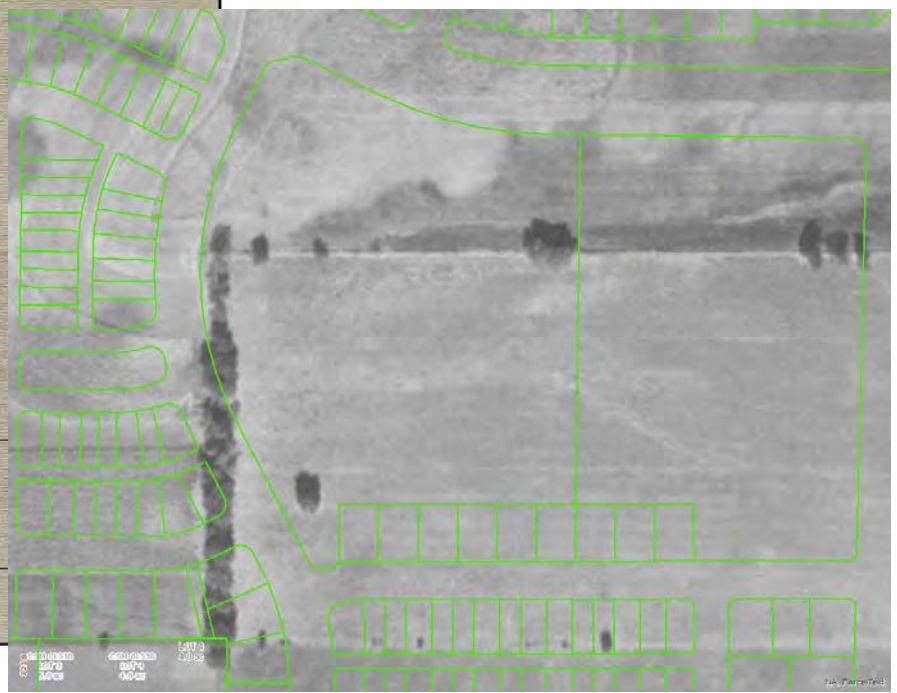


Exhibit 5: Slope Analysis Map

Legend

Acacia Ridge Park

Ownership Parcels

Slope (in %)

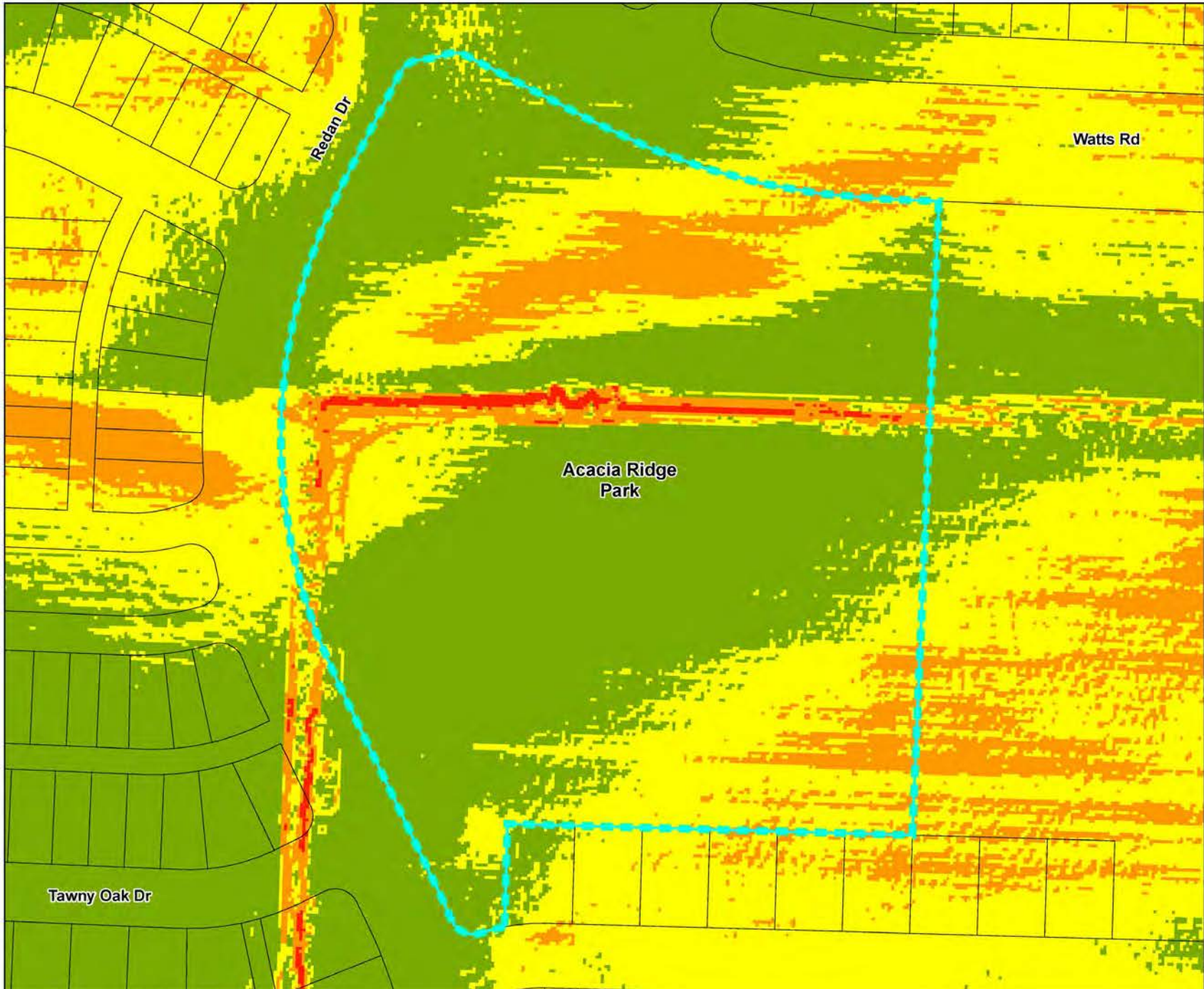
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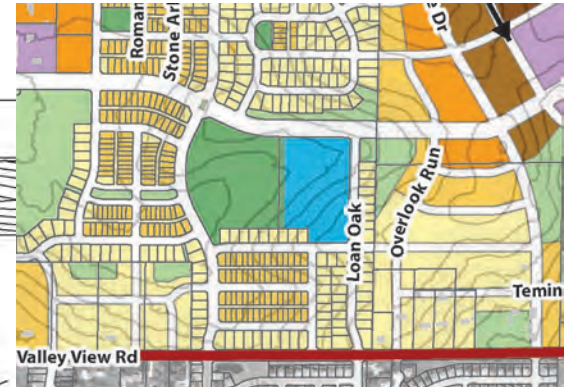
1-5

6-10

11-20

21-100





Pioneer NDP Future Land Use Plan
Note blue parcel to E of Acacia Ridge Park, marked as institutional (school)



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Department of Public Works
PARKS DIVISION
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Madison WI 53703
www.cityofmadison.com

play MADISON PARKS

Graphical Scale
0 100 ft

| ACTION | DATE |
|---------------|------------|
| Drawn by: AK | 06-01-2022 |
| Edited by: SC | 07-26-2022 |
| Edited by: SC | 08-03-2022 |

DRAFT MASTER PLAN for ACACIA RIDGE PARK
9251 Watts Road

LEGEND (and see map notes)

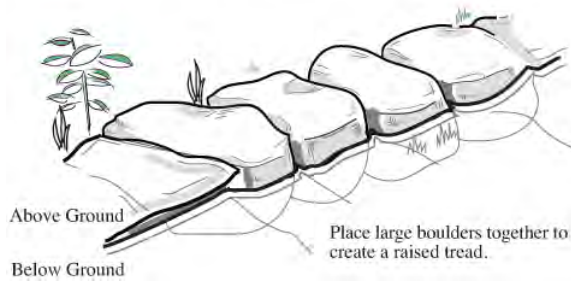
- General - Existing
- General - Planned
- Ski Trail - Existing
- Ski Trail - Planned
- Hiking Trail - Existing
- Hiking Trail - Planned
- Stream/Ditch - Existing
- Stream/Ditch - Planned
- Trees - Existing
- Trees - Planned
- Prairie/Low Mow - Existing
- Prairie/Low Mow - Planned
- Contours - Existing
- Contours - Planned
- Property Line - Existing
- Property Line - Planned
- Greenway - Existing

SHEET NUMBER: 1 of 1

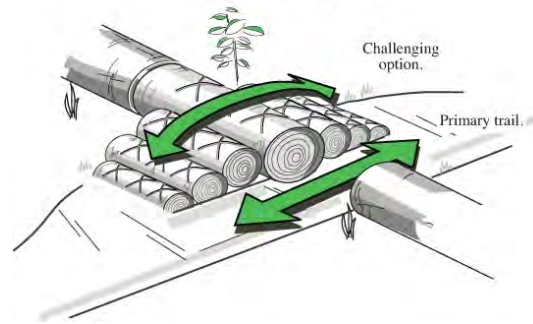
Singletrack Bike Trails

Singletrack has a width that varies from just a little wider than your shoulders on up to a track that's just wide enough for two bikes to pass. Many singletrack trails are open to one-way travel and wind their way through the best terrain that the landscape offers. Some singletrack trails also offer challenge elements as seen below.

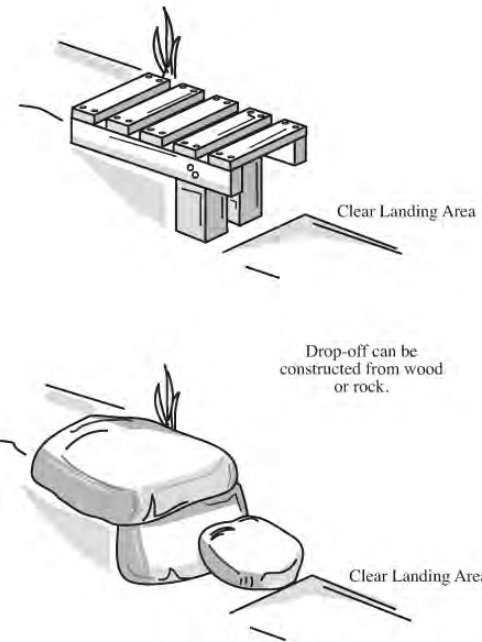
Boulder Causeway



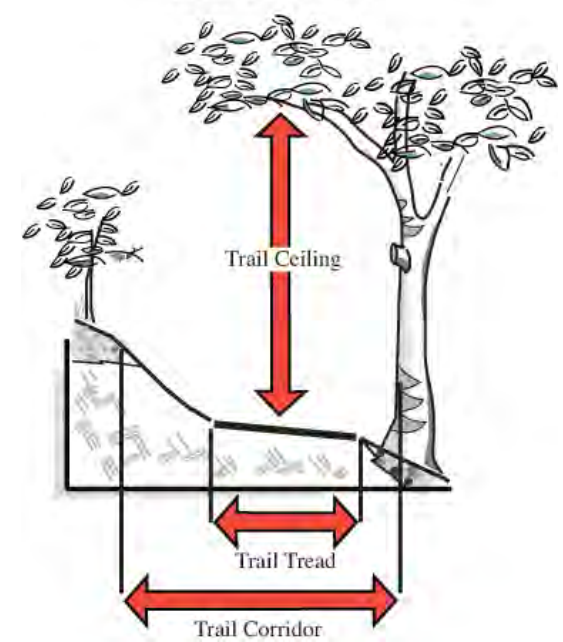
Creating Optional Lines



Drop-Off



Trail Corridor



Vision - Bicycle Playground



play
**MADISON
PARKS**



ACER PARK

- History
- Existing Conditions
 - Aerial
 - Site Photos
 - Topography and Slope
 - Soils
 - Vegetation

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6/9/2022

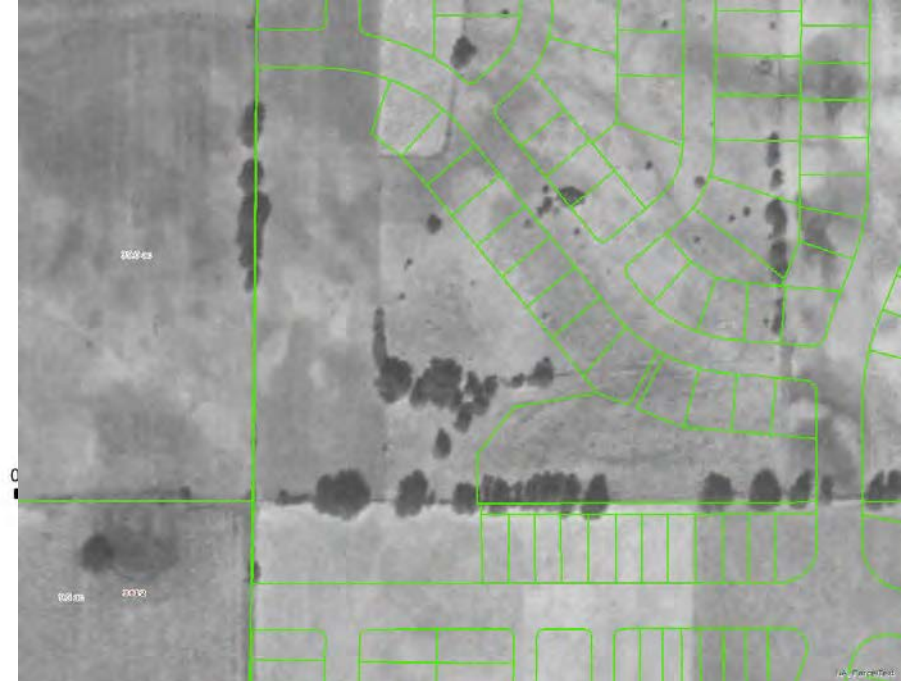
Acacia Ridge Park Aerial View

Legend

 Acer Park

 Ownership Parcels

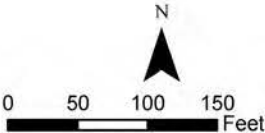
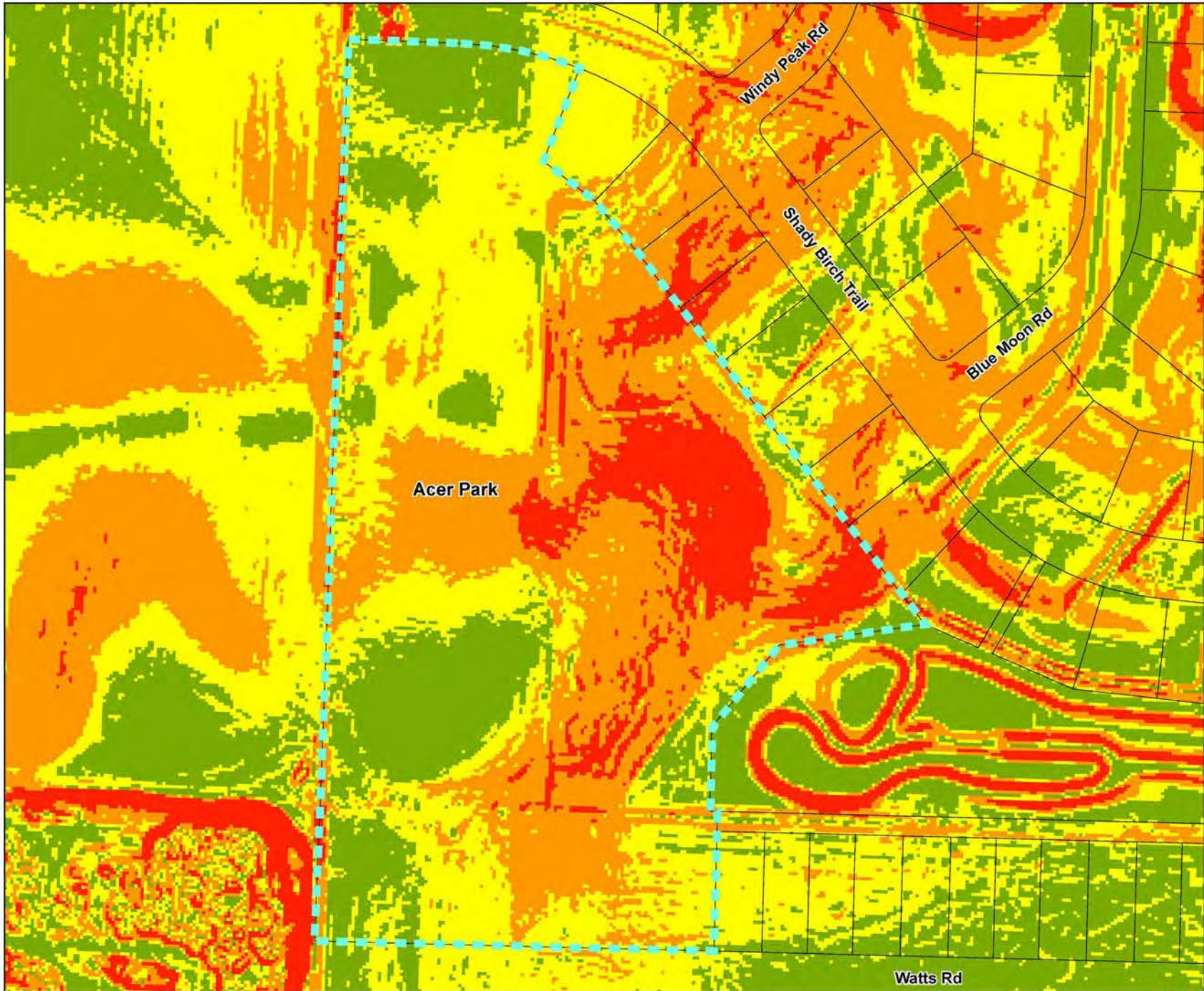
Aerial View 1955



Existing Slope Inventory



Legend

- Acer Park
- Ownership Parcels
- Slope (in %)
 - 0
 - 1-5
 - 6-10
 - 11-20
 - 21-100



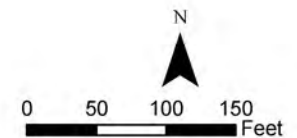
Existing Tree Inventory

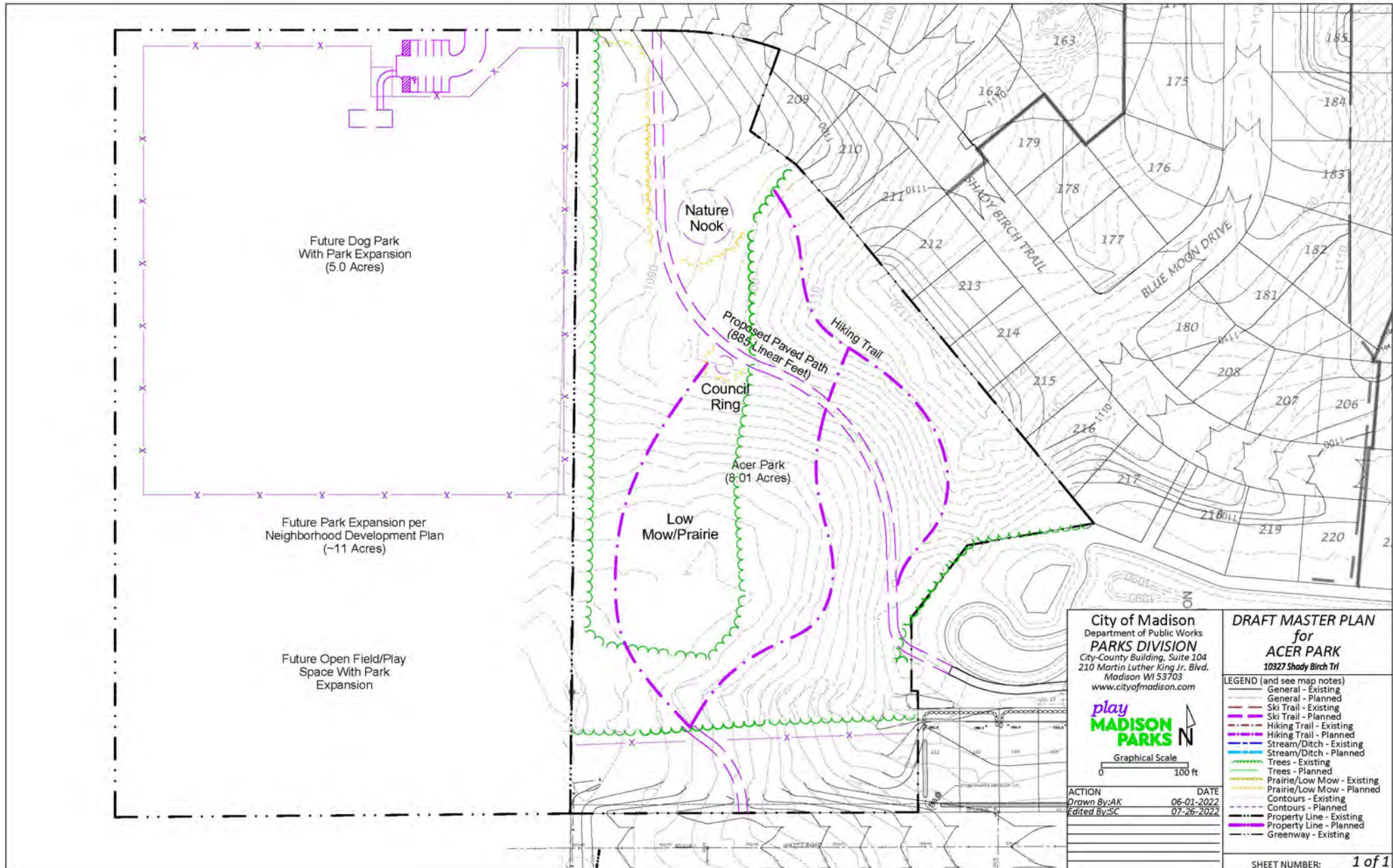
Legend

-  Acer Park
-  Ownership Parcels

Species

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-  *Quercus macrocarpa* (12)
-  *Quercus palustris* (5)
-  *Ulmus rubra* (22)







Nature Nook
examples- Slater
and Paunack Parks



Council Ring
examples



Neighborhood Circulation Routes

Red = Existing Ped/Bike Routes
Yellow = Proposed/Future Ped/Bike Routes

NEXT STEPS

- Board of Park Commissioners 12/14/22
 - Approval of Master Plans
- Funding
 - 2023 & 2024 requests for Birchwood
 - Acacia Ridge & Acer 5-10 years out
 - Pending Common Council approval

Watch the City Parks “Project Portal” website for project updates!

www.cityofmadison.com/parks/projects/acacia-ridge-park-master-plan

www.cityofmadison.com/parks/projects/acer-park-master-plan

www.cityofmadison.com/parks/projects/birchwood-south-park-master-plan



COMMENTS?

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