

# Sunshine Ridge Development Plan

10327 Shady Birch Trail

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

Sunshine Ridge Park is an 8.01-acre park located on the far west side of Madison at 10327 Shady Birch Trail and was acquired by the Parks Division in 2014. Following the National Recreation and Parks Association recommendations, Sunshine Ridge Park is classified as a neighborhood park and has a service area of 1/2 mile. The nearest developed parks to this location are Cardinal Glenn, Sugar Maple, and Thousand Oaks. Acacia Ridge and Old Timber Parks are also near Sunshine Ridge Park, but at this time are undeveloped. See Adjacent Parks Map (Exhibit 1).

In addition to Outlot 9, which currently comprises Sunshine Ridge Park, Parks staff also discussed the property immediately to the west. When this property is developed, Parks staff anticipate the parcel adjacent to Sunshine Ridge Park will be designated as public parkland. In the interest of a more robust and comprehensive development plan, both parcels were considered in this planning process.

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.

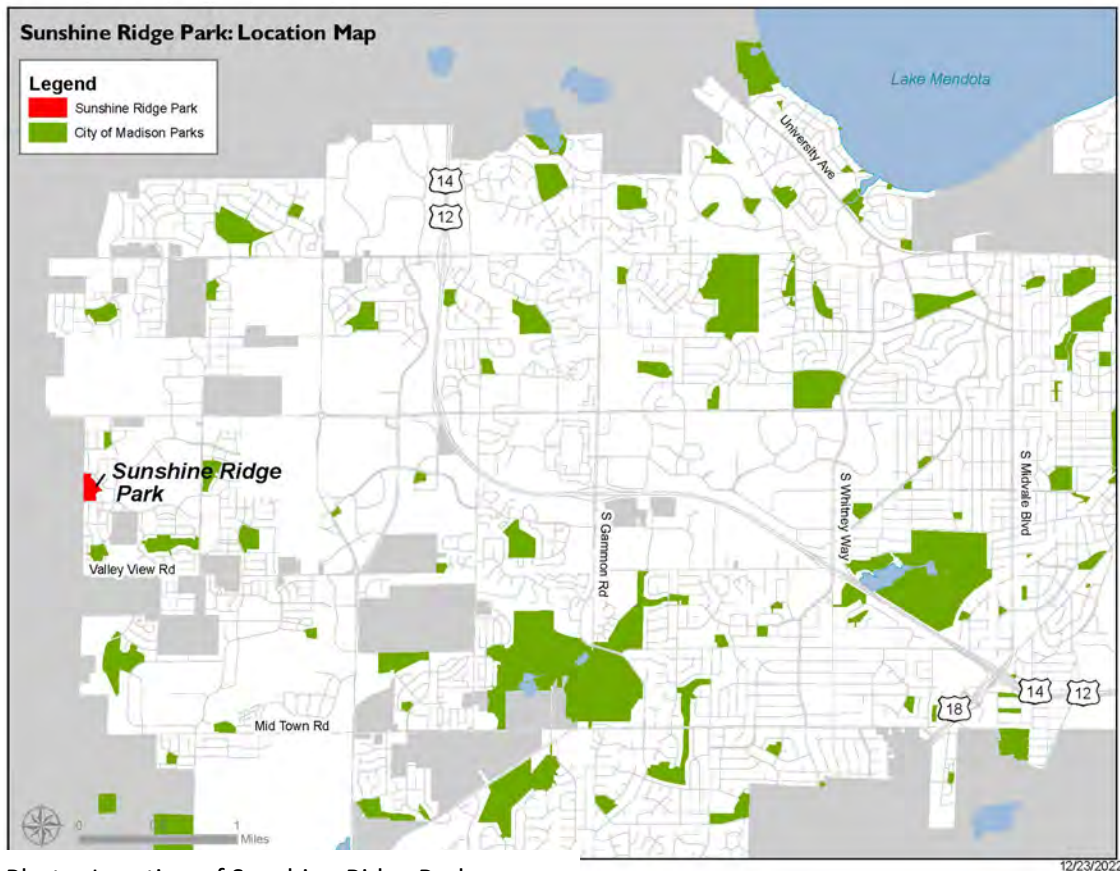


Photo: Location of Sunshine Ridge Park

## HISTORY

The parcel for Sunshine Ridge Park has extensive history as agricultural property. In the year 2014, this parcel was dedicated as public parkland in Outlot 9 as part of the Birchwood South development (see Exhibit 2). Sunshine Ridge Park and the surrounding neighborhood are part of the Pioneer Neighborhood Development Plan (see Exhibit 3).

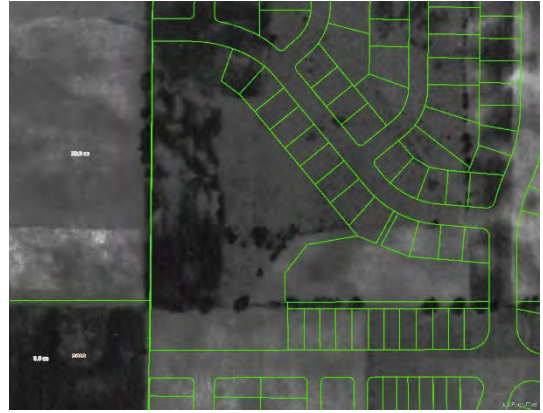


Photo: Aerial view of Sunshine Ridge Park, circa 1937

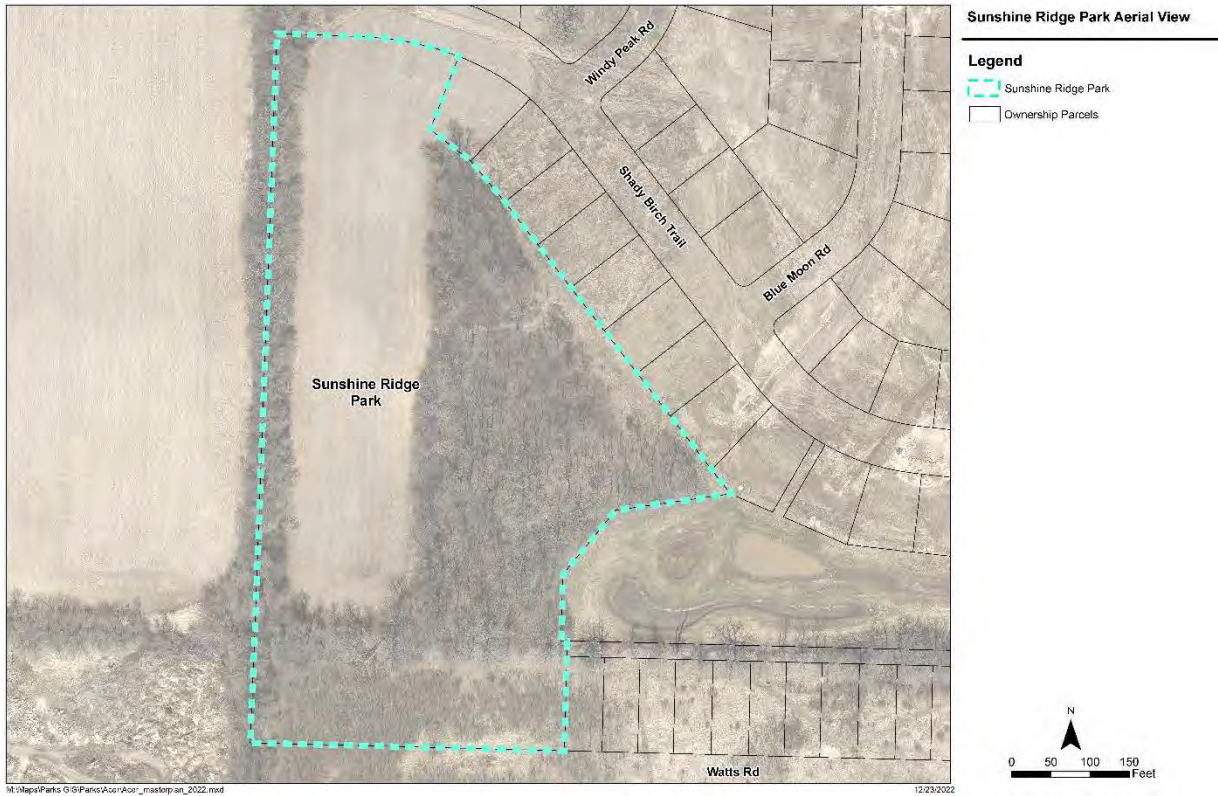


Photo: Aerial view of Sunshine Ridge Park, circa 2020.

## **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, Sunshine Ridge Park has not previously undergone any planning processes by the Parks Division.

## **EXISTING CONDITIONS**

Sunshine Ridge Park consists of 8.01 acres of abandoned agricultural crop field, a steep, wooded slope on the eastern boundary, and a vegetated windbreak on the western edge. The parcel slopes downwards from the east to the west, with steep slopes on the east side of the property, which can be seen on the Topography Map (see Exhibit 4). A majority of the park area features slopes upwards of 11%, as shown in the Slope Analysis Map (see Exhibit 5).

The dominant soil types on site include Kidder and a variety of silt loams, including: Griswold, Plano, Ringwood, St. Charles, and Troxel. Typical characteristics of these soils include 6-12% slopes and a well-drained profile. Kidder soils feature 10-20% slopes and are eroded.

A vegetation survey was undertaken as a component of a previous planning effort (see Exhibit 6). The eastern woods include several hardwood species such as *Juglans nigra*, *Quercus macrocarpa*, and *Celtis occidentalis*. The western windbreak is dominated by low-quality *Acer negundo*, typical of disturbed areas and woodland edges. Overall the site features numerous oak and native species.

## **CURRENT USES AND MAINTENANCE PRACTICES**

As an undeveloped park, Sunshine Ridge 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.

Acer Park received several suggestions for a new name, including: Driftless Edge, Shady Birch, Birchwood South, Sunshine Lane, Mountain, Ridge or Valley, and Rover Park. Attendees of the second public information meeting preferred Sunshine Ridge Park, and so after review by the Long Range Planning Committee and the Board of Park Commissioners the official name was revised from Acer to Sunshine Ridge 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 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 site 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 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. An 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 input meeting, through the community survey, and from the neighborhood associations, two development plan 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 PIM #1, social media posts, and on the Parks

Project webpage. The majority of the public input meeting participants expressed a preference for the final proposed development plan for Sunshine 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 8.

## **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 Sunshine Ridge Park (see Exhibit 9) took into consideration the varying topography, the potential for erosion in steeper areas, the existing vegetation, and the public input received by Parks staff.

### **Native Vegetation**

The development plan includes the addition of “no-mow” vegetation in the abandoned agricultural area of the park. Parks staff received several comments supporting the reintroduction of and preservation 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 rated natural areas in parks as very or fairly important. Besides ecological benefits, the native vegetation also provides a buffer between residential lots and park users, offers opportunities for nature play, and physical and mental health benefits to park patrons.

### **Nature Nook**

The proposed nature nook will be an area designed to provide play opportunities for younger children in the 2-5 age range. Similar to existing nature play in other Madison parks, this area could feature a combination of logs, boulders, loose parts play, or features which encourage digging. Parks staff will perform public outreach and gather feedback from neighbors as a component of the construction process. Seating will be provided in this area.

### **Council Ring**

This area will act as an informal seating and gathering area in the park, and will be located at a confluence of trails.

## **Trails**

A variety of trails, including paved, mowed, and hiking, will take advantage of the native vegetation and interesting topography 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 Sunshine Ridge Park will not only help meet this need, but will help improve connectivity throughout the Cardinal Glenn and Birchwood-Oaks neighborhoods.

## **FUTURE EXPANSION AREA**

As discussed in the introduction of this report, Parks staff examined the property immediately to the west of Sunshine Ridge Park in anticipation of its future designation as park land. The consideration of both parcels in this planning process allowed for a more robust and comprehensive development plan.

## **Off-Leash Dog Park**

Parks staff heard strong support for dog-related amenities, both through submitted comments and survey results. Approximately 59% of survey respondents rated an off-leash dog park as a fairly or very important amenity for their local parks. According to studies conducted by Parks staff, the far west area of Madison is deficient in dog park facilities. This parcel, once developed, will help meet this need and offer sufficient acreage to build a sustainable off-leash dog park that will not share a property line with any residential parcels.



## **Open Field/Play Space**

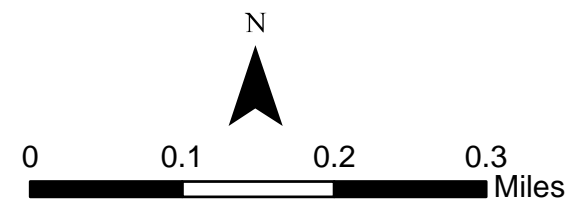
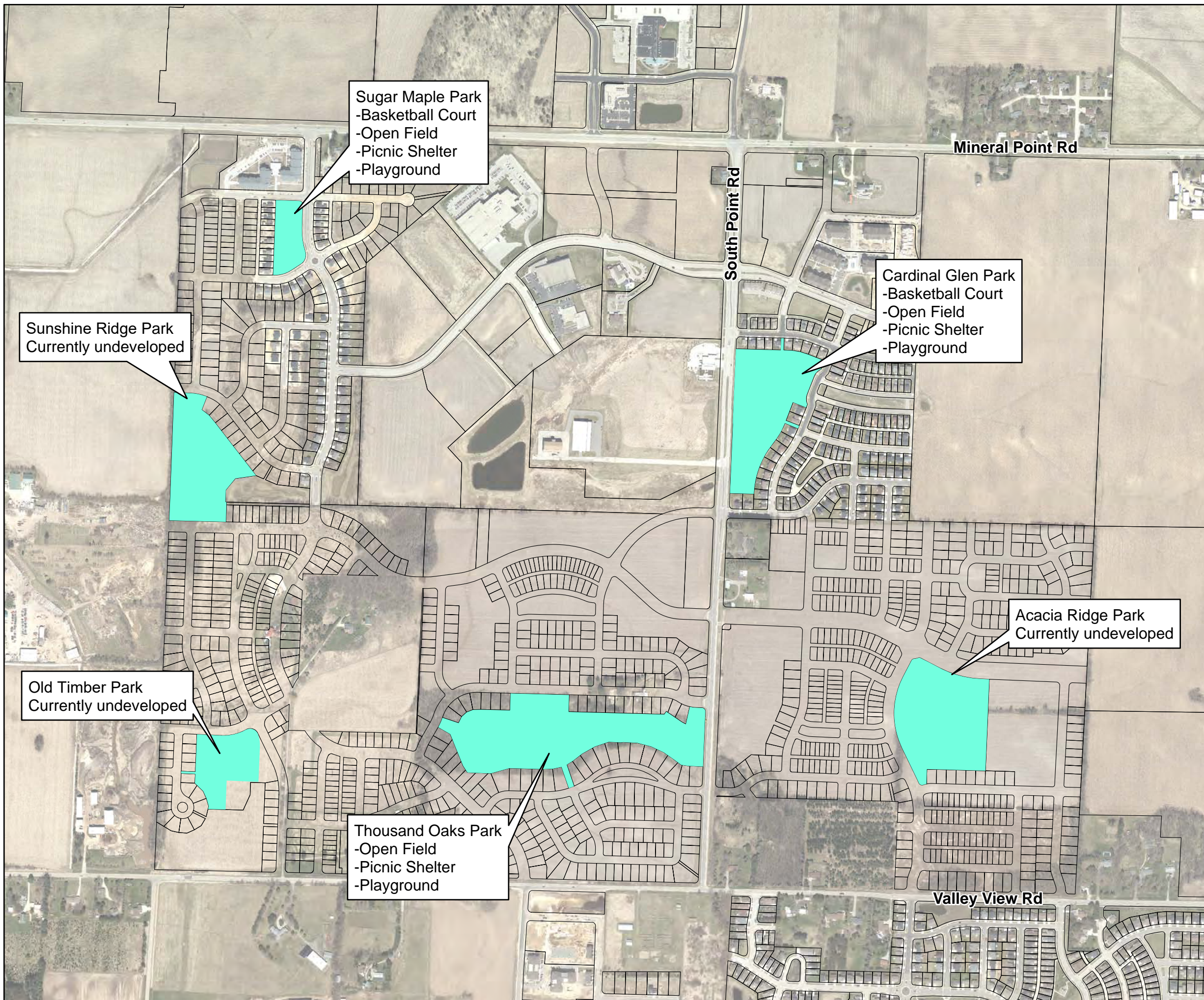
The area to the south of the proposed off-leash dog area is designated as an open field/play space, which will provide unprogrammed recreational opportunities to the neighborhood. For example, pick-up games of soccer, tag, or Frisbee, which may be more easily conducted in a large field versus a smaller, residential lot. 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





**LOOK FOR AOC - BEARING ON NE ROW OF SHADY BIRCH TRL & MINERAL POINT RD ROW WIDTH 60FT WEST OF PLAT**

# BIRCHWOOD POINT

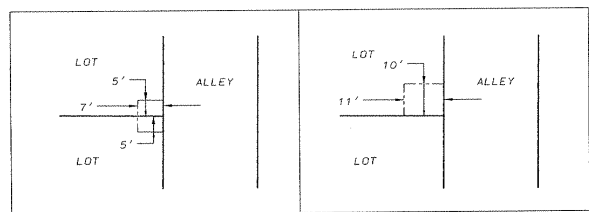
ALL OF OUTLOT 1, SILICON PRAIRIE TM BUSINESS PARK, AS RECORDED IN VOLUME 58-015A OF PLATS, ON PAGES 77-79, AS DOCUMENT NUMBER 3664595, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28 AND PART OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NORTHEAST CORNER SEC. 29, T7N, R8E  
 FND. 4" ALUMINUM MONUMENT  
 WISCONSIN COORDINATE SYSTEM (DANE ZONE)  
 N: 477,580.13  
 E: 773,701.32  
 PER CITY OF MADISON  
 N: 477,579.95  
 E: 773,701.40

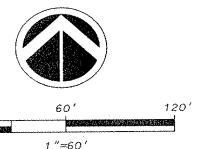
There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
 Certified MAY 22ND, 2014  
*Rene M. Poway*  
 Department of Administration

NORTH 1/4 CORNER SEC. 29, T7N, R8E  
 FND. 4" BRASS CAP MONUMENT  
 WISCONSIN COORDINATE SYSTEM (DANE ZONE)  
 N: 477,585.70  
 E: 771,055.87  
 PER CITY OF MADISON  
 N: 477,585.58  
 E: 771,055.98

- LEGEND**
- Found 1" Iron Pipe (unless noted)
  - Found 3/4" Iron Rebar (unless noted)
  - 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. (see note 4 sheet 5)
  - Recorded as information



PUBLIC UTILITY EASEMENT DETAILS  
 1"=30'

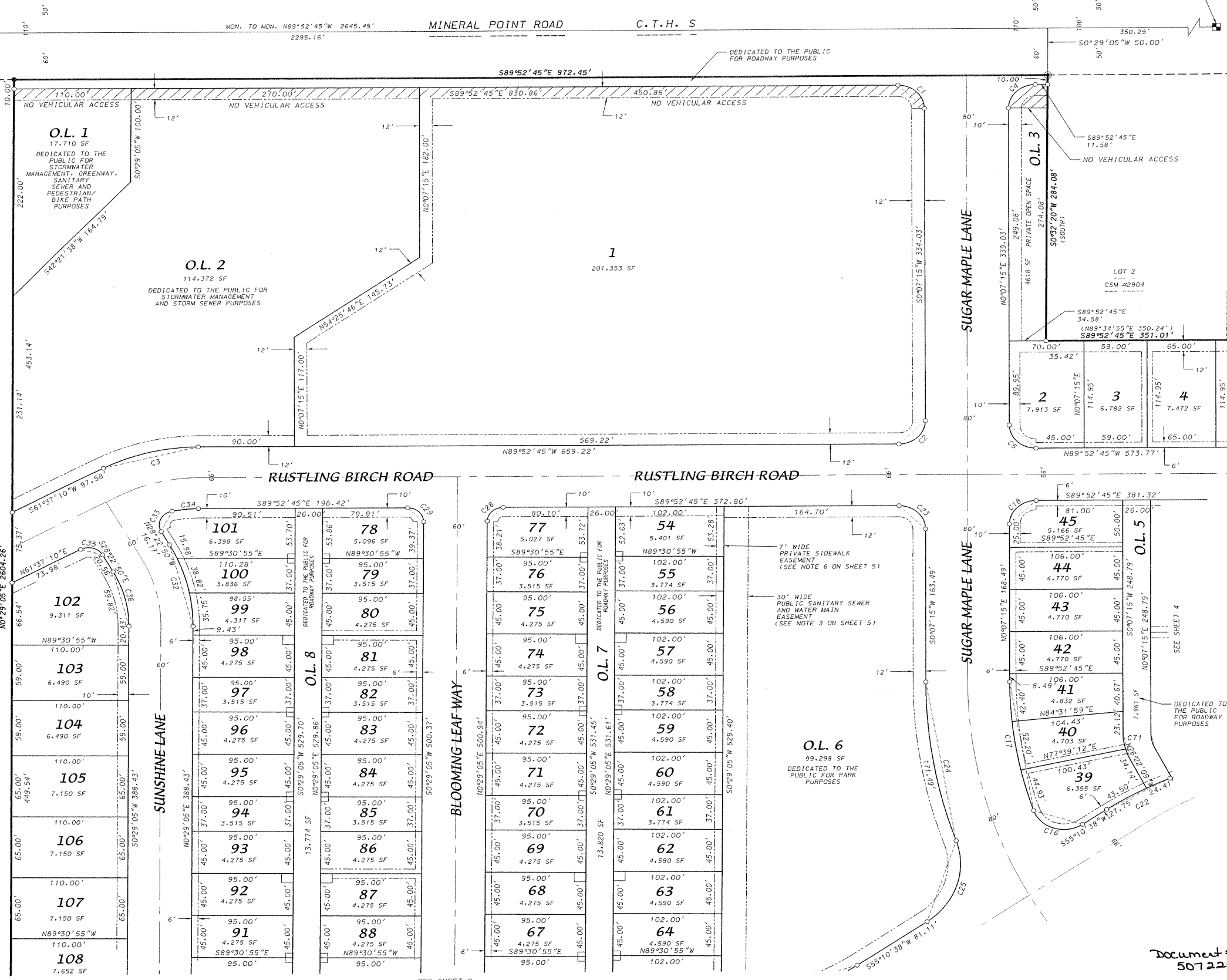


BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 29, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING N89°52'45"W



1/27/14  
 REV. 5/15/14

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



SEE SHEET 2

Document #  
 5072201



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 MAY 22 2014

*Rene M. Poney*  
Department of Administration



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0 60' 120'  
1"=60'

BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTH EAST QUARTER OF SECTION 29, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING N89°52'45"W



1/07/14  
REV. 5/15/14



SEE SHEET 1

SEE SHEET 4

SEE SHEET 3

SEE SHEET 3

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 FN:13-07-111

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Certified MAY 22<sup>ND</sup>, 2014  
*Rene M. Power*  
Department of Administration

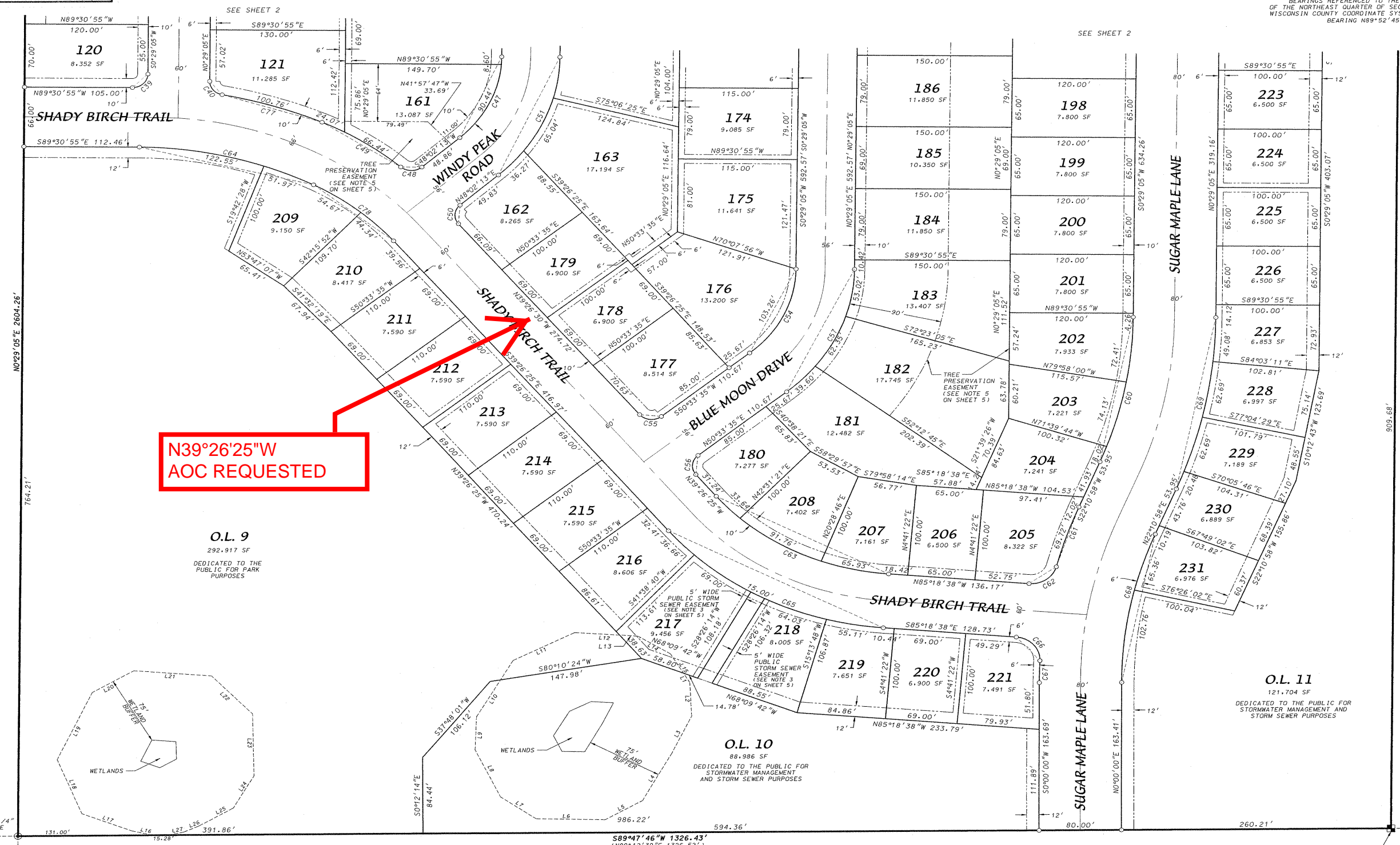
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0 60' 120'  
1"=60'

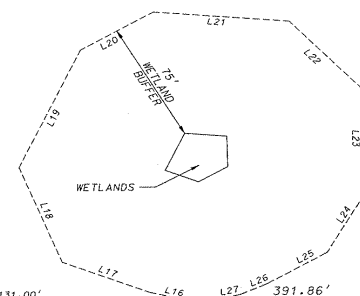
BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 29, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING N89°52'45"W



**N39°26'25"W  
AOC REQUESTED**

LANDS

LANDS



FND. 1-1/4" IRON PIPE

O.L. 10  
88,986 SF  
DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT AND STORM SEWER PURPOSES

O.L. 11  
121,704 SF  
DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT AND STORM SEWER PURPOSES



1/27/14  
REV. 5/15/14

EAST 1/4 CORNER SEC. 29, T7N, R8E  
FND. 4" BRASS CAP MONUMENT  
WISCONSIN COORDINATE SYSTEM (DANE ZONE)  
N: 474,933.46  
E: 773,682.73  
PER CITY OF MADISON  
N: 474,933.11  
E: 773,681.83

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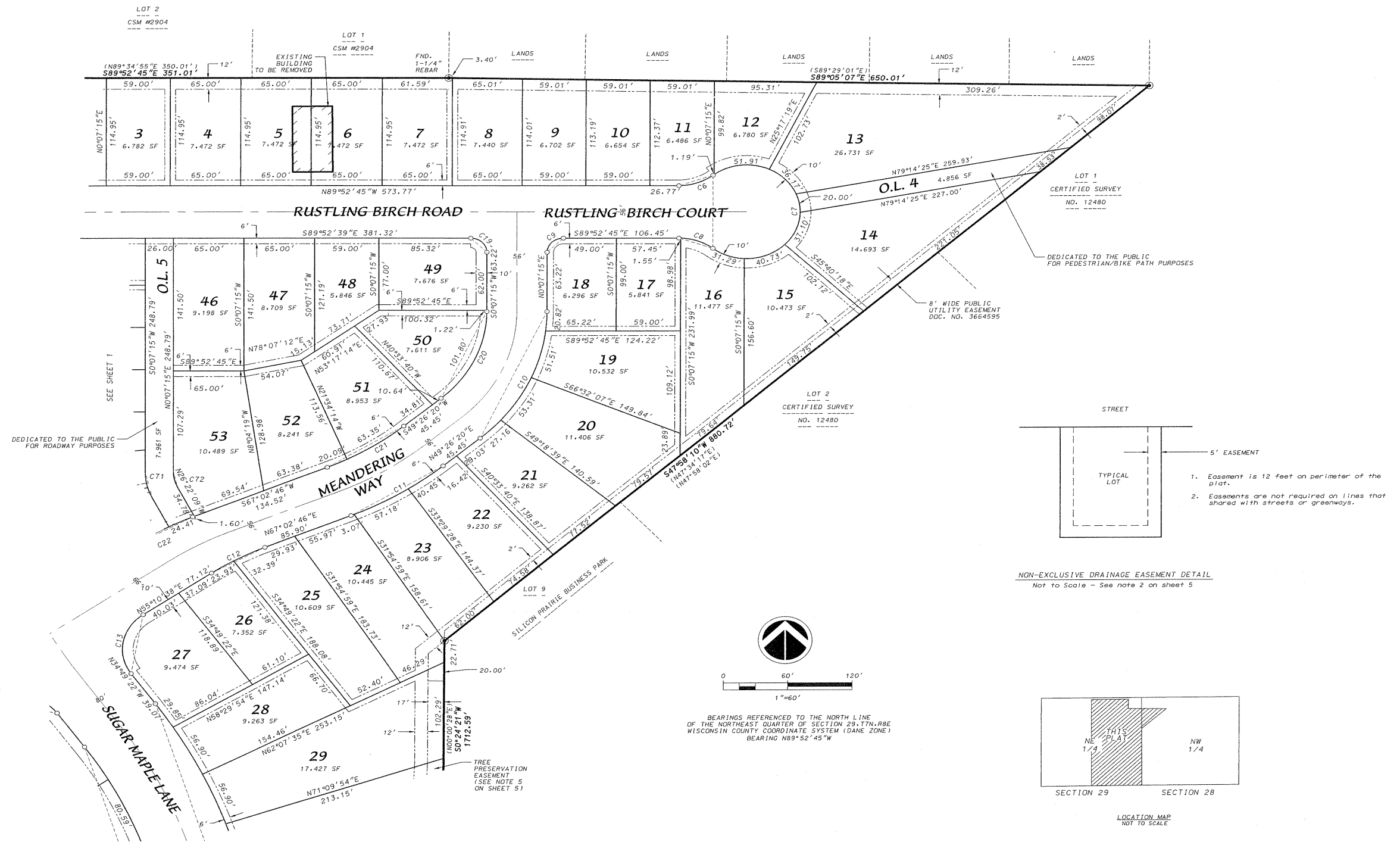
FN:13-07-111

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*Rene M. Donkey*  
 Department of Administration

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WISCONSIN  
 BRETT T. STOFFERMAN  
 LAND SURVEYOR  
 1/27/14  
 REV. 5/15/14

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*Renell Poney*  
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CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		25.00	35.36	39.27	S44°52'45"E	090°00'00"	
2		25.00	35.36	39.27	S45°07'15"W	090°00'00"	
3		186.00	91.57	92.52	S75°52'12.5"W	028°30'05"	
4		25.00	35.36	39.27	S45°07'15"W	090°00'00"	
5		25.00	35.36	39.27	N44°52'45"W	090°00'00"	
6		50.00	33.17	33.81	N70°45'04"E	038°44'22"	OUT-N51°22'53"E
7		50.00	78.00	224.69	S00°07'15"W	257°28'44"	OUT-N51°08'23"W
11		50.00	1.19	1.19	N52°03'50"E	001°21'54"	
12		50.00	51.91	54.58	S84°01'03"W	062°32'32"	
13		50.00	36.17	37.01	S43°30'15"E	042°24'52"	
14	OL4	50.00	20.00	20.14	S10°45'35"E	023°04'28"	
15		50.00	37.10	38.01	S22°33'10"W	043°33'02"	
16		50.00	40.73	41.94	S68°21'37"W	048°03'52"	
17		50.00	31.29	31.82	N69°22'25"W	036°28'04"	
18		50.00	33.17	33.81	N70°30'34"W	036°44'22"	
19		50.00	31.70	32.26	N69°37'17"W	036°57'48"	
20		50.00	1.55	1.55	N88°59'28"W	001°46'34"	
21		15.00	21.21	23.56	S45°07'15"W	090°00'00"	
22		178.00	148.53	153.22	S24°46'47.5"W	049°19'05"	
23		178.00	20.82	20.83	S03°28'25"W	006°42'20"	
24		178.00	51.51	51.69	S15°08'44"W	016°38'18"	
25		178.00	53.31	53.51	S32°04'27"W	017°43'28"	
26		178.00	27.18	27.18	S45°03'50.5"W	008°44'59"	
27		328.00	100.40	100.80	S58°14'33"W	017°36'26"	
28		328.00	40.45	40.47	S52°58'26"W	007°04'12"	
29		328.00	57.18	57.25	S61°30'33"W	010°00'02"	
30		328.00	3.07	3.07	S66°46'40"W	000°32'12"	
31		272.00	56.24	56.35	N61°06'42"E	011°52'08"	
32		272.00	23.93	23.93	N57°41'53"E	005°02'30"	
33		272.00	32.39	32.41	N63°37'57"E	006°49'38"	
34		45.00	63.64	70.69	N10°10'38"E	090°00'00"	
35		515.00	312.36	317.36	S17°10'08.5"E	035°18'27"	
36		515.00	29.85	29.85	S33°09'44"E	003°19'16"	
37		515.00	56.90	56.93	S28°20'06"E	006°20'00"	
38		515.00	56.90	56.93	S22°00'06"E	006°20'00"	
39		515.00	56.90	56.93	S15°40'06"E	006°20'00"	
40		515.00	56.90	56.93	S09°20'04"E	006°20'00"	
41		515.00	56.90	56.93	S03°00'04"E	006°20'00"	
42		515.00	2.87	2.87	S00°19'30.5"W	000°19'09"	
43		25.00	35.38	39.30	S44°33'12.5"W	090°04'35"	
44		30.00	48.09	55.79	N71°32'43"W	106°33'18"	
45		435.00	139.01	139.61	N09°04'24.5"W	018°23'19"	IN-S18°16'04"E
46		435.00	44.93	44.95	N15°18'26"W	005°55'16"	
47		435.00	52.20	52.23	N08°54'24"W	006°52'48"	
48		435.00	42.40	42.42	N02°40'22.5"W	005°35'15"	
49		25.00	35.36	39.27	N45°07'15"E	090°00'00"	
50		15.00	21.21	23.56	S44°52'45"W	090°00'00"	
51		122.00	101.80	105.01	S24°46'47.5"W	049°19'05"	
52		83.26	83.59	83.59	S58°14'33"W	017°36'26"	
53		272.00	63.35	63.50	S56°07'35"W	013°22'30"	
54		272.00	20.09	20.09	S64°55'48"W	004°13'56"	
55		328.00	67.82	67.95	S61°06'42"W	011°52'08"	
56	OL5	328.00	24.41	24.42	S64°54'49"W	004°15'54"	
57		328.00	43.50	43.53	S58°58'45"W	007°36'14"	
58		25.00	35.36	39.27	S44°52'45"E	090°00'00"	
59		515.00	171.49	172.29	S09°23'48"E	019°10'06"	OUT-S19°02'51"E
60		75.00	90.51	97.16	S18°03'53.5"W	074°13'29"	
61		217.00	125.59	127.41	S71°59'53"W	033°38'30"	
62		15.00	21.21	23.56	N44°30'55"W	090°00'00"	
63		15.00	21.15	23.47	N45°18'10"E	089°38'10"	
64		15.00	21.28	23.66	S44°41'50"E	090°21'50"	
65		15.00	21.21	23.56	S45°29'05"W	090°00'00"	
66		15.00	21.21	23.56	N44°30'55"W	090°00'00"	
67		180.00	89.73	90.68	N13°56'52.5"W	028°51'55"	
68		180.00	35.75	35.80	N05°12'49.5"W	011°23'49"	
69		180.00	38.82	38.89	N17°06'07"W	012°22'46"	
70		180.00	15.98	15.99	N25°50'10"W	005°05'20"	
71		15.00	24.05	27.91	N24°55'29"E	106°36'38"	OUT-N78°13'48"E
72		120.00	24.86	24.90	N84°10'31.5"E	011°53'27"	
73		15.00	21.21	23.56	S73°22'50"E	090°00'00"	
74		120.00	59.82	60.46	S13°56'52.5"E	028°51'55"	
75		15.00	21.21	23.56	S45°29'05"W	090°00'00"	
76		15.00	21.21	23.56	S44°30'55"E	090°00'00"	
77		15.00	21.21	23.56	S45°29'05"W	090°00'00"	
78		15.00	19.16	20.78	N39°12'26"W	079°23'02"	IN-N78°53'57"W
79		15.00	21.21	23.56	N45°29'05"E	090°00'00"	
80		283.00	180.09	183.27	N73°43'48"E	037°06'20"	
81		283.00	2.31	2.31	S87°57'04"E	000°28'04"	
82		139	283.00	59.30	N85°48'44"E	012°00'20"	
83		140	283.00	56.92	N74°02'16"E	011°32'36"	
84		141	283.00	53.38	N62°51'17"E	010°49'22"	
85		142	283.00	11.19	N56°18'37"E	002°15'58"	
86		43	435.00	263.84	S79°49'22"E	090°00'00"	
87		44	435.00	268.06	S177°10'08.5"E	035°18'27"	
88		143	435.00	40.99	S32°07'23"E	005°23'58"	
89		144	435.00	80.70	S24°06'31"E	010°37'46"	
90		145	435.00	70.79	S14°07'35"E	009°20'06"	
91		146	435.00	71.53	S04°44'34"E	009°25'56"	
92		147	435.00	3.88	S00°13'44.5"W	000°30'41"	

WETLAND BUFFER STRIP - LINE TABLE

LINE	BEARING	DISTANCE
1	S30°40'36"E	12.00'
2	S02°52'38"E	31.12'
3	S24°55'20"W	45.59'
4	S28°23'43"W	59.52'
5	S59°41'34"W	42.02'
6	N89°00'35"W	66.28'
7	N54°36'32"W	42.23'
8	N25°14'25"W	57.77'
9	N02°10'29"E	36.59'
10	N29°35'24"E	71.51'
11	N52°31'34"E	66.51'
12	S86°16'31"E	43.45'
13	S66°16'31"E	17.65'
14	S58°28'33"E	37.12'
15	S30°40'36"E	25.11'
16	N76°32'25"W	20.87'
17	N68°27'52"W	52.38'
18	N21°49'44"W	64.66'
19	N24°48'25"E	81.63'
20	N59°38'36"E	47.06'
21	S85°31'12"E	76.03'
22	S43°21'42"E	57.82'
23	S01°12'12"E	68.66'
24	S29°15'00"W	40.83'
25	S59°42'11"W	39.36'
26	S65°44'14"W	15.77'
27	S77°48'20"W	15.77'

BRETT T. STOFFEGAN  
 S-214  
 LAND SURVEYOR  
 WISCONSIN  
 1/27/14  
 REV. 5/15/14

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 MAY 22<sup>ND</sup>, 2014

Rene M. Poney  
Department of Administration



# BIRCHWOOD POINT

ALL OF OUTLOT 1, SILICON PRAIRIE TM BUSINESS PARK, AS RECORDED IN VOLUME 58-015A OF PLATS, ON PAGES 77-79, AS DOCUMENT NUMBER 3664595, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28 AND PART OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

### LEGAL DESCRIPTION

I, Brett T. Stoffregan, Registered 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 "Birchwood Point" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

All of Outlot 1, Silicon Prairie TM Business Park, as recorded in Volume 58-015A of Plats, on pages 77-79, as Document Number 3664595, Dane County Registry, located in the Northwest Quarter of the Northwest Quarter of Section 28, also part of the Southeast Quarter and the Northeast Quarter of the Northeast Quarter of Section 29, all in the Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin more particularly described as follows: Commencing at the Northeast corner of said Section 29; thence N89°52'45"W along the north line of said Northeast Quarter, 350.29 feet; thence S0°29'05"W, 50.00 feet to the northwest corner Certified Survey Map No. 2904 also being the point of beginning; thence S0°32'20"W along the west line of said Certified Survey Map No. 2904, 284.08 feet to the southwest corner of said Certified Survey Map No. 2904; thence S89°52'45"E along the south line of said Certified Survey Map No. 2904, 351.01 feet to the southwest corner of said Certified Survey Map No. 2904; thence S89°05'07"E, 650.01 feet to a point on the westerly line of Lot 1, Certified Survey Map No. 12480; thence S47°58'10"W along the northwesterly lines of said Lot 1, Certified Survey Map No. 12480 and Lot 7 Silicon Prairie TM Business Park, 880.72 feet to a point on the west plat line of said Silicon Prairie TM Business Park; thence S0°24'21"W along said west plat line, 1712.59 feet to the southwest corner of said Silicon Prairie TM Business Park also being the East Quarter corner of said Section 29; thence S89°47'46"W along the north line of Lot 1, Certified Survey Map No. 6411, 1326.43 feet to the northwest corner of said Lot 1; thence N0°29'05"E, 2604.26 feet to south right-of-way line of CTH S/Mineral Point Road; thence S89°52'45"E along said south right-of-way line, 972.45 feet to the point of beginning, Containing 3,539,899 square feet (81.26 acres).

Dated this 27th day of January, 2014.  
Revised this 15th day of May, 2014

Brett T. Stoffregan  
Brett T. Stoffregan, Registered Land Surveyor S-2742



### OWNER'S CERTIFICATE

MREC VH Birchwood Point, 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.

MREC VH Birchwood Point, 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, MREC VH Birchwood Point, LLC has caused these presents to be signed by its official officer(s) of said limited liability company of Madison, Wisconsin this 22 day of May, 2014.

MREC VH Birchwood Point, LLC  
By: Jeff Rosenberg, member & Project Manager

Jeff Rosenberg, Authorized Officer's Signatory

STATE OF WISCONSIN )  
COUNTY OF DANE ) S.S.

Personally came before me this 22 day of May, 2014, the above named officer(s) of the above named MREC VH Birchwood Point, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires 5-16 Angie Christensen  
Notary Public, Dane County, Wisconsin



### MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Birchwood Point" located in the City of Madison, was hereby approved by Enactment Number Res-13-02860 File I.D. Number 31007, adopted this 11th day of November, 2013, and that said Enactment 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 23<sup>rd</sup> day of May, 2014.

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

### 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 27<sup>th</sup> day of May, 2014 affecting the land included in "Birchwood Point".

Adam Gallagher  
Adam Gallagher, Treasurer, Dane County, Wisconsin

### CITY OF MADISON TREASURER'S CERTIFICATE

I, David M. Gawenda, 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 22<sup>nd</sup> day of May, 2014 on any of the lands included in the plat of "Birchwood Point".

David M. Gawenda  
David M. Gawenda, City Treasurer, City of Madison, Dane County, Wisconsin



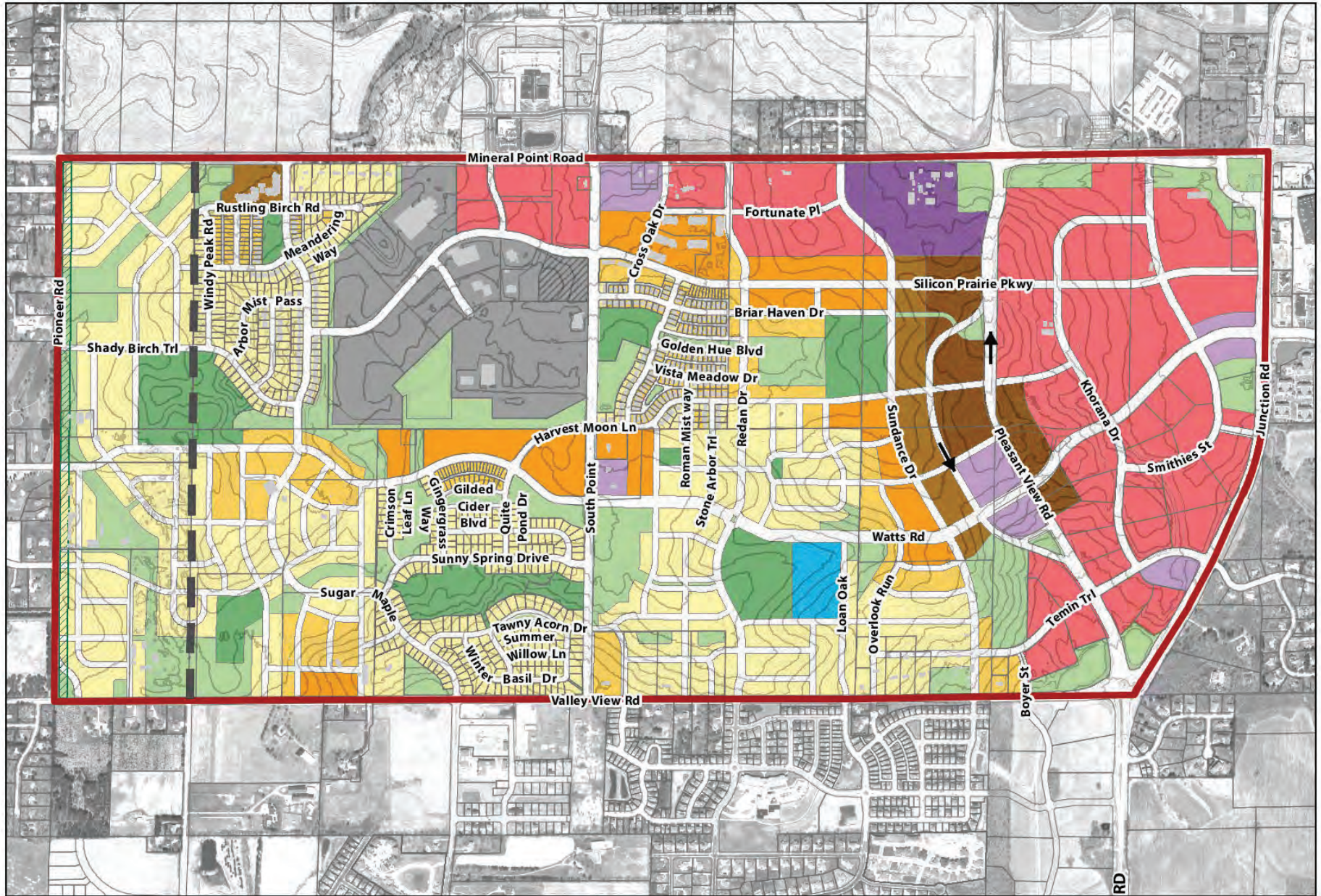
### REGISTER OF DEEDS CERTIFICATE

Received for recording this 27<sup>th</sup> day of May, 2014 at 3:42 o'clock P.M.  
and recorded in Volume 60-025B of Plats on Pages 122-128 as Document Number 5072201.

Kristi Chlubowski By: Tracy Gibbs Deputy  
Kristi Chlubowski, Dane County Register of Deeds



# EXHIBIT 3



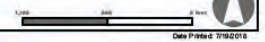
Map 7:  
Future Land Use and  
Street Plan

Pioneer Neighborhood  
Development Plan Amendment  
July 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               |  |

Author: pfp

Path: M:\Planning\GIS\Map\Map\Neighborhood Development Plan\Secondary Pioneer Joint Update 2017\MXD\Final\_MXD\Pioneer\_NDPA\_07 Future Land Use\_0811.mxd






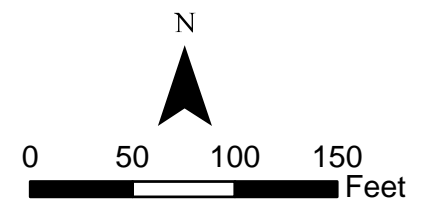
Date Printed: 7/16/2018



# Exhibit 5: Existing Elevation Inventory

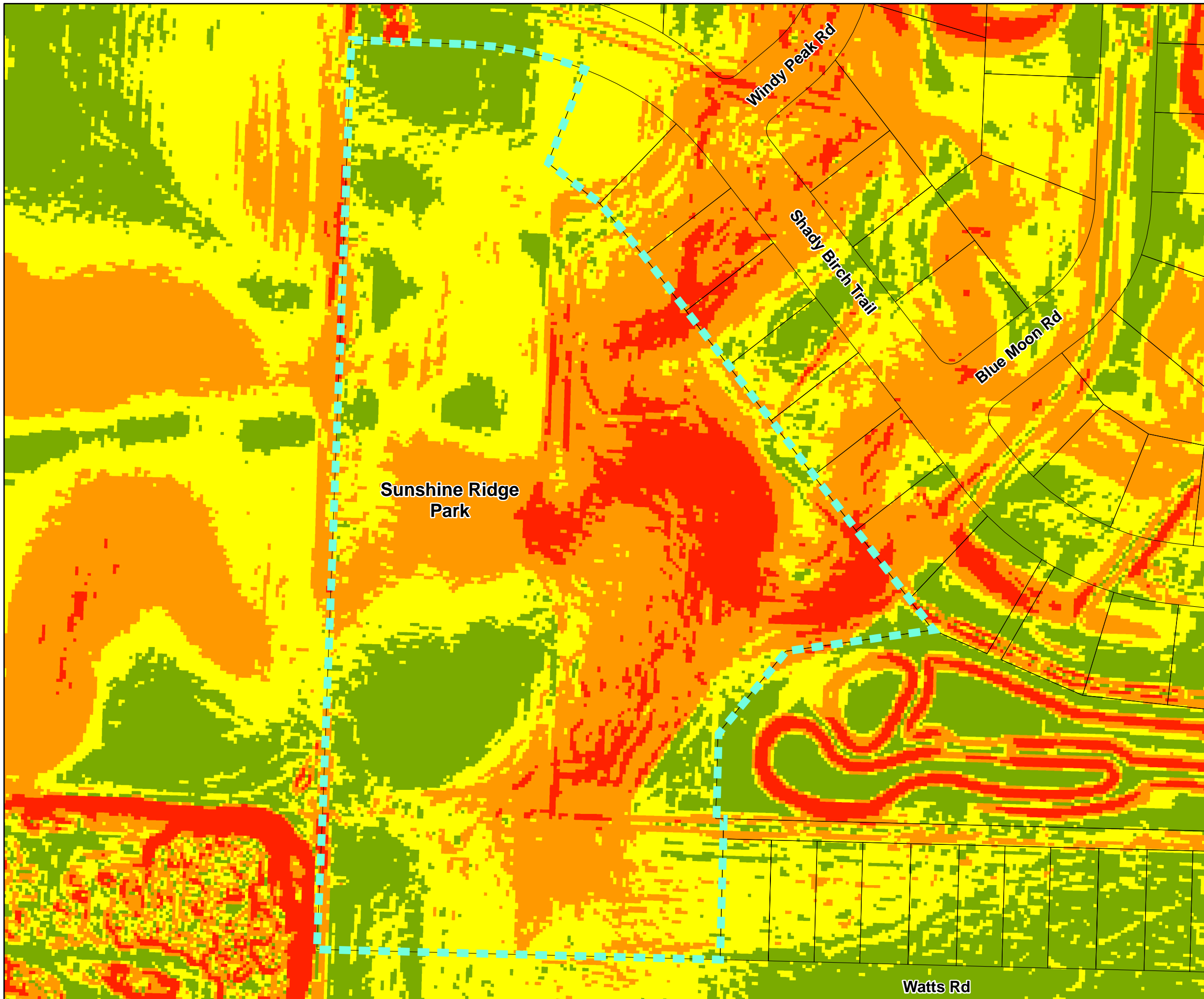
## Legend

-  Sunshine Ridge Park
-  Ownership Parcels
-  1' Contour







# Exhibit 5: Existing Slope Inventory








## Legend

 Sunshine Ridge Park

 Ownership Parcels

Slope (in %)

-  0
-  1-5
-  6-10
-  11-20
-  21-100

Sunshine Ridge  
Park

Windy Peak Rd

Shady Birch Trail

Blue Moon Rd


Watts Rd

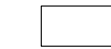
N

0 50 100 150 Feet













# Exhibit 6: Existing Tree Inventory

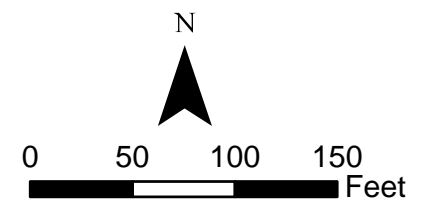
## Legend

 Sunshine Ridge Park

 Ownership Parcels

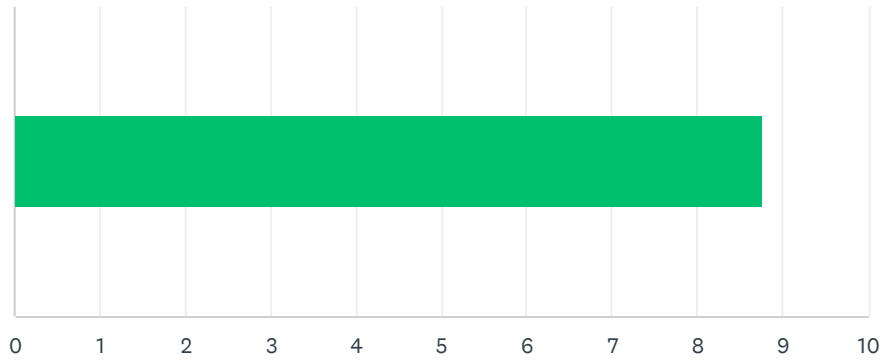
## Species

-  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)



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

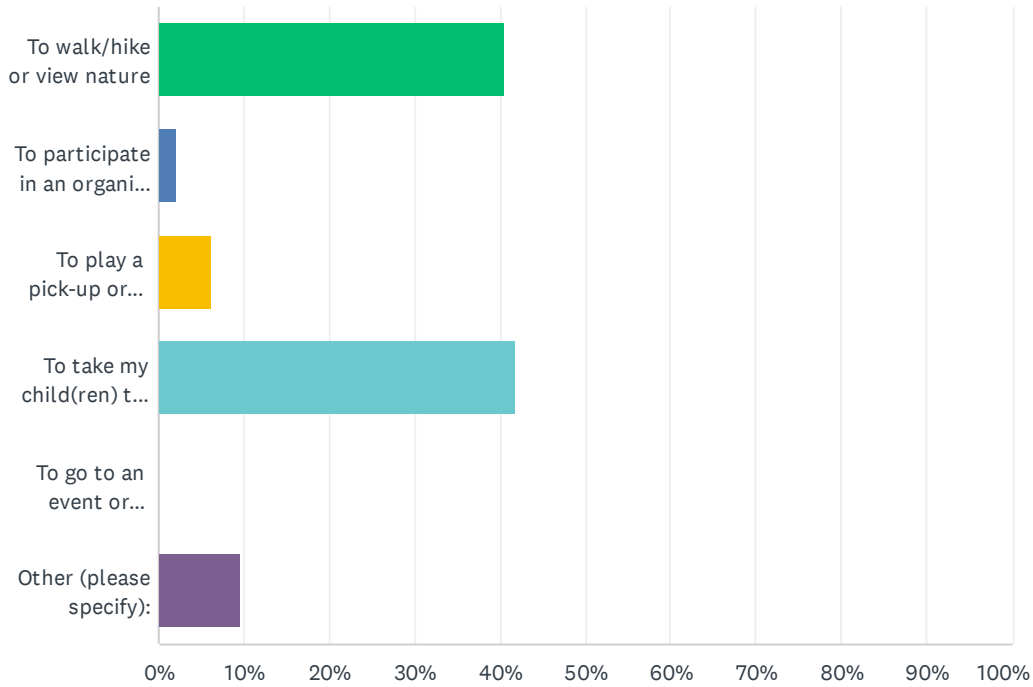
Answered: 141 Skipped: 5



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

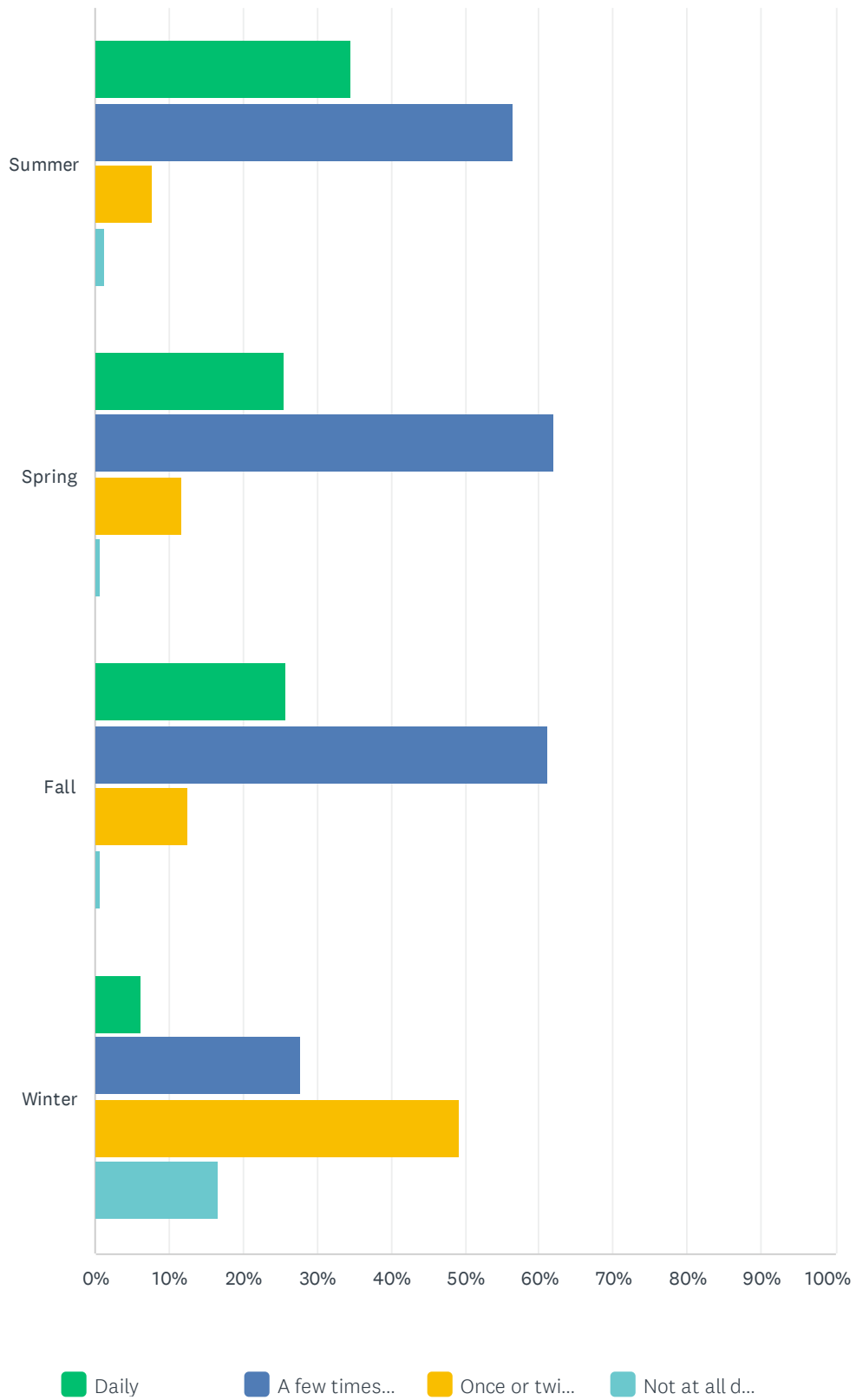


ANSWER CHOICES	RESPONSES	
To walk/hike or view nature	40.41%	59
To participate in an organized field sport match or practice	2.05%	3
To play a pick-up or improvised game/field sport	6.16%	9
To take my child(ren) to a playground	41.78%	61
To go to an event or festival	0.00%	0
Other (please specify):	9.59%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

**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

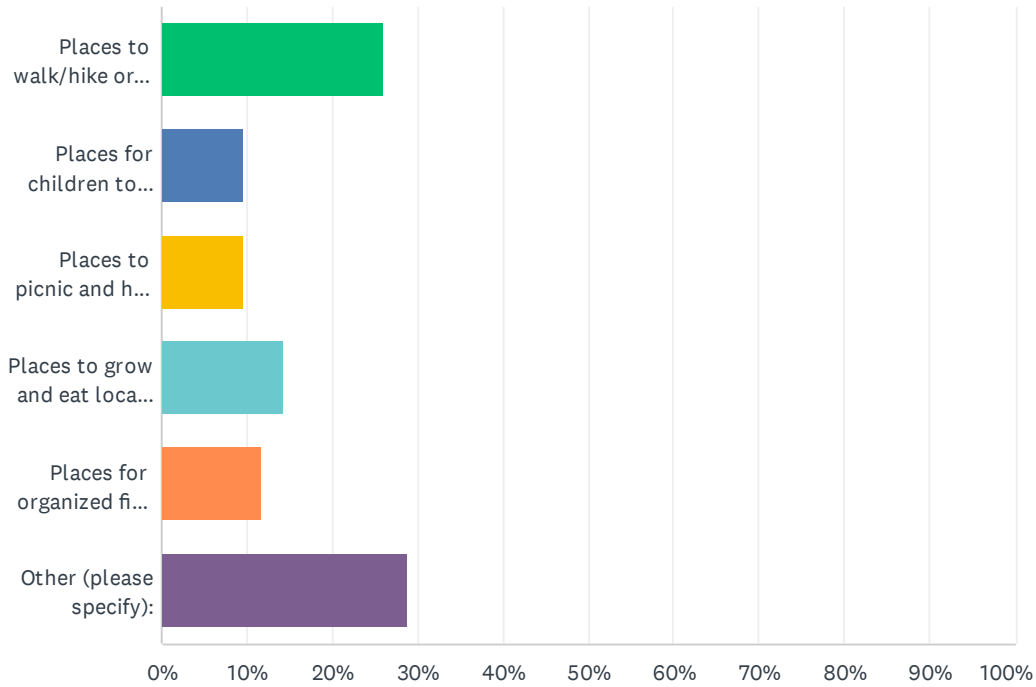


FAR WEST PARKS MASTER PLAN SURVEY

	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

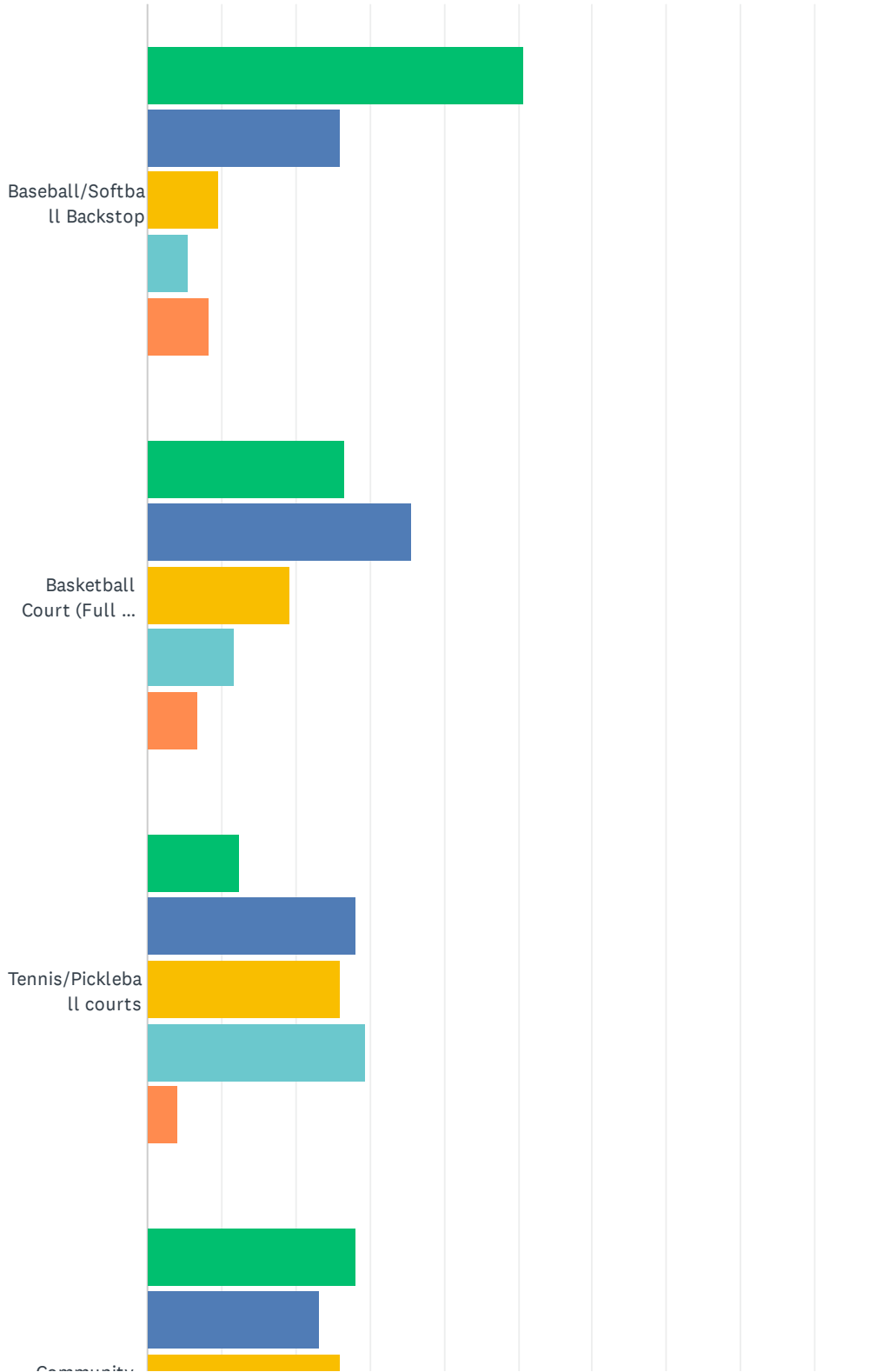


ANSWER CHOICES	RESPONSES	
Places to walk/hike or view nature	26.03%	38
Places for children to play	9.59%	14
Places to picnic and have gatherings	9.59%	14
Places to grow and eat local food	14.38%	21
Places for organized field sport matches or practices	11.64%	17
Other (please specify):	28.77%	42
<b>TOTAL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

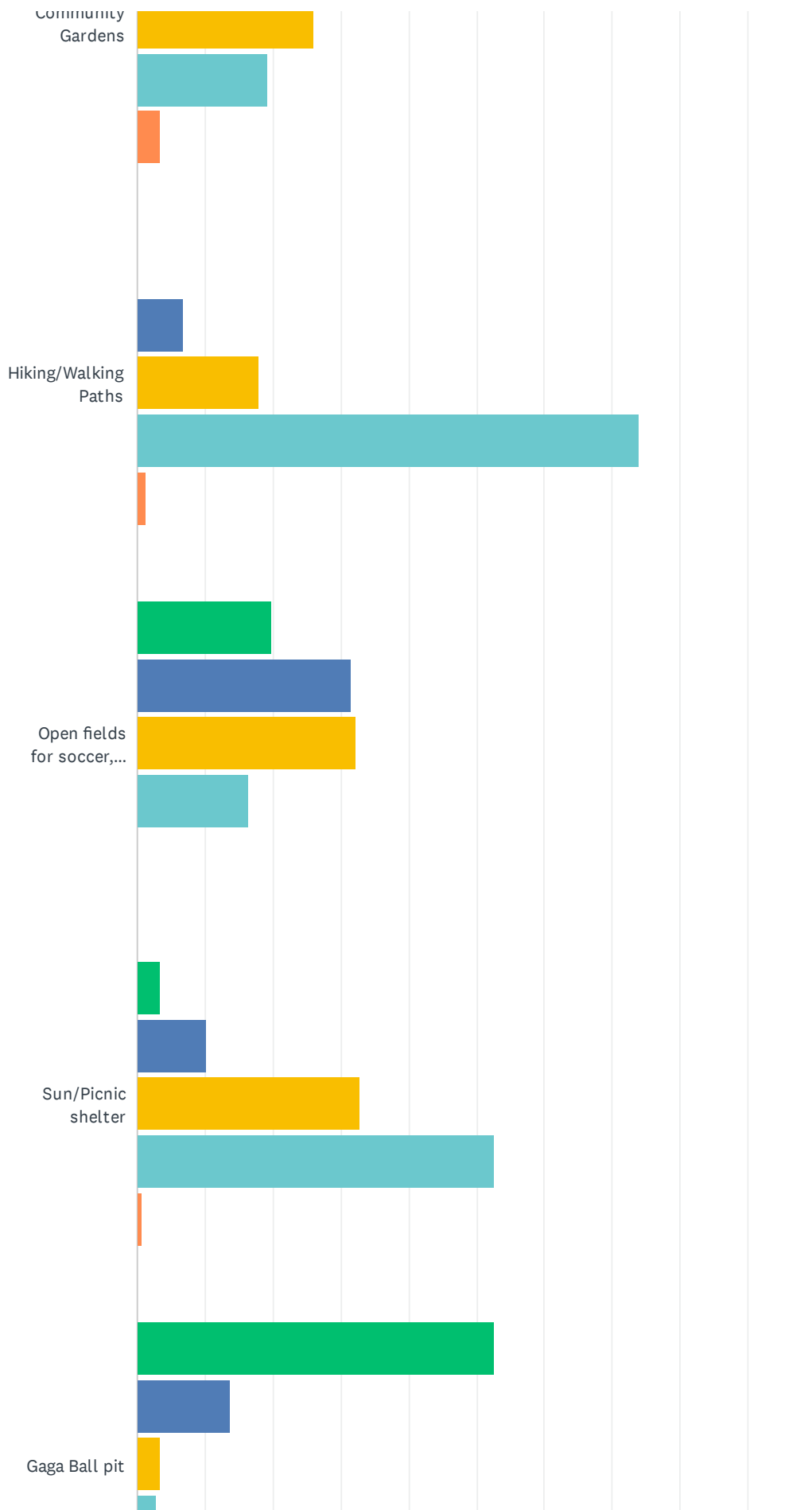


Q7 Please rank the amenities below based on how important you feel it is that they are included in the master plans for Acacia Ridge, Acer, and Birchwood South Parks.

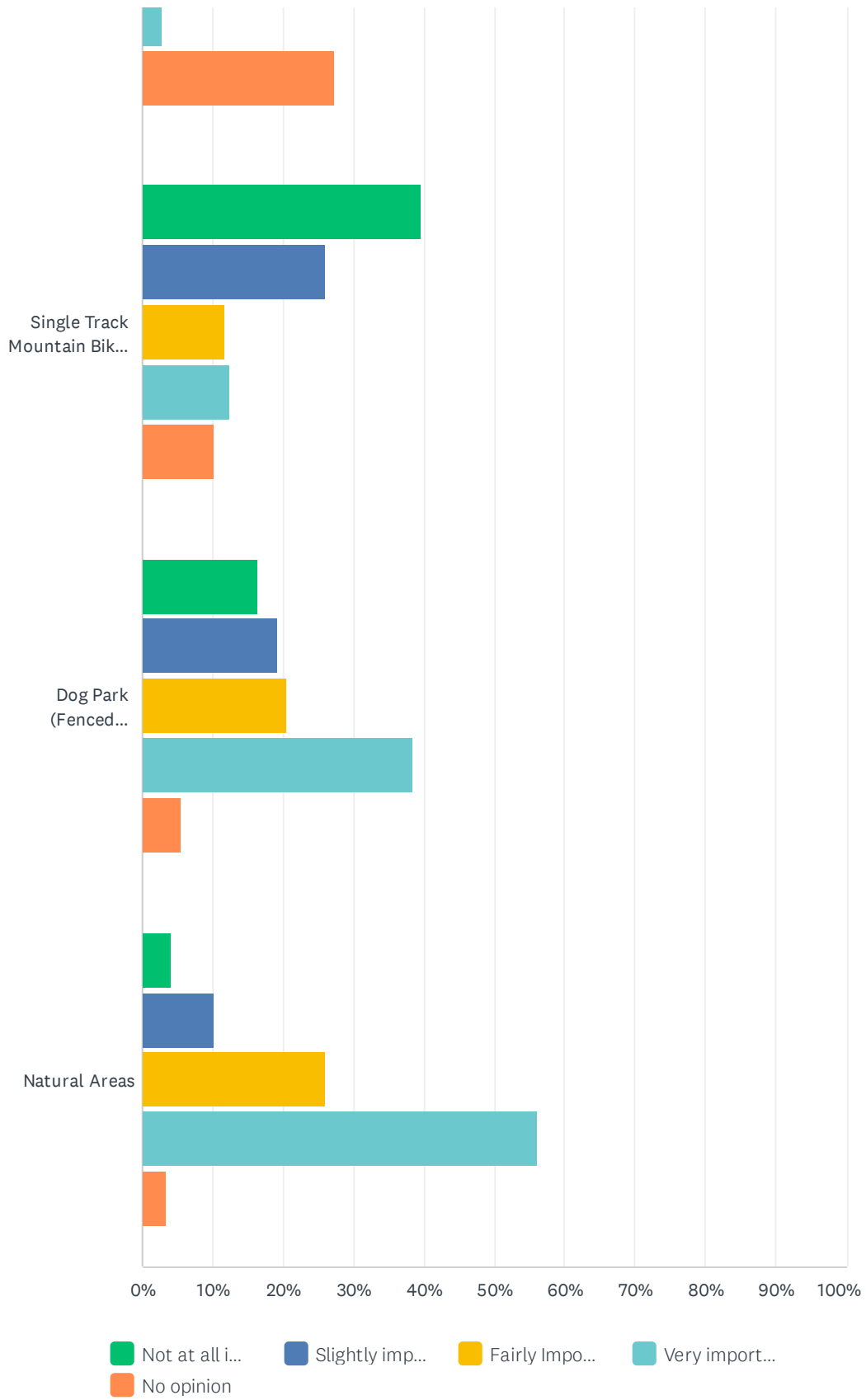
Answered: 146 Skipped: 0



# FAR WEST PARKS MASTER PLAN SURVEY



# FAR WEST PARKS MASTER PLAN SURVEY

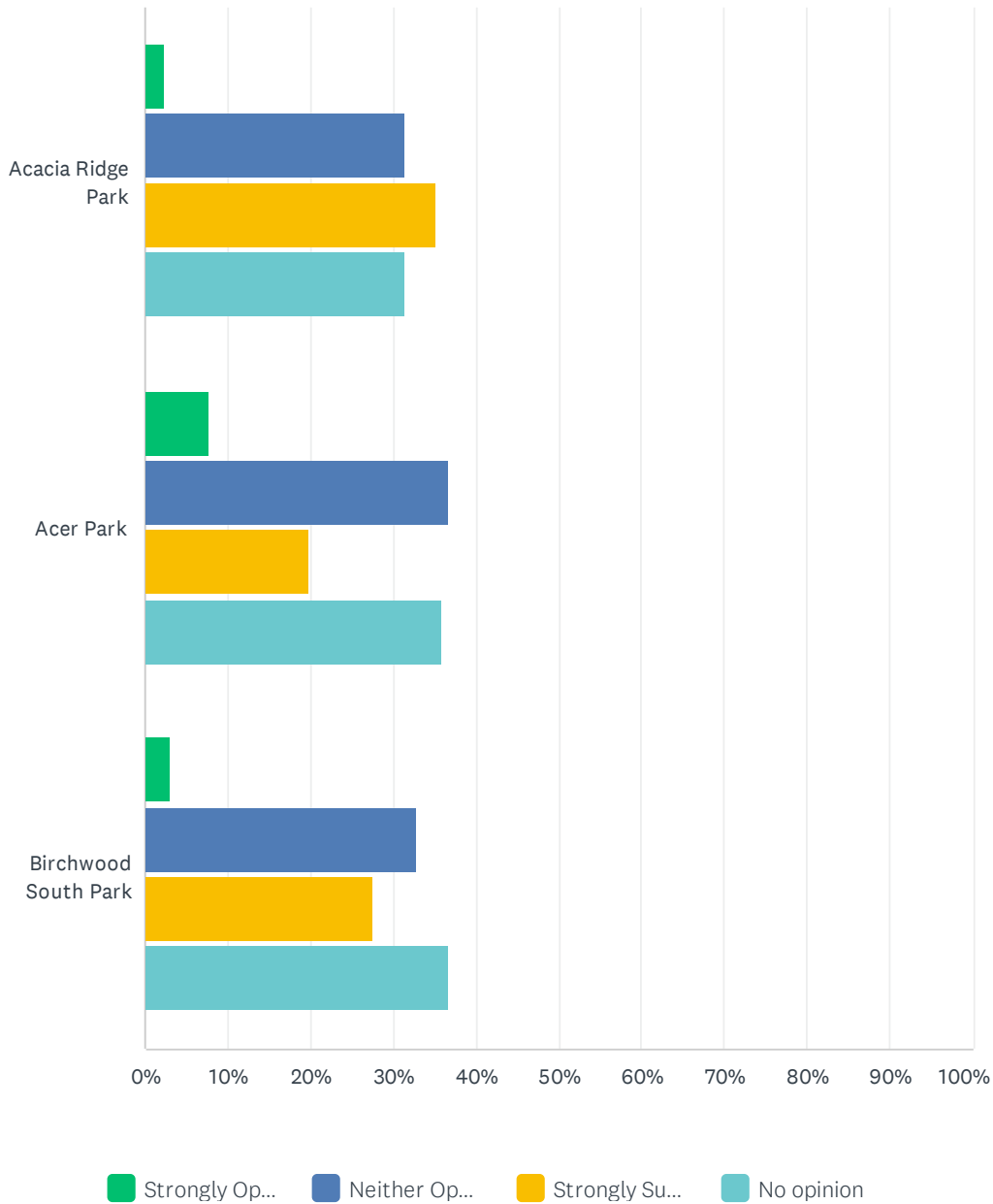


FAR WEST PARKS MASTER PLAN SURVEY

	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

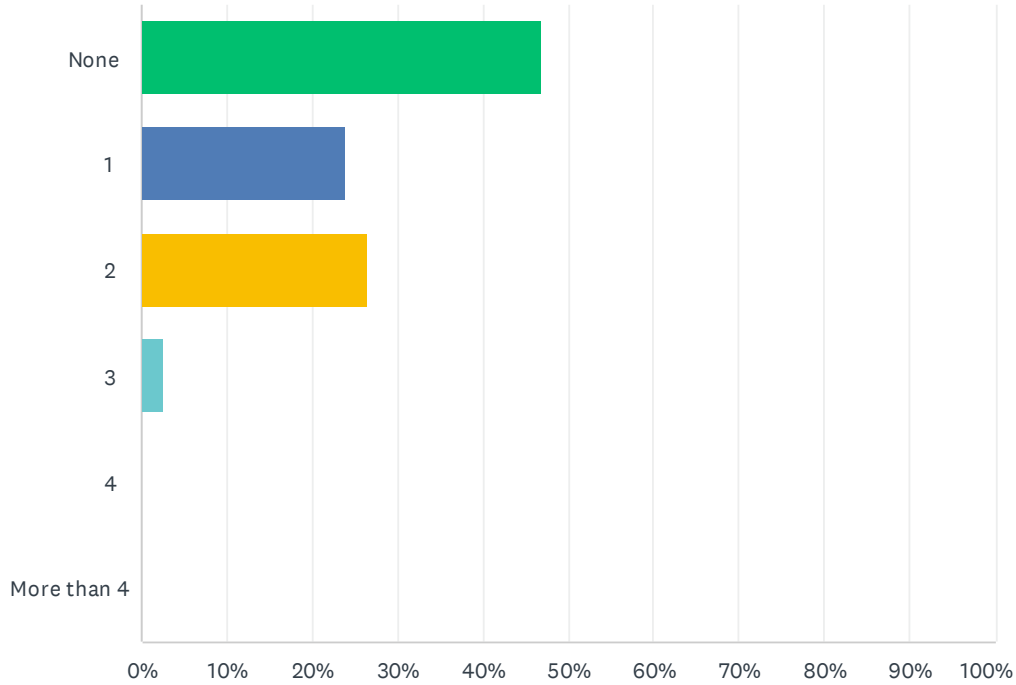


FAR WEST PARKS MASTER PLAN SURVEY

	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
<b>TOTAL</b>		<b>117</b>

# 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!

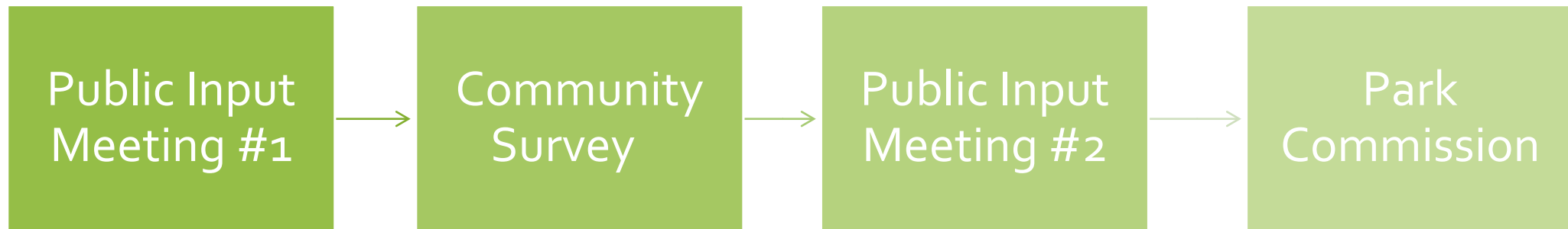
# MASTER PLANNING

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



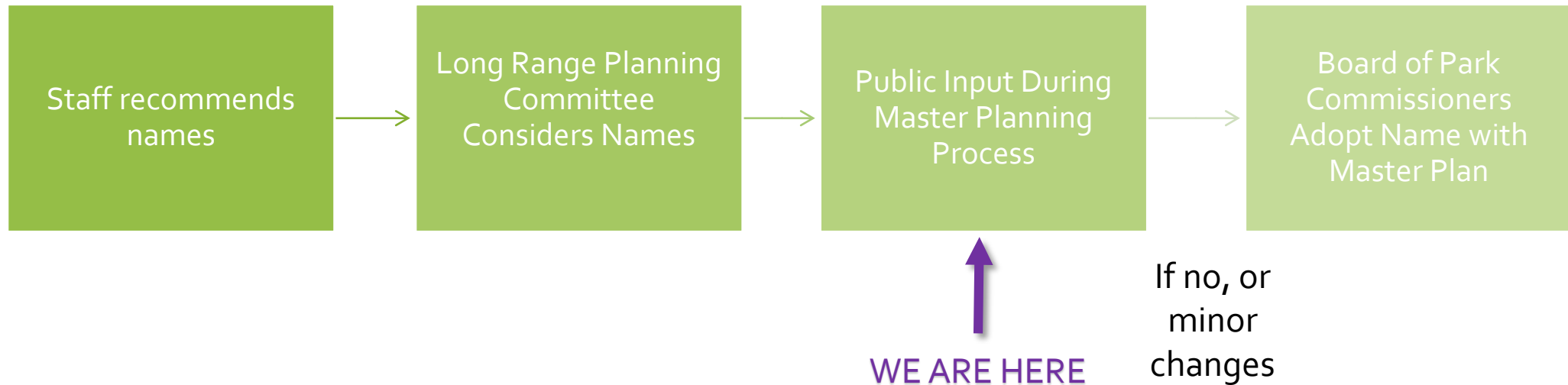
↑  
WE ARE HERE

If no, or  
minor  
changes



# MASTER PLAN PROCESS\_

## OFFICIALLY NAMING THE PARKS



# ZOOMING IN...

Cardinal Glenn & Birchwood-Oaks Neighborhood Associations



Pioneer Neighborhood Development Plan

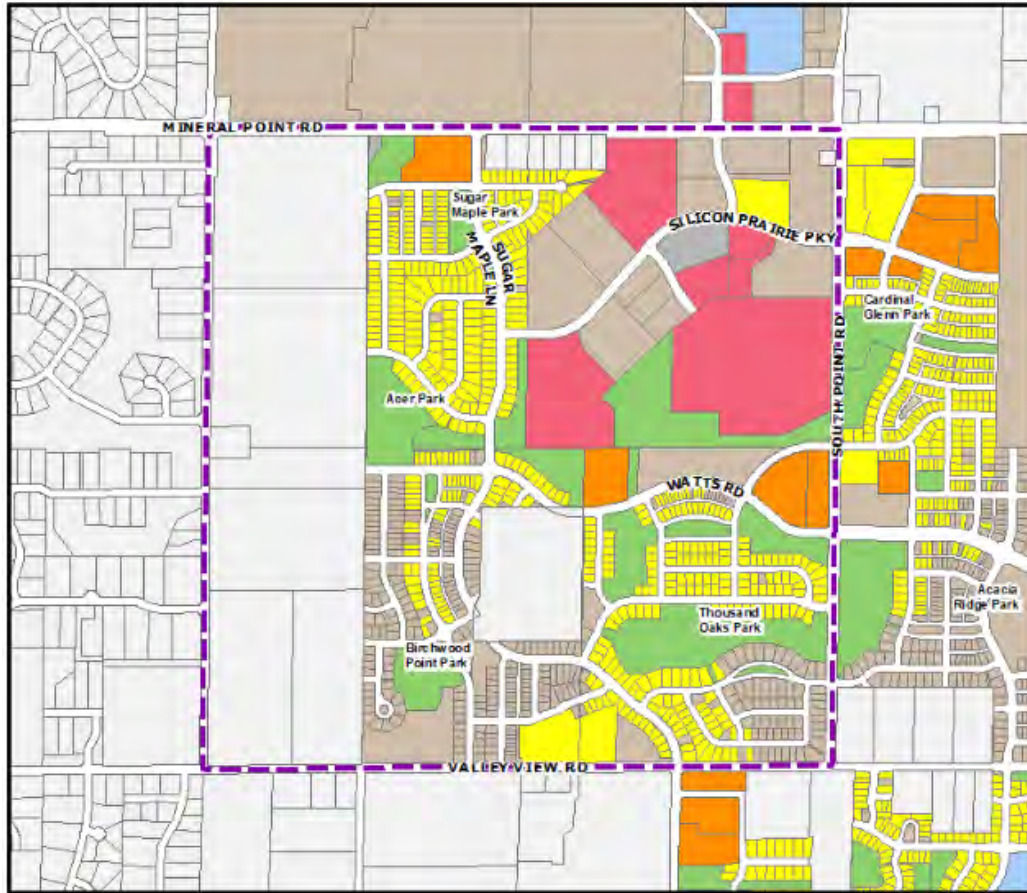


Existing Park & Recreation Opportunities



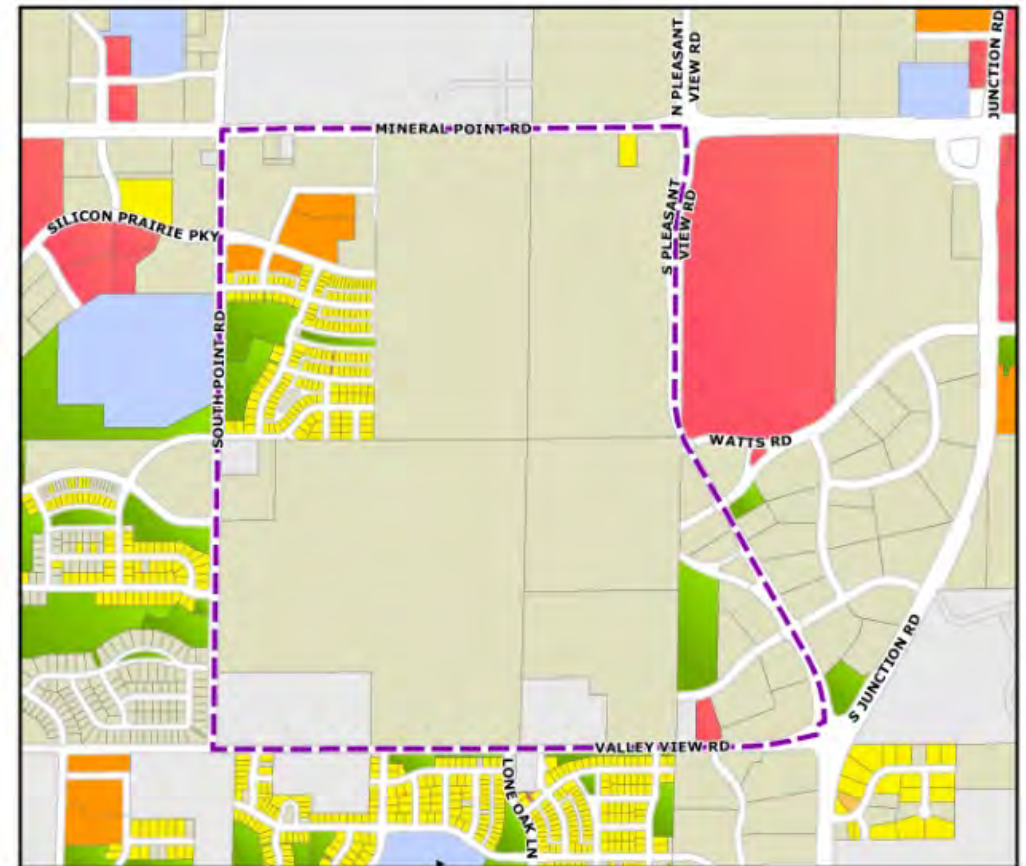
Acer, Acacia Ridge, & Birchwood South Parks

## 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 |                                |                             |

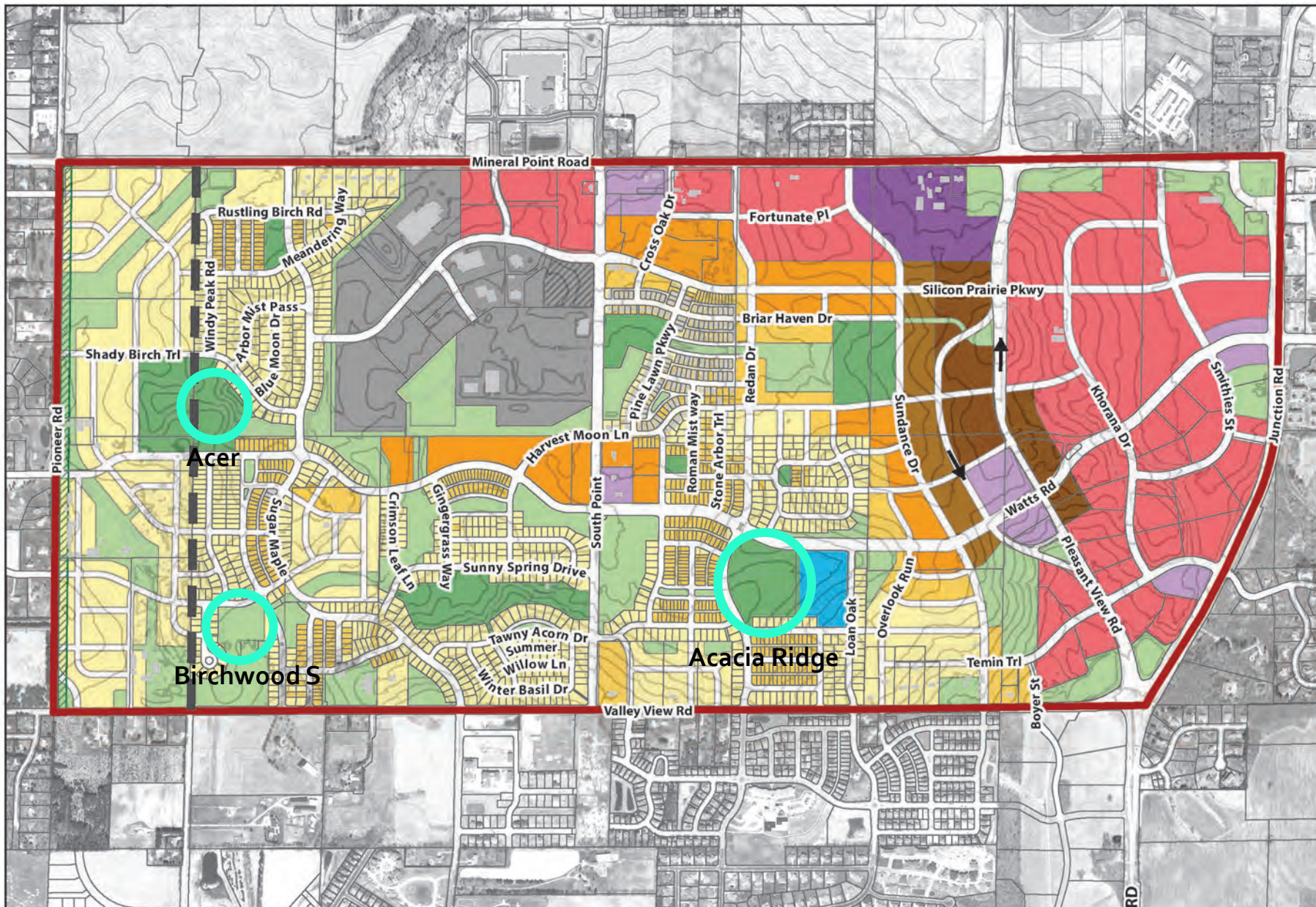


HOW LONG HAVE YOU LIVED  
IN YOUR NEIGHBORHOOD?

- 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



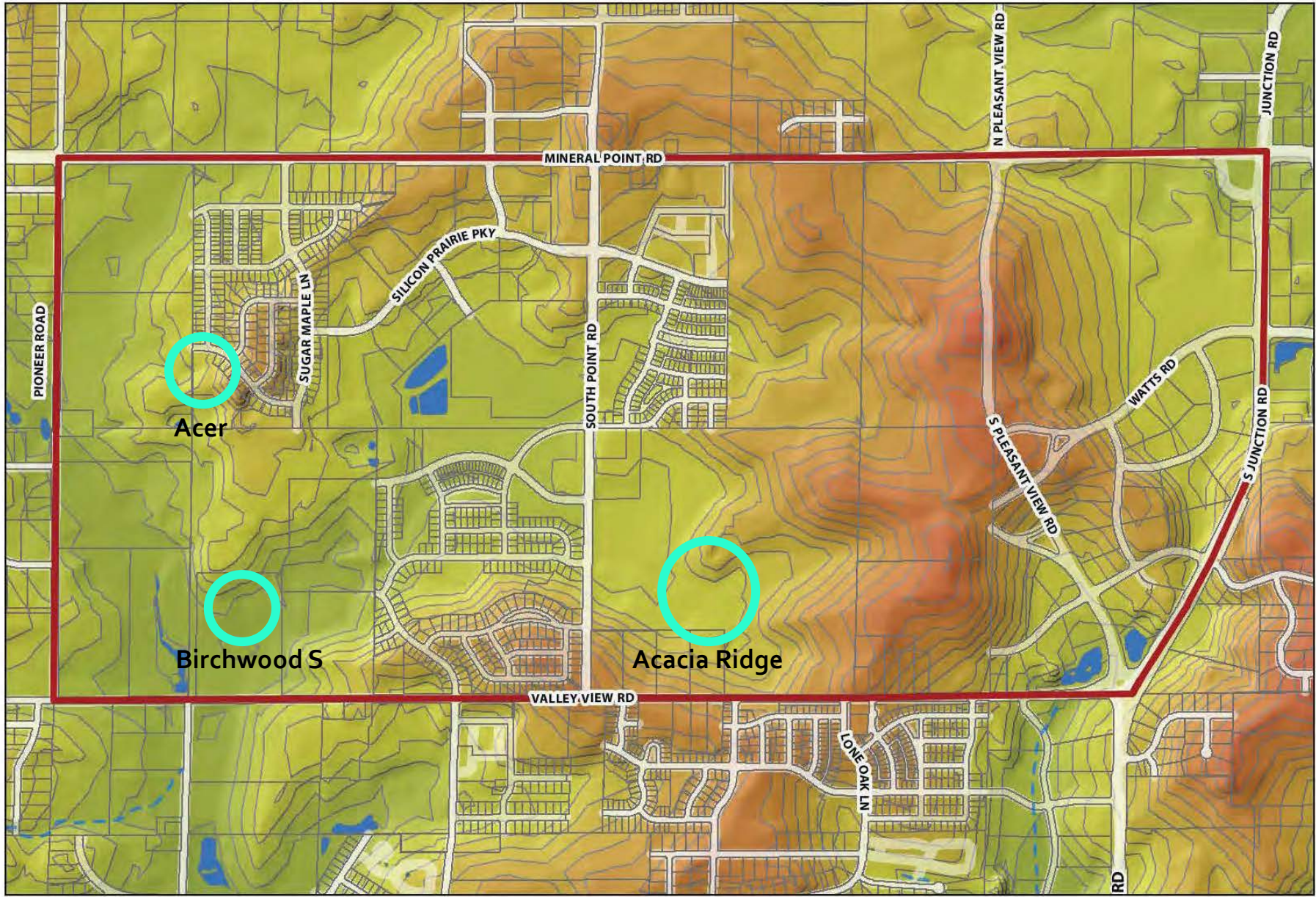
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Map 7:  
Future Land Use and  
Street Plan  
  
Pioneer Neighborhood  
Development Plan Amendment  
May 2018  
City of Madison Planning Division

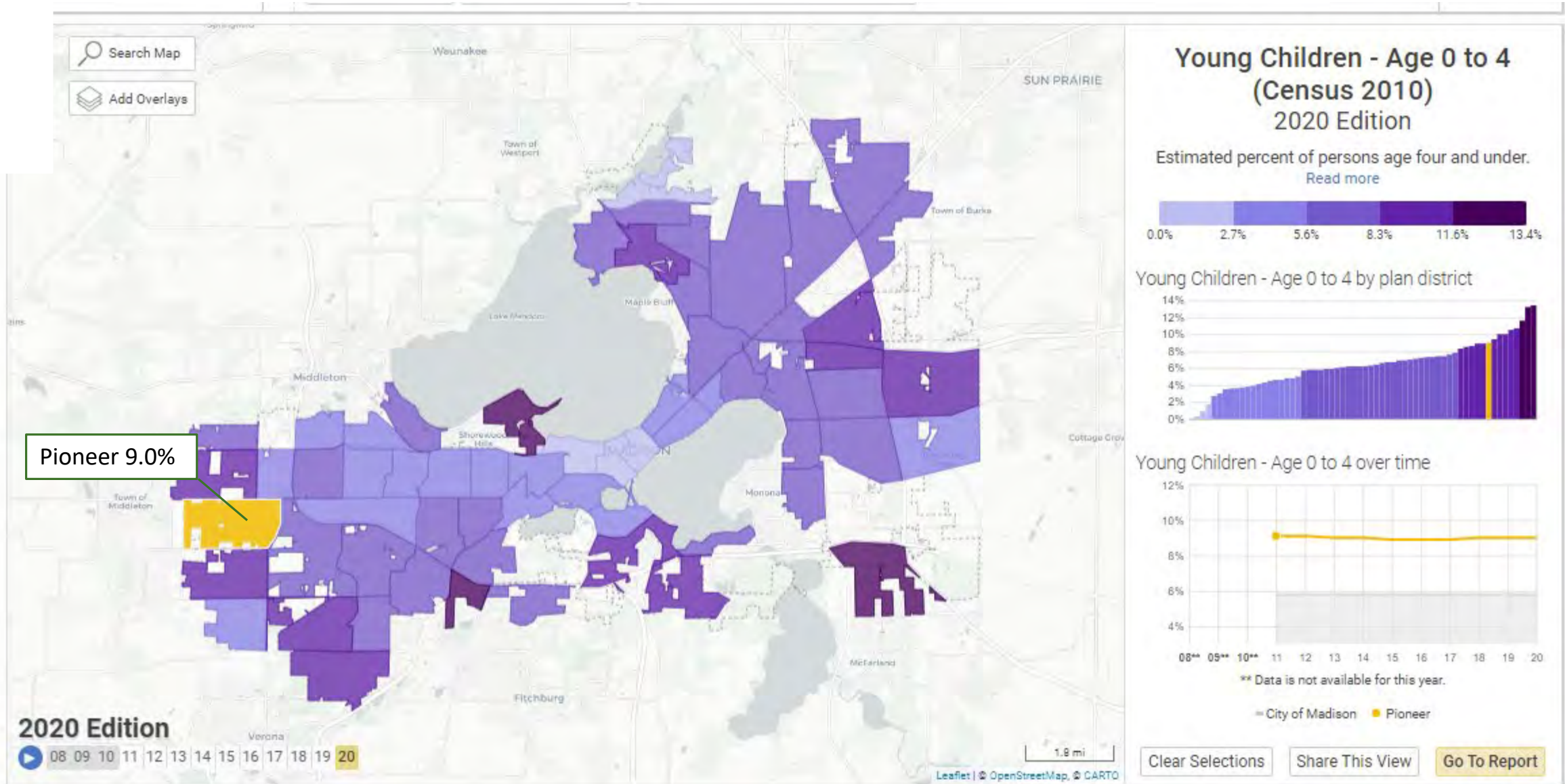
Planning Area	Housing Mix 1 (< 8 du/ac)	Housing Mix 5 (70-100 du/ac)	Institutional	Other Open Space and Stormwater Management
80' Landscape Buffer	Housing Mix 2 (8-20 du/ac)	Community Mixed Use	Industrial	
Transition Area Boundary (4 du/ac net max west of line)	Housing Mix 3 (20-40 du/ac)	Neighborhood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





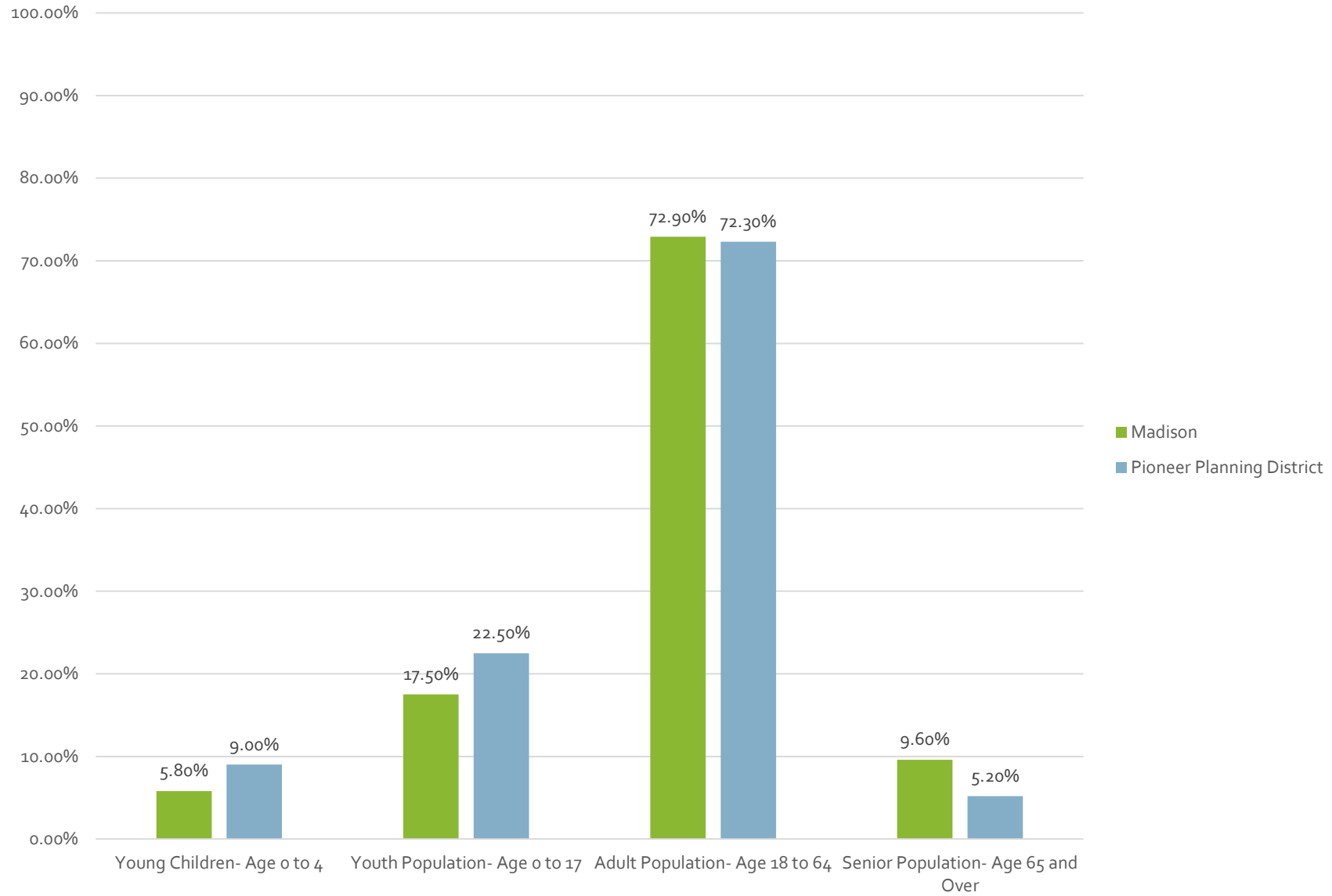
<p>Map 4: Elevation Model</p> <p>Pioneer Neighborhood Development Plan Amendment July 2016</p> <p>City of Madison Planning Division</p>	<p> Planning Area</p> <p> 10' Elevation Contour</p> <p> Surface Water</p> <p> Intermittent Stream</p>	<p><b>Elevation</b></p> <p> High</p> <p> Low</p>	
	<p><small>Adopted: 6/16</small></p> <p><small>Path: M:\Planning Division\New Neighborhood Development\Permit\Library Power\Joint Update 2017\MSD\WP\Map_4 Elevation Model_2x11.mxd</small></p> <p><small>Date Printed: 10/20/16</small></p>		







# 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?

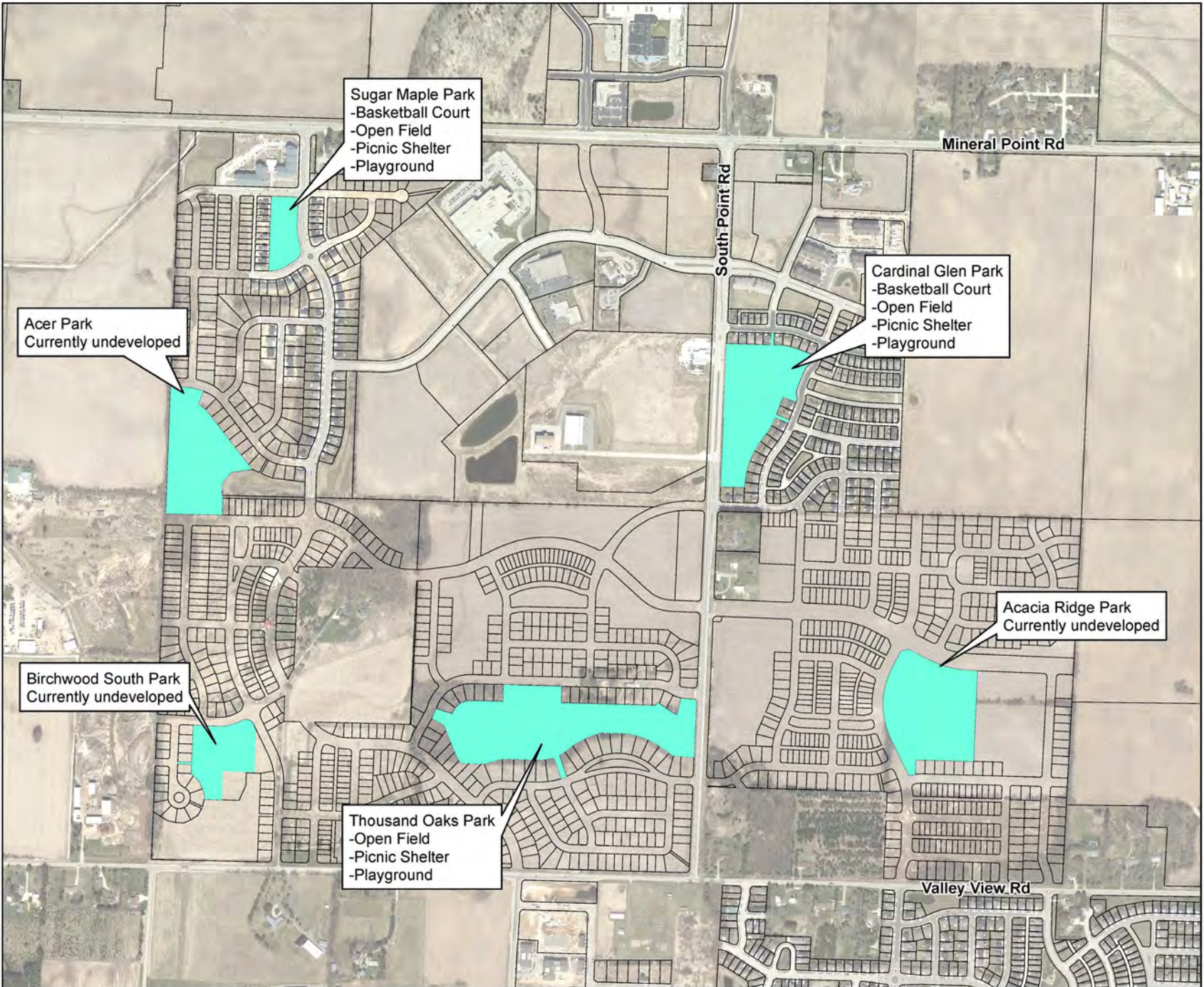
- A. Places to walk or bike for exercise
- B. Places for children to play
- C. Places to picnic and have gatherings
- D. Places to grow and eat local food
- E. Places for organized field sport matches or practices
- E. Other



Existing Recreation Inventory

Legend





- City of Madison Park
- Ownership Parcels

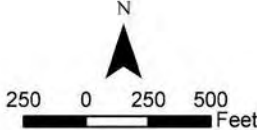
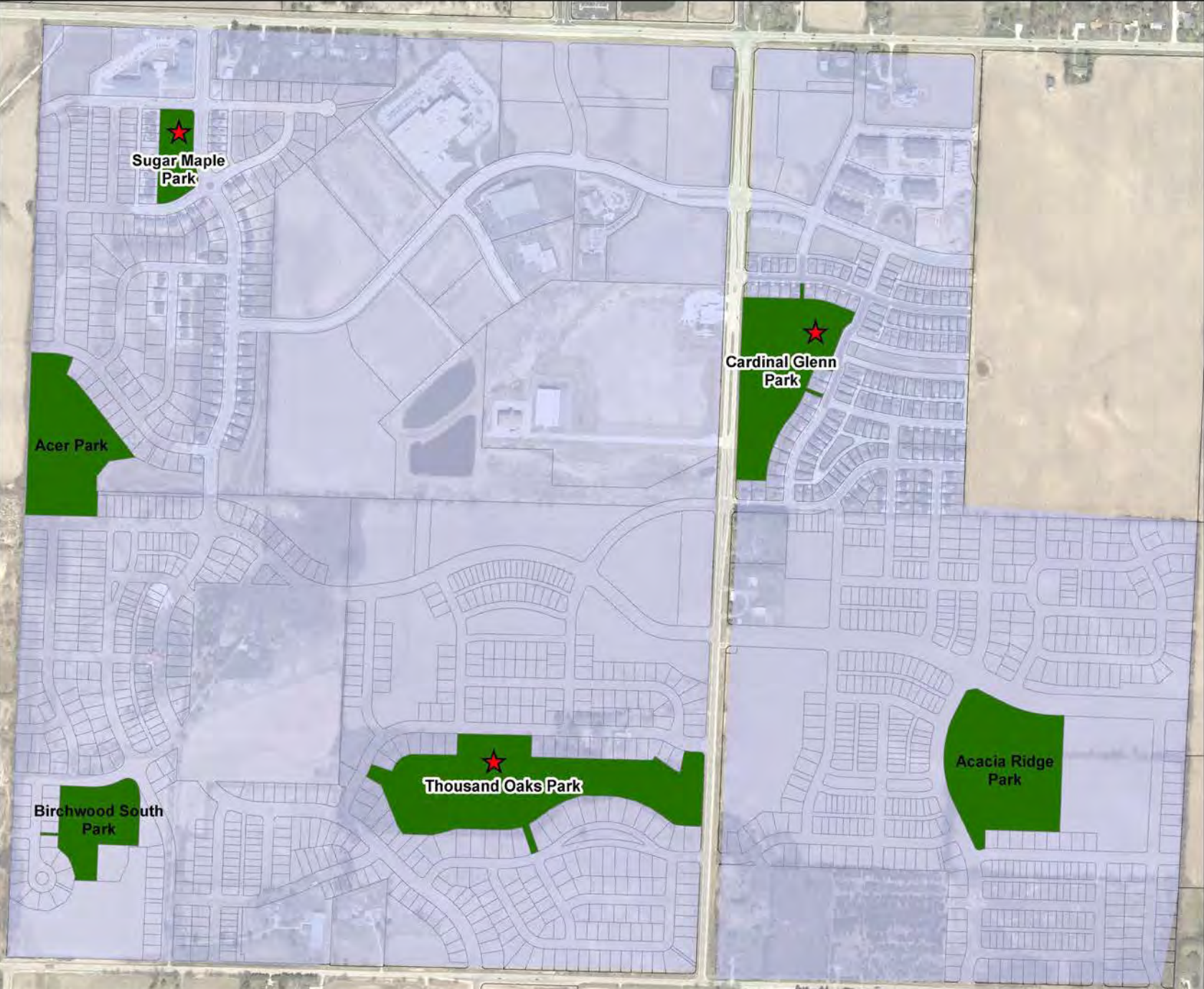




# Walkability Analysis

## 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

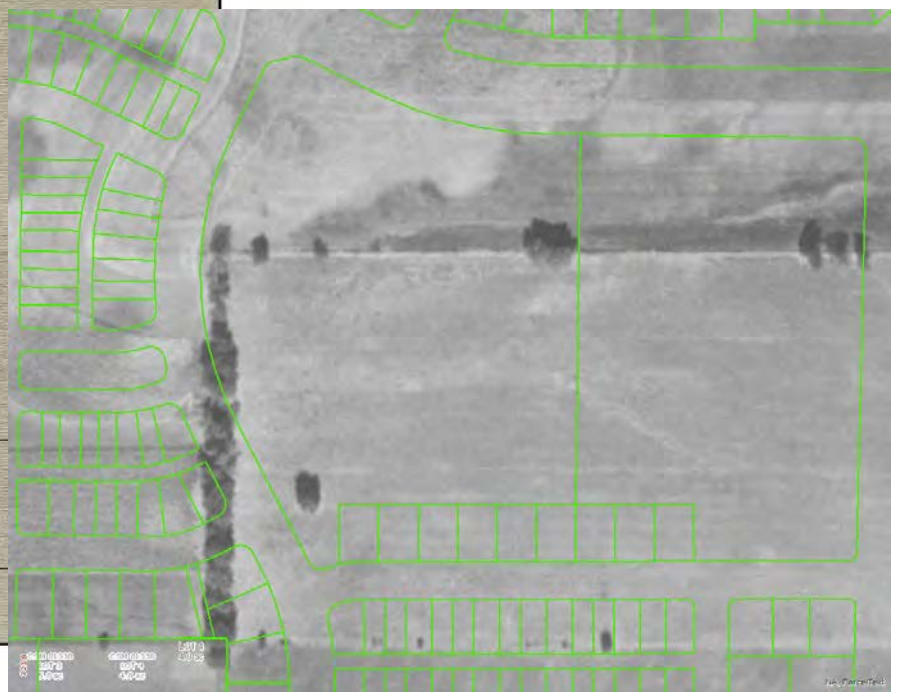


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Aerial View 1955








2020  
1955  
2020  
1955  
2020  
1955



# Existing Elevation Inventory

## Legend

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

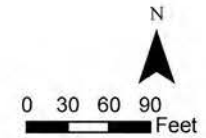
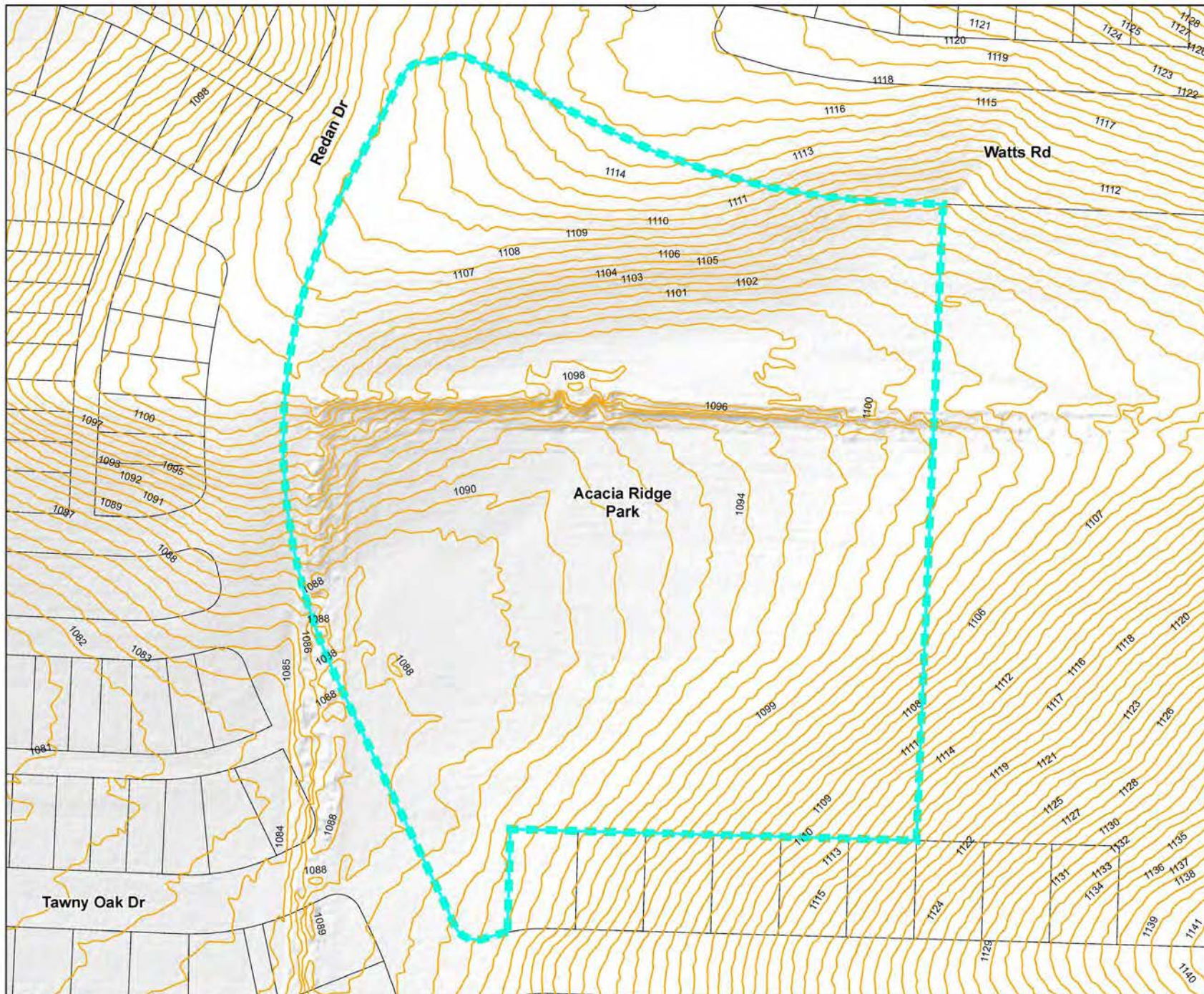




Exhibit 5: Slope Analysis Map

Legend

Acacia Ridge Park

Ownership Parcels

Slope (in %)

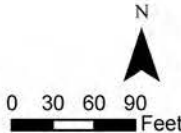
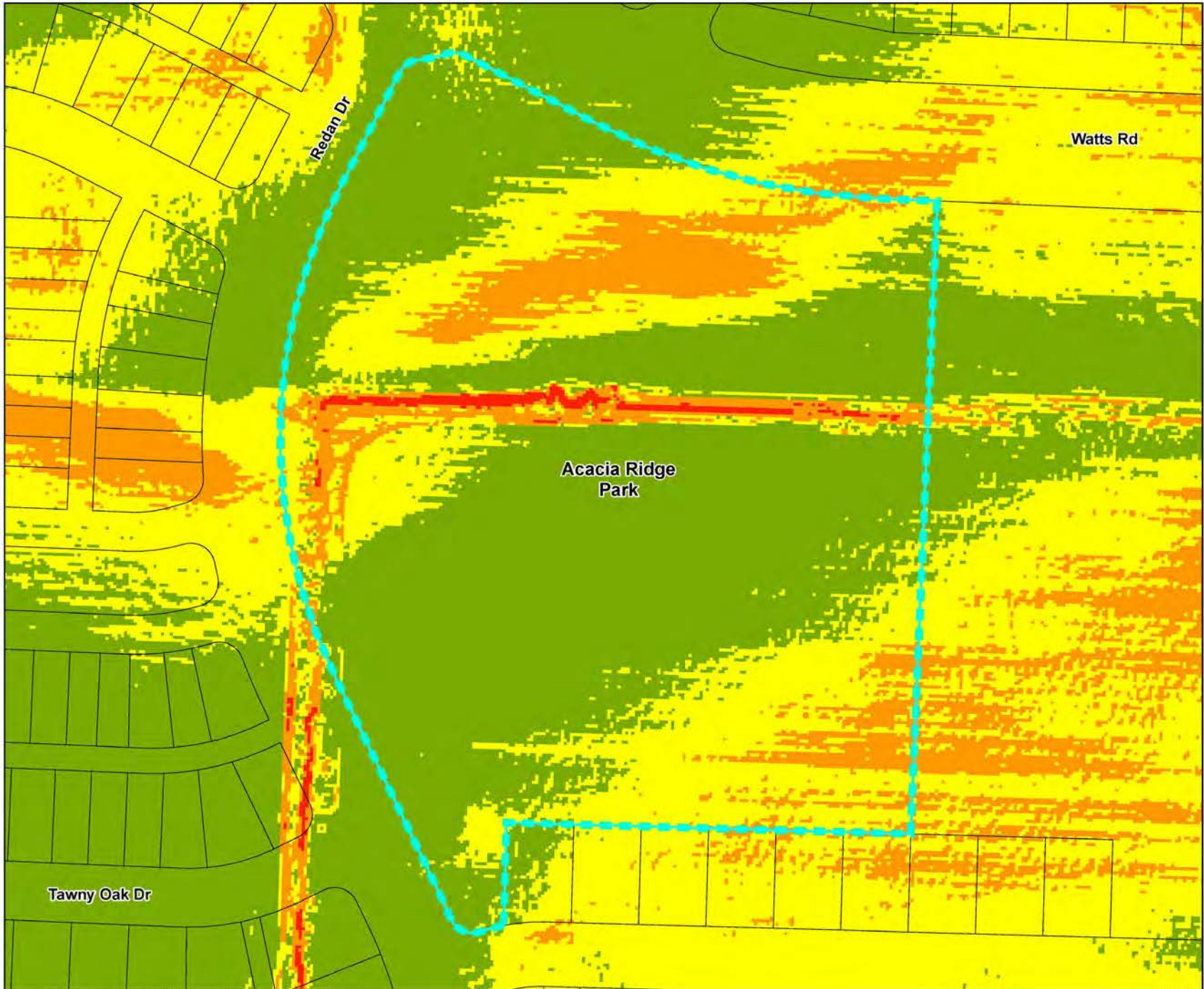
0

1-5

6-10

11-20


21-100






# Existing Soils Inventory

## Legend

 Acacia Ridge Park

 Ownership Parcels

Elevation

 High

 Low

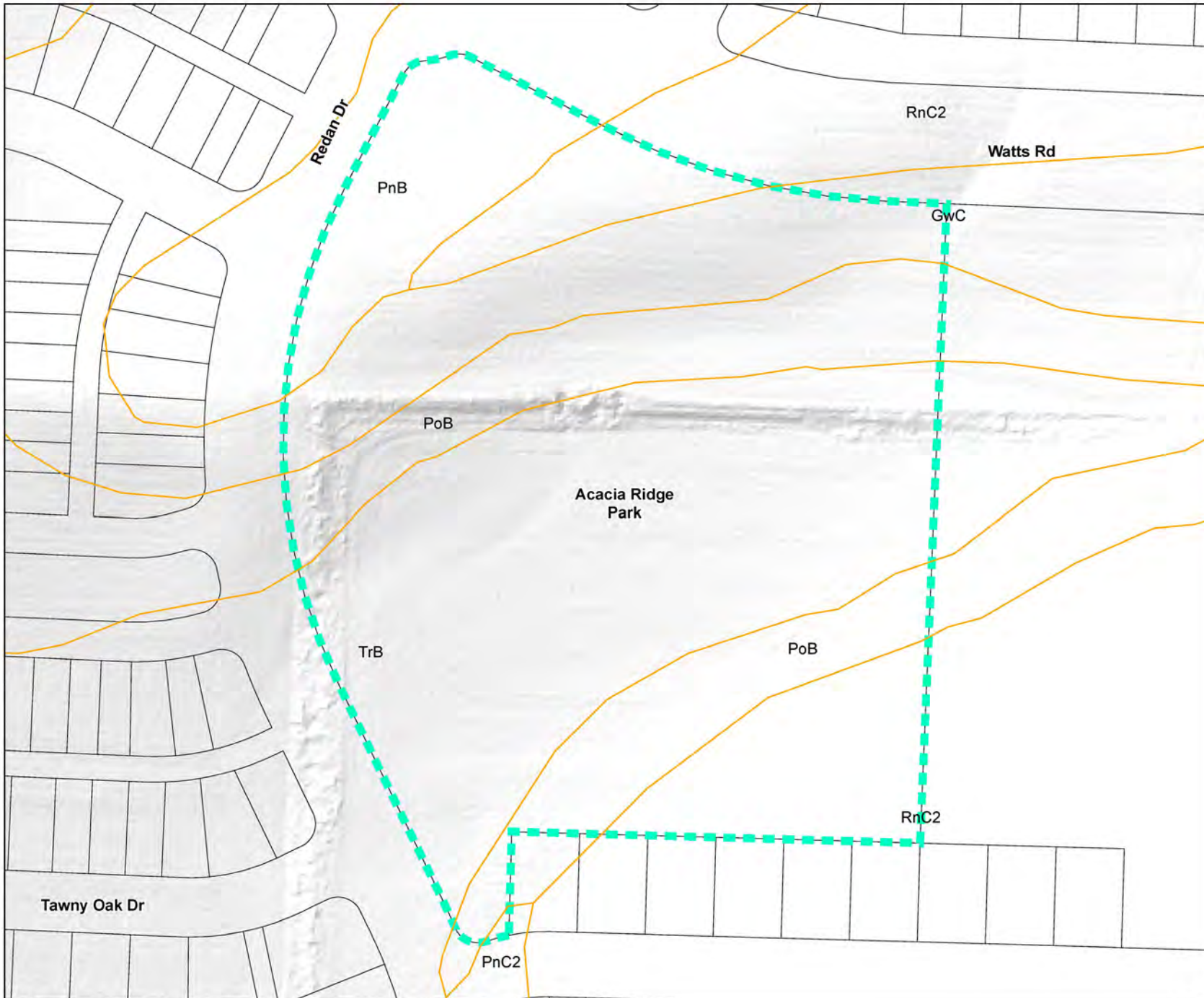
 Soils

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

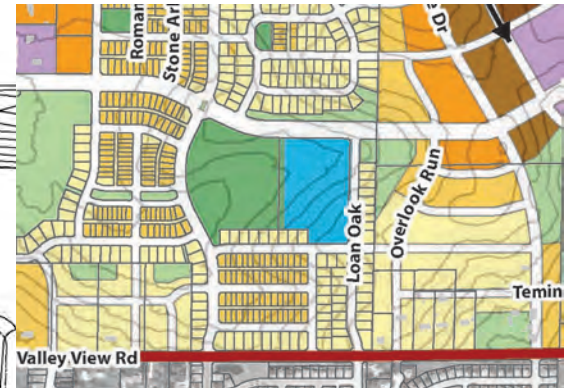
PnB: Plano silt loam, 2-6% slopes

TrB: Troxel silt loam, 0-3% slopes

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







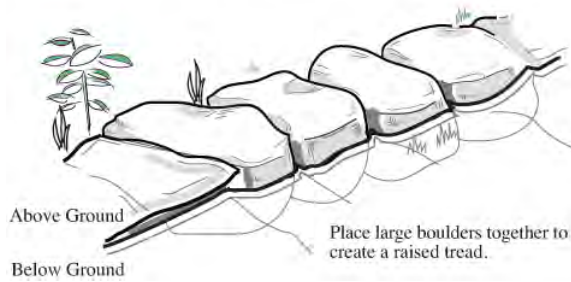
Pioneer NDP Future Land Use Plan  
 Note blue parcel to E of Acacia Ridge Park, marked as institutional (school)



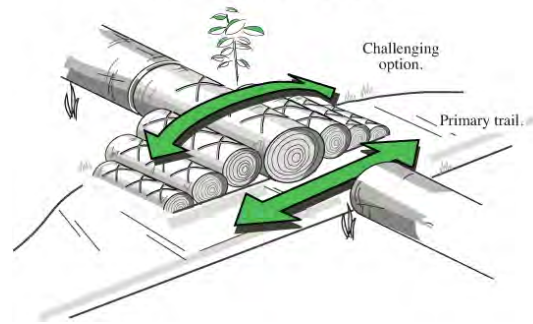
# Singletrack Bike Trails

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.

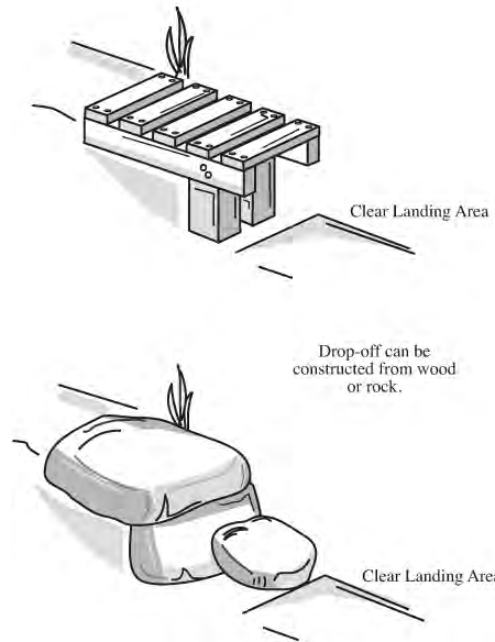
Boulder Causeway



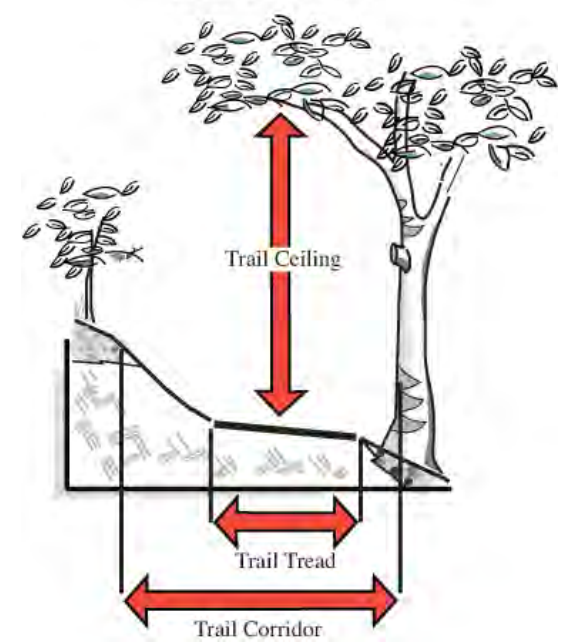
Creating Optional Lines



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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6/9/2022

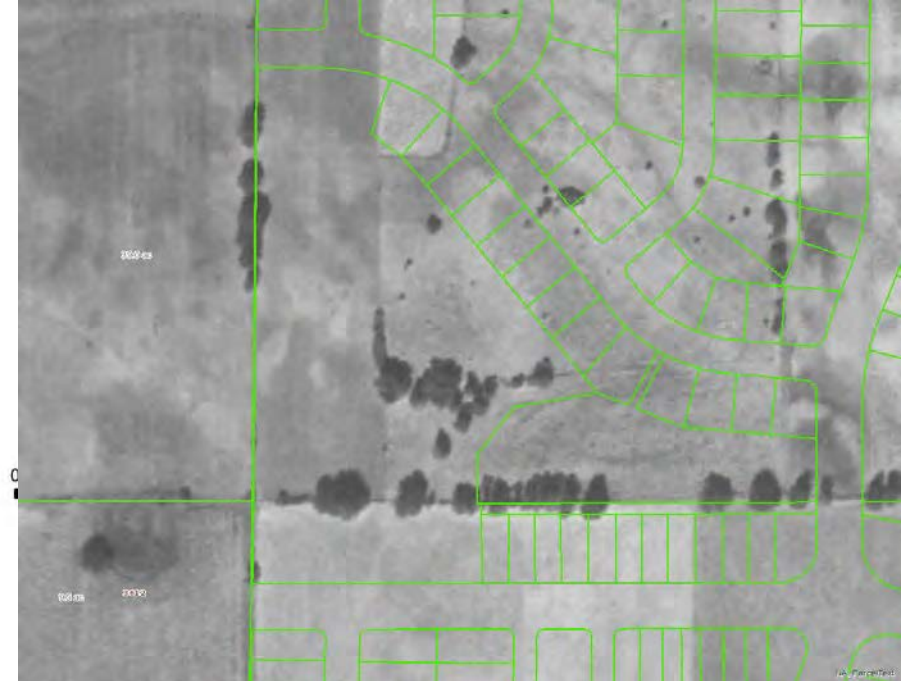
### Acacia Ridge Park Aerial View

#### Legend

 Acer Park

 Ownership Parcels

### Aerial View 1955








J.A. Farnsworth



# Existing Slope Inventory

## Legend

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

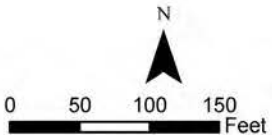
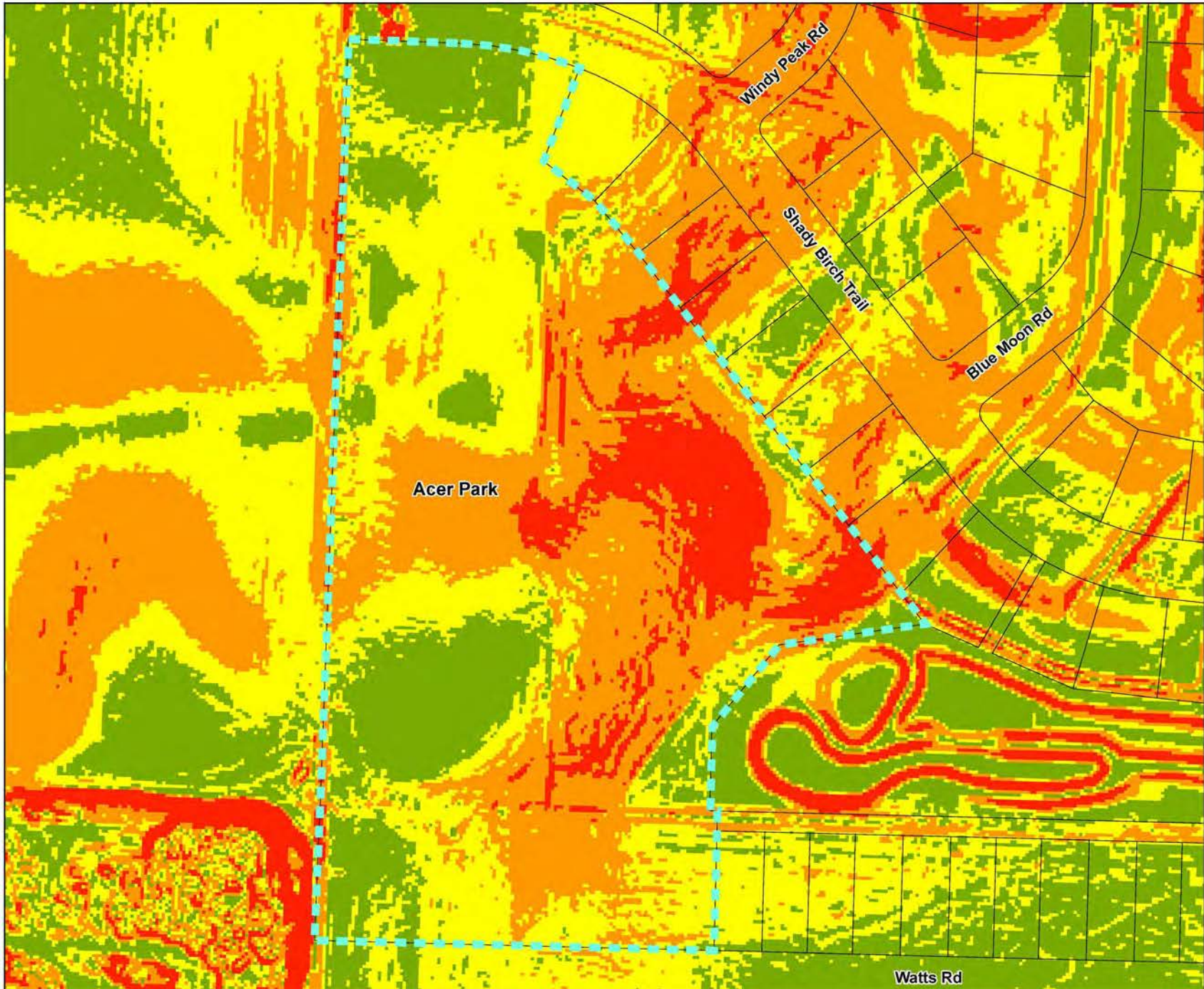




Existing Slope Inventory

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

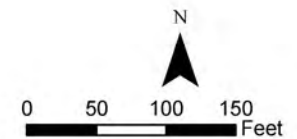
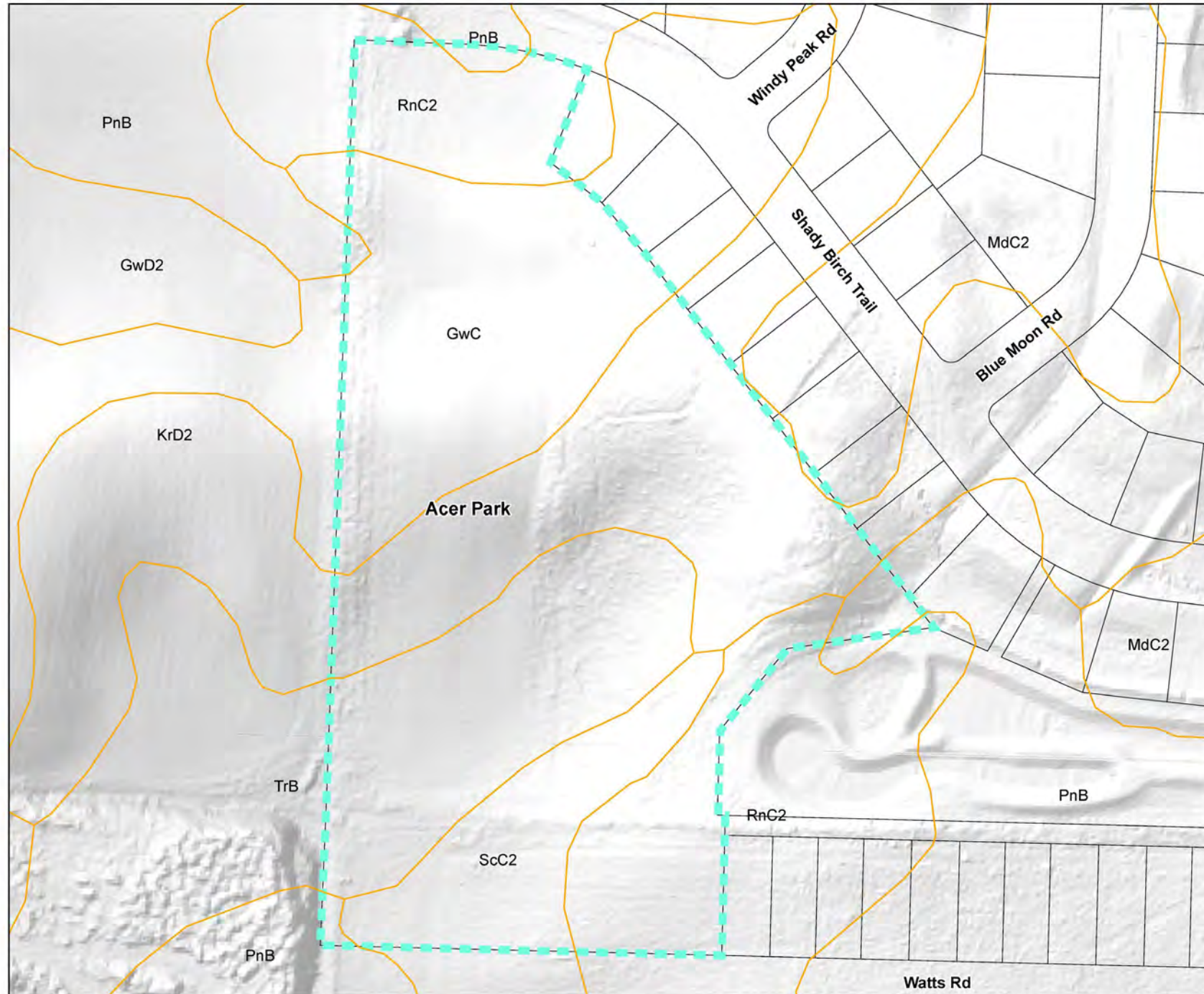
KrD2: Kidder soils, 10-20% slopes, eroded

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





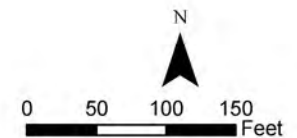
# Existing Tree Inventory

## Legend

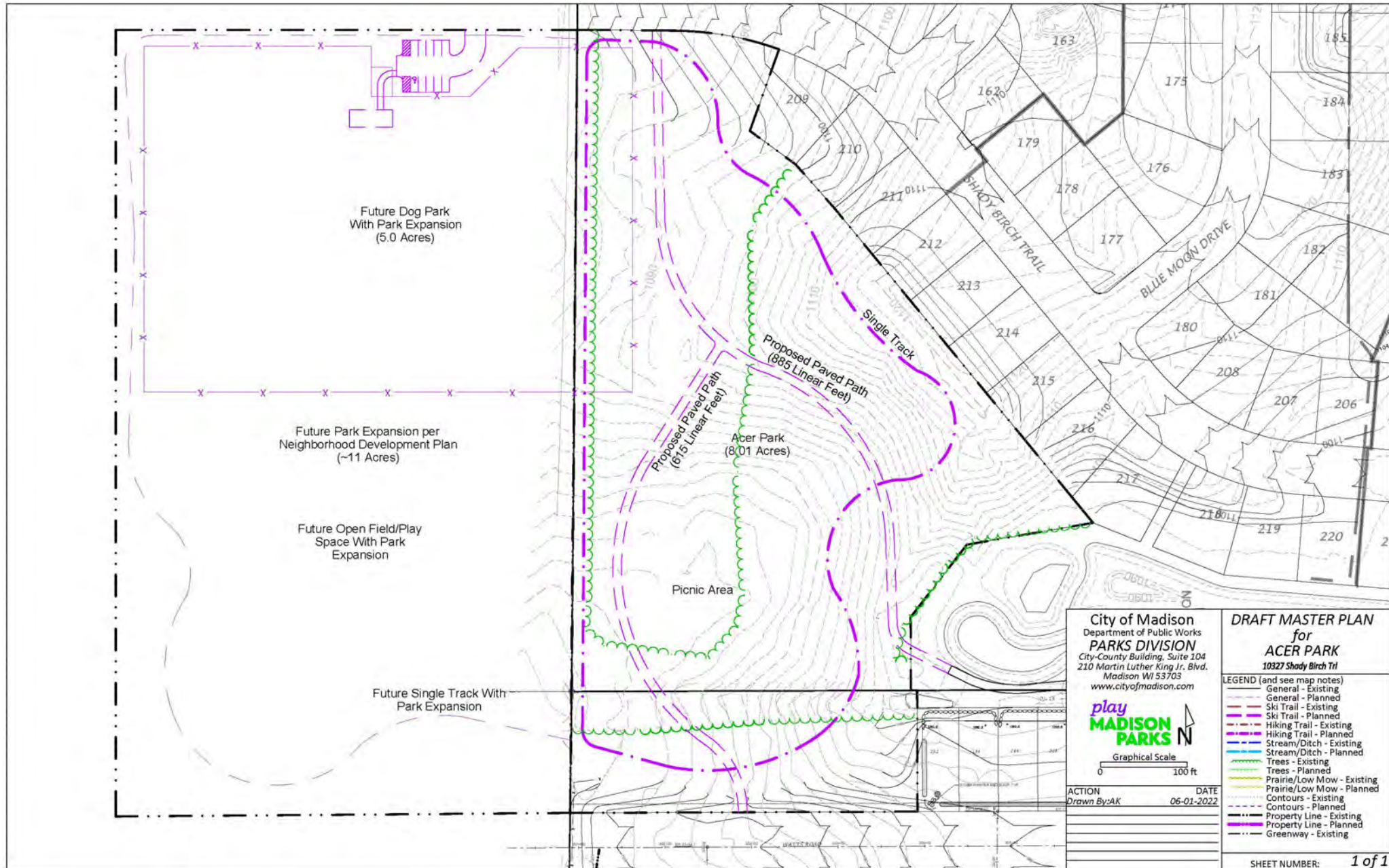
-  Acer Park
-  Ownership Parcels

## 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)







# 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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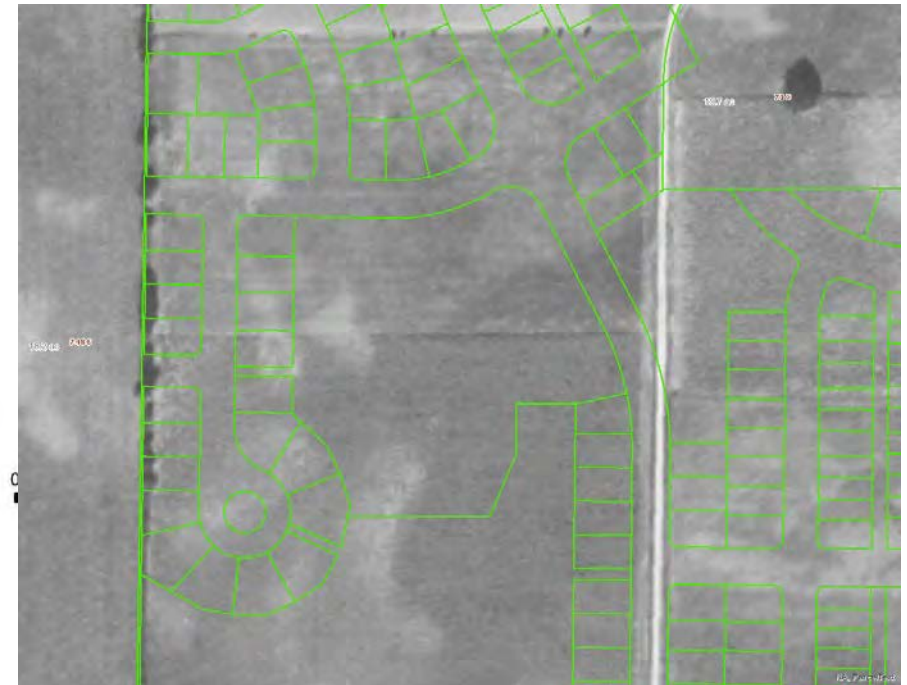
6/9/2022

### Birchwood South Park Aerial

#### Legend

-  Birchwood South Park
-  Ownership Parcels


### Aerial View 1955






Existing Elevation Inventory

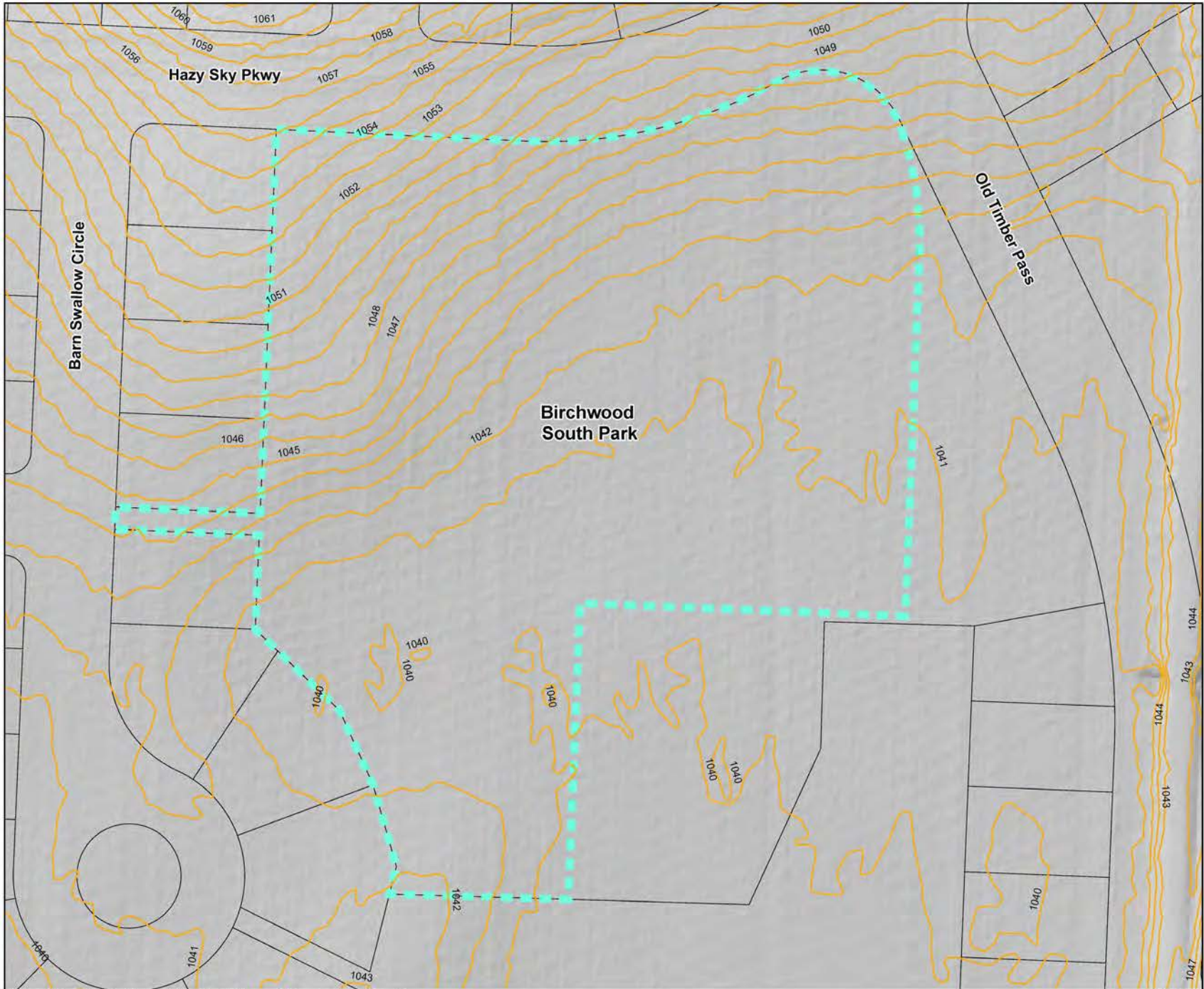
Legend

 Birchwood South Park

 Ownership Parcels

 1' Contours

Elevation  
  
High  
Low





Existing Slope Inventory


Legend

 Birchwood South Park

 Ownership Parcels

Slope (in %)

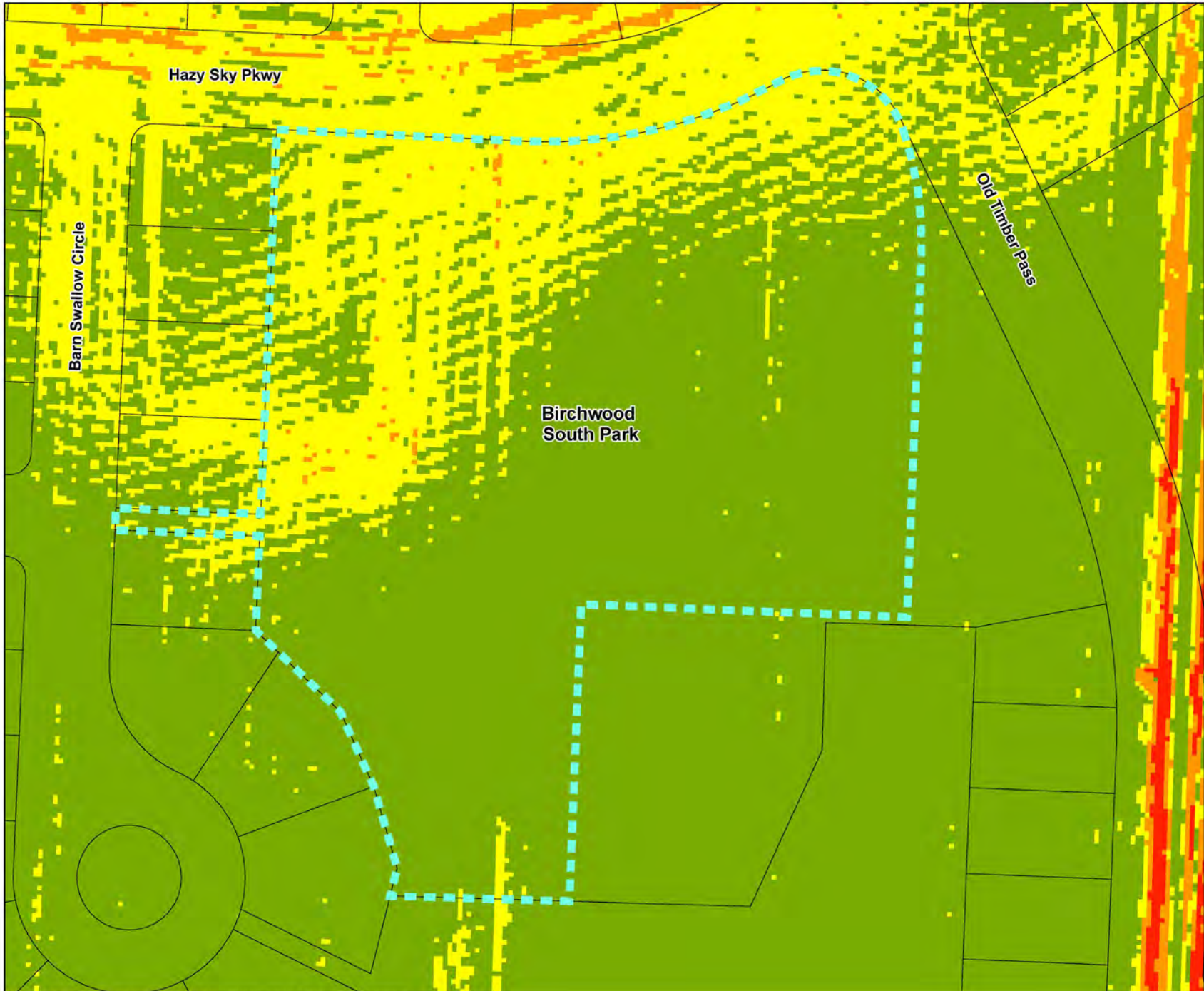
 0

 1-5

 6-10


 11-20


 21-100



# Existing Soils Inventory

## Legend

 Birchwood South Park

 Ownership Parcels

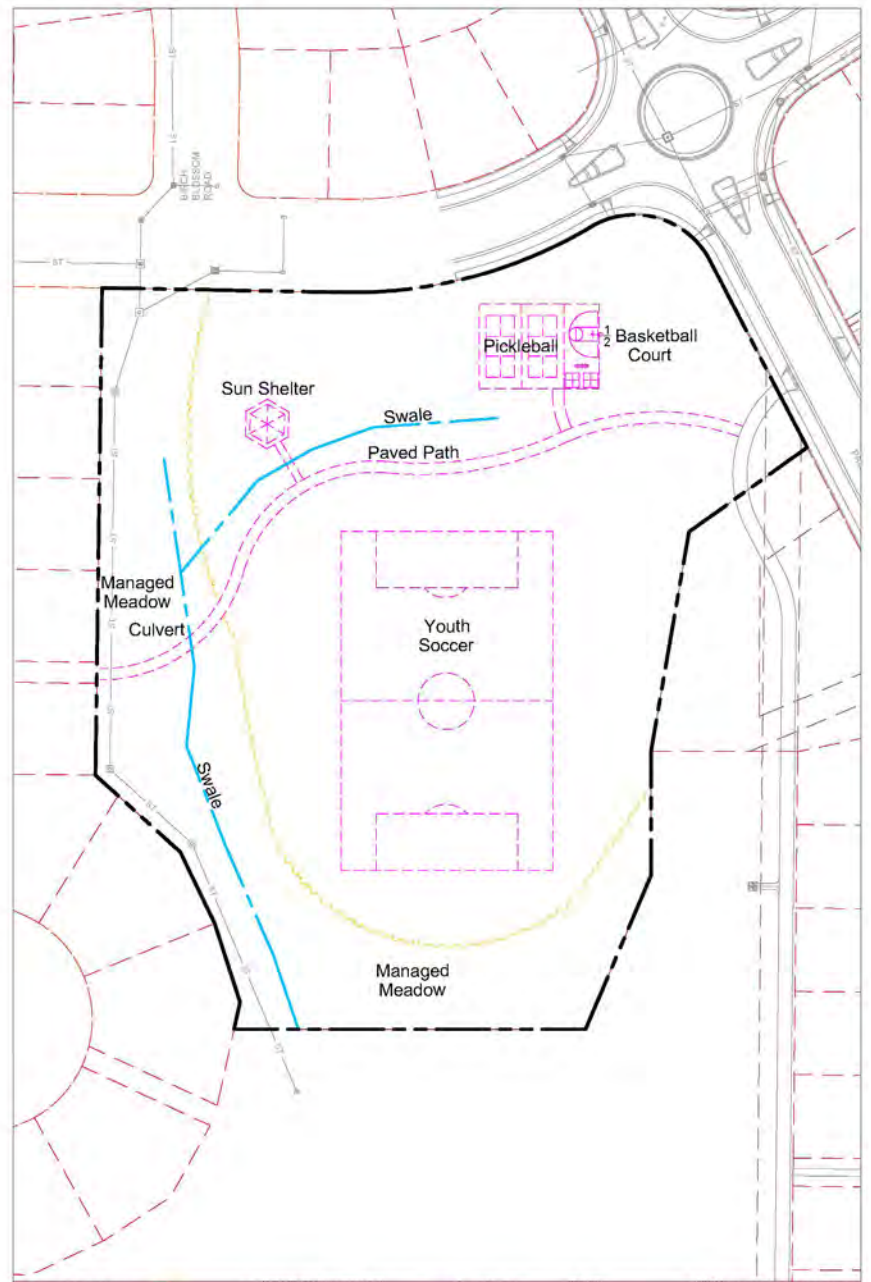
KeB: Kegonsa silt loam, 2-6% slopes

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

TrB: Troxel silt loam, 0-3% slopes







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

[www.cityofmadison.com/parks/projects/acer-park-master-plan](http://www.cityofmadison.com/parks/projects/acer-park-master-plan)

[www.cityofmadison.com/parks/projects/birchwood-south-park-master-plan](http://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

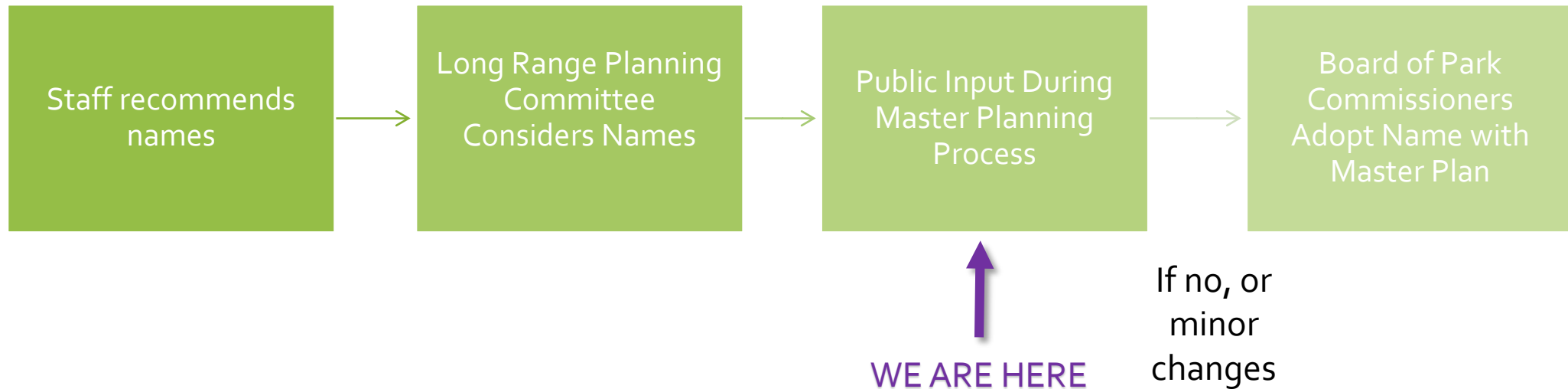
What did we hear?  
-Summary of public input

Review and discuss master plan concepts

Now what?



# MASTER PLAN PROCESS: OFFICIALLY NAMING THE PARKS

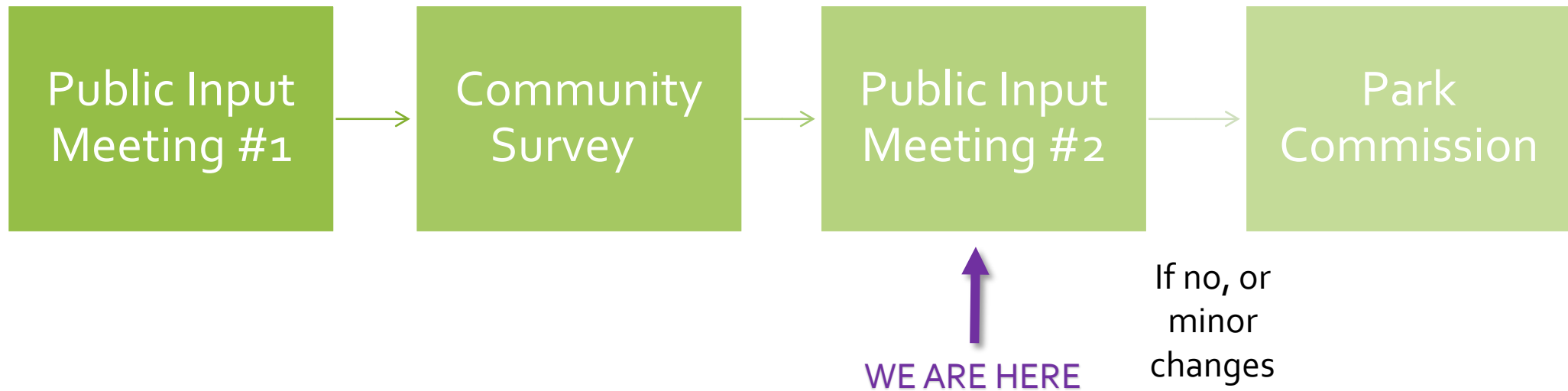




POLLS ON ALTERNATIVE PARK  
NAMES- BIRCHWOOD S. AND  
ACER

---

# 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:

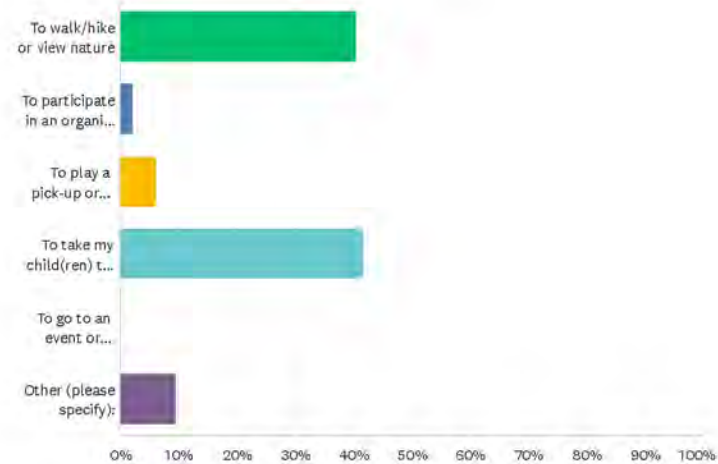
- Specify specific materials or finishes
- Designate exact locations
- Contain construction drawings (which include information like dimensions, colors, products, quality requirements, etc. )

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?

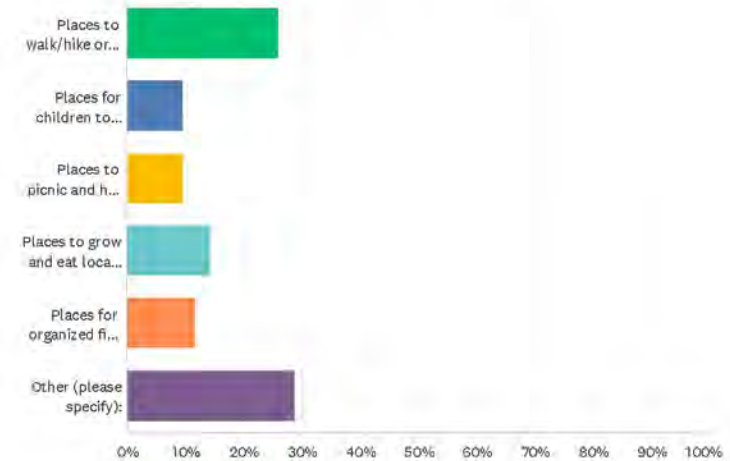
Answered: 146 Skipped: 0



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



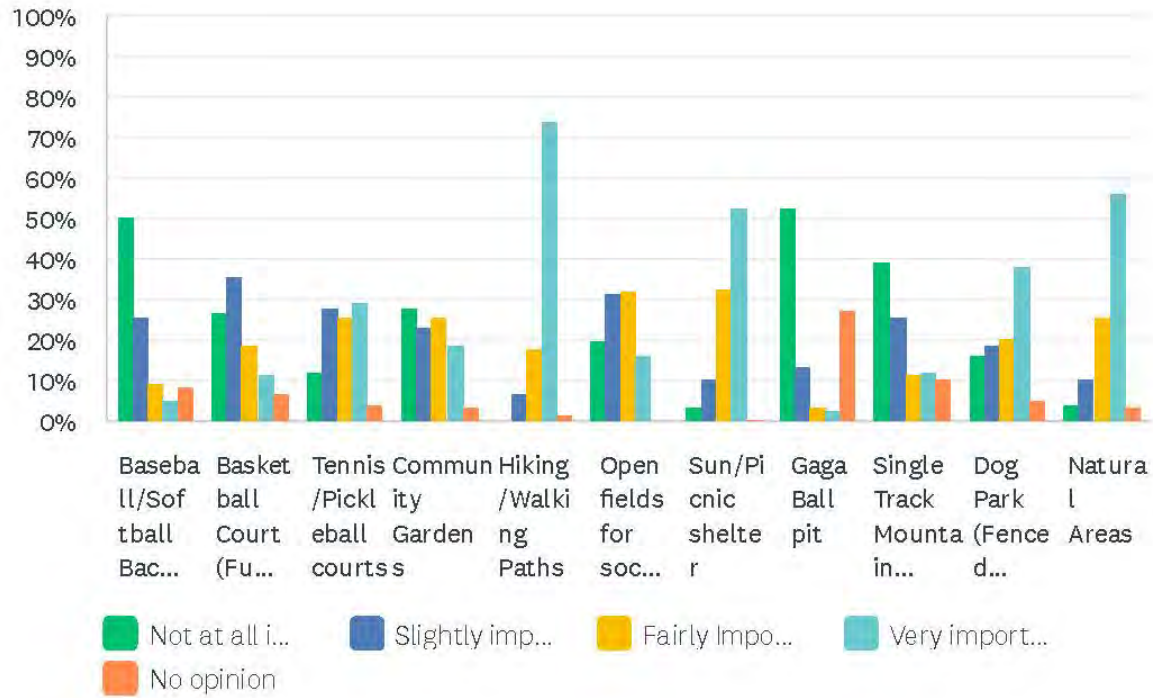
ANSWER CHOICES	RESPONSES
Places to walk/hike or view nature	26.03%
Places for children to play	9.59%
Places to picnic and have gatherings	9.59%
Places to grow and eat local food	14.38%
Places for organized field sport matches or practices	11.64%
Other (please specify):	28.77%
TOTAL	146

"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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M:\Maps\Parks\GIS\Parks\Birchwood Point South\BirchwoodS\_masterplan\_2022.mxd

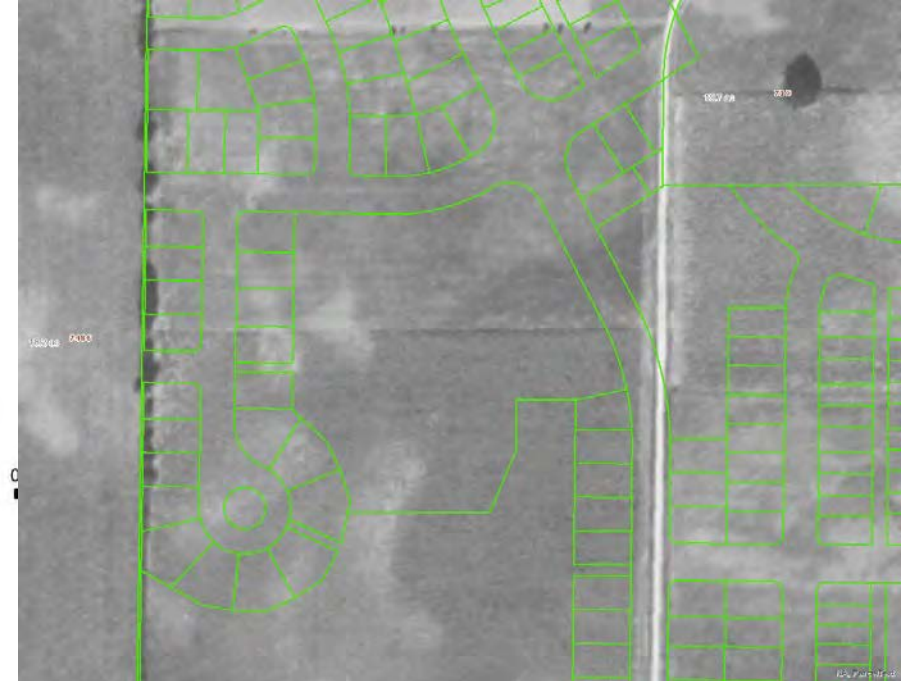
6/9/2022

### Birchwood South Park Aerial

#### Legend

-  Birchwood South Park
-  Ownership Parcels


### Aerial View 1955






Existing Slope Inventory

Legend

 Birchwood South Park

 Ownership Parcels

Slope (in %)

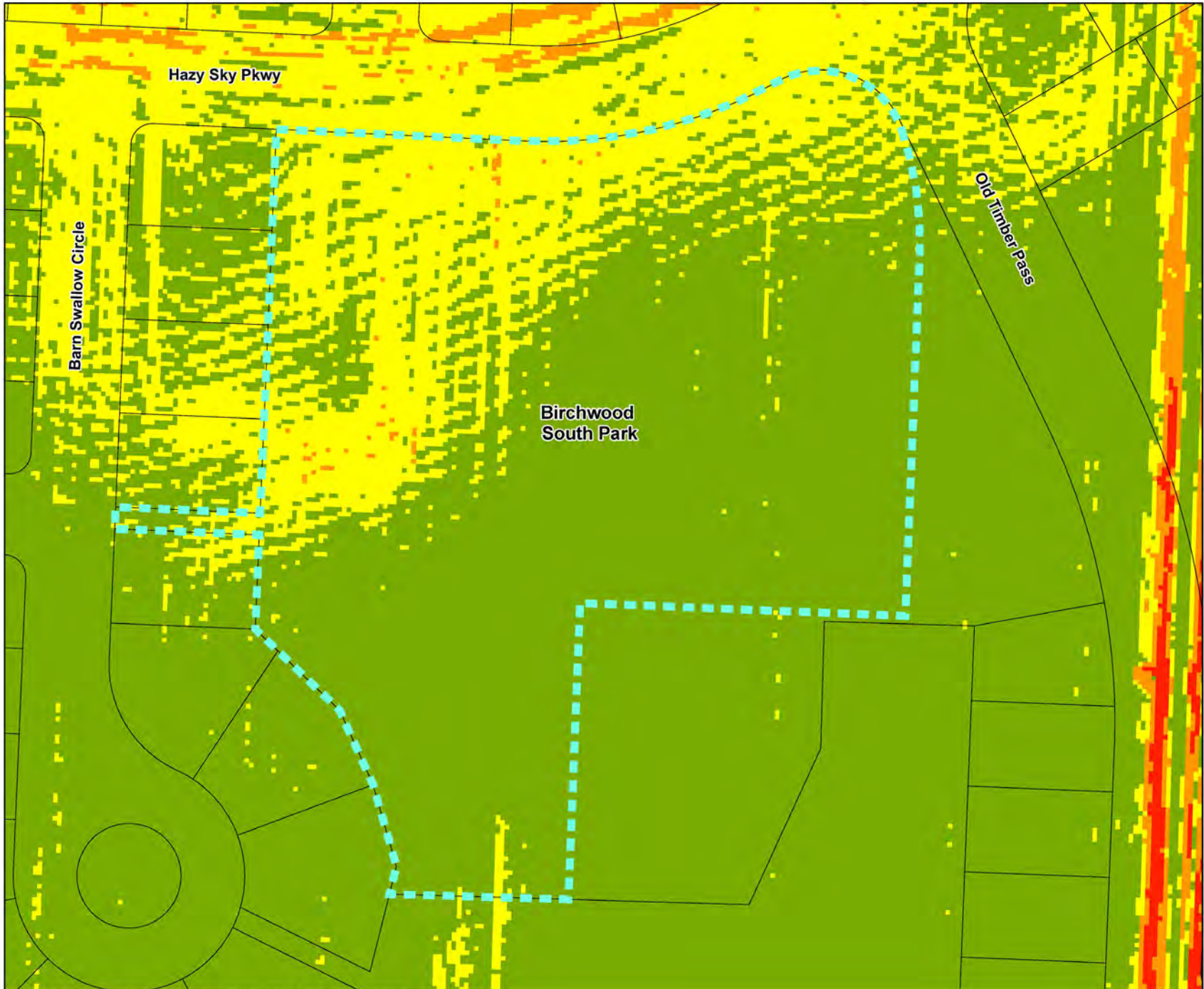
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 1-5

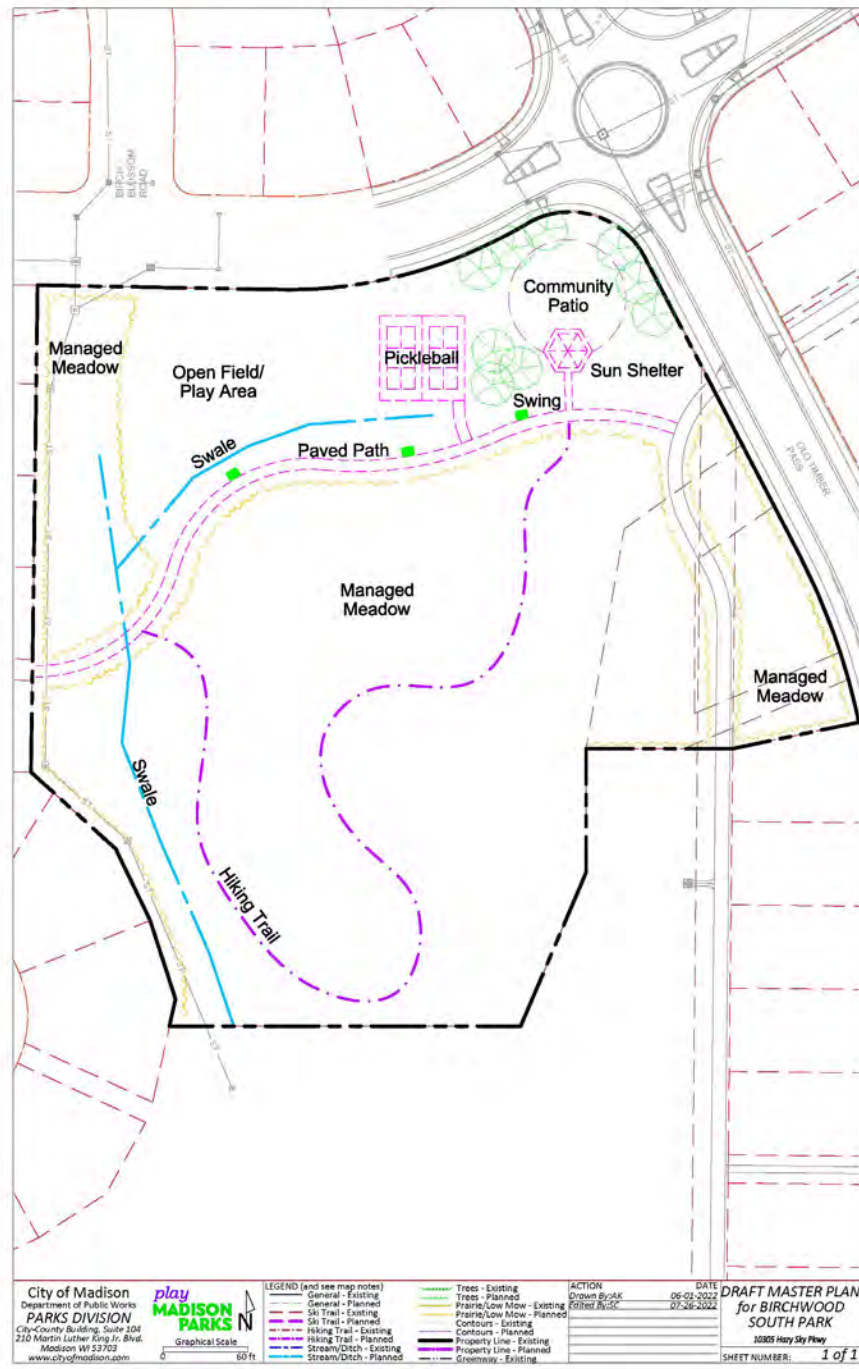
 6-10

 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



LEGEND (and see map notes)

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

ACTION	DATE
Drawn By: JAC	06-02-2022
Edited By: JAC	07-26-2022

**DRAFT MASTER PLAN**  
 for BIRCHWOOD  
 SOUTH PARK  
 10001 Hwy Sky Pkwy  
 SHEET NUMBER: 1 of 1



# Vision - Community Patio



*play*  
**MADISON  
PARKS**





# ACACIA RIDGE PARK

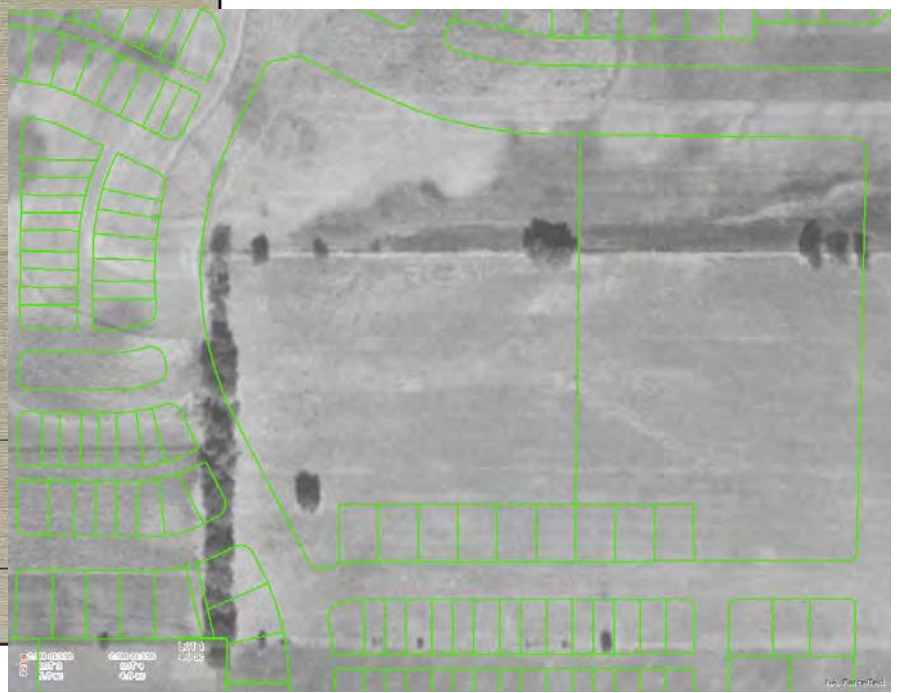
- History
- Existing Conditions
  - Aerial
  - Site Photos
  - Topography and Slope
  - Soils

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M:\Maps\Parks GIS\Parks\Acacia Ridge\AcaciaRidge\_aerial.mxd

Aerial View 1955



2020  
1955  
Legend  
Scale  
North Arrow



Exhibit 5: Slope Analysis Map

Legend

Acacia Ridge Park

Ownership Parcels

Slope (in %)

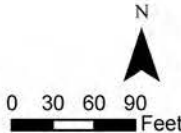
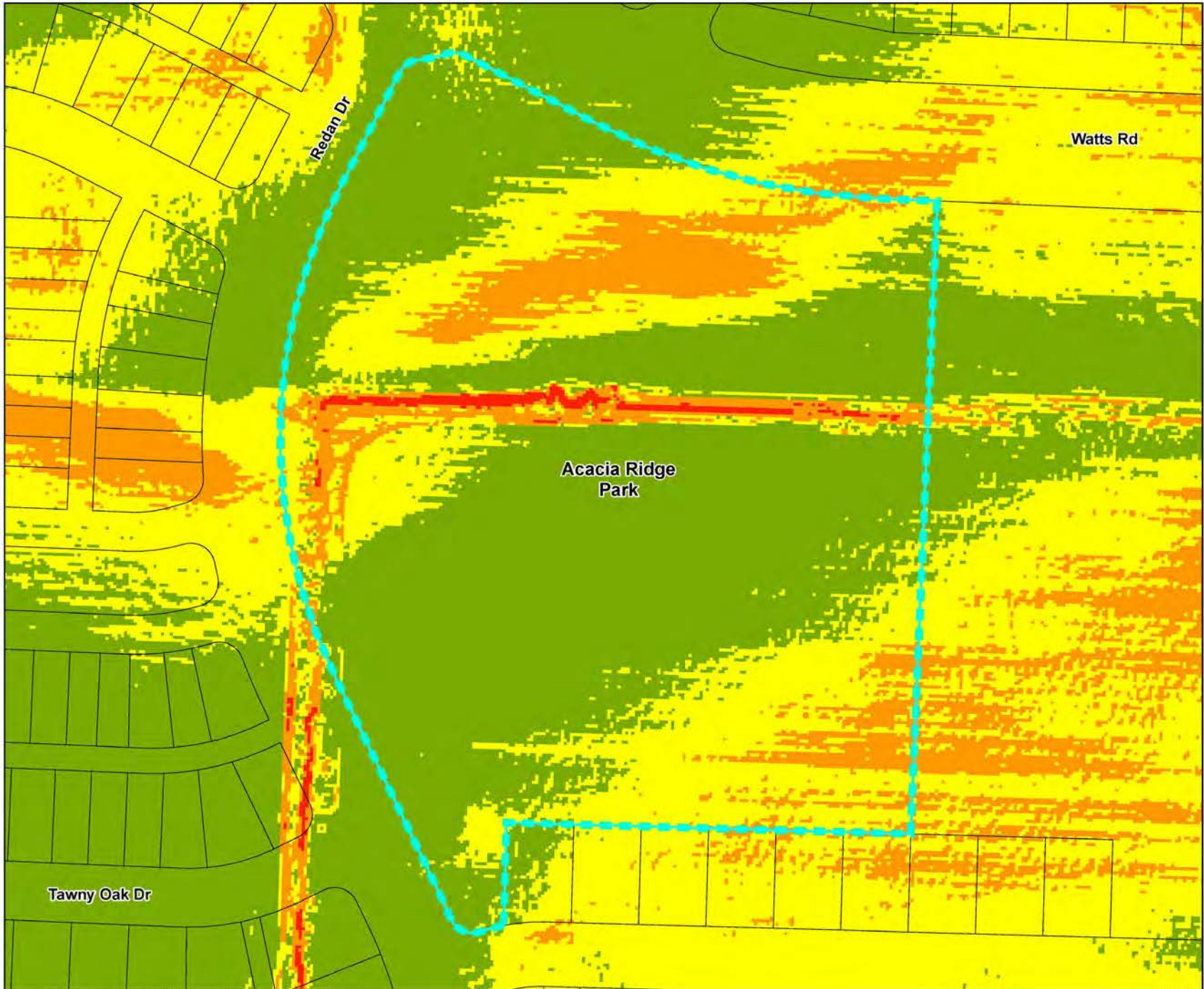
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1-5

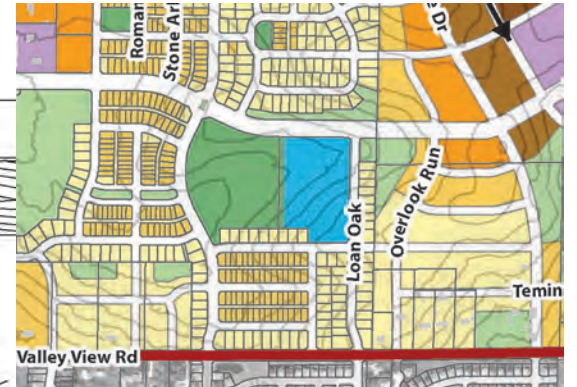
6-10

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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**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

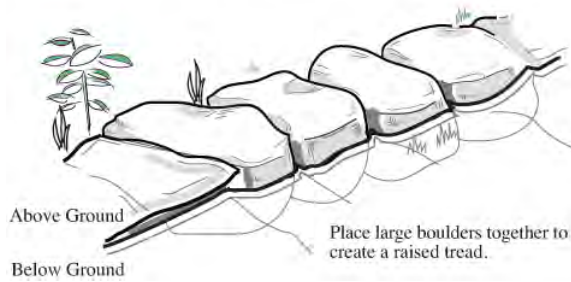
SHEET NUMBER: 1 of 1



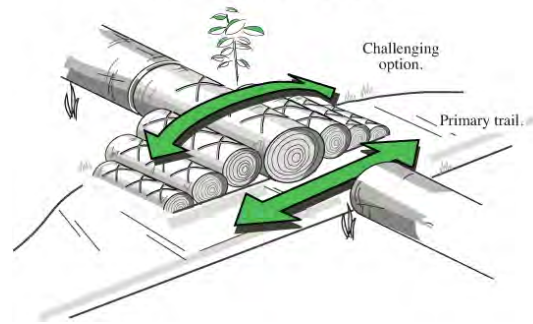
# Singletrack Bike Trails

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.

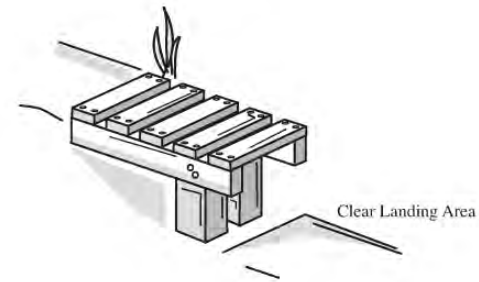
Boulder Causeway



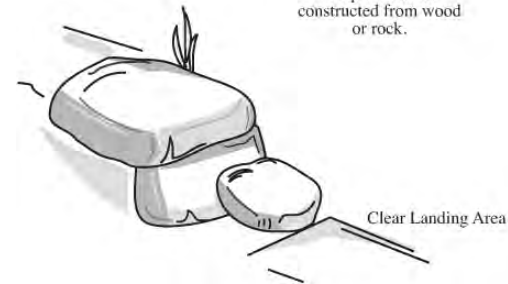
Creating Optional Lines



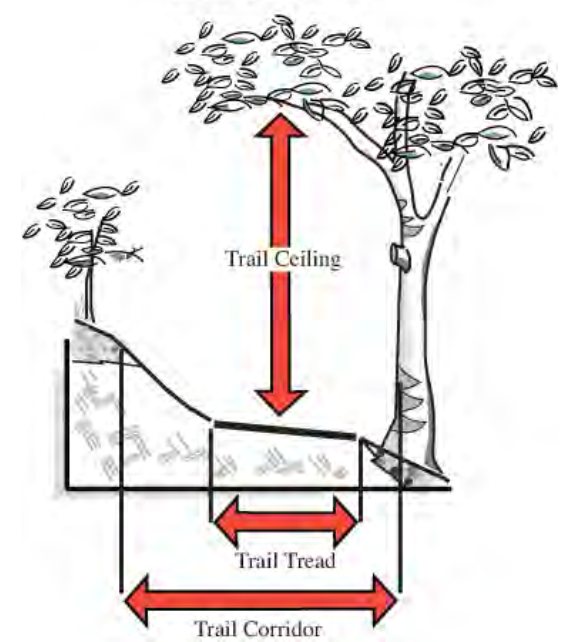
Drop-Off



Drop-off can be constructed from wood or rock.



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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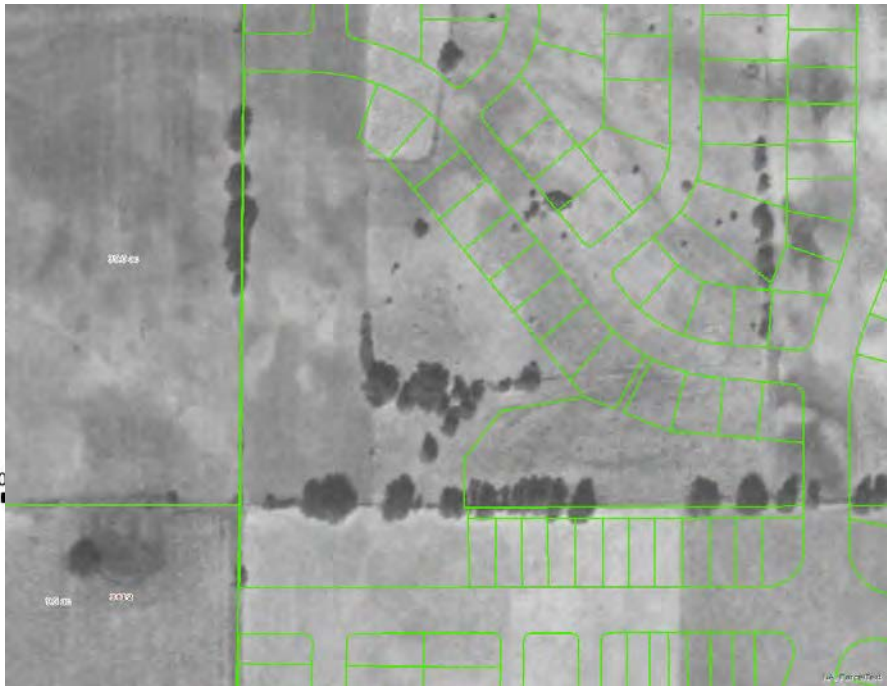


Acacia Ridge Park Aerial View

Legend

-  Acer Park
-  Ownership Parcels

Aerial View 1955

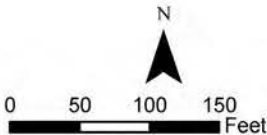
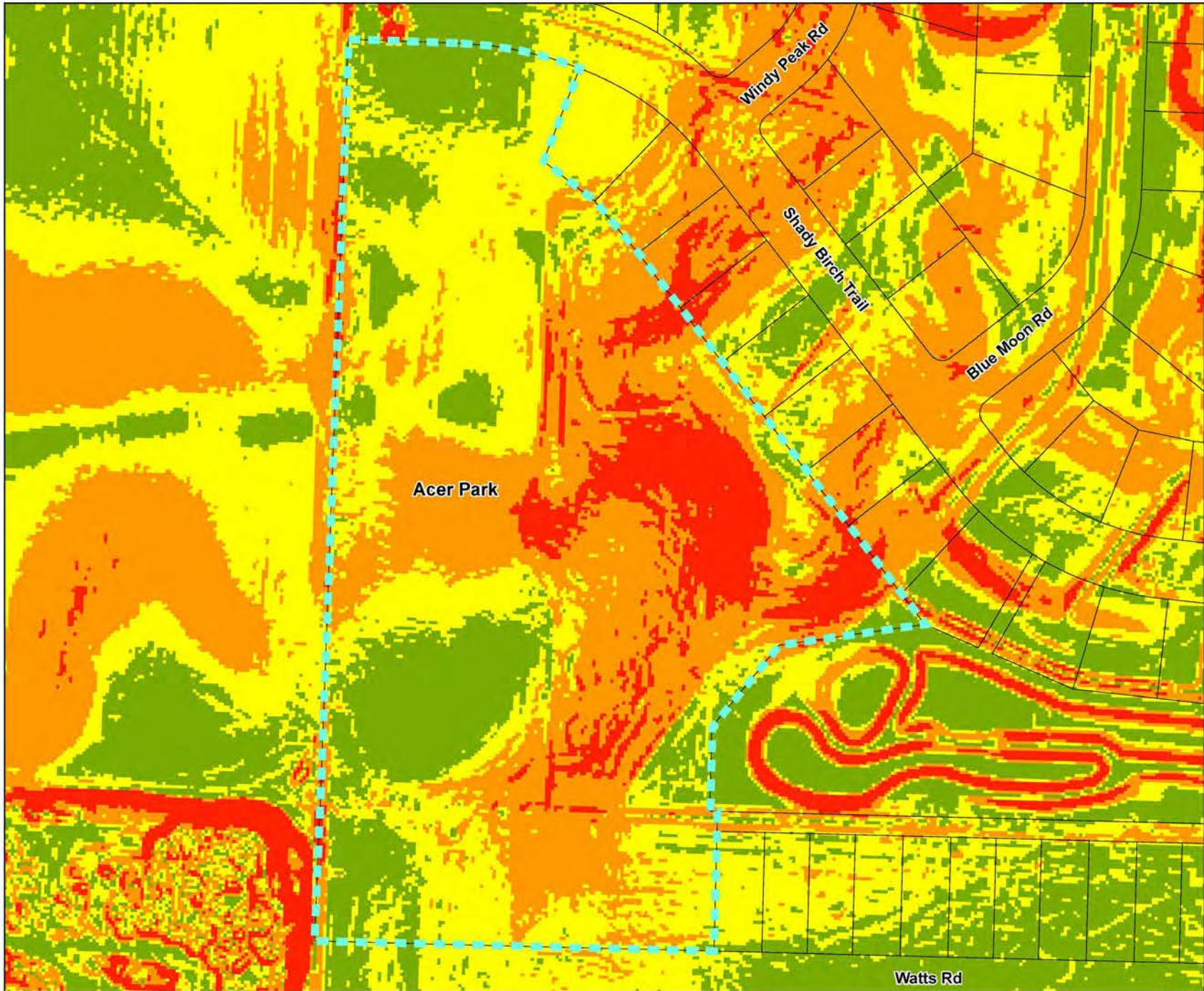




Existing Slope Inventory

Legend



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





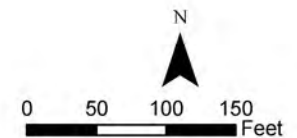
# Existing Tree Inventory

## Legend

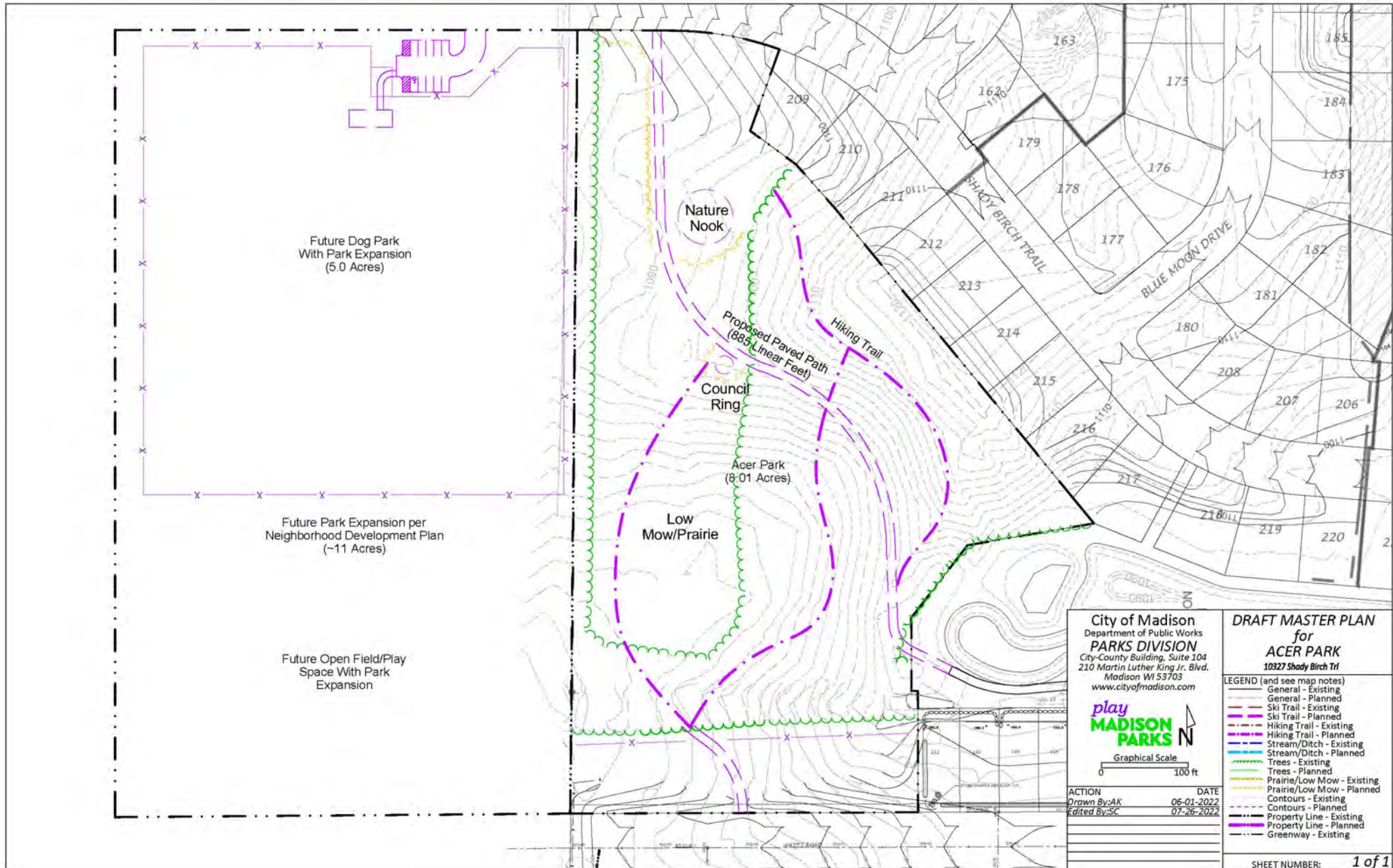
-  Acer Park
-  Ownership Parcels

## Species

-  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)











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](http://www.cityofmadison.com/parks/projects/acacia-ridge-park-master-plan)

[www.cityofmadison.com/parks/projects/acer-park-master-plan](http://www.cityofmadison.com/parks/projects/acer-park-master-plan)

[www.cityofmadison.com/parks/projects/birchwood-south-park-master-plan](http://www.cityofmadison.com/parks/projects/birchwood-south-park-master-plan)



# COMMENTS?

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







City of Madison  
 Department of Public Works  
**PARKS DIVISION**  
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 www.cityofmadison.com

**play**  
**MADISON**  
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Graphical Scale  
 0 100 ft

ACTION	DATE
Board of Park Comm.	01-11-2023

**PARK DEVELOPMENT PLAN for SUNSHINE RIDGE PARK**  
 10327 Shady Birch Trl

**LEGEND**

- ↔ Paved Path
- ↔ Hiking Trail

SHEET NUMBER: **1 of 1**