



**MADISON
PARKS**

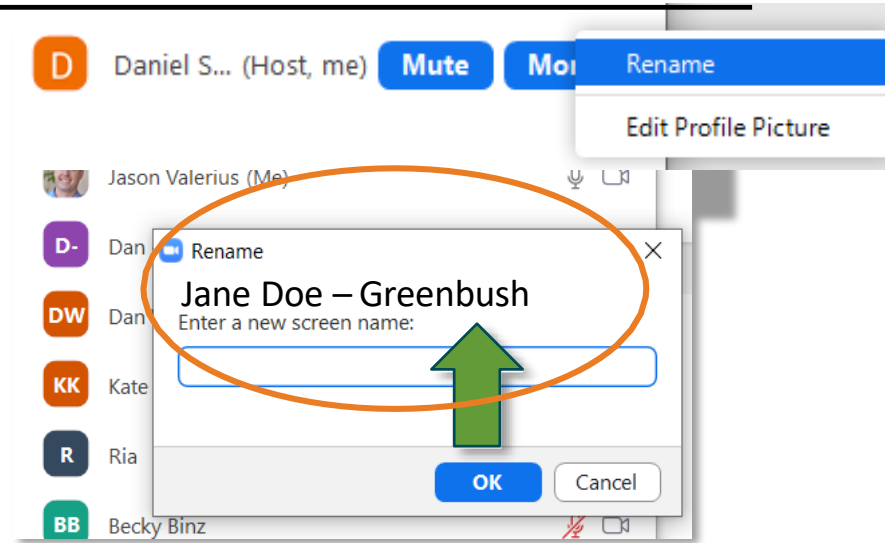
Welcome

Garner Park Improvements

Tuesday, Oct 13, 2026

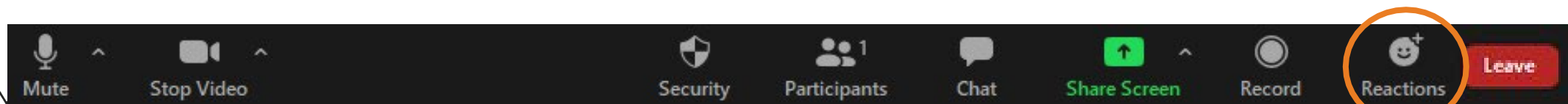
WHILE YOU ARE WAITING FOR THE MEETING TO START

- Check to see your name is correct.
 - The name must match the name you used to register for this meeting.
 - You can edit it if needed



Meeting Logistics

- All participants will be muted during the presentation and unmuted for the discussion sessions.
- Please use the “Raise Hand” button if you have a question. We will take questions during discussion sessions.
- This meeting will be recorded and available online to view later.



disclaimer

- **This meeting is being recorded.**
- **It is a public record subject to disclosure.**
- By continuing to be in the meeting, you are consenting to being recorded and consenting to this record being released to public record requestors.

Introduction

- Adam Kaniewski; Parks Planning and Development Manager
- Corey Stelljes; P.E. - City of Madison Parks Division Project Engineer

Welcome

- Thanks for coming, we're looking forward to talking about Garner Park. 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.
- - No disparaging remarks about others' comments or City Staff.
- - If you are not comfortable speaking tonight, please call or email

Garner Park – Site Improvements



Meeting Agenda

- Welcome and Introductions
- Project Background
- Project Details
 - Parking Lot
 - Ice Rinks & Playfields
 - Lighting
 - Pickleball Courts
- Timeline
- FAQ's
- Questions and Answers
- Next Steps

Garner Park History and Ammenities

- Established 1965
- 42 acres
- UW Madison agricultural fields prior to becoming parkland
 - Current Park layout established in 1971
- Amenities
 - Parking Lot
 - Approx 80 stalls
 - Playground (2025)
 - Reservable shelter
 - Trails
 - Ballfield Backstop
 - Basketball Courts
 - Tennis/Pickleball Courts (1989)
 - Volleyball
 - Soccer/play fields



Project Background (Parking Lot)

- Annual system infrastructure needs evaluation and asset management
 - Madison Parks maintains approximately 90 parking lots and roadways
 - Approximately 30-40 year life before resurfacing
 - Lots budgeted for replacement each year based on need and budget
- Garner lot asphalt in poor condition and drainage issues need fixed
 - Rated 3 (out of 10) on PASER scale
 - One of the 5 worst lots in Parks for condition
 - Reconstruction recommended
- Total site evaluation and design
 - Modern lot standards and rules mean required changes
 - Parking islands
 - Stormwater treatment
 - Turning radii
 - Signage
 - Tree protection



3
Poor

Closely spaced longitudinal and transverse cracks often showing raveling and crack erosion. Severe block cracking. Some alligator cracking (less than 25% of surface). Patches in fair to poor condition. Moderate rutting or distortion (1" or 2" deep). Occasional potholes.

2
Very Poor

Alligator cracking (over 25% of surface). Severe distortions (over 2" deep). Extensive patching in poor condition. Potholes.

1
Failed

Severe distress with extensive loss of surface integrity.

Project Background (Courts, Path, and Lighting)

- Tennis courts constructed in 1989
 - Repurposed for Pickleball in 2016
 - Crack filling and coating in 2007, 2016, 2021
 - 2027 Parks budget item to replace courts at same size
- Playground
 - 2025 Replacement
 - No dedicated lighting
- Rinks/fields
 - Originally constructed as hockey rink, general skating rink, and chilling ponds
 - Graded as approx. 3' depression with water supply and drainage
 - Staff no longer able to maintain ice on land-based rinks
 - Playground constructed on part of hockey rink in 2025
 - Project completes transition to athletic fields
- Lighting (separate systems and controls)
 - Athletic field (HID fixtures w/o cutoff)
 - Path (small poles tipping over)
 - Parking Lot (modern LED Fixtures)
 - No central control



Project Goals and Benefits

- **Repair and replace existing infrastructure**
 - Within budget allowance
 - Combine project component into single contract for better pricing
 - Proactive approach
- **Help protect our water and lakes through stormwater management**
 - Reducing the impervious area (asphalt) in the park by 7%
 - Reducing asphalt results in fewer pollutants and runoff
 - Maintain current parking capacity
 - Planted parking island(s) reduce heat, provide shade, and increase bio diversity
- **Preserve access for park users**
 - Addition of sidewalk allows for better pedestrian access through Park
 - Wheelchair accessible stalls added or restored to usable condition
 - Increased safety and accessibility for shelter access
 - Add bike parking at lot and shelter
- **Rebuild Pickleball complex**
 - Closer to lot for better accessibility
 - Provide lighting through reuse of existing poles



Project Summary

Parking Lot

- Full Reconstruction
- Reconfigure Parking Lot
- New configuration
- Same parking capacity
- Add bike parking
- Maintenance vehicle access
- Accessibility Improvements
- Reduce overall size of parking lot but maintain stall count
- Concrete Sidewalk added for pedestrian access
- Repave path to shelter

Athletic Fields

- Fill old ice rinks
- Regrade to expand soccer/athletic field surface
- Fill from Marshall Park boat launch dredging
- Cap with topsoil, seed, and matting
- Open for play in 2028

Pickleball Courts

- New 6 court complex near lot, shelter & playground
- Sidewalk connection to lot and path
- Remove old courts
- Evaluate wind screens & sheltered aisles

Lighting

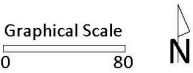
- New and repurposed lights
- LED Fixtures
- Dark Sky compliant
- Cutoffs at property lines
- Separate zones with controls
 - Pickleball
 - Athletic Fields
 - Parking Lot
 - Playground
 - Path

Proposed Layout



City of Madison
Department of Public Works
PARKS DIVISION
330 E LAKESIDE ST
MADISON, WI 53715

**MADISON
PARKS**



PROJECT:
**GARNER PARK
RECONSTRUCTION**

PROJECT ADDRESS:
**GARNER PARK
333 S ROSA RD
MADISON, WI 53705**

Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.

ITEM	DATE
ADVERTISED	2027

PUBLIC WORKS PROJECT #:
TBD

SHEET TITLE:
SITE OVERVIEW

SHEET NUMBER:
1.1

Project Timeline

Summer 2026	Planning, Permitting, and Design
Fall 2026	Public Engagement & Construction Level Documents
Jan-March 2027	Bidding and Award, Topsoil and Clean Fill Stockpiling on Ice Rinks
March- May 2027	Dredge Material Arrives from Marshall Park
May- Oct 2027	Construction of Lot, Courts, Lighting, and Basin
Oct-Dec 2027	Final Grading of Playfields
2028	Seeding and Establishment of Playfields
2029	Fields open for play

FAQ's

Will this affect my reservation?

- Construction dates determined by year end 2026
- Reservation times blocked out for Shelter and Playfields
- No shelter reservations in 2027
- Existing Pickleball Open
- New Pickleball added to reservation system when complete

Will lighting be modified prior to project

- No, all lighting needs to be modified by an electrical contractor
- Included in contract work

Can more parking be added?

- No, current parking capacity will be maintained
- Designed for average demand, not peak demand
- Appropriate balance between parking capacity and parkland greenspace

Will there be vehicle access to the shelter?

- Yes, on a case-by-case basis
- Maintenance vehicles

Can other components of Garner Park be addressed?

- Woods, trails, trees, courts, volleyball, etc
- Discussion at this meeting limited to proposed improvements
- Submit other feedback via email

Can more Pickleball be added and/or existing courts kept in use?

- See next slide >



Pickleball Questions

Garner Pickleball Maintenance

- 1989, 2007, 2016, 2021
- Crack filling & Coating costs= ~ \$25k
- Doesn't address underlying issue of poor base under court
- No Lighting
- Tree encroachment

- New 6 court complex
 - Within allocated budget
 - Fits on selected site
 - Allows for existing light poles to be repurposed
 - Keeps athletic fields & playground

- Removal of existing courts
 - With current project or at next maintenance cycle
 - No more maintenance
 - Condition of permit approvals- Impervious area

Parks Pickleball Facilities

- Ongoing commitment
- Other sites
- Funding allocation

Parks Pickleball Amenities

- Wind screens (planned)
- Lighting (included)
- Shade canopies
 - Funding allocation
 - Pending estimates and budget

PUBLIC INPUT PERIOD

Please use the “raise hand” feature if you wish to provide comments



NEXT STEPS

- Gathering public input
 - Be sure to contact us with comments
 - Madison Parks will analyze public input and site conditions
 - Final Design
 - Permitting
 - Bidding
 - Construction
 - Updates Posted to project webpage

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

<https://www.cityofmadison.com/parks/projects/garner-park-improvements>



- **Questions or comments**
 - Email at cstelljes@cityofmadison.com for project comments
 - Email at AKaniewski@cityofmadison.com for comments on Pickle Ball and general Parks Planning & Development
 - Monitor Project Webpage for updates





