

Midtown Commons Park Master Plan

1310 Waldorf Blvd, Madison, WI

City of Madison Parks Division
Madison, WI



**MADISON
PARKS**

Board of Park Commissioners
December 10, 2025

Prepared by the City of Madison Parks Division

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INTRODUCTION

Midtown Commons Park is an 26.2-acre park located on the west side of Madison at 1310 Waldorf Blvd. Classified as a community park, it aims to meet local recreation needs while preserving unique landscapes and open spaces.

The planning process was initiated due to the Hill Valley private development situated north of the park. This City-approved residential development is expected to add approximately 1,500 housing units to the area. As part of this development, Midtown Commons Park expanded by an additional 8.2 acres through parkland dedication. The increase in housing density will create greater demands on the park, and the objective of the planning process is to outline the future development of the expanded park. With additional green space, the park's classification was updated to a community-level park.

In addition to the park expansion, the private development is also dedicating land for stormwater management purposes. The stormwater features will be located adjacent to the new park parcels and will be managed by City Engineering to help mitigate flooding issues in west Madison.

MIDTOWN COMMONS EXPANSION AREA



HISTORY

The land which Midtown Commons Park is on has a long history of agricultural use. The first land acquisition for the park occurred in 2001 as part of the Midtown Commons residential development. In 2020, Madison Parks acquired an additional 7.8 acres as part of the land dedication for the Springs at Pleasant View development, expanding the park's western boundary to Mica Road. This section of the park features relatively steep slopes and has largely remained undeveloped, awaiting the outcomes of the community engagement and planning process.



Photos: Historical Aerial Photography from Dane County DCi Map

EXISTING PLANNING DOCUMENTS

There is no known adopted master plan for Midtown Commons Park on file.

CURRENT USES AND MAINTENANCE PRACTICES

Ultimate/Open Play Field

There are three Ultimate fields located in the park, which are preferred locations for the Madison Ultimate Frisbee Associations (MUFA). Due to the heavy use, the fields are shifted within the open turf area throughout the year to maintain good turf conditions. When the fields are not reserved, they are available for open play of soccer or other activities. The fields are situated in an East/West orientation, which is not a preferred orientation.

Paved Path

An existing paved path runs along the south edge of the park, connecting Waldorf Blvd and Mansion Hill Ave. This path is essential for the surrounding neighborhood, as alternate routes through streets and sidewalks significantly increase the distance for pedestrians and bikers traveling from east to west. North to south path connections are limited due to the lack of residential development to the north and the presence of the stormwater pond to the south.

Stormwater Management Pond

To the south of the paved path, there is an existing stormwater management pond and drainageway. The one-acre pond features a natural slope, while the drainageway holds seasonal water. Both facilities are within the park property boundary and are primarily maintained by City Engineering.

Maintenance Practices

Current maintenance practices include turf mowing, tree trimming/removals as necessary. This property will be maintained in accordance with the [City of Madison Adopted Land Management Plan](#).

MASTER PLAN PROCESS AND PUBLIC INPUT

This process consisted of two public input meetings and a public survey. The timeline for this process was as follows:

- July 29, 2025 – Public Input Meeting #1
- July 29 -Aug 15, 2025 – Online Community Survey#1
- Oct 22, 2025 – Public Input Meeting #2
- Oct 22 – Nov 7, 2025 – Online Community Survey#2
- Nov 5, 2025 – Board of Park Commissioners informational review
- Dec 10, 2025 – Board of Park Commissioners action on the master plan

Public Input Meeting #1

Public Input Meeting #1 was held virtually via Zoom. Parks presented background information about the park and three draft master plan concepts. Parks staff reviewed each concept option, answered attendee questions, and listened to community feedback. Presentation Materials can be found in Appendix 1.

Online Community Survey #1

After the first public meeting, Parks held an online survey to receive additional community input. A link to the project website and survey was included on postcard notifications. In total, Parks received 48 responses to the survey. The ranking and comments supported the findings of the first engagement session: area residents and park users liked a mix of amenities, including a new off-leash dog park, the opportunity for community gardens, and the inclusion of single track. There was also support for improved athletic fields and a sledding hill. One concern raised was the proposed removal of an existing fencerow of trees. Parks staff indicated that preservation opportunities would be investigated in preparation for the second public meeting. A summary of feedback can be found in Appendix 2.

Public Input Meeting #2

The second community meeting was also conducted virtually. Parks staff presented a single draft master plan developed from the community feedback gathered during the first public input meeting and the online survey.

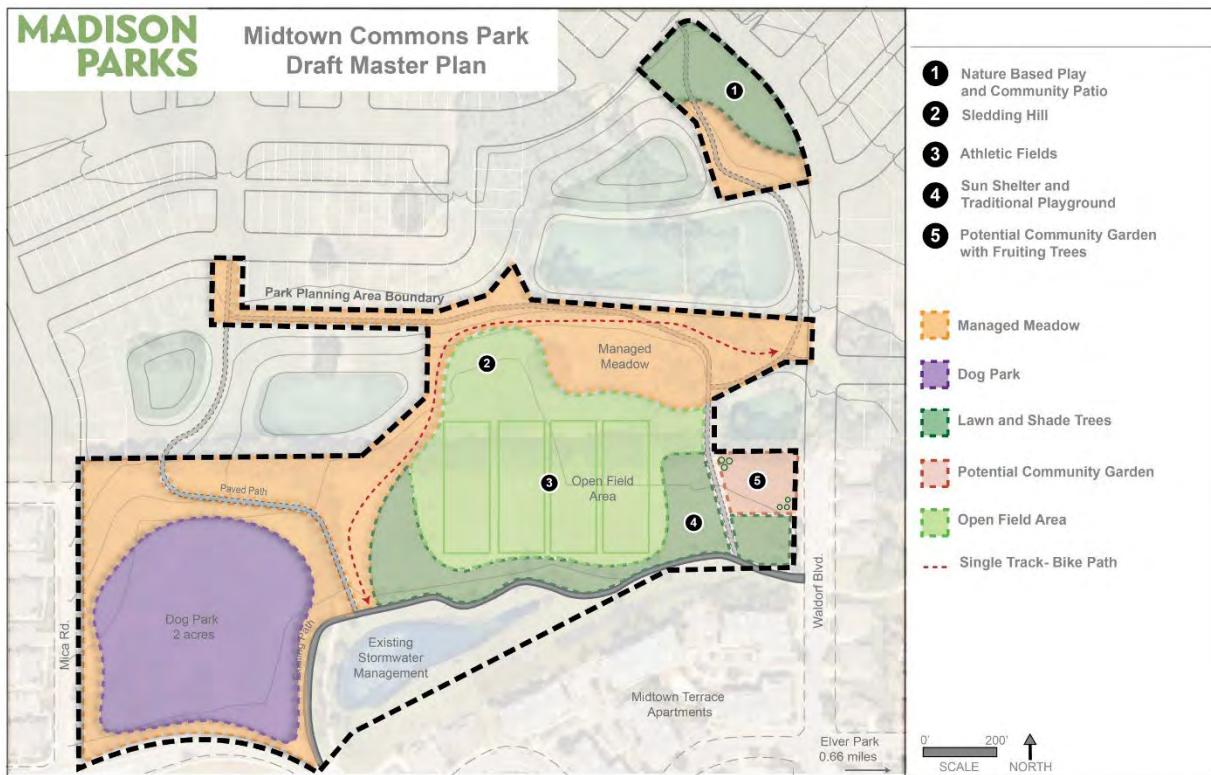
During the discussion, Parks staff explained the site grading challenges created by the substantial elevation change between the existing park and the expansion area to the north. Significant earthwork is required to create accessible path connections through the park to the future residential development. The path system is necessary to integrate and connect the public green space to the broader neighborhood. In addition, keeping the fencerow trees will limit potential field improvements, including correcting the current east–west field orientation and improving field drainage.

Given these considerations, the majority of meeting attendees agreed with the removal of the tree fencerow. Overall, there was positive public support for the revised draft master plan. Presentation materials are included in Appendix 1.

Online Community Survey #2

After the second public input meeting, Parks held a second online survey to receive additional community input. In total, the survey had 49 responses. All responses can be viewed in Appendix 2.

MIDTOWN COMMONS PROPOSED MASTER PLAN



MASTER PLAN PROPOSED IMPROVEMENTS

The master plan was developed by incorporating feedback received during the public engagement process with the expertise of parks staff. The goal was to balance community wants and needs with the present and future resources of the Parks Division. Specific proposed improvements correspond to numbers shown on the master plan graphic. The color-coded areas indicate proposed land uses. Existing amenities not identified for changes are expected to remain in place under typical maintenance and replacement schedules.

#1 – Nature Based Plan and Community Patio

A community patio is proposed in the northeast area of the park. The patio will include a sun shelter structure and a selection of permanent outdoor yard games. Potential options include cornhole, a ping pong table, ladder toss, and similar activities. The final selection will be determined with neighborhood input during the construction phase. The area will also include nature-based play features, focused on features for young children.

#2 – Sledding Hill

Community members expressed interest in providing a sledding hill within the plan. The proposed location makes use of the higher elevation of the north side of the park. The slope will be maintained as lawn, enabling sledding during winter and providing informal spectator seating for the athletic fields during the summer.

#3 – Athletic Fields

The master plan includes space for four ultimate fields, with the option to overlay two soccer fields. The fields can be oriented north/south for optimal play, and grading improvements will support field drainage and recovery.

#4 – Sun Shelter and Traditional Playground

A sun shelter is proposed for the southeast portion of the park in response to community requests for increased shade. The shelter is conveniently located near the athletic fields and the potential community garden. The master plan also includes a traditional playground featuring premanufactured play equipment, providing a complementary play option to the nature-based features proposed in the northeast area of the park.

#5 – Potential Community Gardens with Fruiting Trees

Public engagement revealed interest in establishing community garden space. The master plan designates an area along Waldorf Blvd for this purpose, adjacent to City water service. To establish and manage garden plots, the area residents will need to work with Rooted, the Parks Division's nonprofit collaborator for public garden plot management.

Land Uses

Managed Meadow

Community engagement indicated support for additional natural areas and walking paths. The proposed managed meadow will feature native grasses and forbs, complemented by walking paths and benches for nature viewing. Pathways will consist of either mowed turf or asphalt surface.

Dog Park

There was enthusiastic support for an off-leash dog park during community outreach. According to Parks policy, new dog parks require a minimum of 2 acres. The proposed dog park meets this requirement and will include open lawn areas and mown paths integrated throughout the managed meadow.

Lawn and Shade Trees

Areas of open lawn and shade trees will provide flexible space for informal play, relaxation, and community gatherings while contributing to comfort and biodiversity throughout the park.

Single track Bike Path

In 2020, the Parks Division completed the Madison Bike Adventure Trail Plan, which identified opportunities for new single-track trails. These trails typically vary in width—from slightly wider than shoulder-width to narrow tracks suitable for two-bike passing. Many are one-way, weaving through terrain to create an engaging riding experience, with some routes featuring optional challenge elements.

The single-track trails proposed for Midtown Commons Park will be located within or adjacent to the managed meadow areas and will connect to the trail system to the east and southwest.

End of Report

Attachments:

Appendix 1: Public Input Meetings Presentations

Appendix 2: Community Survey Results

Appendix 3: Midtown Commons Park Master Plan

Midtown Commons Park - Master Plan

Appendix 1 - Public Input Meetings Presentations

- Public Meeting #1 07/29/25
- Public Meeting #2 10/22/25

MIDTOWN COMMONS PARK MASTER PLAN

**MADISON
PARKS**

Public Meeting #1
Virtual Meeting
7/29/2025

INTRODUCTION

Mike Sturm, City of Madison Parks Division Landscape Architect

Izzy Wilde, City of Madison Parks Division Landscape Architect

Note: 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 the record being released to public record requestors.



WELCOME

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

- We will address comments/questions during discussion periods and at the end of the presentation.
- Please, no disparaging remarks about others' comments.
- If you are not comfortable speaking tonight, the Q&A button is another option, or email: msturm@cityofmadison.com

TONIGHT'S GOALS



Introduction to the master planning process

Review why the master planning process has been initiated

Review of draft master plan options

Next steps:

Gathering public input/comments, preparing plan revisions, follow-up public information meeting

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 engagement
- Analyzes site inventory and suitability
- Provides programming (aka activities), development, and resource protection *recommendations*

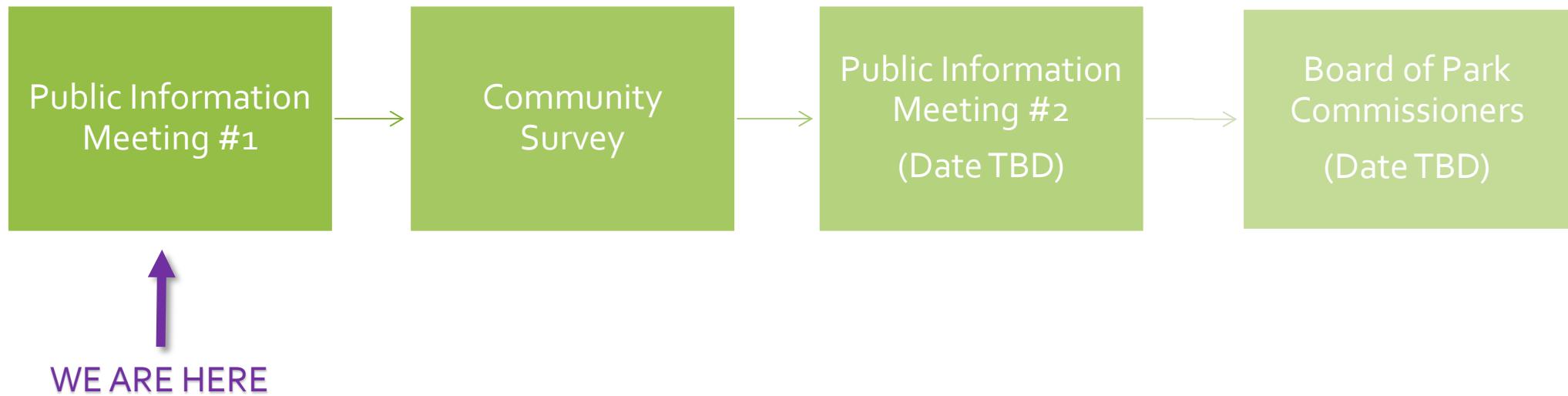
MASTER PLANNING

A master plan does NOT:

- Specify specific materials or finishes
- Designate exact locations of the proposed amenities and improvements
- Provide a planting plan or tree management plan
- 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 cost?

MASTER PLAN PROCESS

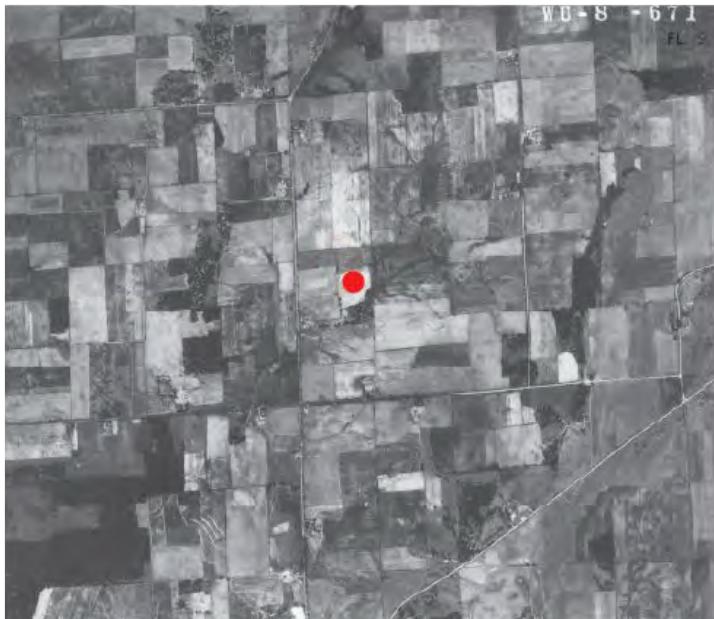


WHY NOW?



THROUGH THE YEARS...

1937



1962



1980

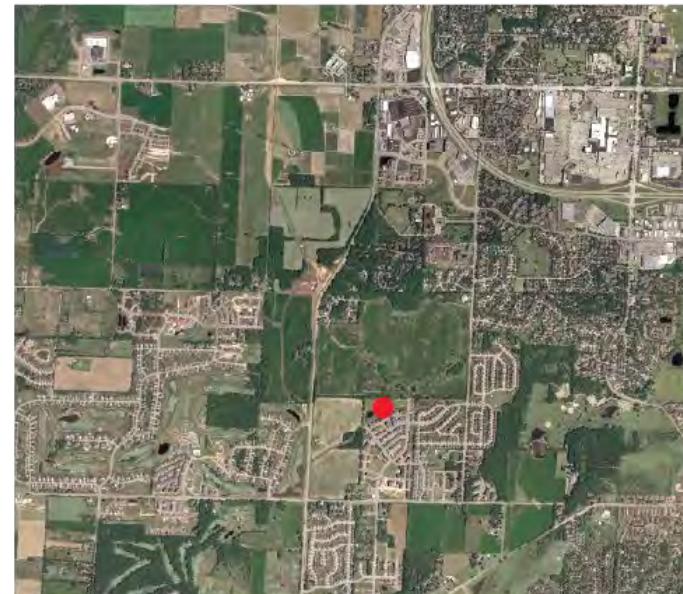


THROUGH THE YEARS...

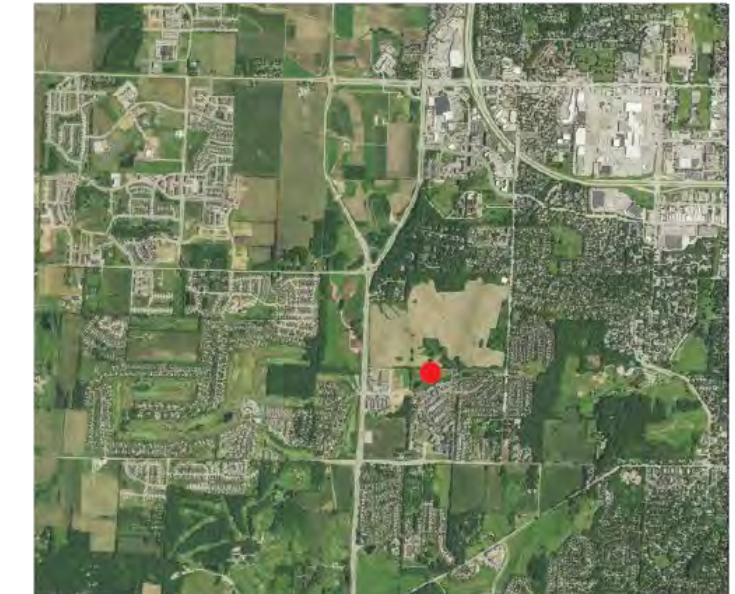
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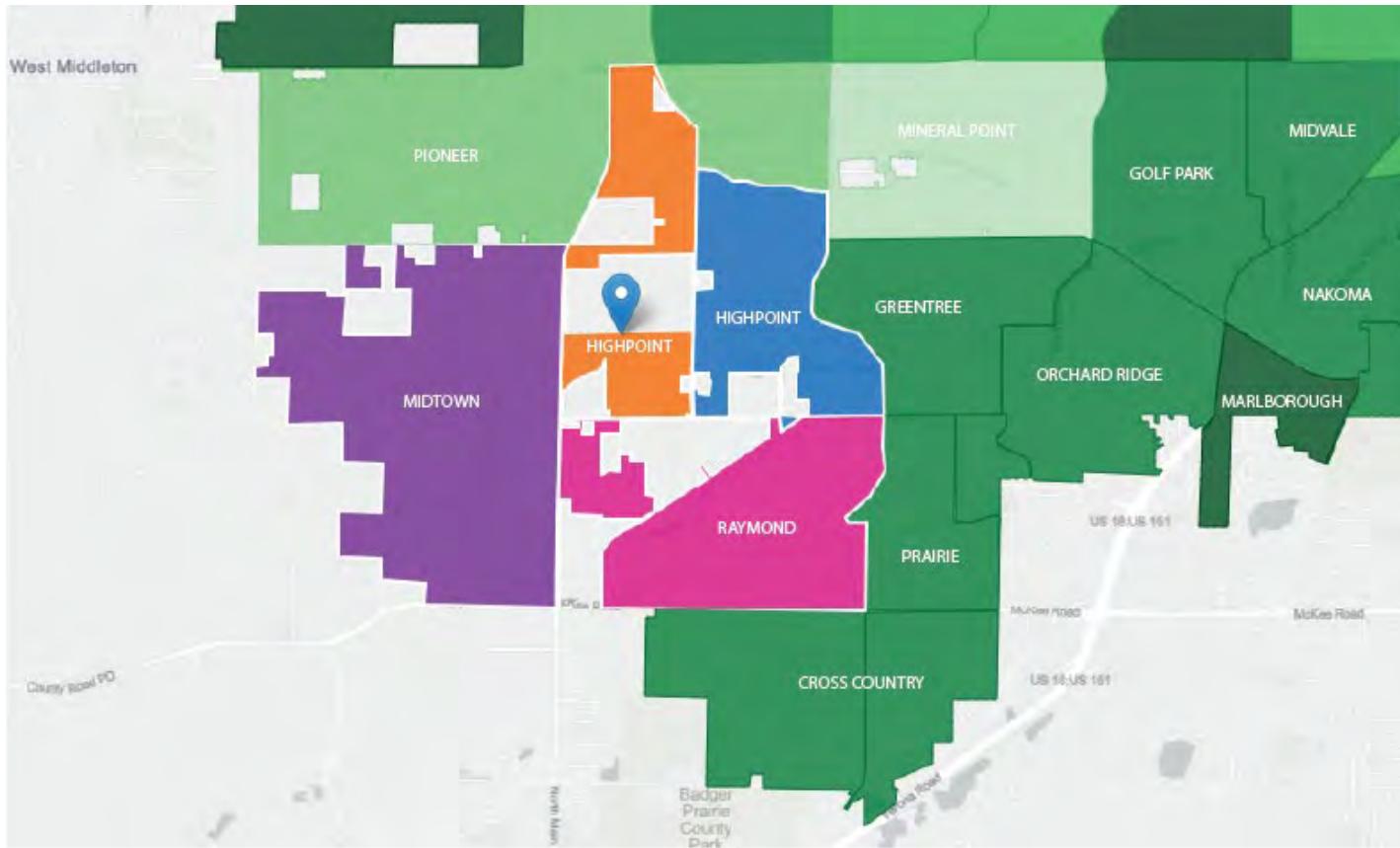


2010

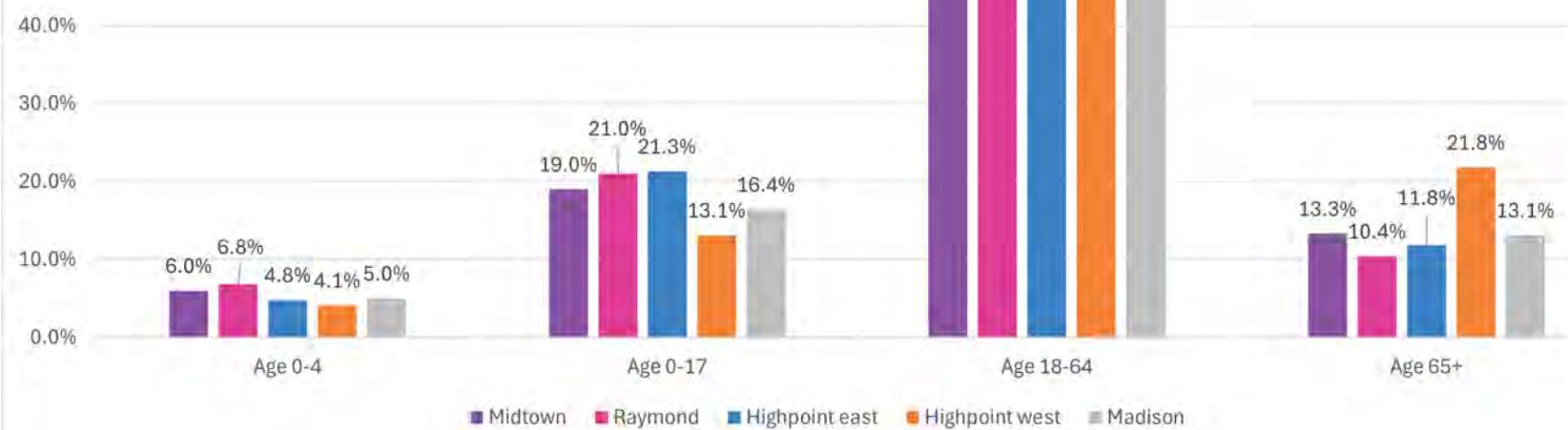


2022



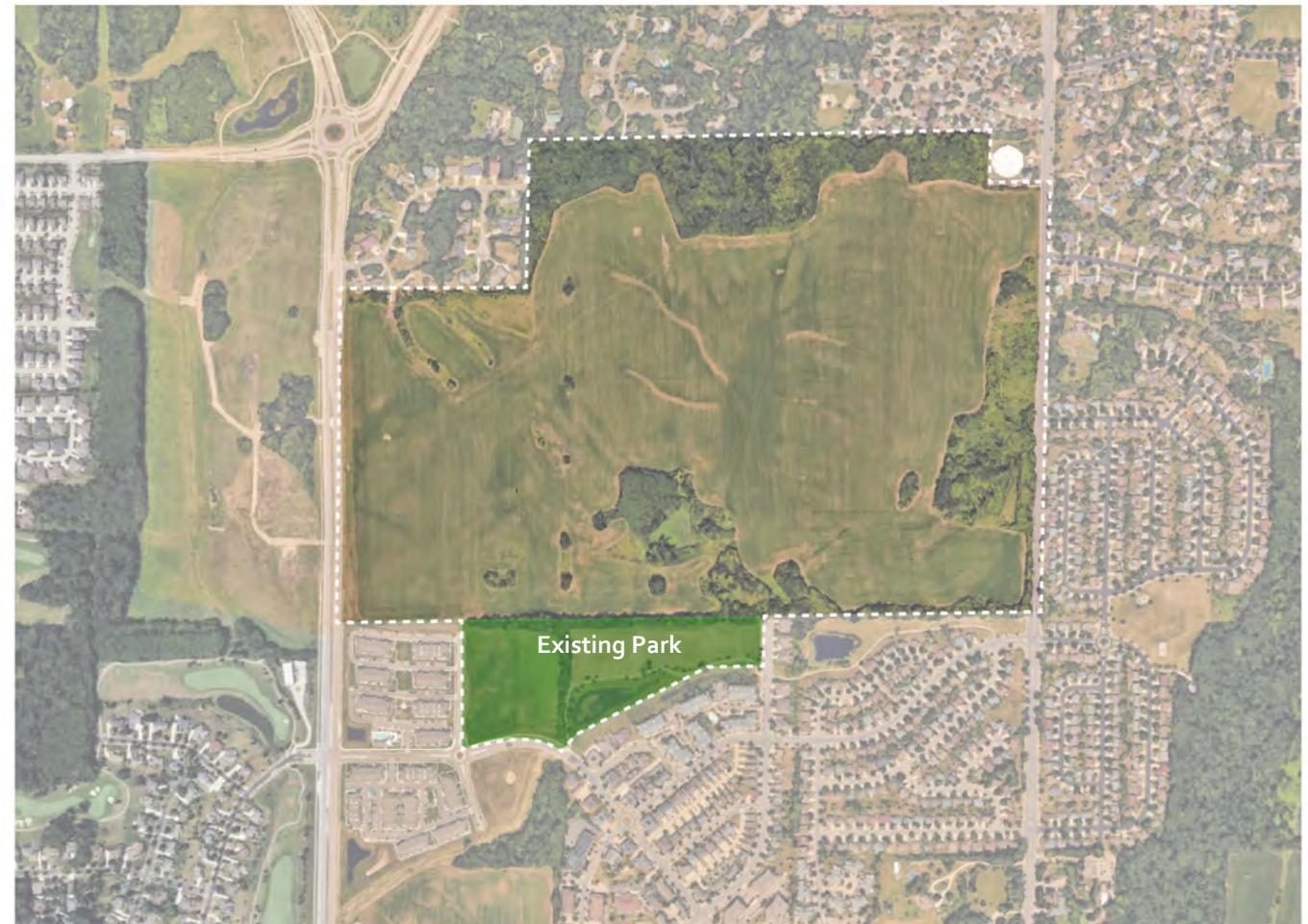


Age Demographics

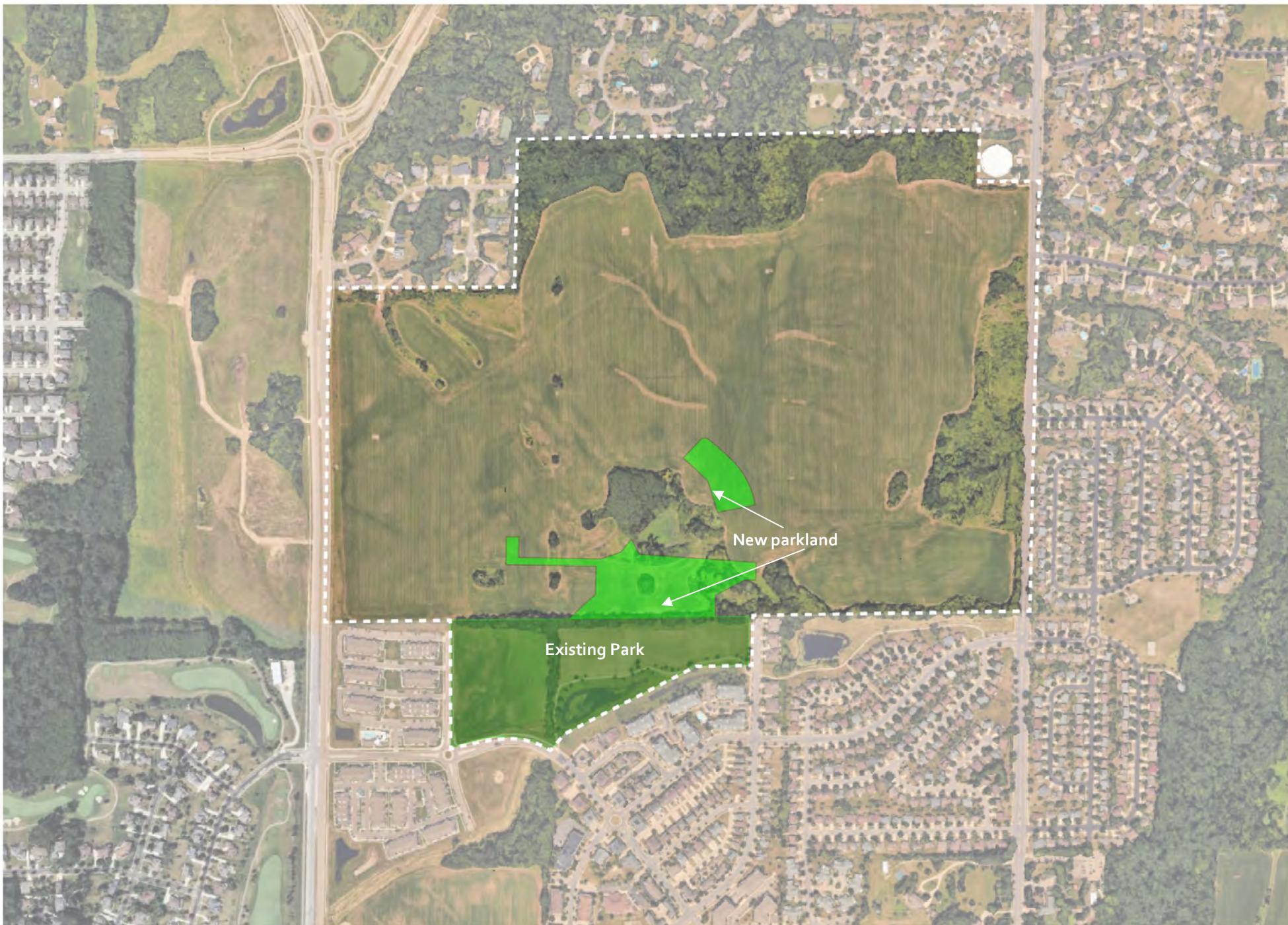


EXISTING CONDITIONS

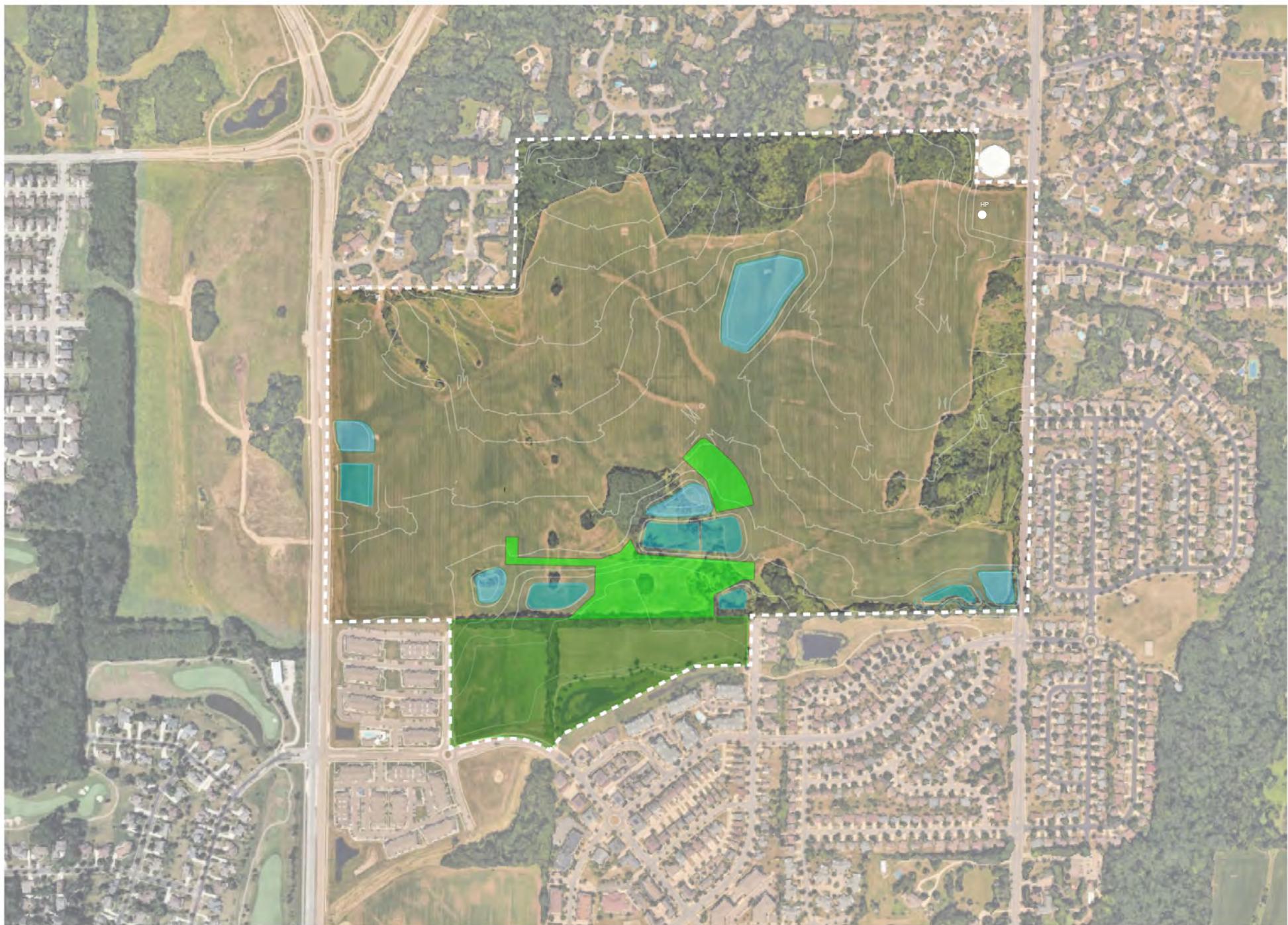
- Parkland
- Trails
- Topography
- Development
- Greenway
- Surrounding Area Park Amenities



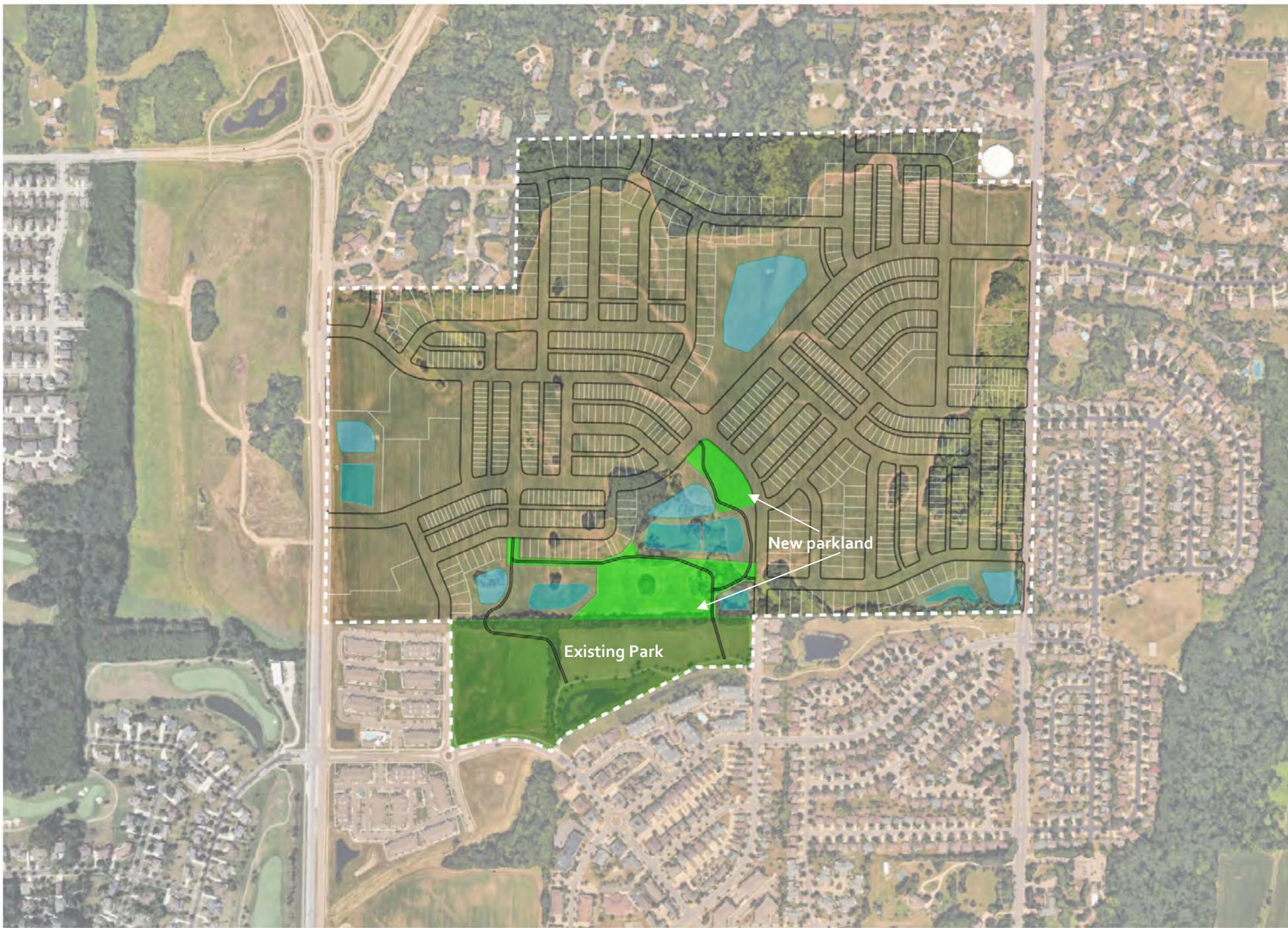
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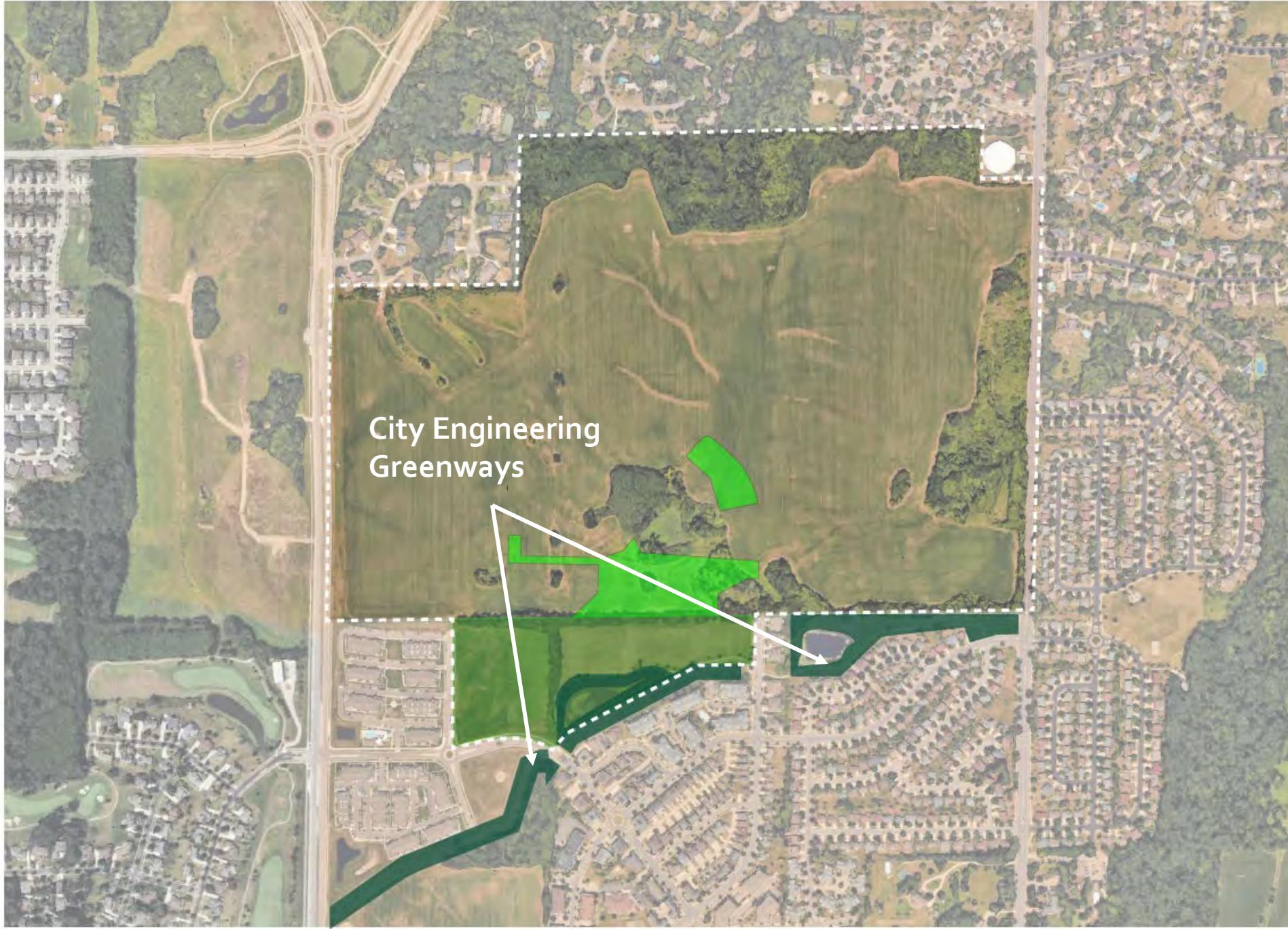
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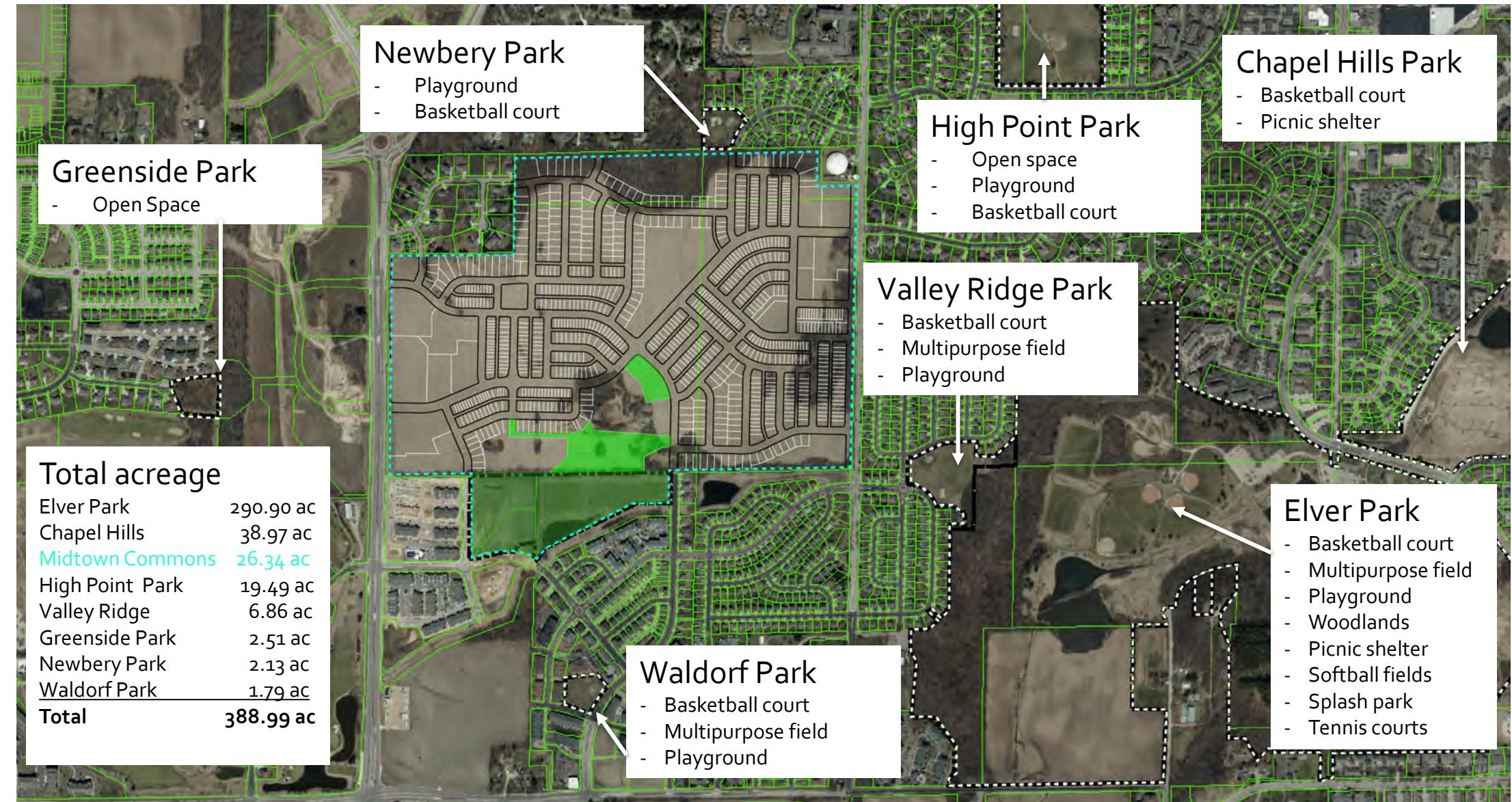
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SURROUNDING AREA PARK AMENITIES





MASTER PLAN OPTIONS...

Midtown Commons Park: Option 1



- 1 Sun Shelter and Traditional Playground
- 2 Athletic Fields
- 3 Warm-up and Rec Space
- 4 Sledding Hill
- 5 Potential Community Garden

Managed Meadow

Lawn and Shade Trees

Potential Community Garden

Open Field Area

0' 200'
SCALE NORTH

Date: 07/29/2025

ATHLETIC FIELDS



COMMUNITY GARDEN



PLAYGROUND



MANAGED MEADOW



Midtown Commons Park: Option 2



- 1 Nature Based Play
- 2 Athletic Fields
- 3 Potential Community Garden
- 4 Sun Shelter
- 5 Traditional Playground

- Managed Meadow
- Dog Park
- Lawn and Shade Trees
- Potential Community Garden
- Open Field Area
- Single Track- Bike Path

0' 200'
SCALE NORTH

Date: 07/29/2025

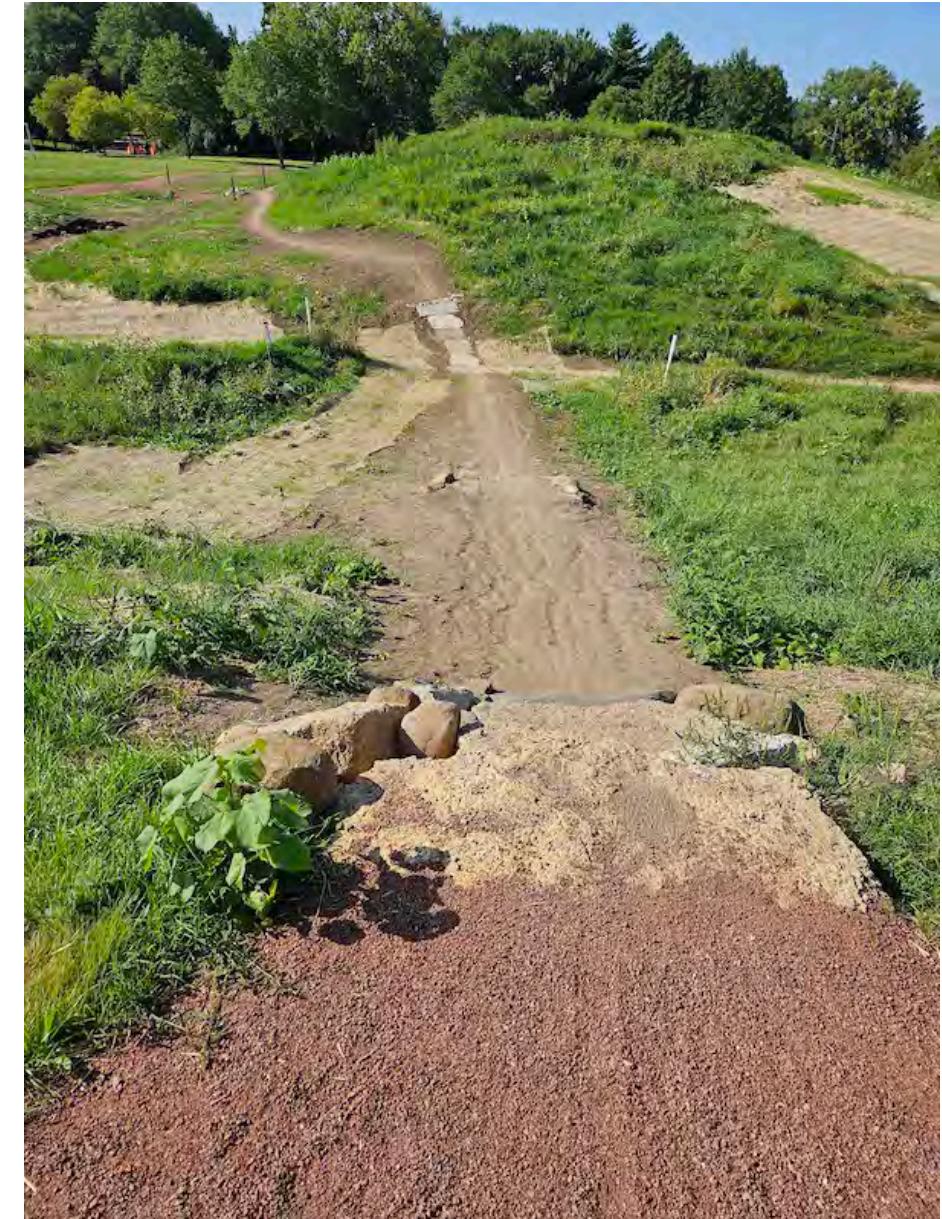
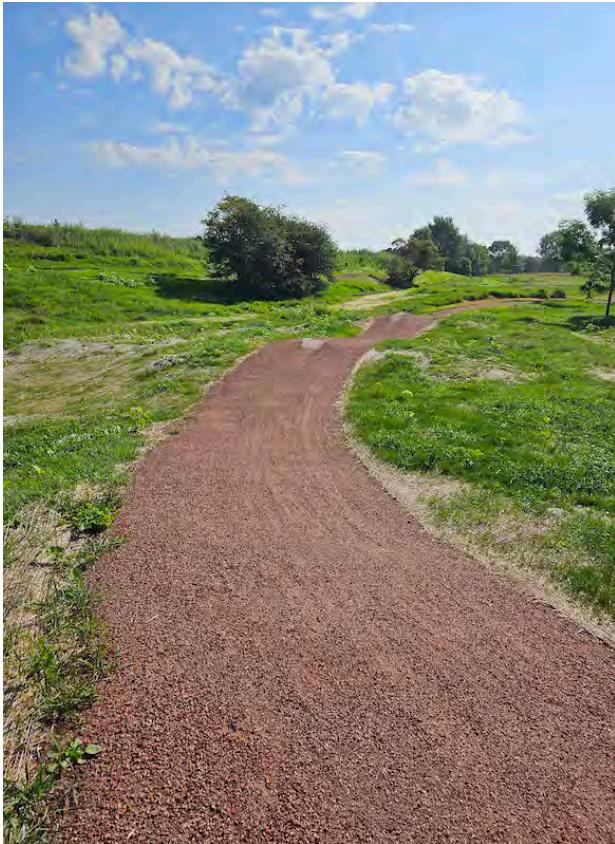
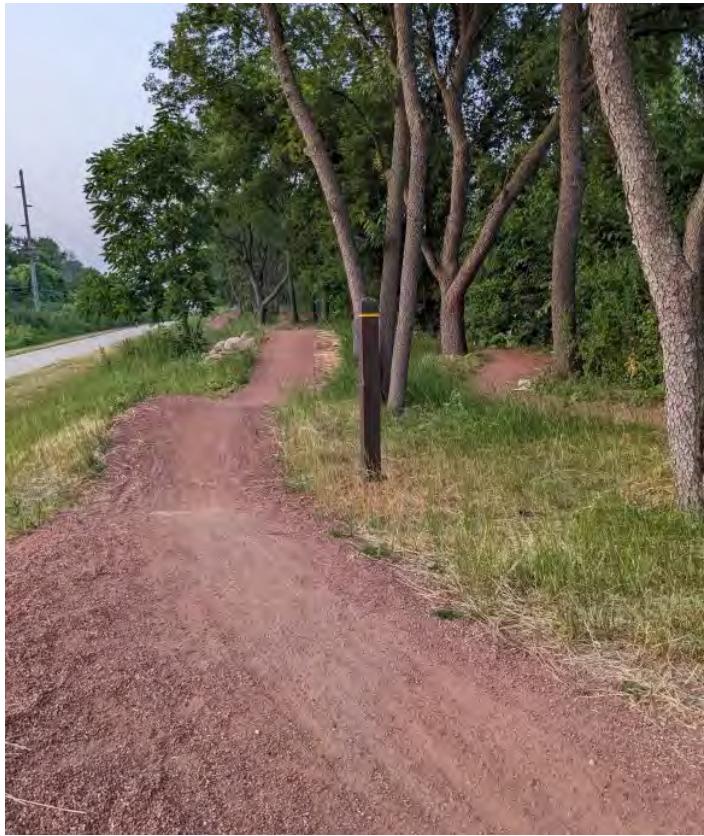
DOG PARK



NATURE PLAY



SINGLE TRACK



Midtown Commons Park: Option 3



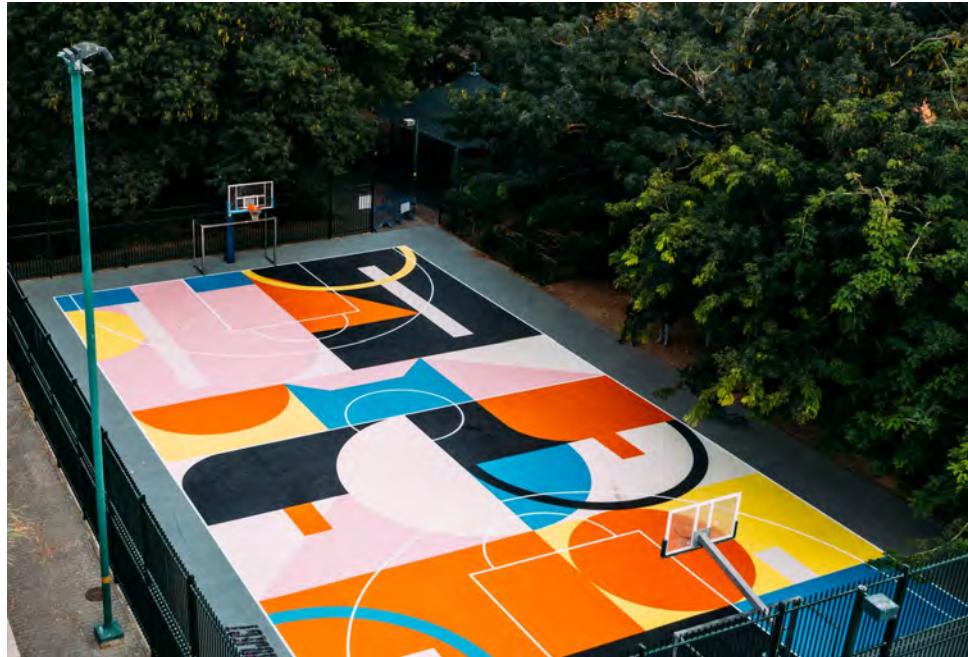
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Date: 07/29/2025

COMMUNITY PATIO

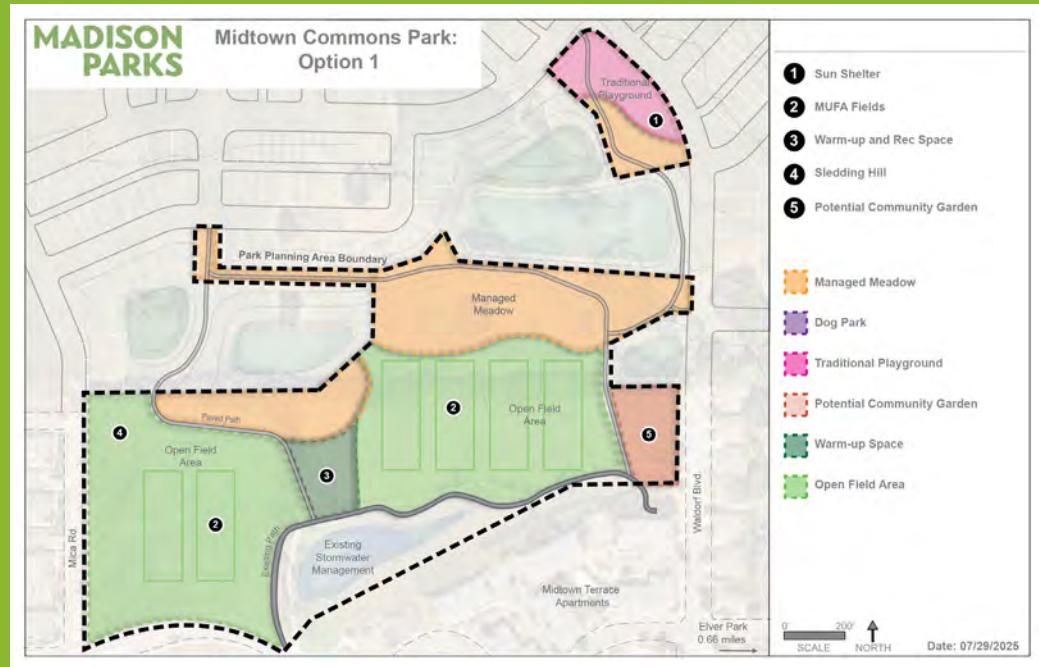


BASKETBALL COURT



WHICH OPTION DO YOU PREFER?

- A. Option 1
- B. Option 2
- C. Option 3
- D. I love them all! ☺



PUBLIC INPUT PERIOD

Please use the “raise hand” feature if you wish to speak. Another option is to submit your question through the Q&A button at the bottom of your screen.



NEXT STEPS

- Community Survey
- Gathering public input
 - Be sure to contact us with comments
 - Madison Parks will analyze public input and site conditions
 - What do residents want and what can the site provide?
- Public Input Meeting #2
 - Date To Be Determined
 - Revised plans will be presented for public review!

Watch the City Parks “Project Portal” website for the Community Survey and project updates!
<https://www.cityofmadison.com/parks/projects/midtown-commons-park-master-plan>



COMMENTS?

If you have additional comments, staff are available to listen to your comments. You may also email or call with your comments.

CONTACT US:

MIKE STURM

EMAIL: MSTURM@CITYOFMADISON.COM

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**Midtown Commons Park
Master Plan
Public Input Meeting #2**

This meeting is being recorded.

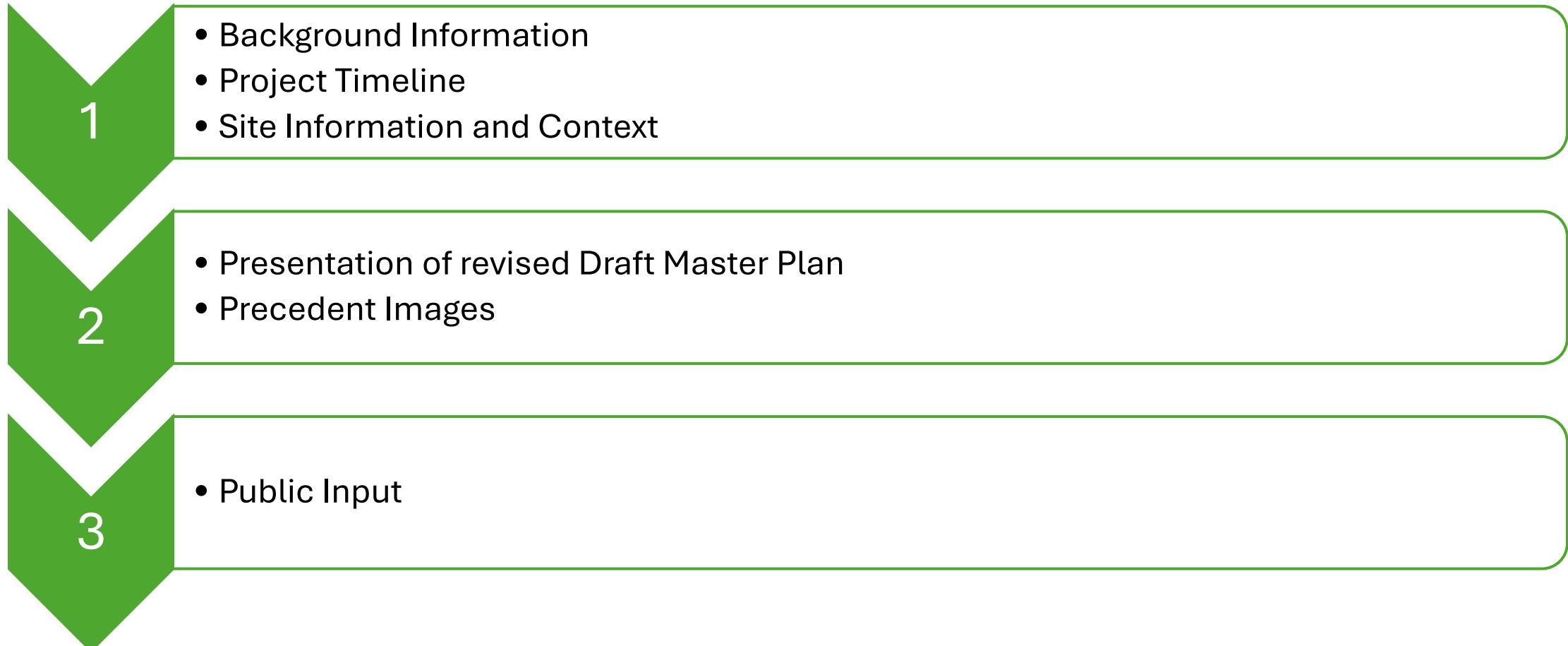
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City Staff

- Mike Sturm, Parks Division Landscape Architect, Project Manager
- Izzy Wilde, Park Planner

Meeting Agenda



Madison Parks System

- The development and operations of the Madison Parks System is guided by the Parks and Open Space Plan
 - The 2025-2030 Park and Open Space Plan is expected to be adopted by the Common Council in October of 2025.
- Madison Parks ranked 19th out of the 100 largest cities in the US in the 2024 Trust for Public Land ParkScore
 - Ranked highly in Amenities and Access
 - Ranked 72nd in Investment per capita



Madison Parks System

By the Numbers

296 Parks covering 5,885 Acres

190 Playgrounds

147 Basketball Courts

91 Tennis or Pickleball Courts

29 Volleyball Courts

177 Multi-purpose Fields

19 Softball Fields

1,079 Benches

Park Master Plan

What is it?

- Dynamic long-term planning document that provides a framework for future development and improvements.
- Establish the general location recommendations for desired amenities and resource protection.
- The identified improvements are often implemented in phases, with each phase requiring further design development and public engagement before construction.

Questions answered by a Master Plan: What is going to happen and the general locations for the future park improvements

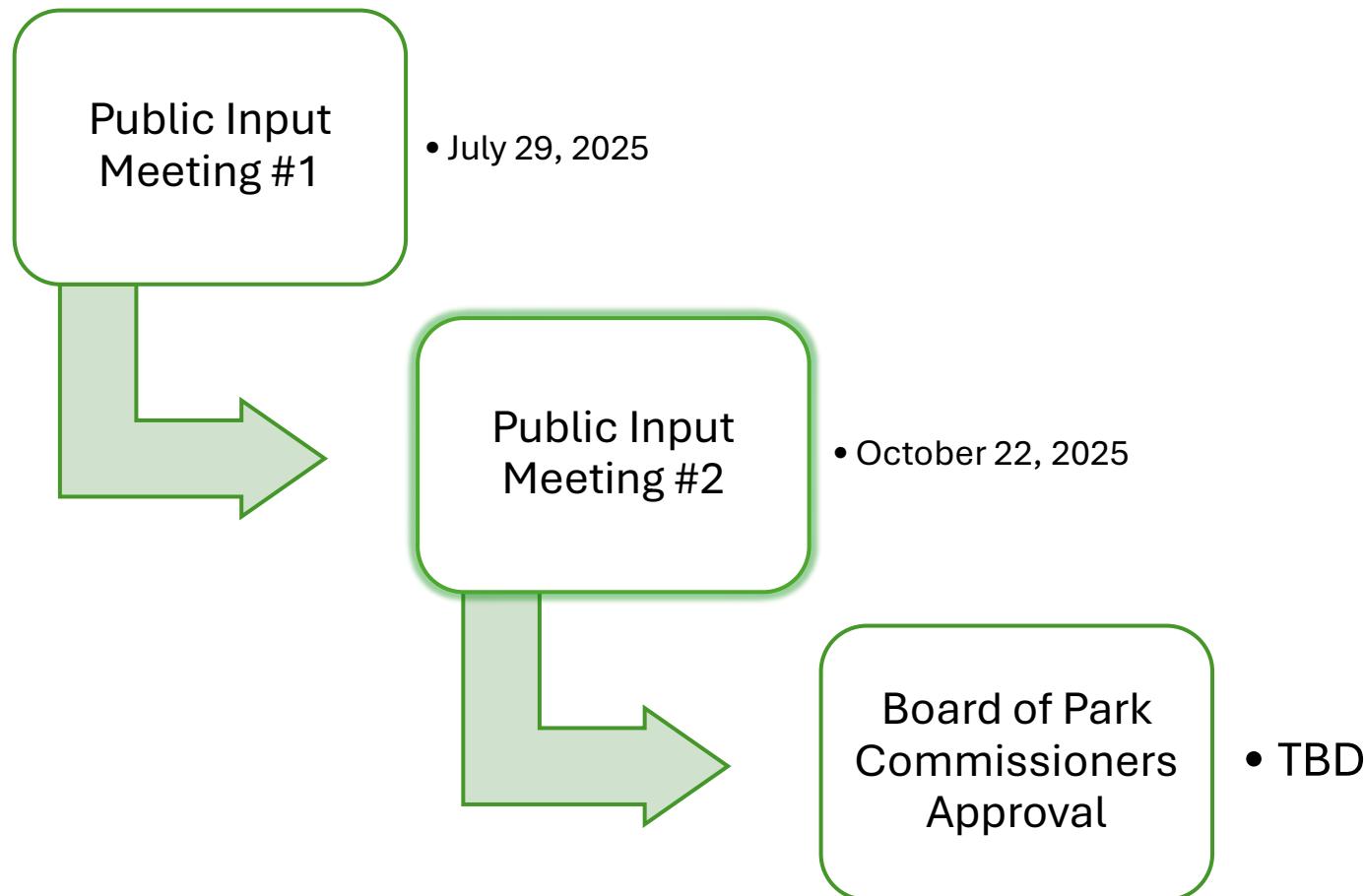
Park Master Plan

A Park Master Plan does NOT:

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

Questions NOT answered by a Park Master Plan: When are the improvements going to built, and how much will it cost?

Project Timeline



Parkland:

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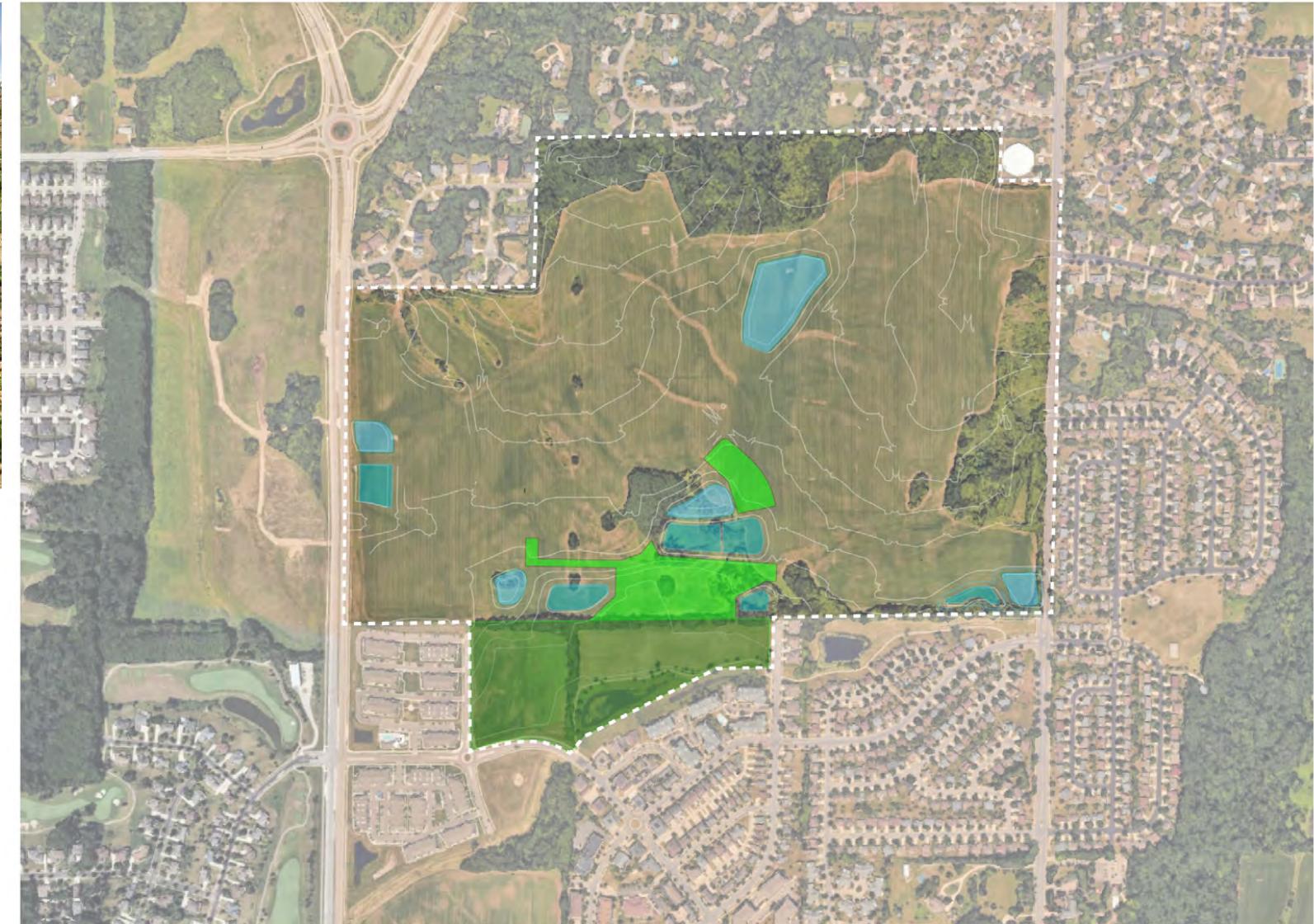


- Current park is over 26 acres
- Adding an additional 8.2 acres of parkland through new development of agricultural land



Topography:

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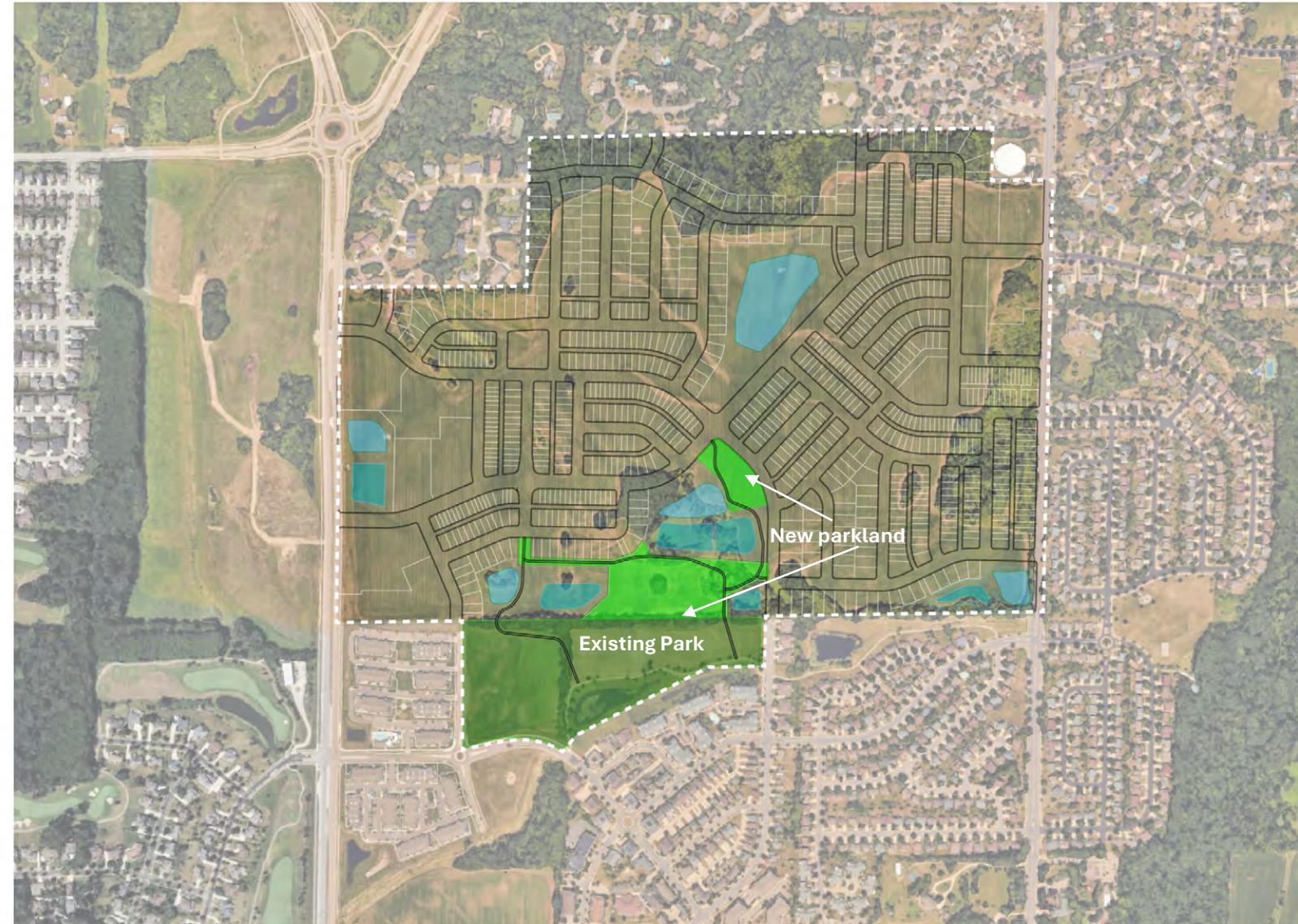
- The new development is aptly named “Hill Valley” for the significant Parkland will need to accommodate these changing conditions

Development:

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- The Hill Valley development will introduce over 1,500 new housing units



Greenway:

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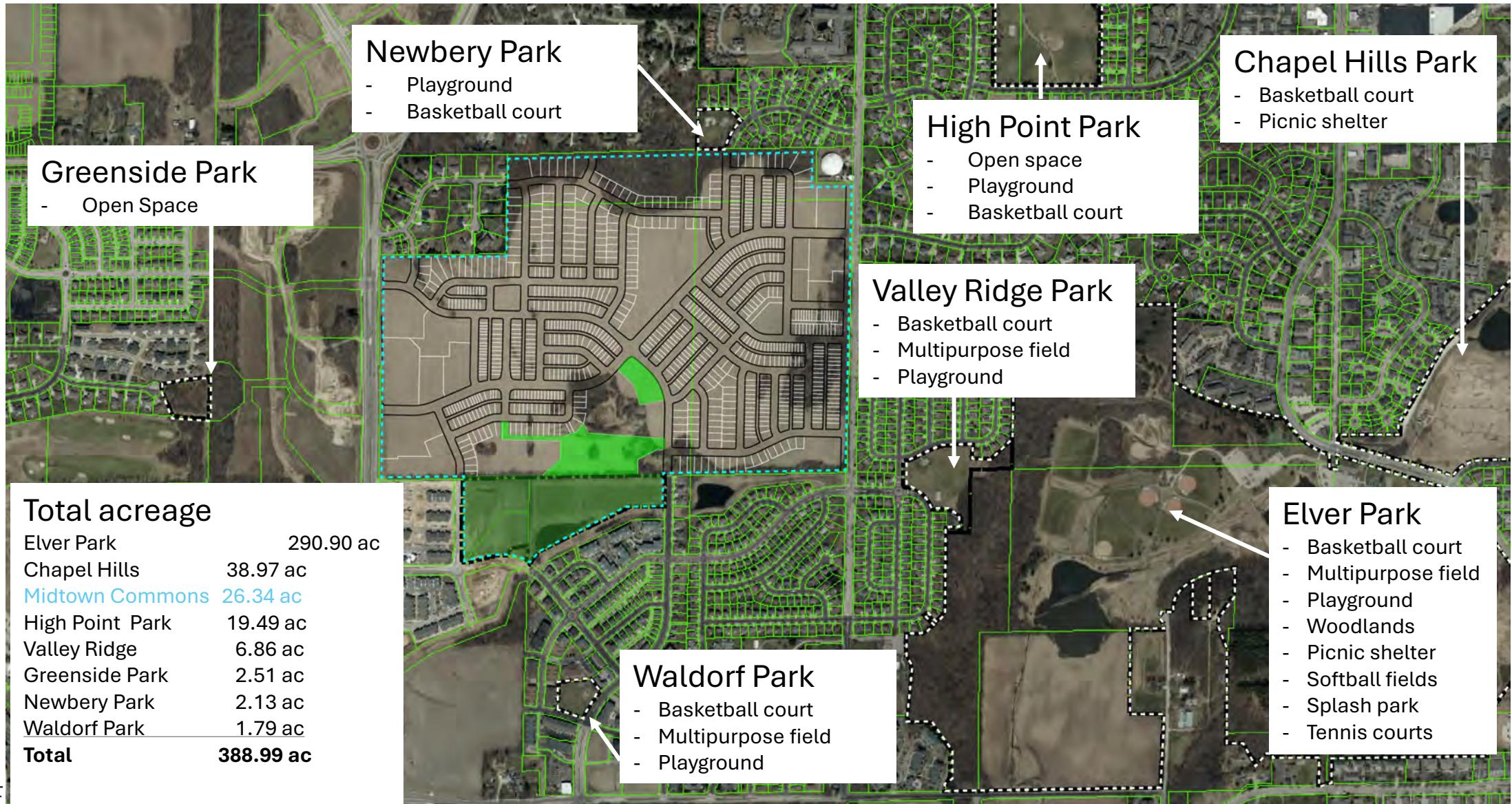


- The existing parkland abuts City of Madison Engineering Greenways



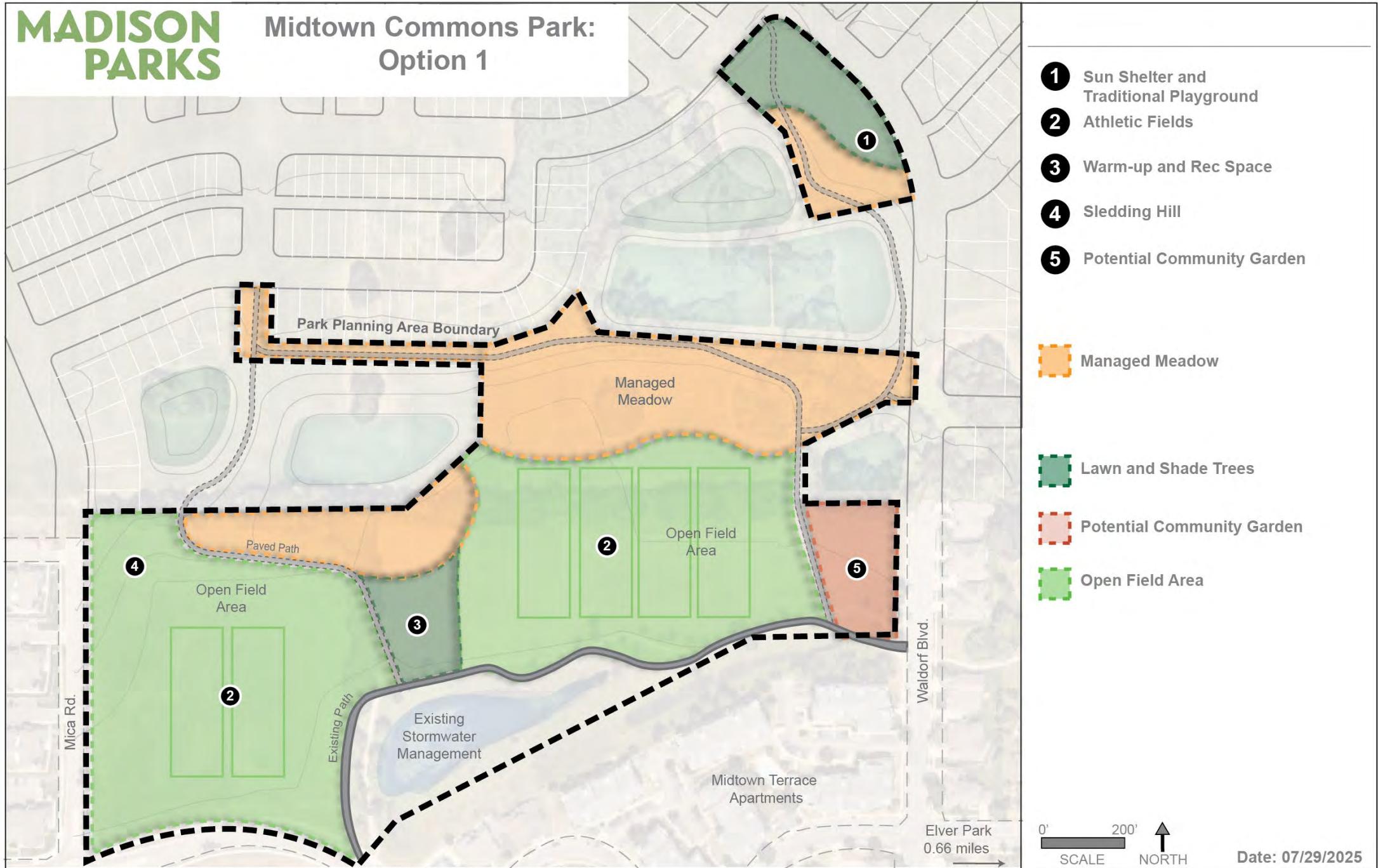
Surrounding Area Parks:

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Previous Park Concepts...

**Midtown Commons Park:
Option 1**



Midtown Commons Park: Option 2



- 1 Nature Based Play
- 2 Athletic Fields
- 3 Potential Community Garden
- 4 Sun Shelter
- 5 Traditional Playground

- Managed Meadow
- Dog Park
- Lawn and Shade Trees
- Potential Community Garden
- Open Field Area
- Single Track- Bike Path

0' 200'
SCALE NORTH

Date: 07/29/2025

**Midtown Commons Park:
Option 3**



0' 200'
SCALE NORTH

Date: 07/29/2025

High Priority:

- Athletic fields (43)
- Community gardens (31)
- Conservation and managed meadow (23)
- Dog park (21)
- Sledding hill (19)
- Community patio (18)

Priority:

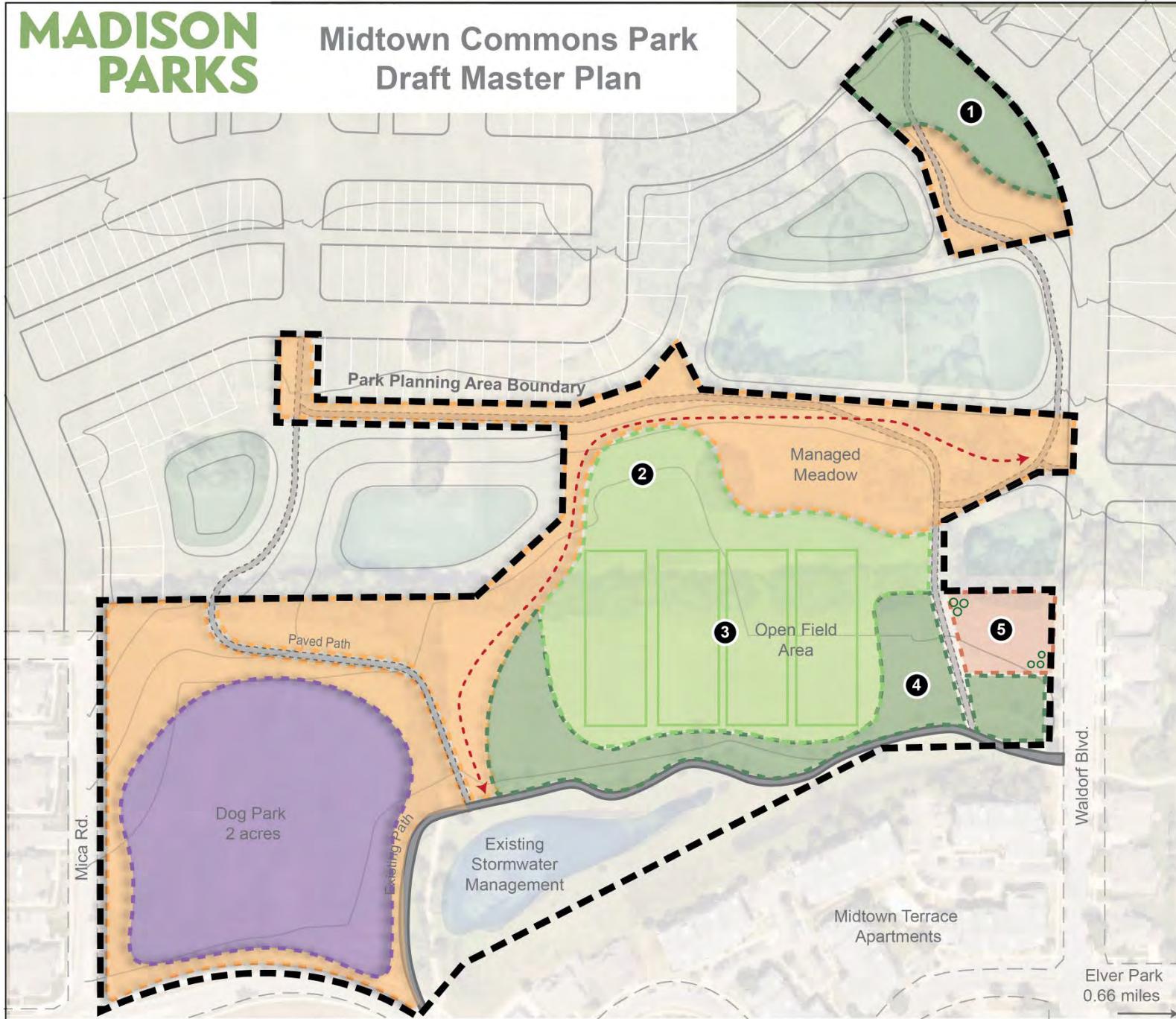
- Playground near athletic fields (12)
- Single track (12)
- Nature play (12)
- Tree protection (11)

Lower Priority:

- Walking paths (5)
- Parking (4)
- Basketball (2)
- 4 acre dog park (1)

Revised Park Concept...

Midtown Commons Park Draft Master Plan



- 1** Nature Based Play and Community Patio
- 2** Sledding Hill
- 3** Athletic Fields
- 4** Sun Shelter and Traditional Playground
- 5** Potential Community Garden with Fruiting Trees

- Managed Meadow
- Dog Park
- Lawn and Shade Trees
- Potential Community Garden
- Open Field Area
- Single Track- Bike Path

Managed Meadow:

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Athletic Fields:

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Dog Park:

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PARKS



Quann Park



Warner Park



Quann Park



Sycamore Park



Walnut Grove Park

Playgrounds:

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Community Garden:

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PARKS



Malborough Park



Rennebohm Park



Atwood



Elvehjem Park

rooted
Growing Community. Together.

Nature Play:

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Olbrich Park

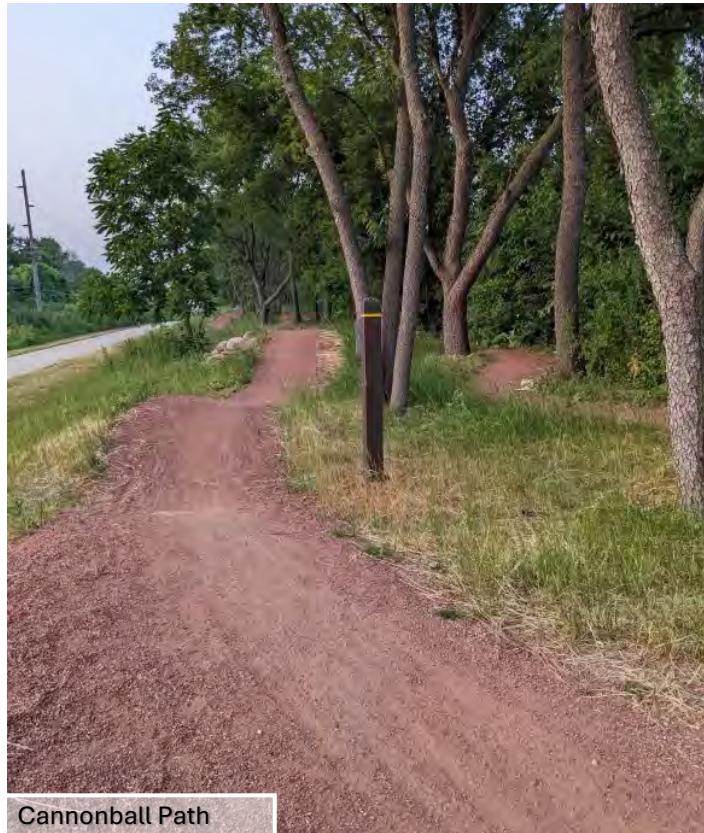


Brittingham Park



Single Track:

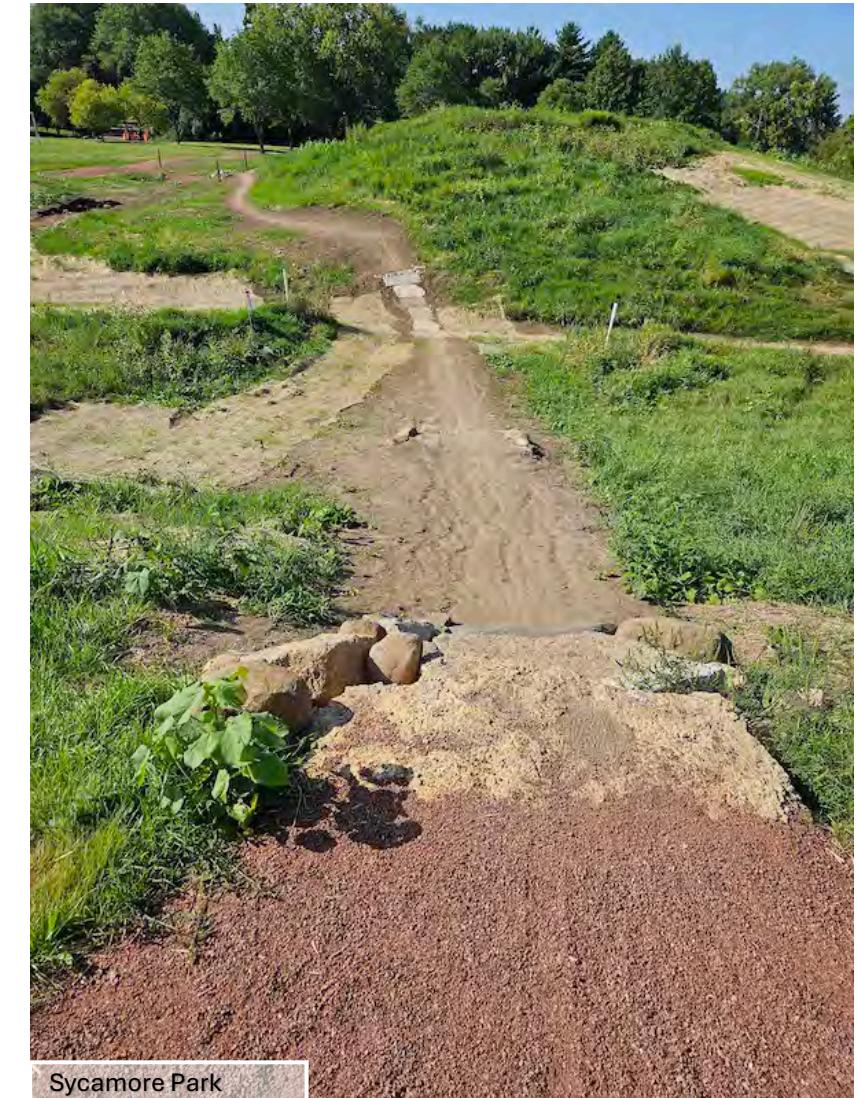
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Cannonball Path



Sycamore Park



Sycamore Park

Community Patio:

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Lisa Link Peace Park



Olbrich Park



Yahara Place Park



Site Elevations:

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RED - Future elevations
for stormwater
management and flood
mitigation ponds

Purple - Existing
elevations for fields and
old fence row

Site Elevations:

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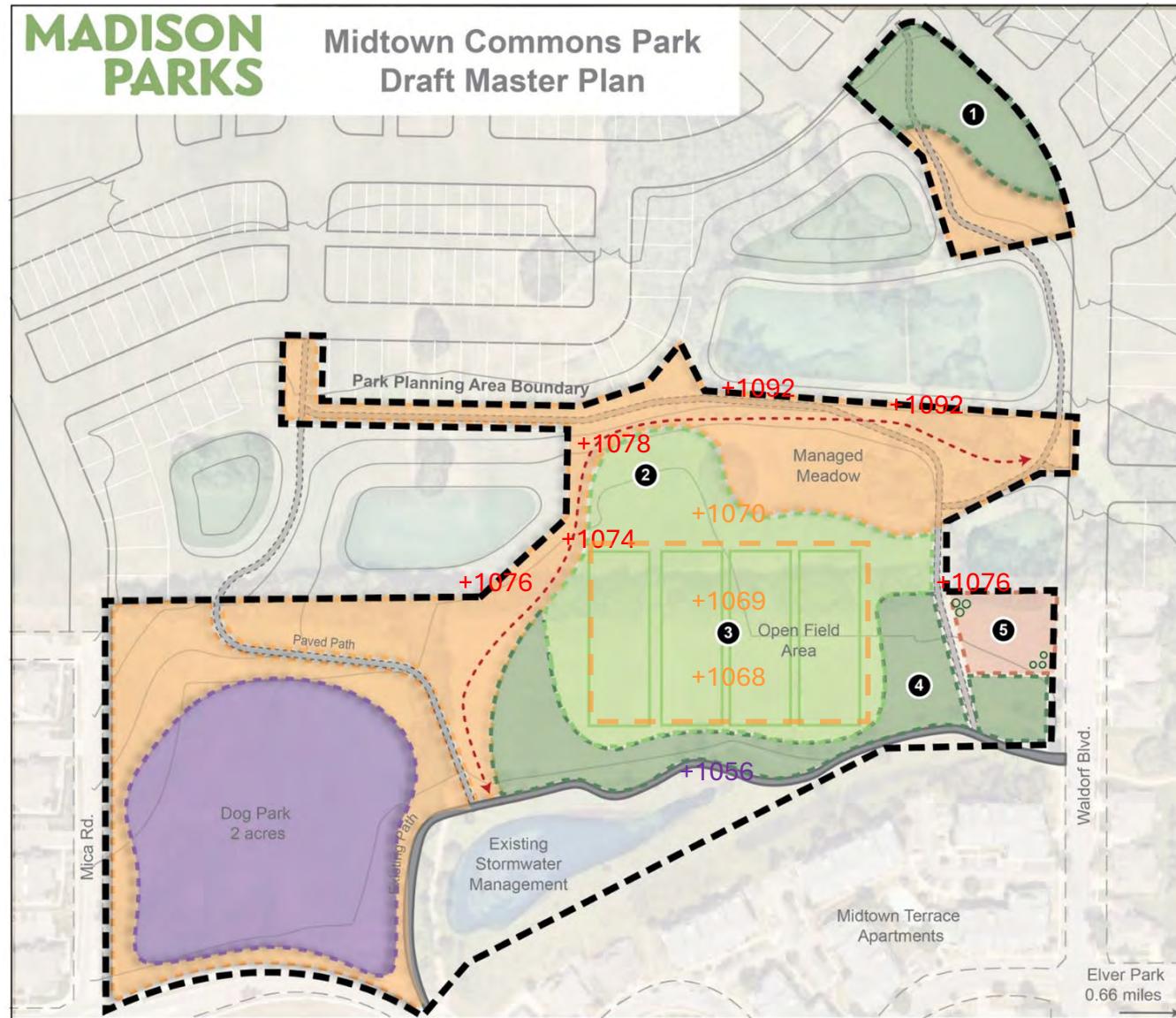
RED - Future elevations
for stormwater
management and flood
mitigation ponds

Yellow - Proposed
elevations for athletic
fields and park access

Purple - Existing
elevations for fields and
old fence row

Site Elevations:

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RED - Future elevations for stormwater management and flood mitigation ponds

Yellow - Proposed elevations for athletic fields and park access

Purple - Existing elevations for fields and old fence row



- 1 Nature Based Play and Community Patio
- 2 Sledding Hill
- 3 Athletic Fields
- 4 Sun Shelter and Traditional Playground
- 5 Potential Community Garden with Fruiting Trees

- Managed Meadow
- Dog Park
- Lawn and Shade Trees
- Potential Community Garden
- Open Field Area
- Single Track- Bike Path

Public Input

- Please type your question or comment in the chat.



Next Steps

- Please take the survey! Open until **November 7, 2025**
 - **Survey link**
- Project Contact
 - Mike Sturm- msturm@cityofmadison.com
608-267-4921
- Visit the [project website](#) for updates

Thank you!

Midtown Commons Park - Master Plan Report Appendix 2 - Community Survey Results

Midtown Commons Park - Survey 1 Results

Midtown Commons Park - Master Plan Option 1:Please rank this option on overall favorability.	Midtown Commons Park - Master Plan Option 1: Are there specific features or aspects of the plan that you like? Why?	Midtown Commons Park - Master Plan Option 1: Are there specific features or aspects of the plan that you don't like? Why?	Midtown Commons Park - Master Plan Option 1:Are there features not incorporated that you would like to see provided? Why?
Open-Ended Response	Open-Ended Response	Open-Ended Response	Open-Ended Response
7	Lots of green space, sledding hill, and potential	I would prefer something	
5	I like the added paved paths through the park. This is how I primarily use the park currently. The sledding hill would be a fun feature for kids in the neighborhood.	At this time, folks with dogs often use the open field as an off-leash dog park, despite the signs that dogs must be leashed at all times. I also appreciate the added recreation options (playground, natural play area, etc.) for kids in the other plans.	If moving forward with Option #1, I would like to see additional designated play areas for kids within this option. I would also like to see a designated, fenced-in dog area to make the boundaries clear for folks with dogs.
10	Playground and open fields! AND sledding hill!!	Can there be bathrooms please???	Bathrooms! Anything commercial we can walk to... restaurants, pop up fairs, bigger shelters. No trees and will be so hot!
7	1- Community garden. There is significant desire for this in the neighborhood. I put up some fliers, a single post on Nextdoor, and an email to the waitlist of the garden nearest here, in Spring of 2024 - and was easily able to form a mailing list of 25 interested neighbors and a leadership committee to coordinate with Rooted and create a formal garden proposal. This initial effort was supported by Rooted and got as far as a submitted proposal for a plotted garden and nearby edible landscape, before we were asked to wait until after this master planning process completed.	This diagram shows the athletic fields cutting across the current treeline. Many neighbors (myself included) would strongly dislike to see more of those trees felled than absolutely necessary.	I love the nature play, bike path, and dog park ideas from the other plans. See my notes on those plans for more opinions about those.
2	I still get occasional text messages from neighbors I don't know, asking if there are updates on when they'll be able to sign up for a garden plot. With more intentional recruiting and a visible public site, I think midtown commons park could easily fill and sustain a garden with 60+ plots (especially as the Hill Valley development brings in new neighbors to the North). This could be a site for community events, support local food resiliency, tighten community relationships, beautify the park, and more. This site in the southeast would work great for visibility and accessibility, and would allow us to start a garden in 2026 without waiting another year(s) for the construction in the North. The only significant roadblock (after a lease) would be water access. From conversations with Rooted, the simplest source for water while establishing a new garden is a fire hydrant hookup, and the nearest fire hydrant to this spot is		
0	I appreciate the open fields for athletic activities	No bike trail	I wish there was a pickleball court
0	none	needs playground and dog	option 3 features
0		That there's no dog park	Needs a dog park

0	the community garden and the managed meadow that I hope would be a nice prairie	I don't like how much mowed turf there is. It seems like overkill and way too many resources to mow all of that.	I would like to see a fruit tree guild area perhaps next to the community garden
2	Managed meadow areas are a nice way to break up the park	Weird spot for community gardens. People working in garden adjacent to soccer balls flying around? Pretty steep area for the gardens too. Another athletic space? How many soccer fields do we need?	1-Dog exercise area. User fees should mean more dog parks. 2-Larger community garden space 3-Prairie area for pollinator habitat and walking trails.
1	The community garden	Too many open fields. This	
10	I like the community garden and sledding Hill locations	I prefer the traditional playground to be moved closer to the open fields - perhaps that little piece of field between the managed Meadows would be a nice location	Tennis/pickleball courts. This will activate the field more. Should have something like this within walking distance but there's not
7	I love all the athletic fields. I have been playing ultimate frisbee with MUFA for 18 years and actually just played at Midtown last night. I like the community garden (I like gardening - it is a great way to get more healthy foods on the table). I like the sledding hill too - my family loves sledding.	I don't like that the playground is so far from the athletic fields. We (and other frisbee players) often bring our children to frisbee games, and Midtown is the only field we play at regularly where there is no playground for the kids.	I wish this one also had a nature-based playground and single-track. Nature-based playgrounds are great for fostering kids' imaginations, and we don't have very many of them in the area. Our family is also a big biking family, and we often drive over to Aldo Leopold park to use the single track bike trail along the Cannonball Path. Even my 3 yo loved to ride it on his balance bike.
10	Additional athletic fields	Does the warm up area	
0			
9	Playfield area		
6	Addition of more playing fields and play ground	Play ground is pretty far	Bathroom
Midtown Commons Park - Master Plan Option 1: Please rank this option on overall favorability.		Midtown Commons Park - Master Plan Option 1: Are there specific features or aspects of the plan that you like? Why?	Midtown Commons Park - Master Plan Option 1: Are there specific features or aspects of the plan that you don't like? Why?
5	The walking path	Playground area is too far	
10	Lots of field space	Steep areas could be	
8			
9	I play frisbee, so I like the open field space.		
7	I like that there are six athletic fields	I don't like that I can't tell the size of the fields. If they	Bathrooms! With six fields, bathrooms are essential.
5	Managed meadow and community gardens is great.	Too many open fields in this plan. We have too many parks like this in Madison already.	No single track bike trail - would be great to have at this park and can fit in almost any plan.
10			
6			
10	The athletic fields for team sports are great and	It would be nice if the	
6	Field space is great	Meadow areas + field space=miserable sports. It	Can there be like bat boxes nearby to help with bugs?
7	Love the inclusion of a community garden		Maybe it's not married, but would love to see bike parking
7	I really like that the open field areas are kept as	There is no dog park. There	The dog park.
10			
9	I like The number of playing fields and the		

8			
3		I don't like that it's all	
6			
10	access to a community garden. More ultimate frisbee fields. No single track bike path	Not a fan of a sledding area	I hope some of the older trees could be kept around in the managed prairie area
8			
10	Extra field space on the West side is appreciated.	I like the additional field	
10	Sledding hill is a great option. Keeps a good		
7			
8			
0			
8	Simple features		
0			
4	I like the sledding hill and potential community garden. I like the decent amount of additional paved paths. I like the relatively large amount of managed meadow space. I really like the lack of additional surface parking (not sarcasm), as that would be an extremely poor land use.	This option has a disproportionately large amount of space dedicated to sports fields. I also dislike that the layout of this option requires removing all of the trees at what is currently the northern edge of the park.	I would prefer that the plan include a dog park-- many people already use the existing field space for off-leash activities and we should provide a way for them to do so that complies with city ordinances :)
Midtown Commons Park - Master Plan Option 1:Please rank this option on overall favorability.	Midtown Commons Park - Master Plan Option 1: Are there specific features or aspects of the plan that you like? Why?	Midtown Commons Park - Master Plan Option 1: Are there specific features or aspects of the plan that you don't like? Why?	Midtown Commons Park - Master Plan Option 1:Are there features not incorporated that you would like to see provided? Why?
7	I like the large open field areas	Please leave the existing tree line on the north side of the current park, or as much as feasible	I would like to see a small dedicated children's play area incorporated
7	I love the managed meadows! The community garden is a great idea, and I know a lot of local residents love their plants and greenery. More shade trees would be wonderful as well as the shelter. A sledding hill could get a lot of use from the kids around the area :)	The loss of the beautiful, large, established trees in the tree line :(I like the option of a dog park considering that a lot of people let their dogs off leash at the park currently.
Midtown Commons Park - Master Plan Option 2:Please rank this option on overall favorability.	Midtown Commons Park - Master Plan Option 2: Are there specific features or aspects of the plan that you like? Why?	Midtown Commons Park - Master Plan Option 2: Are there specific features or aspects of the plan that you don't like? Why?	Midtown Commons Park - Master Plan Option 2:Are there features not incorporated that you would like to see provided? Why?
Open-Ended Response	Open-Ended Response	Open-Ended Response	Open-Ended Response
8	Though I do not own dogs, I understand the value of a dog park. This is my most preferred option because it offers a moderate-sized dog park while leaving plenty of space for other amenities.	Disappointing trade off between the dog park in this plan and the sledding hill in Option 1. I am also concerned about adding a single-track mountain bike path so close to an existing walking path that gets a lot of traffic.	Would it be possible to have both a sledding hill and a dog park in the western part of the expanded park?
8	I like the added Dog Park, and at this smaller size. Currently, folks often use the ultimate frisbee fields as an off-leash dog park. The designated Dog Park would make clearer where dogs can be off-leash. I also like the paved paths throughout, as this is primarily how I use the park currently. The playground being near the field would be supportive for the families that come to play, whose kids come along. I am curious about the Community Garden, especially with the number of apartments we have in the neighborhood.	I do not like the Single Track Bike-Path. The current paved path is primarily used by walkers/runners, including children walking and in strollers. Routing bike traffic around this small area without a clear place to go feels like it could be chaotic/confusing.	In Option #3 during the meeting, there was a basketball court. There is a basketball court at Waldorf Park up the street. I am wondering if there is room for a pickleball court.
1	No	No playground, no shelter, no bathrooms, no sledding hill. We finally have an	See above. No bathrooms, no sledding hill, no shelter, no playground.
8	This plan is, overall, my favorite if we were	Again, the athletic fields are	
5	Bike trail		I wish there was a pickleball court
3	option three is better	na	na

5	Dog park	Dog park is too small	Bigger dog park
10	I like how the natural area is wrapped around the dog park and paths. Its nice screening from the road and will provide a lot of good habitat. I love the community garden and dog park, since there are lots of apartments near this park where people don't	I don't like all the open turf to the east of the eastern path but that could perhaps eventually be a fruit forest there	fruit forest/fruit tree guild. Where there are fruit trees that the community garden harvest from/prune and a understory that is only mowed a couple times a year.
8	Dog park, we need more.	Sun shelter in a weird spot.	
10	I like the dog park size and location! I love the Community Garden!		Designated shade areas. I am sure we are just not at that stage yet.
8	I like the location of the traditional playground the best in this option	The dog park is too big and removes the sledding hill, which should be in this option.	Tennis/pickleball courts. Should have something like this within walking distance but there's not. Splash pad should be prioritized over dog park
8	I like the athletic fields, the nature-based playground, and the traditional playground. I have been playing ultimate frisbee with MUFA for a long time, and being able to continue playing at Midtown is my top priority. It would also be nice to have a playground near the athletic fields for our kids to play when we come for frisbee games. I also love the nature-based play area (so good for kids and we don't have many in the area), single track bike path (my whole family loves biking on these types of trails), and option for community garden.	The dog park: I'm not a fan of the noise that a dog park would bring and would rather see the area used for athletic fields and/or sledding hill.	Perhaps an even longer single-track. It could be fun to make it into a loop around a large part of the park.
7		This is fine, but I don't care	Bathroom
5	Lots of mixed used space/options		
10	Play area close to fields	N/a	Like adding concepts of community patio from option 3
Midtown Commons Park - Master Plan Option 2: Please rank this option on overall favorability.		Midtown Commons Park - Master Plan Option 2: Are there specific features or aspects of the plan that you like? Why?	Midtown Commons Park - Master Plan Option 2: Are there specific features or aspects of the plan that you don't like? Why?
3	The bike path is a nice addition but needs to	Do not like the dog park to	
3			
4		I prefer the plan with more	
2		Playground should be within	
8	- Single track bike trail is nice - prefer the longest	Not enough fields	
6		no	
6			
4		I know lots of people have	
2		4 fields near no parking,	
7	That seems like a nice big dog park. I like this		
1	I like that the dog park is included, but I highly recommend that you don't put it in that location, because it forces people walking non-social dogs to walk along the path right next to the dog park. That is a really bad idea and eliminates access for non-social dog owners to the entire park area. Plus, that field as it currently is is really nice and quiet. I really like that the community garden, managed meadow, and nature-based play are still options.	Same comments as above, I also don't like putting a playground and sun shelter right next to the walking path either. Anytime you crowd kids, bikes, and dogs right up against a path, it's a recipe for disaster.	The dog park maybe to one acre so it gives more room next to the bike path. A lot of people are just scared of dogs too and the way it currently is, you can't exactly move off the sidewalk to the south to get away from the dog park if you are using the shared path.
1			
3	I like that there are some playing fields at the	I don't have a use for the	
6			
7	I love the dog park, nature based play, and		
9			
7	community garden and sun shelter along with keeping the existing ultimate fields	Remove the single-track bike path	Is there space for a basketball court
9			
6	This option isn't as good as 1, but still provides		
2		Dog park	
9	A dog park would be nice in this area		

9	nature based play and dog park		
10	Dog park		
8	The nature-based play space is really interesting, and I like the idea of having that as an option for the families in the area. I like that this option retains the athletic fields but limits them to mostly the existing space, which is more than sufficient. I love the large amount of managed meadow space. The mountain bike path is a cool addition that I expect to be a draw for older kids. And as with option 1, I like the community garden, the amount new paved paths, and that we aren't caving to drivers and carving space out of the park for a surface parking lot.	As with option 1, I dislike that this option requires removing most, if not all, of the existing trees. It is already a travesty that the treeline was razed to the current extent. The mountain bike path in this option is a little short; I prefer the route outlined for it in option 3.	This option leaves out the sledding hill, which I would prefer is retained given the number of families in the existing Midtown Commons neighborhood plus the number of new families expected in the area with the development to the north. I do understand we are limited here given the topography but it would be great to include this if possible!
Midtown Commons Park - Master Plan Option 2:Please rank this option on overall favorability.	Midtown Commons Park - Master Plan Option 2: Are there specific features or aspects of the plan that you like? Why?	Midtown Commons Park - Master Plan Option 2: Are there specific features or aspects of the plan that you don't like? Why?	Midtown Commons Park - Master Plan Option 2:Are there features not incorporated that you would like to see provided? Why?
9	The dog park on the western end	Please leave the existing tree line on the north end of the current park, or as much as feasible	I would like to see a small dedicated children's play area incorporated
10	I love the managed meadows! Nature based play would	I wish the bike path was on the other side, so we	Sledding hill would still be fun
Midtown Commons Park - Master Plan Option 3:Please rank this option on overall favorability.	Midtown Commons Park - Master Plan Option 3: Are there specific features or aspects of the plan that you like? Why?	Midtown Commons Park - Master Plan Option 3: Are there specific features or aspects of the plan that you don't like? Why?	Midtown Commons Park - Master Plan Option 3:Are there features not incorporated that you would like to see provided? Why?
Open-Ended Response	Open-Ended Response	Open-Ended Response	Open-Ended Response
3	The sledding hill. If there must be a single-track mountain bike path, I prefer this one to Option 2.	I believe this dog park is far too big. I much prefer the size of the dog park in Option 2.	My strongest preference would be for a dog park like that in Option 2 (i.e. smaller) with this plan's single-track path. Is that doable?
3	I appreciate the paved path throughout this	I do not like the Single Track	
1	No	No bathrooms, no sledding hill, no shelter, no playground. It seems that	See above. No bathrooms, no sledding hill, no shelter, no playground.
6	This would be my favorite plan (level 9), if it included a community garden zone :) See my	I'm not sure how much use a basketball court would	Community garden. You know why by this point lol.
6	Bike trail, sledding hill, and open fields		I wish there was a pickleball court
10	Best plan	best plan	best plan
10	Love the large dog park!!!		
2	I like the dog park since there are apartments but wondering what this dog park will look like (any	I dont like how there is no community garden. we need	community fruit forest. tether ball
4	Like the dog park	Dog park should never be near a playground area. Don't need two types of playgrounds. Single track redundant and parallels paved path. Many dogs bark at bikes, could be annoying.	Community gardens. A lot of apartments in this area, people don't have yards for gardens.
6	The Dog Park!	The Dog park location.	
6	The sledding Hill. The managed meadow being more circuitous around the park is nice	The dog park is too big and central to everything, cutting the utility of this space for non dog owners	Tennis/pickleball courts. Should have something like this within walking distance but there's not. Splash pad should be incorporated and prioritized over massive dog park
2	I like the longer single track bike path. I like the	I don't like that the dog park	
2		Too much dog park.	
1		Dog park seems very large	
3	Community patio great. Lots of shade trees	Dog park huge. Only serves	

Midtown Commons Park - Master Plan Option 3:Please rank this option on overall favorability.	Midtown Commons Park - Master Plan Option 3: Are there specific features or aspects of the plan that you like? Why?	Midtown Commons Park - Master Plan Option 3: Are there specific features or aspects of the plan that you don't like? Why?	Midtown Commons Park - Master Plan Option 3:Are there features not incorporated that you would like to see provided? Why?
6	Like the walking and bike paths but these still need to connect to other trails. Like the community shelter and playground locations.	Not fond of a large dog park in the area at all. Bike paths but should be two-way and not a single lane. There's enough bike traffic in the area to expand the size.	There's nothing here that makes the park a destination. With the natural topography, could there be cross country skiing? Expanded bike trails? Water feature? There's no innovation in Any of these designs.
1		Too much area devoted to	
2		I prefer more space for	
2	Three fields	Not enough athletic fields	More athletic fields and bathrooms!
3	Single track bike path is nice and long.	Dog park is way too big.	Needs community gardens.
1			
0		This park is used for team sports and reducing field space would impact the	Would love to see a playground or something provided.
2		Very limited field space	
6	I like the dog park, the lawn and shade tree areas, the managed meadow, and that the open field area is maintained in its current state.	Still the same problem where the dog park butts right up against the bike path - not a good idea, need more space in between the dog park and shared spaces. Still don't like the sledding hill or the basketball court. Unfortunately, in the world we live in, basketball courts are fun for some, but are also a place where women can get verbally harassed just for walking past. Something to keep in mind. Often times the places that are meant for sitting or just hanging out, too - park benches, sun shelters, etc. - just end up being places where men sit and stare at women and make them feel uncomfortable.	In general, and again my opinion is probably in the minority here, but I think parks should be places for quiet and restoration. I would like to see more emphasis on quiet spaces where people can rejuvenate in nature, not spaces where it feels like it's the neighborhood social hang-out. Just my two cents.
1			
1	I like that there are some playing fields at this park. I would prefer there to be more.	I think that using the majority of the space is a dog Park is too large of a proportion of the area. I think playing	I think community garden spaces are essential for local fresh food opportunities for the community in the surrounding area.
1			
10	Love the dog park size and that there is a wide variety of features that can interest everyone. I		I would be interested to see a community garden added.
10			
2	larger dog park is nice for off leash and I like the ability to have a basketball court	not a fan of the single track bike path or the sledding hill	The ultimate fields in that area would be new and require some seasoning given what is currently there
3			
1		This option looks like it most	
2		Dog park	
8			
6			
9	Dog park	Dog park off Waldorf, it will	Could tennis court be option
7	- Sledding hill - Paved paths - Meadow space -	This is a very soft dislike, but	

Midtown Commons Park - Master Plan Option 3:Please rank this option on overall favorability.	Midtown Commons Park - Master Plan Option 3: Are there specific features or aspects of the plan that you like? Why?	Midtown Commons Park - Master Plan Option 3: Are there specific features or aspects of the plan that you don't like? Why?	Midtown Commons Park - Master Plan Option 3:Are there features not incorporated that you would like to see provided? Why?
1	The larger amount of shaded areas	I do not like the dog park replacing the existing open fields, or the dirt bike path.	I would like to see a small dedicated children's play area incorporated
3	Managed meadow, dog park (but wish it were a different location), shade trees, nature-based	I don't like the location of the dog park	I wish there was a community garden

Midtown Commons Park - Survey 2 Results

Midtown Commons Park - Revised Draft Master Plan:Please rank this option on overall favorability	Midtown Commons Park - Revised Draft Master Plan: Are there specific features or aspects of the plan that you like? Why?	Midtown Commons Park - Revised Draft Master Plan: Are there specific features or aspects of the plan that you don't like? Why?	Midtown Commons Park - Revised Draft Master Plan:Are there features not incorporated that you would like to see provided? Why?
Open-Ended Response	Open-Ended Response	Open-Ended Response	Open-Ended Response
	Managed meadow. Plus, looks like there will be paths through the managed meadow, which adds healthy recreation and learning opportunities.	Since there are other open field areas and a sledding hill nearby, I would like to see more area that could prioritize native prairie plants, since that is so important short-term for healthy recreation and learning, and long-term to help with flood mitigation, pollution mitigation, temperature regulation, biodiversity, food security (pollinator habitat), etc.	
10	I'd like to see a section for individual community garden plots. (Not sure if fruiting trees means individual plots as outlined on the map.). I have found that community gardens bring people together and help create social connections.	I hope the community garden section is big enough for individual plots not just fruiting trees.	I would like the community garden section to become available in spring of 2026. Thank you for your consideration and asking for input.
10	community garden!!	not that i can see	n/a
7	Managed meadows	no off street parking for sports & dog park	Plan for planting trees
10			
9	I like how much more tree coverage there is than the previous proposals	I'd like to see even more tree coverage. Managed meadow is good, but the ratio could be closer to 50/50 meadow to trees	More trees please
9	Dog park is good to keep them out of the open field area.	I would like to see the single-track extended to loop around the dog park to add additional length.	
10	Thrilled to have a dog park in our area. This neighbourhood has a huge population of pets!	No	I am not really sure how many bench's are going to be spaced throughout the park. We need more!
10	Dog park- definitely needed. There are a ton of dogs in this area.	I'm not sure where people not in walking distance will park	
10	DOG PARK! Community for the furbabies!	N/A	N/A
10	DOG PARK!!		Bigger dog park!
10	Dog park! It would be so nice to be able to walk down the street to	The amount of field area, kinda seems like a lot	
10	As long as a good number of new trees are planted in the "Lawn and Shade Trees" section as soon as is feasible given the development timeline, I think this proposal is the best-case scenario and I have no additional notes.		

10	Managed meadow is my #1 most important criteria. I don't care about you removing the tree hedgerows where needed, because the prairie is much more more important for native species that need the help.	no	no
10	Love the dog park and keeping the larger area for open field	I like the Community Garden (5), but that's located on an angled hill, so I'm not sure how that will be effectively implemented.	Not certain, but will the dog park be fenced? Will it be split into a big dog area and a little dog area?
8	I like that there is a dog park. Lots of people here have dogs and it will be nice to have a legal way to let them run off-leash. I like that there is NO parking lot being added. I don't think designated parking would be all that helpful and it would greatly take away from park space.		
7	Excited for the community garden space, as I have been working with a committee to obtain space for a community garden. There are many people who rent in the existing community and/or do not have ample space for a garden. The off leash dog park will offer a space for those who find it difficult to follow the current park rules.	The community garden space looks very small for the 31 votes received, or even half that many.	
8	I like the updates. I like the kids playground is proximate to the community garden so in theory there is oversight from parents who may be using that while kids play.	I don't love the location of the playground and garden. I think they should be to the West by the retention pond so they're slightly nestled in the park. Adding the proximity to the dog park would be one more layer of nice adjacencies with the playground and garden.	Make sure to plant trees around the playground that will grow tall, or provide a pavilion that could serve as a central spot between the dog park and playground which should be collocated with the dog park
7	The playground is much needed as there are not sufficient amount or sufficient sized playgrounds in the area.	The proposed playground area seems too small, especially given that it's on a hill. I think it's very important to a lot of families that the playground be large enough to support our community's needs.	An Inclusive or Boundless playground. These types of playgrounds would provide enough space for the high number of children in the area, features to draw all ages (encouraging safe and appropriate ways to spend free-time), and inclusion to all physical, emotional, and neurodivergent levels. Many playgrounds in the area lack the enticing and welcoming aspect of such playgrounds: they are small in size and age demographic, and show little forethought or care into the inclusion of all of our children. If the proposed area is too small for such a playground, there is plenty of space in the existing field near the current stormwater management pond.
9	Dog Park, I have a dog	Size of open field area, could be smaller, less open areas	More tree/tree protection, helps with flooding, wind, etc. If open field area smaller, more trees and paths.
9	I feel heard. I like the proposed locations in general. I like where the playground will be in relation to the fields.	The dog park is a bit oversized. You might consider putting the sledding hill back on the NW corner of the dog park & reduce the dog park by 1/4+ acre. The proposed location for sledding has a proposed elevation change of 12-14' for the hill. That's dinky. Put it where it's already a tall steep hill.	Ensure there is shade provided near the athletics and playground. Too many Madison playground without shade, don't make this same mistake.

9	I like the dog park because I have a dog and it would be terrific if I could walk her to a park instead of needing to drive her to one. I am also interested in trying out the community garden. That is something I would love to try and get better at gardening.	Concerned about the potential of part of the dog park being flooded after heavy rain. I am late to this project, but if I was at the first meeting, I would have voted for a bigger dog park.	Some places to hammock would be fun. There are a couple of trees currently spaced perfectly for hammocking, but a few more would be nice.
9	Dog Park, I have a dog and currently the nearest dog park is >15min drive away in Verona	Open Field area, open area=windy and noisy during times when there are games/usage, but I am not overly concerned about this.	If some of the open field area were to be shade tree area, might help with any windiness or noise reduction, again not a huge concern, I do really like the plan selected. I also wouldn't mind the dog park being a little larger, more room for

Midtown Commons Park Draft Master Plan



- 1 Nature Based Play and Community Patio
- 2 Sledding Hill
- 3 Athletic Fields
- 4 Sun Shelter and Traditional Playground
- 5 Potential Community Garden with Fruiting Trees

- Managed Meadow
- Dog Park
- Lawn and Shade Trees
- Potential Community Garden
- Open Field Area
- Single Track- Bike Path