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**MADISON
PARKS**

Kevin Briski
Madison Parks Superintendent

Madison Parks Division
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Parks Operations Offices
Goodman Maintenance Facility
1402 Wingra Creek Pkwy.
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West Forestry, 608.266.4816
Construction, 608.266.6289
Conservation, 608.267.4918

Sycamore Maintenance Facility
4602 Sycamore Ave.
East Parks, 608.246.4508
East Forestry, 608.266.4816

Olbrich Botanical Gardens
3330 Atwood Ave., 608.246.4550

Warner Park Community
Recreation Center
1625 Northport Dr., 608.245.3690

Irwin A. & Robert D. Goodman Pool
325 Olin Ave., 608.264.9292

Golf Madison Parks
Supervisor, 608.838.3920
Glenway Golf Course
3747 Speedway Rd., 608.266.4737
Monona Golf Course
111 East Dean Ave., 608.266.4736
Odana Hills Golf Course
4635 Odana Rd., 608.266.4724
Yahara Hills Golf Course
6701 E. Broadway, 608.838.3126

State Street Mall/Concourse
Maintenance
120 S. Fairchild St., 608.266.6031

Forest Hill Cemetery
1 Speedway Rd., 608.266.4720



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the City of Madison

TO: Plan Commission
FROM: Kevin Briski, Parks Superintendent
DATE: October 29, 2013
SUBJECT: Birchwood Point

On the preliminary and final plats of Birchwood Point, the developer proposes to dedicate parkland to the City, identified as Outlots 6 and 9. Outlot 6 of the subdivision is a 2.3-acre park to serve the northern portion of the subdivision, which will be located along the west side of Sugar Maple Lane one block south of Mineral Point Road. Outlot 9 is proposed as a 6.8-acre open space in the southwestern corner of the subdivision similar in location to the area identified in the Pioneer Neighborhood Development Plan as a portion of a community park. The neighborhood plan identifies that additional park acreage will be added to this park as adjoining properties to the west and south of this plat develop. Parkland in the general location of Outlot 6 was not identified in the neighborhood plan.

As stated in MGO 16.23(8)(f), Public Sites and Open Spaces:

“The following provisions are established to preserve and provide properly located public sites and open spaces as the community develops, and to insure that such public sites and open spaces are provided and developed to serve the need for parks generated by the additional person brought into the areas by such development, in accordance with standards adopted in Madison’s Parks and Open Space Plan.”

As further stated in MGO 16.23(8)(f)(5):

“The Plan Commission, after recommendation of the Park Commission shall determine that any land to be dedicated as a requirement of this section shall be reasonably adaptable to meet desirable on-site facilities as outlined in Madison’s Parks and Open Space Plan, and shall so recommend to the Common Council. Factors used in evaluating the adequacy of proposed park and recreation areas shall include size and shape, topography, geology, tree and other plant cover, access, and location.”

As the duly authorized representative of the Park Commission on these matters, my comments are as follows:

The City’s 2012-2017 Park and Open Space Plan provides the framework and identifies areas where additional parkland is needed. As defined in Table 3-3 of the Park and Open Space Plan, the guidelines for different types of parks typically associated with residential development are as follows:

- Mini Park
 - Used to address limited, isolated or unique recreational needs
 - Size typically under 5 acres
 - Park service area within a quarter mile

- Neighborhood Park
 - Are the basic unit of our park system
 - Serve as the recreational and social focus of the neighborhood
 - Typically has informal active and passive recreation, scheduling of uses can also occur
 - Size typically 5 acres or more
 - Park service area within a half mile without major physical barriers such as nonresidential roads
- Community Park
 - Serve a broader purpose than a neighborhood park
 - Focus is on meeting community-based recreation needs, as well as preserving unique landscapes and open spaces
 - Size typically 20 acres or more
 - Park service area within 2 miles

Whenever possible in a new plat development, adequate land for a neighborhood park is the minimum size requirement (Mini park areas are typically limited to highly urbanized areas such as the downtown, where availability of land is extremely limited). Table 7-3 in the Park and Open Space Plan identifies typical recreational amenities that Madison Parks might provide for each type of park. These are the guidelines we use as we try to balance recreational amenities throughout the park system. Having an open play field that meets the minimum requirements for youth soccer (240 ft x 150 ft) can accommodate both formal organized field games such as youth soccer, youth flag football, and numerous Frisbee field games. This open play area can also be used for playing catch, having a picnic, or flying a kite. An open play area with a playground would barely meet the minimum requirements for a neighborhood park in a development of this size.

Outlot 6 as currently configured will not allow the Parks Division to develop public recreational amenities consistent with the adopted Park and Open Space Plan for a neighborhood park. The east-west dimension of Outlot 6 is not adequate to provide space for an open play field that can be used for youth-size soccer (see attached). The Parks Division is willing to accept Outlot 6 as public parkland if the east-west dimension is not less than 210 feet as shown on the attached exhibit. This distance cannot be encumbered with public sidewalks or any other hardscape; if public sidewalks are included with the parkland dedication, then the area to be dedicated should be increased to retain the dimension in unencumbered space identified above. No underground utility easements shall be located along the park perimeter unless approved by the Parks Division.

When a portion of a community park is being dedicated with a plat, it's critical that each adjoining neighborhood have adequate access and visibility into the park. Outlot 9 in the Birchwood Point plat has limited road frontage along G Street as well as limited access into this portion of parkland. Parks staff believes that the visibility into this portion of the community park and access for recreational users could be improved through the elimination of Lot 209 (with possibly Lot 210 as well) and incorporating this area into Outlot 9. While adequate as parkland dedication with the understanding that Outlot 9 is a portion of a future community park, the existing

topography, trees and limited access and visibility into this outlot limits its ability to provide active recreational amenities for this development. No underground utility easements shall be located along the south edge of the plat, or anywhere along the park perimeter unless approved by the Parks Division. A perimeter fence shall be installed on the residential lots adjacent to Outlot 9 to clearly mark their property boundary and prevent landowners from encroaching into the park.

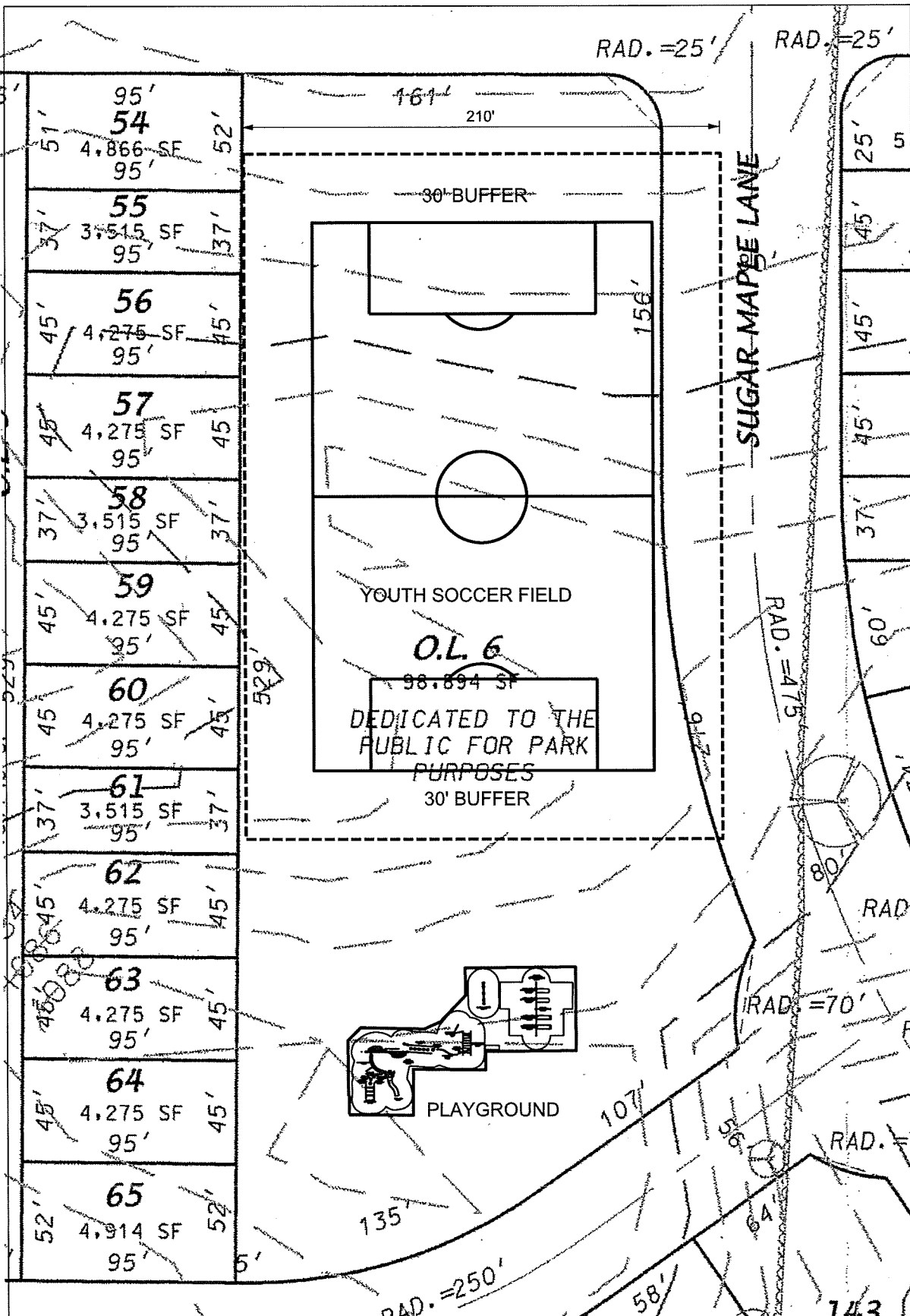
The plat as proposed includes 230 single-family (SF) lots and 100 multi-family (MF) units to be located in Lot 1. If the changes to Outlots 6 and 9 as identified above are accomplished, the parkland dedication requirements for this plat will be met. Park development impact fees will be required as follows. The developer shall select a method for payment of park impact fees before sign-off on the final plat.

New Development:

Park development fees = (230 SF @ \$1,003.96 = \$230,910.80
Park development fees = (100 MF @ \$645.40) = \$ 64,540.00
Total park development fees = \$295,450.80

Finally, a tree inventory and survey was completed in 2007 when this plat was known as Tormey Ridge. The tree inventory and survey should be updated to confirm the condition of the trees identified on the plat and serve as the basis for a tree preservation plan and a preliminary grading plan that identifies how these trees will be preserved. Staff from the Parks Division, City Engineering Division and Planning Division shall review and approve this tree preservation and grading plan prior to final staff approval and recording of the plat.

Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.



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 Department of Public Works
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Graphical Scale
 0 20 40 ft
play
MADISON
PARKS

SHEET TITLE:
SITE PLAN

PROJECT:
BIRCHWOOD POINT PLAT

LOCATION:
BIRCHWOOD POINT PLAT OUTLOT 6 PARK

ITEM DATE
 Drawn by: JN-08-0000
 Approved by: JN-08-0000

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.

PUBLIC WORKS PROJECT #:
 SHEET NUMBER:
L-1

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