



Eric Knepp  
Madison Parks Superintendent

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325 W. Olin Ave., 608.264.9292

**Golf Madison Parks**  
**Glenway Golf Course**  
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**Monona Golf Course**  
111 East Dean Ave., 608.266.4736  
**Odana Hills Golf Course**  
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**Forest Hill Cemetery**  
1 Speedway Rd., 608.266.4720



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TO: Plan Commission  
FROM: Eric Knepp, Parks Superintendent  
DATE: March 19, 2015  
SUBJECT: Village at Autumn Lake Replat

On the preliminary and final plats of The Village at Autumn Lake Replat (1710 Arial Spring Trail), the developer proposes to dedicate parkland to the City, identified as Outlots 16 and potentially 17 (dedicated with the original plat and not part of the replat), and Outlots 40, 47 and 65 of the Replat. Outlot 16 of the original plat is a 7.47-acre park already transferred to the City of Madison; Outlot 17 is adjacent to Outlot 16 and designated for either school or park purposes (6.04 acres). Outlot 40 in the Replat is proposed as a 2.5-acre park in the southwestern corner of the subdivision. Outlot 47 in the Replat is proposed as a 5.9-acre park and open space with frontage on Lien Road. Outlot 65 in the Replat is proposed as 8.93 acres of combined park, stormwater management and trail space. The neighborhood plan incorporates many of the stormwater management outlots from the Village at Autumn Lake plat previously recorded in 2006; the parks in the general location of Outlots 40 and 47 are identified in the original plat as private parks and not public parks, and the general location of Outlot 65 was previously designated as private open space and stormwater management.

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.”

MGO 16.23(8)(f)(8) states:

“Where privately-owned open space for park and recreational purposes which will not be closed to the public is provided in a proposed plat or land division and such space is to be privately owned and maintained by the future residents of the subdivision, such areas shall be credited against the requirement of dedication for park and recreation purposes, or the payment of fees in lieu thereof, provided the Common Council finds the following standards are met:

- a. That yards, court areas, setback, land required for storm water management and other open areas required to be maintained by the Zoning and Building Regulations shall not be included in the computation of such private open space; and

- b. That the private ownership and maintenance of the open space is adequately provided for by recorded, written agreement and open space easement; and
- c. That the use of the private open space is restricted for park and recreational purposes not closed to the public by recorded covenants which run with the land in favor of the future owners of property within the tract and which cannot be defeated or eliminated without the consent of the Common Council and;
- d. That the Common Council after recommendation from the Park and Plan Commissions determines that the proposed private open space is reasonably adaptable for use for park and recreational purposes, taking into consideration such factors as size, shape, topography, geology, access and location of the private open space land; and
- e. That facilities proposed for the open space are in substantial accordance with the provisions of the Comprehensive Plan, and are approved by the Common Council.”

Parks staff has met with the developer on numerous occasions in late 2014 and early 2015 prior to the submittal of this Replat and at several of the meetings additional city agency staff were present to express their comments and concerns to the developer directly. The comments and concerns contained below are consistent with those comments previously provided to the developer at these meetings.

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 (5 acres) should be provided at a minimum (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 guidelines are used to balance

recreational amenities throughout the city to create a sustainable park system for the citizens of the City of Madison.

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

1. Outlots 16 and 17 - under previous agreement, the park has the potential to be expanded by 6.04 acres with the addition of Outlot 17 if the Sun Prairie School District (SPSD) decides not to develop the site as a school (SPSD has until 2017 to determine whether they wish to pursue this option). The neighborhood plan reflects the park and school (institutional) lots. Also under the agreement, proceeds from the sale of Outlot 17 to the SPSD would be deposited into the Citywide Parkland Fee fund and designated for parkland acquisition (SI32).

It is uncertain at this time what the status is of the SPSD's plans regarding Outlot 17. However, given that proceeds from the sale of this parcel will apply to the parkland acquisition fund or the 6.04 acres in the parcel will be combined with Outlot 16 to expand the park, the Parks Division will apply 588,640 SF (13.5 acres) in parkland dedication credit for these two outlots.

2. Outlot 40 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. At 2.5 acres, this outlot is undersized for a neighborhood park. Based on recent agency discussions with the developer, this space is likely to be reduced in size (possibly reduced to 1.2 acres) to address traffic safety concerns identified with the road configuration in this area as submitted. Therefore, Outlot 40 is not acceptable to meet public parkland dedication requirements for this Replat. However, if the developer designates this Outlot as "private park" and meets the requirements of MGO 16.23(8)(f)(8) stated above, the final acreage of this private park will be credited to meet the parkland dedication requirement for this Replat.
3. Outlot 47 is unacceptable for consideration for public park dedication due to the steeply sloped nature of the lot (slopes of 17% cover more than 80% of the parcel making it unusable for development of accessible recreational amenities). Outlot 47 is not acceptable to meet public parkland dedication requirements for this subdivision.
4. Outlot 65 as currently configured also has inherent difficulties in developing the entire outlot to provide recreational amenities (e.g., slopes in excess of 30% cover roughly two-thirds of the outlot, leaving an approximately 2.5-acre area at the eastern end which is fairly flat). If the developer will separate this outlot into two outlots creating a 2.5-acre outlot on the eastern end that is designated for private park purposes only (cannot be used for stormwater purposes), the 2.5-acre outlot could be designated as private park. If the developer designates this new Outlot as "private park" and meets the requirements of MGO 16.23(8)(f)(8) stated above, the 2.5 acres of private parkland will be credited to meet the parkland dedication requirement for this Replat.
5. Outlots 55 and 56, which include the lake and surrounding shoreline and are identified on the plat as Private Open Space Available for Public Use, includes a

local trail system which runs along nearly the entirety of the shoreline of the lake. With the construction of the trail by the developer (approximately 6000 LF by 20 ft wide area) and if the trail area complies with the requirements of MGO 16.23(8)(f)(8) as stated above, the 2.5 acres of trail will be credited to meet the parkland dedication requirement for this Replat.

6. The plat as currently proposed includes 561 single-family or duplex (SF) lots and 362 multi-family (MF) units. The parkland dedication requirement for a single-family/duplex lot is 1100 square feet; for a multi-family unit, the parkland dedication requirement is 700 square feet. A total of 870,500 sq ft or 19.98 acres of parkland dedication is required for this Replat. The parkland dedication requirements for this Replat are being met as follows: Outlots 16 and 17 (totaling 588,640 SF or 13.5 acres of public parkland); and if the requirements of MGO 16.23(8)(f)(8) as stated above are complied with, Outlot 40 if designated as private park (will be reduced to approximately 1.2 acres or 52,960 SF per the developer), the eastern portion of Outlot 65 if a separate outlot is created and designated as private park (totaling approximately 108,900 SF or 2.5 acres) and the recreational trail area shown around the lake on Outlots 55 and 56 (totaling 120,000 SF or 2.1 acres). These conditions have been discussed with the developer and they are in agreement with the recommendations outlined above.
7. Park Development Impact Fees per MGO Sec. 20.08(2) will be required for all new residential development. The developer must select a method for payment of park fees before signoff on the Replat. This development is within the Door Creek park impact fee district (SI23). Please reference ID# 12118 when contacting Parks about this project.
8. No underground utility easements shall be located along the park perimeter unless approved by the Parks Division.
9. Fencing shall be installed adjacent to public parkland located on Outlot 16 (or any other public park outlots that the Parks Division determines meets public parkland dedication requirements) to deter encroachments onto City property. Fences shall be installed within private property adjacent to Outlot 16 and the fences shall be maintained in good condition by the property owners in perpetuity.
10. 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.