



**City of Madison**  
**Meeting Minutes - Final**  
**BOARD OF PARK COMMISSIONERS**

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

*Ald. Santiago Rosas, Ald. Paul E. Skidmore, William Barker, Randall L. Glysch,  
Betty Chewning, Emanuel Scarbrough, Betty N. MacDonald*

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Wednesday, June 8, 2005

6:30 PM

1625 Northport Dr. (WPCRC)

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**CALL TO ORDER**

**I. ROLL CALL**

**Present:** Ald. Paul E. Skidmore, William Barker, Randall L. Glysch, Emanuel Scarbrough and Betty N. MacDonald

**Excused:** Ald. Santiago Rosas and Betty Chewning

**Parks staff present:** James P. Morgan, LaVonne LaFave, Laura Bauer, Mark Peterson, Elinor Riley, Donald Studesville, Si Widstrand

**City Staff present:** Ald. Robbie Webber

President Barker called the meeting to order at 6:30 p.m. A quorum was present and the meeting was properly noticed.

**II. PUBLIC COMMENT**

There were no members of the public who wished to comment on items not on the Agenda.

**III. APPROVAL OF MINUTES**

A. Minutes of the Regular Meeting of May 11, 2005

A motion was made by Ald. Skidmore, seconded by MacDonald, to Approve the Minutes. The motion passed by acclamation.

**IV. COMMITTEE REPORTS**

A. Golf Committee Minutes of January 25, 2005 Meeting

A motion was made by Scarbrough, seconded by Glysch, to accept the Minutes of the January 25, 2005 meeting of the Golf Committee. **MOTION CARRIED** unanimously. The motion passed by acclamation.

B. Olbrich Botanical Society Minutes of April 19, 2005 Meeting

A motion was made by MacDonald/Skidmore to accept the Minutes of the April 19, 2005 meeting of the Olbrich Botanical Society. **MOTION CARRIED** unanimously.

C. Warner Park Community Recreation Center Minutes of March 16, 2005 Meeting

A motion was made by Skidmore/Glysch to accept the Minutes of the March 16, 2005 meeting of the Warner Park Community Recreation Center Advisory Committee. MOTION CARRIED unanimously.

V. REPORT OF THE PRESIDENT OF THE PARK COMMISSION

President Barker commented on the wonderful cooperation between city agencies at Quann Park to enlarge the community garden space and install the fencing. The community garden spaces are full and there is a waiting list. Scarbrough noted that the gardens at Fountain of Life Church might not be available next year, which would increase the waiting list for the Quann spaces.

VI. REPORT OF THE SUPERINTENDENT OF PARKS

A. Written Report of Supervisors' Activities

A motion was made by Skidmore/Glysch to approve the written report. MOTION CARRIED unanimously. A comment was made regarding Maintenance Supervisors' statements about not being able to keep up with the grass and whether there would be a time in the foreseeable future when that problem can't be corrected. Superintendent Morgan stated that in the past twenty-five years or so, 49 new parks have been opened at the same time as 47,000 staff hours have been taken out of the budget and the Park system has never recovered. No additional staff have been added in that time.

B. Additional Correspondence regarding Edgewood Drive Issue

Superintendent Morgan noted the packets included all of the e-mail correspondence he has received on the Edgewood Drive issue since the May 25 special meeting. There has not been much. It appears there is a certain amount of acceptance for the decision made at that meeting. He felt it was a good meeting with lots of good comments.

C. Foundation Action on Carousel

Superintendent Morgan reported that the Madison Parks Foundation is the owner of the carousel. They hosted a press conference on May 29 to announce their intention to sell the carousel. The ideal sale would be to a local group who would renovate it and keep it altogether for use in Madison. If there is no interest, the intent to sell announcement will be sent out nationally. He has received two responses thus far. One citizen suggested placing it in the East Rail Corridor Park and the second was from the Vilas Neighborhood Association who wanted more input into the decision on the sale. Individual notices are not being sent to interested parties, that was the intent of the press release. Unfortunately there have been no offers to purchase the carousel. If none are received, it is the intent of the Foundation to hire an appraiser to determine its worth if sold as a complete unit.

D. Odana School Park Update

Superintendent Morgan stated that the Alder and Neighborhood Association would be meeting the end of June to discuss this issue. They requested that this item be deferred to the July meeting.

Goodman Pool Update

Superintendent Morgan then provided a brief Goodman Pool update. Everything was proceeding extremely well until the bids were opened. More than 80 contractors had picked up packets so it was a shock to receive only two bids, one of which was thrown out because it was not complete. The Parks Division and City Engineer reviewed various options such as rebidding the project or extending the bid period but they did not want to risk losing the gift from the lead donors. It was necessary to trim \$218,000 from the contract. Some items were moved into the 2006 budget such as the parking lot pavement and striping, some furnishings and equipment, signs, and landscaping. Unfortunately two great amenities were deleted. The second water slide is out at a cost of \$62,000. If it is added later, it will cost at least an additional \$40,000 more. The sand play area, at a cost of \$74,000, is also gone and he knows from experience that little kids can't be in the water as long as older kids. It is hoped those funds can be raised by the time pool construction is ready. While it's a nice pool without those features, it would be a great pool with them. An engineering project being coordinated with the UW is being delayed on Monroe/Regent Street because the UW is not ready. Those funds will be diverted to the pool as well as the excess from the garbage recycling carts that came in under budget, which were approved by the Common Council last evening. Parks will delay for one year the upgrade of the athletic lighting at Olbrich Park softball fields and the construction of a metal pole building at the back of Warner Stadium for the storage of maintenance equipment

There was a great discussion at last evening's Common Council meeting about social issues and the value to kids and families. The vote was 16 to 3 to amend the 2005 budget. He thanked Ald. Skidmore for his comments that helped carry the vote. Several Pool Committee members also spoke. The contract will be mobilized on June 17, 2005 and groundbreaking will take place shortly thereafter for the 1000-person pool.

Ald. Skidmore publicly thanked the Pool Committee members but wanted to especially thank Parks staff, Superintendent Morgan, Bill Bauer, Si Widstrand, LaVonne LaFave, Elinor Riley and Brad Weisinger for all of their hard work to make this project happen.

**VII. CORRESPONDENCE, RESOLUTIONS, ORDINANCES**

A. Correspondence from Ald. Tim Bruer asking for Consideration of Dudgeon School Site for Possible Affordable Mixed-Income Condo Development

President Barker informed the Commission that he is President of the Dudgeon Center for Community Programs, which is the non-profit leaseholder with the City of Madison but he has no active involvement in its operation. They lease a portion of the building to Wingra School, the group that is trying to purchase the

building. His daughter is a student there. The City Attorney stated there is no conflict of interest but that he should disclose his association. He is not involved in any negotiations and will not have any financial gain in the outcome so he does not need to recuse himself from any discussion at the Park Commission level.

Superintendent Morgan noted there is one piece of information contained in a letter from the Real Estate Section dated November 13, 1979. The Common Council adopted a resolution authorizing the purchase of Dudgeon School from the Board of Education for \$152,100 and the resolution also authorizes a lease with Child Development, Inc. and the remainder would be assigned to park use on a year-to-year basis, subject to annual review by the City. The land was not to be permanently assigned for park purposes, but merely assigned as park space from year to year. This property was not purchased for parkland and that is not mentioned on the purchase agreement.

The Park Commission has lots of options and the proposal allows the city to do what it wants. The Park Commission can make statements on outdoor green space and can recommend to the city that it remain used for park space, either all or a portion of it.

President Barker provided a neighborhood association perspective. In 1972 the school was closed and the city was going to tear the building down. The neighborhood association was formed at that time to advocate that the building not be demolished and that it be used as a community center for the neighborhood. They also wanted it to be activities to be non-profit programs centered on children. That remains the current perspective as well. At some point it was mentioned that it could be used for senior housing and no one had a problem with that because they were trying to be supportive for the neighborhood. The neighborhood association feels a sense of ownership because they advocated that the building be saved. Barker was not aware of any study regarding whether low-income condos were needed in that neighborhood nor was he aware of the purpose of this proposal. Scarbrough would like to know the impact on the community and how it will better the lives of low-income people moving in. It was suggested that Aids. Bruer and Golden be present for this discussion before a decision is made. A motion was made by Glysch/Scarbrough to defer this item to a future meeting. MOTION CARRIED unanimously. There is a very well defined city process for the disposal of property that is declared surplus . It was also brought up that the School does not have a Right of First Refusal.

B. Letter from Jim Hubing, Zoo Director requesting parking ordinance for Vilas Park.

Superintendent Morgan told the Commissioners that Mr. Hubing was unable to attend this meeting because the Zoo is having a fund raising event tonight. He reported he has observed that the parking lots are full by 7:00 a.m. weekdays particularly in front of the buildings and directly behind them. It appears the majority are construction workers for the various projects in the area since the vehicles are pick-up trucks with toolboxes. Parents and others who want to go to the Zoo have no place to park. He reminded the Commissioners they had dealt with this same type of parking issue at Brittingham Park last winter. Mr. Hubing was asking if parking could be restricted to 3-hour limits Monday through Friday from 8:00 a.m. to 5:00 p.m. and signs could be posted. He felt that would cover

the vast majority of Zoo users. Superintendent Morgan said it would be hard to measure if that time limit would adversely affect beach patrons or soccer players but he does support the request for the Zoo parking limits.

Discussion noted that Edgewood students use the parking lot by the tennis courts from September to mid-May. It was questioned whether the north lot, the lot across from St. Mary's Hospital and the two strip parking areas could be included. The parking lots are to serve both park users and Zoo patrons, not for the benefit of people working downtown or on construction in the area. Superintendent Morgan stated that those parking lots to be affected by the parking limits should be identified in the ordinance, whether it is some or all of the parking areas in Vilas Park.

Glysch stated this was not the first time the Commission had been asked to deal with parking problems at the Zoo. There was also a problem with parking on Football Saturdays and parking limits were instituted. A motion was made by Skidmore/MacDonald to limit parking at the various parking lots in Vilas Park to 3-hour limits, Monday through Friday, 8:00 a.m. to 5:00 p.m. MOTION CARRIED unanimously.

The problem with parking at the Olin-Turville lots was mentioned because they are also full on weekdays. Superintendent Morgan reported different city committees have differing opinions on the use of the Olin lots for commuter parking because many people park there an either bike or walk the balance of the way to work. It is difficult to determine whether commuters are keeping patrons from using the park.

C. Letter from Pat Woicsek regarding Cherokee Marsh Conservation Park River Boardwal

**Registered Speaker:** Pat Woicsek who is opposed to removal of Boardwalk or relocation to different area

Superintendent Morgan stated that the Boardwalk is a significant feature at Cherokee Marsh. The Conservation Supervisor has indicated that the old boardwalk was built on a floating bog and none of the supports are sunk into the riverbed but are resting on the bog, which is why an alternate location has been proposed. The volunteer group that had worked on the boardwalk has disbanded and is no longer available to maintain it and the deterioration is beyond what Parks staff can maintain. Parks staff are setting up a time for the Mayor to view the boardwalk. The path has been closed because it is dangerous. UW, Edgewood, MATC and MMSD all use the boardwalk as a teaching tool. Conservation staff monitor who is using the boardwalk and how they use it. It was suggested that if it is an integral part of the courses they teach, perhaps they would chip in for the repairs. Superintendent Morgan stated it would cost tens of thousands of dollars that Parks does not have. It is possible the Mayor may allocate some money in the budget for preliminary soil work and design. Commissioners asked if comparative costs have been determined for both the original and the new location for the boardwalk.

Widstrand advised that he worked in Conservation when the boardwalk was rebuilt the last time and that staff is very sensitive to working in that area. It is a very difficult area to work in because it is a high quality natural area with very unstable quaking soil. Parks staff is trying to determine how to conduct soil

borings and not destroy the environment they are trying to protect. If solid soil cannot be found for the footings, it will be difficult to keep the boardwalk stable.

A motion was made by Skidmore/Glysch to refer this issue back to staff to come back with additional information and costs for the project. **MOTION CARRIED unanimously.**

- D. [01154](#) Authorizing the Mayor and City Clerk to enter into a Second Amendment to the agreement between the City and Princeton Soccer Club, Inc., to allow the Princeton Club build a storage box in a designated area at Reindahl Park.

**A motion was made by Ald. Skidmore, seconded by MacDonald, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation.**

- E. [01364](#) To authorize the closure of the Warner Park lagoon and its connecting waterway to Lake Mendota during the 2005 Rhythm and Booms celebration.

**A motion was made by Glysch, seconded by Scarbrough, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by acclamation**

- F. Resolution ID#01389 to Commend, Honor and Express Appreciation to Mark Peterson, Parks Administrative Services Manager, upon his retirement from City service.

**A motion was made by Scarbrough, seconded by Ald. Skidmore, to Adopt Under Suspension of Rules 2.04, 2.05, 2.24, and 2.25. The motion passed by acclamation.**

Superintendent Morgan stated Mr. Peterson was the person who trained him on city budget process when he first arrived. Mark has been an outstanding, integral part of the Senior Management Team, who has worked with the Parks Division for more than 30 years and will be greatly missed. Commissioners expressed their admiration and appreciation for his hard work.

Peterson mentioned that when he first came to the Parks system in 1975 it was a very different system then. It had lots of problems but with lots of hard work and dedication by the Park Commission, Parks staff, the Common Council and many private citizens, it has evolved from a struggling, troubled system to become a good organization that is on the verge of becoming a great park system. He added that he is looking forward to having discretionary time that he can decide what to do with.

Superintendent Morgan then introduced his replacement, Donald Studesville. He noted that Mr. Studesville was chosen from a field of very strong candidates and he looks forward to working with him for many years.

## VIII. UNFINISHED BUISNESS

### A. 2006 Preliminary Capital Budget

Widstrand reported that staff continue to make adjustments on the 2006 preliminary budget. He highlighted the changes referencing the line items. Line 6 , covers the paths and drainage in the herb garden and continuation of work on the large maintenance path that will be a potential tramway in the future. Phase II will be in the 2007 budget. Line 43 covers the opening of five additional parks, which is part of the Mayor's program. Line 54 is the Phase II paving for Reindahl Park due to the increased use of the athletic fields and garden expansion that had been eliminated in the 2005 budget. Reindahl has become one of the growth park areas in the city. Lines 57 and 58 cover the first Phase of Door Creek Park using \$500,000 of park development fees. There will be line items for Door Creek Park in each of the next 5 years using park development fees for this major community park. This is a growth area in the city where park development fees are being received. It is a little hard to project what features the park will have, but once grading and parking are completed, the shelters and other improvements can be phased in a more logical fashion.

Widstrand explained park development fees and parkland dedication. There are eleven different development fee districts in the city and Parks generally receives requests from alders and neighborhood associations to spend funds before the money is even received. Parks Planning staff work with alders and neighborhood associations to plan amenities for parks using park development fees. Many of the improvements done under this portion of the budget may be relatively small because they are typically faced with many projects for this pool of money in a development fee district. Park Development Fees must be spent on new or expanded amenities in the development district they are received, not for renovation of existing facilities. The parkland dedication can be either land or money. The fees in lieu of dedication can be used citywide. He explained that fees in lieu of dedication so that land can be purchased in advance of development, before prices skyrocket further out. This is a citywide fee that can be spent wherever it needs to be spent to help insure that people get their share of parkland and facilities in their districts.

The current administration is committed to opening new parks each year and providing funds to hire seasonal staff to mow grass and pick-up garbage. If additional athletic fields or ice skating rinks are to be opened and/or maintained, Parks may run into staffing problems. The development fees must be used for infrastructure; they cannot be used for staff.

Line 62 contains two items for the Goodman Pool. The furnishings and equipment needed to operate the pool as well as the items that were removed from this year's budget that we didn't find other monies for, have to be put back in. These include the final layer of asphalt, the striping, the landscaping, sun shelters, bike racks, totaling \$150,000.

Line 67 is two items to help resolve park deficiencies in the Broadway-Lake Pointe neighborhood. The Parks Division acquired a parcel from the Wisconsin Department of Transportation that will provide a new neighborhood park in addition to improvements at Thut Park.

The Parks Division is also expecting to receive a payment from the Blackhawk neighborhood for their park to build pedestrian bridge next year. This will not affect the borrowing budget level debt.

The final three items are supplemental requests that the Parks Division is requesting to be considered. There are limitations in the budget for the new Goodman Park Maintenance Facility. The preliminary study indicated that \$8 million would be needed to build a facility with enough space to house all of the equipment and staff at that facility. Parks actually received \$4.5 million in construction funds and a promise that we would have space at a far Westside facility. The far Westside facility will not be constructed until 2010. It will be necessary to move people out of the Goodman Facility to meet state codes when construction begins next year, so other accommodations will be needed. Additional vehicle storage space at the Freeport Road facility and more maintenance space at Elver Park have been discussed.

The laser engraver is a replacement item at Olbrich Botanical Gardens that is used for all of the plant labels.

The consultant's report on the Garver Building will be presented to the Park Commission next month. There is an item in a future budget for a new roof for the Garver Building as a placeholder. If we are to save the building for any future reuse, the consultant recommends at least a temporary 10-year roof and tuck pointing of the brick to keep them from falling out. If another strategy could be developed to preserve the building until there is a proposal on the reuse of the building, then it could possibly cost less than that.

Widstrand then continued with the 2007 budget. Line 5 is a continuation of the tram/maintenance path at Olbrich. Line 13 is a little larger budget for replacing out front mowers, which was eliminated completely in 2006. Line #16 begins a program to renovate staircases on street ends on the Isthmus where they dead-end into the lake. They need maintenance, reconstruction and redesign and this program will be completed over several years. While they are not parks, they are important open spaces in the Downtown area. Line 38 is Phase 2 of the Thut Park improvements. Line 52 would construct a bike-pedestrian crossing by Chavez School and Country Grove Park. There have been discussions with the School District and Engineering about the 20 acre park on one side of a drainage way and the 15 acre school on the other side. Line 56 would be bridge renovation by lagoons in Vilas Park and Tenney Park. These are historic bridges and the walkway/bikeway conflicts need to be resolved, together with parking configurations. President Barker suggested that the Friends of Lake Wingra and the Zoo could also get involved in the Vilas Park renovations. Line 57 would bring 5 current park shelters up to current park standards. Line 58 addresses playground renovations that are needed as the playgrounds get older.

The Mayor is requesting 10-year budgets. The first five years are listed in the current budget format and the second five years is a list identifying the big



budget items. He also mentioned items that will be included in the 10-year budget list. There will be a \$2 million request for expansion of a Southeast maintenance facility that could be combined with the Yahara Golf Course maintenance facility. There will be a variety of other items in the \$100,000 to \$400,000 class so they will know we need the items. Major shelter replacements for Vilas and Tenney, which are heavily used year-round shelters. There is also a long list of desirable lands to acquire. The Law Park shoreline development will be expensive. Additional pools are shown in the 2008 and 2010 budgets.

B. Franklin-Randall PTO Permit Request

A motion was made by Skidmore/MacDonald to approve the Franklin-Randall PTO Permit Request. MOTION CARRIED unanimously.

**IX. NEW BUSINESS**

A. Vendor at Warner Park

Riley explained that last month, in terms of protocol, she was not able to respond to the speaker. The speaker was the only complaint she has ever received regarding the farmer who vends at Warner Park. Parks staff have determined that he is not in violation of his vending permit, and have done follow-up spot checks. The Parks Attendants and Rangers monitor the situation to ensure that he remains in one spot and that he does not obstruct traffic.

B. Warner Street at Burrows Park

Widstrand noted that Warner Drive is located on the eastside of Burrows Park. It is currently under construction because Parks gave the Village of Maple Bluff permission to use it as a gravel storage area while they are rebuilding sewer and water utilities and streets in a nearby area. They have agreed to rebuild the street upon completion of their project and removal of all the gravel. It has been suggested that Warner Drive be eliminated if the city was interested. This proposal has been brought forward at least three times in the past fifteen years but Maple Bluff residents want to keep it as a shortcut to Sherman Avenue. The City Engineer has asked Parks what it would like with regard to this street. Parks would be in favor of eliminating the street and replacing it with a bike path. Currently there is no proposal from either Maple Bluff or the City of Madison to eliminate the street. In case there is a proposal in the future, Parks staff is asking the Commission to go on record that it is in favor of eliminating the street and replacing it with a bike path. Primary discussion regarding the merits of the vacation of the street will occur between City Engineering and Traffic Engineering. It would be helpful if they knew what the Parks position was. A motion was made by MacDonald/Skidmore to go on record that the Park Commission is in favor of eliminating Warner Drive on the eastside of Burrows Park. MOTION CARRIED unanimously. Superintendent Morgan interjected that he received a phone call from a Maple Bluff Trustee that they are installing a bike path all along the street and golf course and would support the removal of the roadbed in Burrows Park.

C. Door Creek Park Proposed Farming Lease

Widstrand spoke of the area covered by the Door Creek Park proposed farming lease. Discussions were begun with the farmer last winter regarding the

possibility of the old fields in the park being tilled to prevent the invasion by scrub brush and weeds. It is better to get the land under control whether they will be converted to athletic fields or prairie in the future. Unfortunately, the farmer misunderstood and plowed up the area and planted it in corn. The one-year farm lease will spell out what Parks wants the farmer to do and to keep him out of the wetland. This type of lease is used in other locations to get rid of undesirable vegetation. Real Estate staff will develop the annual lease that can be renewed or ended by the city when development of the park occurs.

Development of Door Creek Park will begin next year with grading the park and creating parking areas. The next phase will be grading for the soccer fields. There will not be drainage swales between the fields because this park will contain a large green area for athletic fields or festival space. There is already a large detention pond for runoff. This park is 130 acres in size and work has already been started to clear trails and install fencing behind houses in the area. There is

X. ADJOURNMENT

A motion was made by Ald. Skidmore, seconded by Glysch, to Adjourn. The motion passed by acclamation.

**ADDENDUM**

- G. [01420](#) SUBSTITUTE - Authorizing the Mayor and City Clerk to execute a Use Agreement between the City and Capstar Radio Operating Company for the July 4th Celebration at Elver Park.

A motion was made by Scarbrough, seconded by MacDonald, to **RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER**. The motion passed by acclamation.