

## Punt, Colin

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**From:** Freiwald, Ann  
**Sent:** Friday, August 21, 2020 3:14 PM  
**To:** Abbas, Syed; Kemble, Rebecca  
**Cc:** Knepp, Eric; Stouder, Heather; Punt, Colin  
**Subject:** The Parks System and the Raemisch Farm Development

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello Alders:

During the on-going planning process for the Raemisch Farm development we have heard concerns that the development has not dedicated any land to Parks.

We recognize that the Neighborhood plan shows a park, however that plan was done over ten years ago and we update our Parks and Open Space Plan every five years. Our most recent plan, adopted in 2018 contains several strategies for us to follow while managing and developing the park system, there are two that apply directly to the issue at hand.

1. Acquire parkland to reduce parkland deficiencies and address increasing residential density.
2. Ensure that new park development occurs in a fiscally sustainable manner.

The Parks and Open Space Plan has discouraged the creation of new mini parks (or a park for each individual development) for the last 10 years or more. We have determined that it is more sustainable and efficient to have fewer, larger parks in our system than many small ones. An easy example of why this is so involves mowing. We load and unload mowers as we travel from park to park on our mowing routes. It is simpler and takes less time and resources to mow one 5 acre park then two 2.5 acre parks a quarter mile apart. There are other economies of scale, but I will leave that discussion for another time.

We do work to maintain a park service area of ½ mile or less for each resident in the city, that is, each resident should be able to walk, bike or drive to a park within ½ mile of their home. Exhibit 10 from the 2018 POSP “Neighborhood and Mini Park Service Areas”, shows that this area is served by existing parks.

The two parks that are available for the neighborhoods south of Wheeler, north of Northport, east of N Sherman and west of Packers, are Berkley and Whitetail Ridge. The new Raemisch development will be served by these two parks, Whitetail is a 4 to 15 minute walk depending on where you are in the new development (north to south) and Berkley is a 9 to 20 minute walk, again, depending on where you begin.

In addition, we are adding park land at Whitetail Ridge Park in the upcoming year or two when the Union development (corner of Wheeler and Packers) comes in, our work in that area includes the preservation of a substantial woodlot.

Finally, depending on the outcome of current talks between the school districts, Parks would be happy to consider a joint use agreement with MMSD to allow the use of Lake View School campus as a park after school hours in exchange for some city assistance with recreational amenity improvements.

On another topic, we have heard concerns that somehow, the developer here is “getting out of” park impact fees. That is just untrue, this developer or anyone building a new home in Madison pays a park impact fee unless the home is a replacement for an existing home. The fee includes infrastructure fees and land fees. IF the developer dedicates land to Parks in his development, then he **pays less in fees**, but he **still pays park infrastructure fees**. IF there is no land dedicated in his plat, then he pays more fees (land and infrastructure). Marty Rifkin is not and cannot avoid paying the

park impact fees. As it stands now, with no park land dedication proposed and 124 single family units, the park fees are north of \$700,000 with about \$500,000 in park land fees. He is also proposing multi-family units but the number of unit is unknown at this time, so those fees are not included at this point.

If you have additional questions, feel free contact me.

**Ann Freiwald, PLA**

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