



MADISON PARKS

Planning and Development Section Report

Board of Park Commissioners

General Updates

- New staff reaching 6 months
 - Development Review / Impact Fees training
 - Public Works Project training
- Taking over staffing of LRP
- Beginning work on 2026 projects
- Beach and Wisconsin Historical Society permitting transitioning back to P&D Section



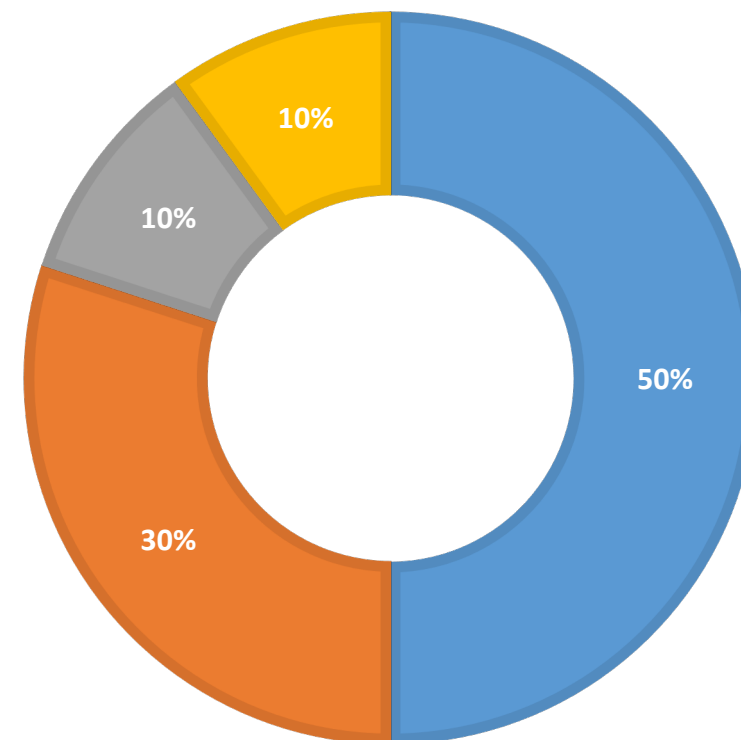
Parks Planning and Development staff join other Parks staff for Lakeside Offices landscape clean-up day in July 2025

P&D Services

- Capital Improvement Plan and implementation
- Park Planning
 - Park Development Plans and Master Plans
 - Park and Open Space Plan
 - Area Plan assistance
 - Innovation
- Development Review – Impact Fees
- Data Inventory Maintenance

PLANNING AND DEVELOPMENT SERVICES

■ Capital Improvement Plan
 ■ Park Planning
 ■ Development Review - Impact Fees
 ■ Data Inventory Maintenance



Park Planning

- Park and Open Space Plan
 - Adopted by the Common Council on October 28, 2025
 - Plans for implementation and progress reporting in-progress



Park Planning



Park Master Plans

Midtown Commons Park



Park Development Plans (Neighborhood and Mini Parks)

Newville (Kenneth) Park

Woods Farm Park

Canter Park



City Planning Support

Southwest Area Plan

Southeast Area Plan

Downtown Area Plan

Park Planning – Inter-Agency Coordination

- Zook Park Path Connection (Engineering)
- Elmside Boulevard Reconstruction Coordination (Elmside Circle Park)(Engineering)
- Sycamore Park Path Lighting CDBG Project (Traffic Engineering, Planning, Community Development)
- Carpenter-Ridgeway Singletrack CDBG Project (Planning, Community Development)
- Warner Park Lagoon Dredging (Engineering-Stormwater)
- Dane County Landfill Coordination (Yahara Hills Golf Course)
- Watershed Studies (Engineering-Stormwater)
- John Nolen Drive Re-construction Coordination (Engineering)

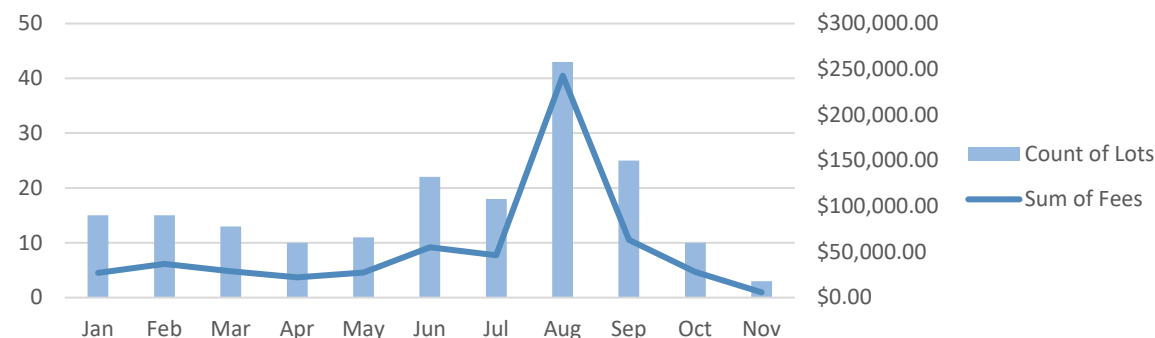
Park Planning – Coming Soon

- Upcoming in 2026
 - Elver Park Master Plan
 - Hartmeyer-Roth Park Development Plan
 - Starkweather Park Development Plan
 - Southwest Area Park Development Plans (30 Parks)
 - Southeast Area Park Development Plans (20 Parks)
 - Downtown Area Park Development Plans
 - North Area Plan (Projected late 2026 kick-off)
 - Near West Area Plan (Projected late 2026 kick-off)

Development Review – Impact Fees

- Starkweather Park Expansion of 21.6 acres
- Midtown Commons Park Expansion of 8.2 acres
- New Park Dedication Reviews/Coordination
 - LEO Living (TBD) – 6303 Portage Road
 - Reiland Grove Plat (New 5.8 Acre Park) – 6004 Commercial Avenue
 - Raemisch Farm Plat (New 3.4 Acre Park)– 4000 Packers Avenue
 - Hill Valley Plat (7.2 Acre expansion of Newberry Park)
- From 4/17/25-11/25/25 – Reviewed 140 development project submittals
- 2025 to date – 226 Park Impact Fee Payments Processed (185 Veridian Single Family Lots)
- Coordinated 1 Letter of Credit and 2 Bonds totaling \$3.3M

Veridian Lots Released and Fees Billed, 2025



Development Review – Park Dedication

Table 2.3: Parks Projected in Neighborhood Development Plans

| Neighborhood Development Plans | Estimated Population at Full Buildout | Existing City of Madison Mini, Neigh., Comm. & Open Space Parkland | Proposed City of Madison Parkland | Mini, Neigh., Comm. & Open Space Parkland at Full Build Out | Park Acreage per 1,000 Residents |
|--------------------------------|---------------------------------------|--|-----------------------------------|---|----------------------------------|
| Cross Country (1998) | 9,000 | 96.8 | 0 | 96.8 | 10.8 |
| Marsh Road (1999) | 5,000 | 17.4 | 29.8 | 47.2 | 9.4 |
| Felland (2002) | 4,000 | 13.5 | 2.6 | 16.1 | 4 |
| Blackhawk (2006) | 3,300 | 32.2 | 1.2 | 33.4 | 10.1 |
| Cottage Grove (2006) | 3,700 | 10.3 | 3.8 | 14.1 | 3.8 |
| Cherokee (2007) | 5,000 | 65.9 | 0 | 65.9 | 13.2 |
| Pumpkin Hollow (2008) | 10,800 | 0 | 39 | 39 | 3.6 |
| Northeast Neighborhoods (2009) | 20,500 | 9.5 | 50.5 | 60 | 2.9 |
| Midtown (2011) | 6,700 | 35.2 | 7.9 | 43.1 | 6.4 |
| Sprecher (2012) | 9,800 | 204.6 | 4.4 | 209 | 21.3 |
| High Point – Raymond (2017) | 16,500 | 381.7 | 26.4 | 408.1 | 24.7 |
| Elderberry (2018) | 16,100 | 14 | 54.5 | 68.5 | 4.3 |

Table 2.3 (Continued): Parks Projected in Neighborhood Development Plans

| Neighborhood Development Plans | Estimated Population at Full Buildout | Existing City of Madison Mini, Neigh., Comm. & Open Space Parkland | Proposed City of Madison Parkland | Mini, Neigh., Comm. & Open Space Parkland at Full Build Out | Park Acreage per 1,000 Residents |
|--------------------------------|---------------------------------------|--|-----------------------------------|---|----------------------------------|
| Junction (2018) | 4,500 | 14.3 | 7.1 | 21.4 | 4.8 |
| Pioneer (2018) | 20,700 | 51 | 22.4 | 73.4 | 3.5 |
| Nelson (2019) | 9,000 | 11.1 | 6.8 | 17.9 | 2 |
| Yahara Hills (2022) | 8,900 | 86.5 | 65.4 | 151.9 | 17.1 |
| Rattman (2023) | 6,000 | 241 | 0 | 241 | 40.2 |
| Reiner (2023) | 26,500 | 0 | 76.3 | 76.3 | 2.9 |
| Shady Wood (2023) | 3,900 | 2.2 | 0 | 2.2 | 0.6 |
| TOTAL | 159,900 | 1287.2 | 398.1 | 1685.3 | 134.3 |

Park Inventory Data

- Basketball Court Pavement Ratings
 - 109 full-court, 38 half-court
 - Next year: Parking Lots
 - 2027: Park Paths
- Tennis / Pickleball Facility Inspections
 - 91 Tennis/Pickleball courts
- Stormwater Management Basin Yearly Inspections
 - Yealy inspections and reports required by Professional Engineer
 - 29 basins inspected yearly, typically during the Fall
 - New basins are constructed yearly as part of Capital projects

Capital Improvement Plan and Implementation

2026 Capital Budget (Below chart from Executive Budget, final budget documents pending)

2026 CIP by Funding Source

| | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|-----------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| GF GO Borrowing | 6,310,000 | 6,815,000 | 8,390,000 | 6,515,000 | 6,110,000 | 7,445,000 |
| Non-GF GO Borrowing | 2,805,000 | - | 325,000 | 200,000 | 1,480,000 | 75,000 |
| Federal Sources | 10,000 | 10,000 | 10,000 | 10,000 | 5,000 | 10,000 |
| Impact Fees | 5,840,000 | 4,400,000 | 3,688,000 | 2,645,000 | 2,345,000 | 2,445,000 |
| Private | | | | | | |
| Contribution/Donation | 3,025,000 | 25,000 | 72,000 | 25,000 | 25,000 | 25,000 |
| Reserves Applied | 1,400,000 | 550,000 | - | 2,000,000 | 450,000 | - |
| TIF Increment | 5,425,000 | - | - | - | - | - |
| Transfer From Other | | | | | | |
| Restricted | 220,000 | 130,000 | 130,000 | 230,000 | 130,000 | 130,000 |
| | \$ 25,035,000 | \$ 11,930,000 | \$ 12,615,000 | \$ 11,625,000 | \$ 10,545,000 | \$ 10,130,000 |

- Parks 2027 CIP planning process to begin in January 2026
 - Review and evaluate prioritization of existing projects included in 2026 CIP
 - Prepare and evaluate prioritization of new projects, including new 2032 projects
 - New projects include improvements identified in Master Plans and Park Development Plans through 2025 park planning efforts
 - New projects include major maintenance needs identified in 2025

Capital Improvement Plan - Grants

- Grant Applications
 - Warner Park Southeast Recreation Area
 - Federal Land & Water Conservation Program
 - Tentative award of \$369,691
 - Worthington Park Futsal Court
 - The Soccer Fund Grant - \$10,000
 - Wisconsin Department of Administration Local Projects Grant
 - Applied for \$450,000 grant
 - Warner Park Pickleball Courts
 - Wisconsin Department of Administration Local Projects Grant
 - Applied for \$450,000 grant
 - Olbrich Park – North Parcel Development
 - Wisconsin Economic Development Corporation Brownfields Grant
 - \$250,000 grant application in-progress
 - County Grove Park Singletrack
 - Dane County PARC & Ride Grant
 - Awarded grant of \$187,500 in 2024, project pending

Completed Projects – Summer / Fall 2025



Rennebohm Park East Tennis Courts



Kestrel Park Sun Shelter and Path



Sycamore Park Sun Shelter



North Star Sun Shelter

Not Pictured

- Yahara Hills Golf Course Pump Station
- Quann Park Path Lighting (TE)
- Vilas Park Cultural Resources Report



Brittingham Park Tennis Fencing



Bernie's Beach Game Table



Wagner Park Retaining Wall



Door Creek Nice Rink

Completed Yearly Projects – Summer / Fall 2025



2025 Sport Court Maintenance



2025 Pavement Striping



2025 Pavement Crack Sealing



Memorial Benches



Projects In-Progress – Construction

- Warner Park Community Recreation Center Expansion (Engineering-Facilities Project Management)
- Mallards Stadium – Dugout Club
- Tancho Bike Path, Northeast Park (Traffic Engineering Project)
- Fencing Repairs (Various)
- Warner Park Multi-use field scoreboard replacement

Capital Projects In-Progress – Bidding

- Awarded Bids
 - 346 E Lakeside St Demolition
 - \$68,178.93
 - Breese Stevens Field Turf Replacement
 - \$839,300.00
 - 2026 Playground Replacements – Set 1 (Ontario Park, Kennedy Park, Ontario Park, Sandburg Park)
 - \$266,466.70
 - Olin Park Pedestrian Bridge Replacement
 - \$136,500.00
- Anticipated Bidding Winter/Spring 2025/2026
 - Warner Park Pickleball Courts
 - Worthington Park Futsal Court
 - Country Grove Park Singletrack
 - Yahara Hills Golf Course Cart Paths
 - Yahara Hills Golf Course Well Transfer Pipe
 - Hoyt Park Parking Lot Replacement

Projects In-Progress – Design and Public Engagement

- Design Phase
 - **Madison LakeWay**
 - Warner Beach Parking Lot Lighting
 - Manchester Park Path and Basketball Court
 - Kenneth Newville Park Rehabilitation
 - Breese Stevens Field Shower Room Improvements
 - Door Creek Park Nice Rink Lighting
 - 2026 Playground Replacement – Set 2 (Marshall, Eastmorland, Newberry, Heifitz, Orton, James Madison)
 - Cypress Spray Park Re-design (Consultant Selected)
 - Lincoln School (James Madison Park) Retaining Wall Repairs / Replacement / Removal
 - Olbrich Park North Parcel (Garver Feed Mill)
 - Beach Accessibility Projects (Tenney, Warner, Esther)
- Project Planning Phase
 - Carpenter-Ridgeway Singletrack
 - Sycamore Park Path Lighting (Traffic Engineering)
 - Sun Shelter Replacements (Haen Family, Paunack)
 - Reindahl Inclusive Playground
 - Warner Park Southeast Area – Phase 2
 - Brittingham Shelter Replacement (Engineering-Facilities Project Management)
 - Normal Hall, Olin Park, Improvements (Engineering-Facilities Project Management)
 - Rennebohm Park Driveway Re-surfacing
 - Recreational Biking Maintenance - CORP Memorandum of Understanding agreement
 - Recreational Biking Inventory, Operations, and Maintenance Manual

Questions?