



# MADISON PARKS

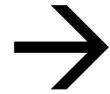
## Planning and Development Section Report

Board of Park Commissioners

August 13, 2025  
Presented by Adam Kaniewski

# Staff Transition

May 2024



June 2025

- Ann Freiwald, Manager
  - Mike Sturm, Landscape Architect 4
  - Corey Stelljes, Engineer 3
  - Adam Kaniewski, Landscape Architect 3
  - Kate Kane, Landscape Architect 3
  - Sarah Grimalkin, Landscape Architect 2

- Adam Kaniewski, Manager
  - Mike Sturm, Landscape Architect 4
  - Corey Stelljes, Engineer 3
  - Brian Kowalski, Landscape Architect 2
  - Izzy Wilde, Landscape Architect 1
  - Emma Krug, Landscape Architect 1
  - Gabrielle Murphy, AASPIRE Intern

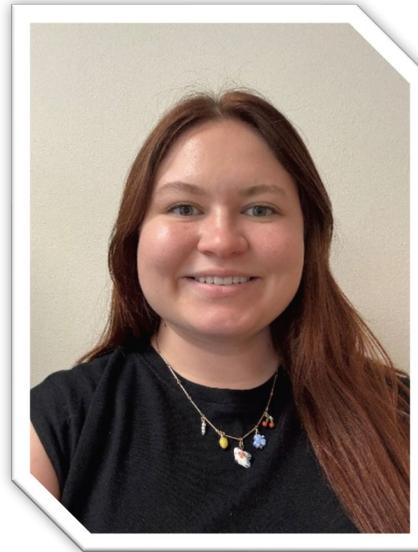
# New Staff



Emma Krug

Landscape Architect 1

Start Date: May 12, 2025



Izzy Wilde

Landscape Architect 1

Start Date: May 27, 2025



Brian Kowalski

Landscape Architect 2

Start Date: June 9, 2025

# About Me

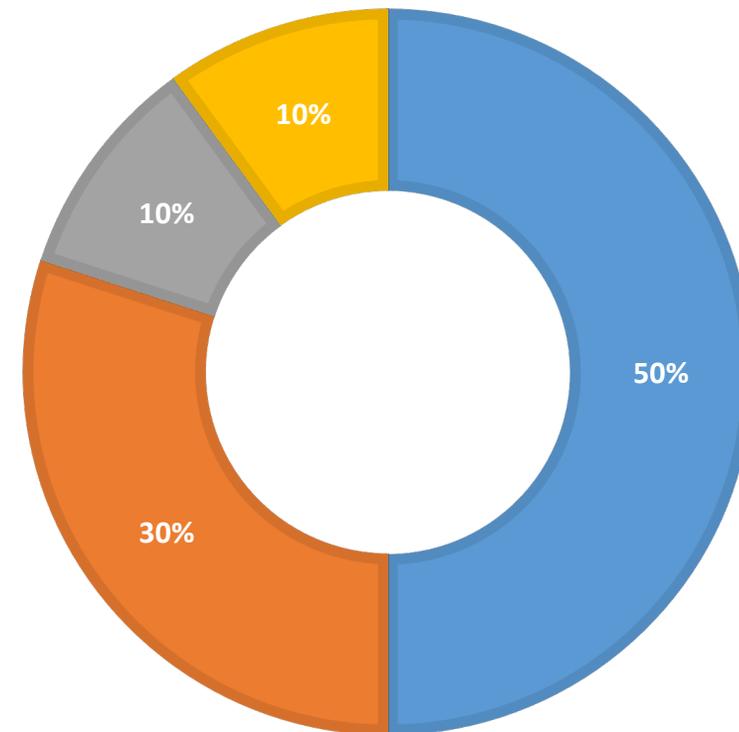
- Graduated with Bachelor's in Landscape Architecture and Environmental Studies in 2015 from UW-Madison
- Professional Landscape Architect in Wisconsin
- Certified Playground Safety Inspector
- Started with Parks as a Landscape Architect 2 in April 2022
- Previously worked in private consulting in the Madison area for about 7 years.
- Started as Planning and Development Manager in January 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



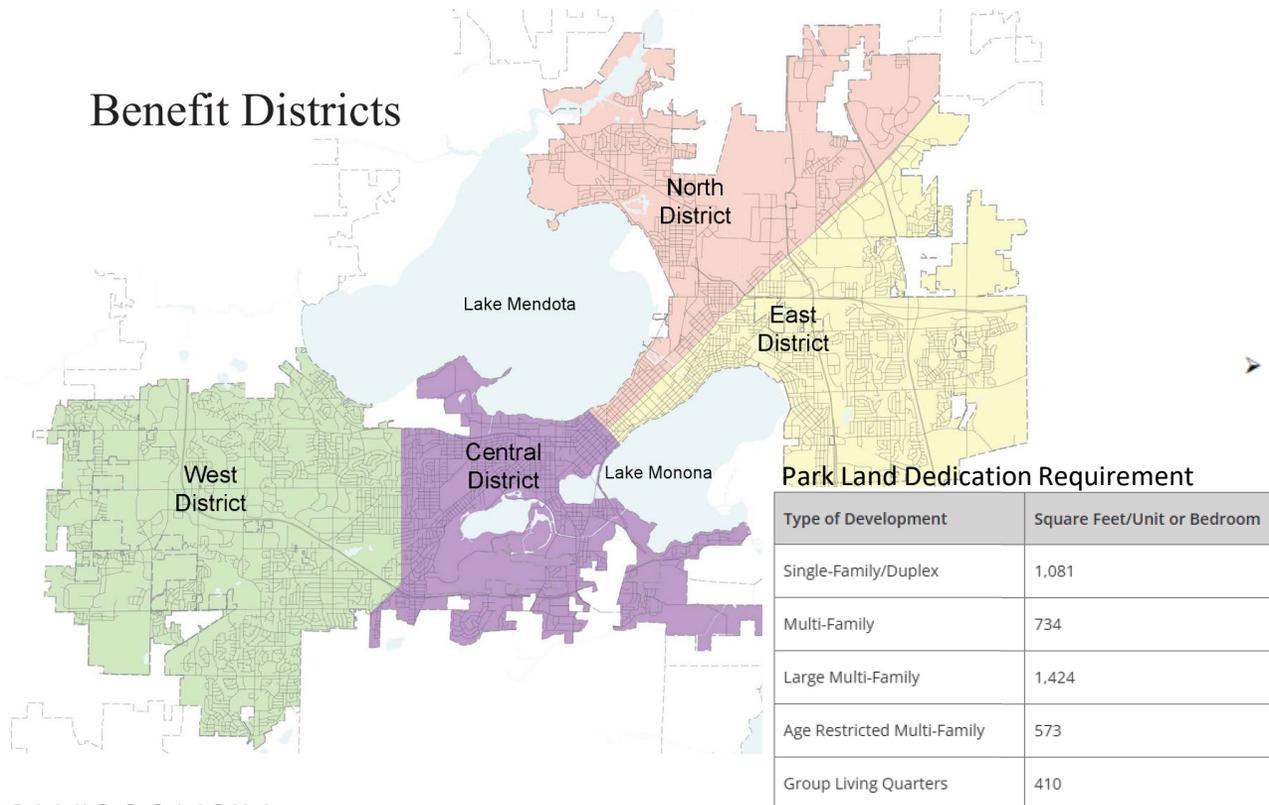
# Park Planning

- Park and Open Space Plan
- Community Park Master Plans
- Neighborhood and Mini Park Development Plans
- MadBAT Plan
- City Planning Support
- Other City Agency Support
  - Work with other agencies when it may be beneficial for infrastructure to be constructed on Park Land (Engineering Sewers and Stormwater, Engineering Transportation Paths, Water Utility)



# Development Review – Impact Fees

- Needs Assessment last completed in 2016
- MGO Sec. 16.23(6)(f) and Sec. 20.08(2)
- New Park Dedication



➤ **PARK-INFRASTRUCTURE IMPACT FEES**

Increased 0.87% based on the Construction Cost Index. The 2025 fee is shown below:

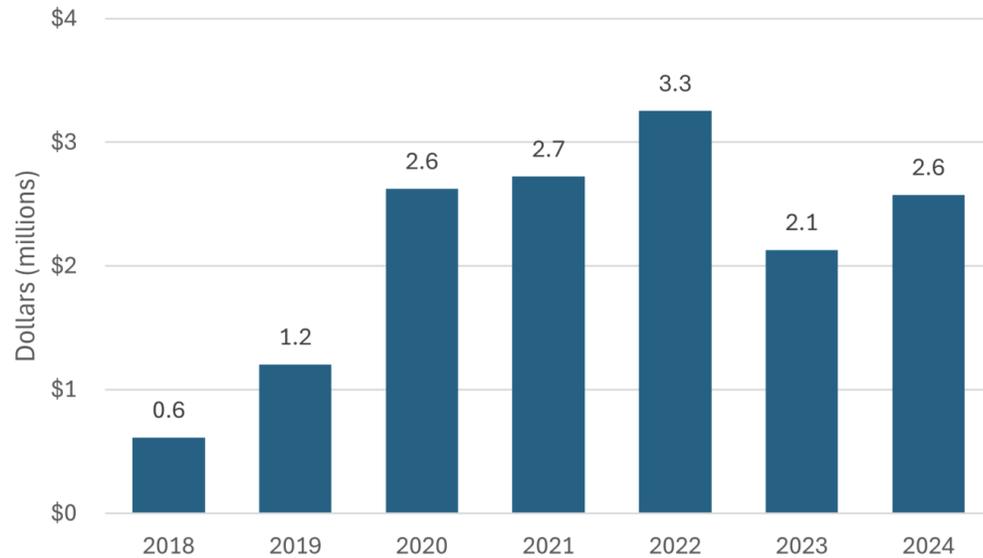
Park-Infrastructure Impact Fee		2025 Rate
Single Family/Duplex		\$2,044.53
Multi-Family		\$1,388.13
Large Multi-Family (4+ bdrms)		\$2,694.20
Age Restricted Multi-Family		\$1,084.14
Group Living Quarters		\$776.11

➤ **PARK-LAND IMPACT FEES** are based on the city-wide average assessed value of land of \$4.74/SF as of Jan 1, 2025.

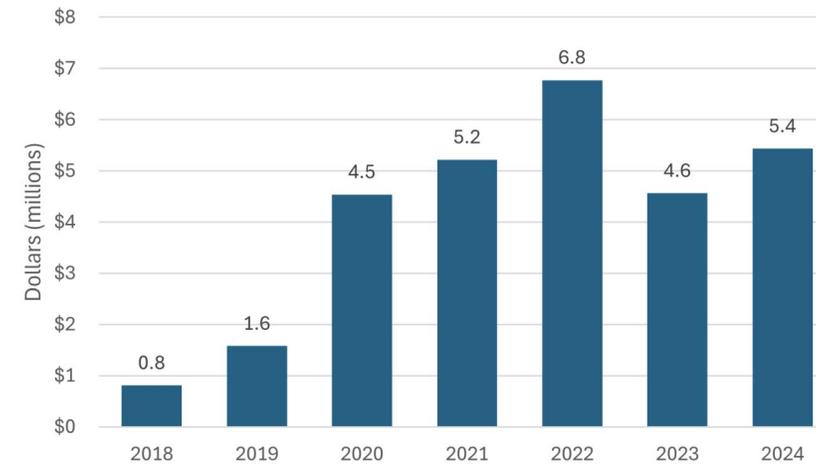
Park-Land Impact Fee	Base square footage per Ordinance Dec. 2016		2025 Rate
Single Family/Duplex	1,081		\$5,123.94
Multi-Family	734		\$3,479.16
Large Multi-Family (4+ bdrms)	1,424		\$6,749.76
Age Restricted Multi-Family	573		\$2,716.02
Group Living Quarters	410		\$1,943.40

# Impact Fees

**Figure 6.6: Park-Infrastructure Fees Collected (2018-2024)**



**Figure 6.5: Parkland Impact Fees Collected (2018-2024)**



**Table 6.1: Parkland Acquired and/or Expanded (2018-2024)**

Acquired Through Dedication	Purchased Using Park-Land Impact Fees	Acquired Using Combination
Acacia Ridge Park Canter Park Country Grove Park Eagle Trace Park Midtown Commons Park Sunshine Ridge Park	Apple Ridge Park Brittingham Park Cherokee Marsh-North Unit Hill Creek Park Moraine Woods Conservation Park O. B. Sherry Park Olin Park Tilton Park Whitetail Ridge Park Zeier Park	Hartmeyer-Roth Park Elver Park

# Park Inventory Data



P&D staff coordinate with Parks GIS Specialist to update utility and amenity mapping when new projects are constructed. P&D staff also review Digger's Hotline tickets when the GIS Specialist is unavailable.

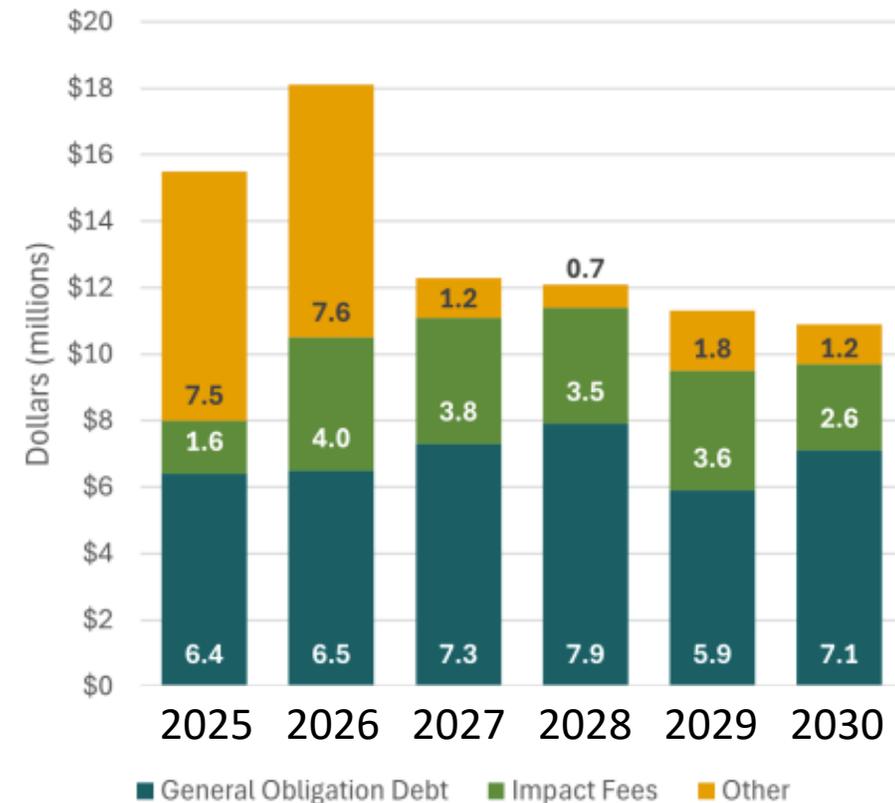


P&D staff maintain inspection and condition data for various amenities such as pavement and courts

# Capital Improvement Plan and Implementation

- CIP Preparation
  - Identify projects from park planning documents and maintenance schedules
  - Define project scope and cost estimate
  - Coordinate project budgets with other agencies (Engineering, etc.)
  - Assist with CIP submission documentation
  - Assist with funding allocations (General Obligation Funding, Impact Fee Funding, TID Funding, etc.)

**Figure 6.4: Adopted Capital Budget and 2026-2030 Capital Improvement Plan**



# CIP Implementation – Project Types / Scope

- Major Projects
  - New amenities or replacement of large amenities
- Minor Projects
  - Playground replacements, wall replacements, field rehabilitations etc.
- Yearly Maintenance Projects
  - Fencing repairs, pavement striping, pavement crack sealing, invasive plant treatments, etc.
- Madison Parks Foundation / CDBG Grants / Neighborhood Grants
- Golf Program Assistance
- Olbrich Botanical Gardens Assistance

# Completed Projects in 2025



2024 Playground Replacements



Rennebohm Park Sprayground



Tenney Park Beach Shelter



The Roth Street property has been acquired by Madison Parks as part of the Oscar Mayer Special Area Plan.

Tilton Park House Demolition



Country Grove Park Shelter



Door Creek Park Shelter



Galaxy Park Basketball



McPike Park Building Demolitions

# Projects In-Progress – Construction

- Rennebohm Tennis Court (East) Reconstruction
- 2025 Sport Court Maintenance
- Brittingham Tennis Court Fencing Replacement
- 2025 Pavement Crack Sealing
- 2025 Pavement Striping
- Olive Jones Park Storm Sewer Lining
- Door Creek Park Nice Rink
- 2025 Playground Replacements (Portland Park)
- R. Richard Wagner Park Retaining Wall Replacement
- Bernie’s Beach Game Table
- Warner Park Community Recreation Center Expansion
- Sun Shelters (North Star Park, Sycamore Park, Kestrel Park)



Rennebohm Tennis Court (East)  
Reconstruction



# Projects In-Progress – Design and Bidding

- Madison LakeWay
- Warner Park Pickleball Courts
- Manchester Park Path and Basketball Court
- Worthington Park Futsal Court
- Hoyt Park Parking Lot Replacement
- Burrows Park Parking Lot Replacement
- Country Grove Park Singletrack
- Kenneth Newville Park Rehabilitation
- Breese Stevens Field Turf Replacement
- Breese Stevens Field Shower Room Improvements
- Door Creek Park Nice Rink
- Warner Beach Parking Lot Lighting
- 2025 Playground Replacements (Ontario Park, Kennedy Park, Ontario Park, Sandburg Park)
- 346 E Lakeside St. Demolition
- Cypress Spray Park Re-design
- Gate Replacements – Spring Harbor Beach, Pilgrim Park, Hoyt Park, Hiestand Park
- (Former) Town of Madison Parks Improvements – Hiefitz Park, Harvey Schmidt Park
- Penn Park Lighting
- Lincoln School (James Madison Park) Retaining Wall Repairs / Replacement / Removal
- Olbrich Park North Parcel (Garver Feed Mill)
- Olin Park Pedestrian Bridge Replacement

# Projects In-Progress - Planning

- 2025-2030 Park and Open Space Plan
- Midtown Commons Master Plan
- Woods Farm Park Development Plan
- Canter Park Development Plan
- Southeast Area Plan
- Southwest Area Plan
- Recreational Biking Inventory, Operations, and Maintenance Manual
- Needs Assessment Update