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**MADISON  
PARKS**

Kevin Briski  
Madison Parks Superintendent

Madison Parks Division  
www.cityofmadison.com/parks

**Administrative Office  
Planning and Development  
Community & Recreation Services**  
210 ML King, Jr. Blvd. Rm. 104  
P.O. Box 2987  
Madison, WI 53701-2987  
Phone: 608.266.4711  
Fax: 608.267.1162  
Textnet: 866.704.2315

**Parks Operations Offices**  
Goodman Maintenance Facility  
1402 Wingra Creek Pkwy.  
West Parks, 608.266.9214  
Summit, 608.288.6164  
West Forestry, 608.266.4816  
Construction, 608.266.6289  
Conservation, 608.267.4918

Sycamore Maintenance Facility  
4602 Sycamore Ave.  
East Parks, 608.246.4508  
East Forestry, 608.266.4816

**Olbrich Botanical Gardens**  
3330 Atwood Ave., 608.246.4550

**Warner Park Community  
Recreation Center**  
1625 Northport Dr., 608.245.3690

**Irwin A. & Robert D. Goodman Pool**  
325 Olin Ave., 608.264.9292

**Golf Madison Parks**  
Supervisor, 608.838.3920  
**Glenway Golf Course**  
3747 Speedway Rd., 608.266.4737  
**Monona Golf Course**  
111 East Dean Ave., 608.266.4736  
**Odana Hills Golf Course**  
4635 Odana Rd., 608.266.4724  
**Yahara Hills Golf Course**  
6701 E. Broadway, 608.838.3126

**State Street Mall/Concourse  
Maintenance**  
120 S. Fairchild St., 608.266.6031

**Forest Hill Cemetery**  
1 Speedway Rd., 608.266.4720



A Proud Division of  
the City of Madison

TO: Plan Commission

FROM: Kevin Briski, Parks Superintendent

DATE: February 28, 2014

SUBJECT: First Addition to 1000 Oaks (702 South Point Road)

A handwritten signature in black ink, appearing to read "Kevin Briski".

On the preliminary and final plats of the First Addition to 1000 Oaks (702 South Point Road), the developer proposes to dedicate approximately 11.7 acres of parkland to the City. Identified as Outlot 7, the lot has limited road frontage along Caramel Leaf Drive and Tawny Acorn Drive. This Outlot is contiguous with the previously dedicated 2.76 acre parkland parcel identified as Thousand Oaks Park (Outlot 1 CSM 13155). Parkland dedication for this development is identified in the Pioneer Neighborhood Plan.

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 persons 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."

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

22-24

- 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 should meet the minimum size requirement of 5 acres or more (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 park system to create a sustainable park system for the citizens of the City of Madison.

The previous plat for 1000 Oaks (which was conditionally approved in June 2008, "2008 Plat"), identified approximately the same general area for parkland dedication as the First Addition to 1000 Oaks plat under review (currently Outlot 7, "First Addition Plat"). While Outlot 7 exceeds the parkland dedication requirement in terms of acreage, Outlot 7 has significant slopes that limit opportunities for park development. An east-west connector bike path has been identified through Outlot 7 as one of the recreational amenities for this park; it's also critical that this park provide developable space for neighborhood park recreational amenities like a playground and open play/picnic area.

Changes have been made to the 1000 Oaks Plat which subsequently changed the configuration of the park, limiting opportunities for neighborhood park features and diminishing access and visibility into the park. As the duly authorized representative of the Park Commission on these matters, my comments are as follows:

1. The 2008 Plat provided significant road frontage along Caramel Leaf Drive for Outlot 7. The central area of Outlot 7 along Caramel Leaf Drive is also the area that has minimal slopes and therefore is the prime location to provide neighborhood recreational amenities for this development. The park road frontage along Caramel Leaf Drive was shown as 589.5 ft in the 2008 Plat; in the First Addition Plat, the road frontage has been reduced to 346 ft (more than 40%). Eliminating Lots 136-138 and incorporating this area into Outlot 7 would nearly restore the road frontage shown in the 2008 Plat and improve the amount of developable parkland to provide recreational amenities to this neighborhood. This recommendation is also consistent with the Pioneer Neighborhood Plan and the Park and Open Space Plan. The Pioneer Neighborhood Plan emphasizes that parkland in this neighborhood "should focus on active recreational facilities." The neighborhood plan further suggests "the specific range of activities within these parks should be in accordance with the needs of its likely users and the City's park development standards included in the Park and Open Space Plan" (p. 52, Adopted Pioneer Neighborhood Plan).

2. When a park is being dedicated with a plat, it is critical that the surrounding neighborhood have adequate access and visibility into the park. As currently shown, access and visibility into Outlot 7 has been greatly reduced from the 2008 Plat as additional single-family lots have been added along the perimeter of the park. For example, Outlot 1 of CSM 13155 was shown in the 2008 Plat to have road frontage along its entire northern edge; in the First Addition Plat, Caramel Leaf Drive has been shifted to the north to allow space for an additional three single-family lots (the eastern access from Caramel Leaf Drive has been completely eliminated). While the 2008 Plat had 11 residential lots backing onto the northern side of the park, the First Addition Plat has 21 residential lots backing onto the northern side of the park. This change will seriously diminish the park's connectivity to the neighborhood and utilization. Reductions to the park road frontage are summarized below:

Reductions in Park Road Frontage from 2008 Plat			
Central	Eastern	Southern	Western
40%	Eliminated	50%	Nearly 50%

Incorporating Lots 136 – 138 into Outlot 7 and eliminating Lots 125-127 along Outlot 1 CSM 13155 will begin to restore visibility and access consistent with the intentions of the 2008 Plat.

3. A condition of the 2008 Plat stated "The developer shall provide a tree inventory and assessment to identify any significant disease issues, to ensure protection of trees at the woodland edge adjacent to development lots and to identify trail corridors and park development locations. Surveyed locations will be required for trees in some areas adjacent to proposed construction. Coordination with the developer will also be required to ensure that fencing of the woodland property lines occurs as part of the development process." This is recommended as a condition of approval for the First Addition Plat as well. The fencing of the woodland property lines is recommended for all lots backing onto Outlot 7; the fencing should be located on the single-family lots with a requirement that the fencing be maintained by the property owner.
4. A condition of the 2008 Plat stated "The park will become the primary corridor for the regional bike path. The potential trail routes and feasibility for a trail underpass of South Point Road should be evaluated as part of the plat grading design. The drainage corridor should be evaluated for pedestrian trails." This is recommended as a condition of approval for the First Addition Plat as well.
5. No underground utility easements shall be located within the park unless approved by the Parks Division.
6. The First Addition Plat as currently proposed includes 259 single-family lots and 11 Twin Home lots (22 SF/duplex units). The parkland dedication requirement for a single-family/duplex lot is 1100 square feet per MGO Sec. 16.23(8)(f) and 20.08(6); the total dedication requirement for this subdivision is 309,100 sq ft and has been met with the dedication of Outlot 7 for park purposes. Park

Development Impact Fees per MGO Sec. 20.08(2) will be required for all new residential development in this subdivision; a credit will be given for the existing single-family home on the property. The developer must select a method for payment of park impact fees prior to signoff of the final plat. This development is within the Elver Park impact fee district (SI29). Please reference ID# 08115 when contacting Parks Division staff about this project.

7. 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.