

Resolution #RES-16-00388 (Legislative File 42079); (Legislative File 42334)
Appendix A: Matrix of Locations Evaluated as Potential Community Garden Sites

Feasible Sites

Map	Site	Address	Location and Accessibility	Sun Exposure (to be confirmed by CGW)	Soil and Topo. Conditions (to be confirmed by CGW)	Water Access	Estimated Cost*	Land Security/Tenure	Competing Uses / Feasibility
B	Bordner Park - Southern Area	5610 Elder Place, Madison, WI 53705	1.1 miles from former garden site at 4791 Old Middleton Road. Accessible by car, biking and walking. Old Middleton Rd/Rosa Rd is a bus route. On street parking is allowed.	Fair - trees on all sides; will require removal of trees.	Medium slopes (5-6%) - soil testing would have to be done	Water is available from N. Rosa Road.	\$12,000-\$15,000 for water line installation	Public lands (city Park); deed restriction "dedicated to the public for use as a park"	Tree removal would be necessary to create an open space with adequate sunlight in this area.
F	Indian Hills Park	5001 Flambeau Rd, Madison, WI 53705	0.6 miles from former garden site at 4791 Old Middleton Road. Accessible by car, bike, walking, on street parking. Crossing of University Ave required.	Good sun exposure	Flat slopes (1-2%) - soil testing would have to be done	Water easily accessible, 10" water main runs through park.	Estimate \$11,000-\$14,000 for water line installation	Public lands (City Park); no apparent deed restrictions	Large open play area with few competing uses, utility conflicts are minimal. Close to University Hills site, projects to replace playground and reconstruct path programmed for 2018 will provide flexibility for location of garden space.
J	Rennebohm Park - Backstop Area	115 N. Eau Claire Ave, Madison, WI 53705	0.4 miles from former garden site at 4791 Old Middleton Road. Accessible by car, bus, bike, walking	Good sun exposure	Slopes generally flat (2-3%) - see original Sheboygan Community Garden application (Feb 2016) for information on soil tests conducted on area next to tennis courts	Water is available from the existing nearby garden which was installed in 2017.	\$50,000-\$60,000 - re-route path, connect to current water line, and relocate backstop	Public land (City Park)	Soccer and backstop area impacted. Soccer field rotation requires additional space to prevent turf damage. Garden location problematic due to cost to relocate path and other site improvements needed.

*** NOTE: All water and infrastructure estimates are approximate and will not be known until a water line layout is determined and quotes are obtained from a contractor for the work**
CGW - Community Groundworks

Other Sites Evaluated

A	Bordner Park - Northern Area	5610 Elder Place, Madison, WI 53705	1.1 miles from former garden site at 4791 Old Middleton Road. Accessible by car, biking and walking. Old Middleton Rd/Rosa Rd is a bus route. On street parking is allowed.	Fair - trees surrounding site on west and south	Flat to medium slopes (3-4%) - soil testing would have to be done	Water access will require tapping the water main on N Rosa Rd and installing a 40 foot lateral and patching the existing street.	Estimate \$5,000-\$8,000 for water line installation	Public lands (city Park); deed restriction for "park purposes only"	The eastern side of the park is a drainageway that tends to flood into the park during large events and no gardens should be planned for this area. Area to the south (north of Elder) is used for soccer and has a backstop. Areas north of the shelter have utilities in conflict, limiting space for garden. The area directly north of the cunnette outfall has large storm box culverts.
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C	Garner Park	333 S. Rosa Rd, Madison, WI 53705	1.5 miles from former garden site at 4791 Old Middleton Road. Accessible by car, bus, bike, walking, on-street parking available.	Fair to poor- Shade from existing trees depending on location	Some steep slopes - testing would have to be done	Water available on South Hill or Rosa Rd. Will require patching street	Medium to low depending on location; conflicts with existing park uses/plan, water installation cost could be high	Public land (City Park) with deed restrictions in place restricting it for "public park purposes only" and "outdoor recreation". Community garden is contrary to the restriction language	Immediately adjacent to scheduled athletic field areas, conflicts could occur when fields are in use. Opera in the Park stage location. Deed restrictions for "park purposes only."
D	Glen Oak Hills Park	301 Glen Hwy, Madison, WI 53705	1.1 miles from former garden site at 4791 Old Middleton Road. Accessible by car, biking, walking, parking on the street. No sidewalk, bus route nearby	Fair - only viable location is on Glen Highway near playground, limited open space. Western sun only because of the mature tree canopy.	Steep slopes (7-10%) - testing would have to be done	Water is available on Glen Highway; approximately 40 LF with pavement patching required.	Estimate \$15,000-\$25,000 for water line installation	Public land (City Park); no deed restrictions	No immediate competing uses other than open passive uses. Tree removals may be required, steep slopes, higher water line installation costs.
E	Hoyt Park	3902 Regent St, Madison, WI 53705	1.8 miles from former garden site at 4791 Old Middleton Road. Accessible by car, bike. No sidewalk available but parking lot is located within the park. Bus route nearby	Poor sun exposure, area heavily wooded	Medium slopes (5-6%) - testing would have to be done	Water available to site from shelter	Low to medium because of topography, competing uses, only one open area	Public lands (City Park) however, this is on the state and national register of Historic Places	Conflicts with softball and open play area uses. Park on the National Register of Historic Spaces. Medium slopes, heavily treed park, only one open area that is already being utilized in multiple ways.
G	Lucia Crest Park	514 N. Owen Dr, Madison, WI 53705	1.0 miles from former garden site at 4791 Old Middleton Road. Accessible by car, bike, walking. 2 hr on-street parking available.	Fair to poor - large trees surround the park casting significant shade. Tree removal likely required.	Flat slopes (1-2%) - testing would have to be done	Water is available on Owen Park Way; approximately 225 LF with pavement patching required.	Estimate \$25,000-\$50,000 for water line installation	Public land (City Park); no deed restrictions	No immediate competing uses other than open passive uses. Tree removals may be required. Water installation problematic.
H	Mineral Point and Westmorland Rd (Police lot)	330 Westmorland Rd, Madison, WI 53705	1.7 miles from former garden site at 4791 Old Middleton Road. Accessible by car, bike, walking. 2 hr on-street parking available.	Good sun exposure	Soil conditions unknown - testing would have to be done	Would require digging into land of adjacent residential property owner to access main	Medium to high; easement into property owner's land		Currently a parking lot
I	Quarry Park	3102 Stevens St, Madison, WI 53705	1.4 miles from former garden site at 4791 Old Middleton Road. Accessible by bike and car however no on street parking, no parking lot and no sidewalk	Poor - sun exposure, heavily wooded	Steep slopes (10-30%) - testing would have to be done	water is only readily available at the far east side of park	High; water is not readily available, steep slopes, heavily tree cover	Public land (City Park)	Heavily wooded area with walking paths and bike routes throughout. Steep slopes, heavily wooded, not feasible for community garden.
K	Rennebohm Park - Southeast Area	115 N. Eau Claire Ave, Madison, WI 53705	0.4 miles from former garden site at 4791 Old Middleton Road. Accessible by car, bus, bike, walking	Some shade from existing trees	Slopes generally flat (2-3%) - see attached information from soil tests conducted on area next to tennis courts	Need to install a long lateral across Regent Street, which is a boulevard. High costs associated with the water installation.	Medium to high; there is an 8ft grade differentiation which will require retaining walls; conflicts with existing park uses outlined by deed restriction; would have to tear up Regent Street for water access	Public land (City Park) with deed restrictions on Lot 2	Existing Trees on the southern edge of the park will block sun exposure. Conflicts with athletic field use. Deed restrictions prohibit use as a community garden. Water access costly.

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L	Rennebohm Park - Eastern Area	115 N. Eau Claire Ave, Madison, WI 53705	0.4 miles from former garden site at 4791 Old Middleton Road. Accessible by car, bus, bike, walking	Some shade from existing trees	Slopes generally flat (2-3%) - see attached information from soil tests conducted on area next to tennis courts	Need to install a long lateral across Regent Street, which is a boulevard. High costs associated with the water installation.	Medium to low viability. An existing storm sewer main located in this area that will need to be avoided and will impact the amount of land that can be used; conflicts with existing park uses outlined by deed restriction	Public land (City Park) with deed restrictions on Lot 2	Existing path and storm sewer impact useable area. Deed restricts prohibit use as a community garden. Water access costly.
M	Rennebohm Park - Greenway (Drainage Area)	115 N. Eau Claire Ave, Madison, WI 53705	0.4 miles from former garden site at 4791 Old Middleton Road. Parking limited access by bike or bus good	Assuming trees are removed to create the area - GOOD; if not POOR	If area is filled, slopes would be relatively flat. Approximately 2' of fill could be placed on top of the box culvert extension.	Need to install a long lateral from the E side of Segoe Road	Low viability. This is a very high cost option - total cost about \$900,000 with approx \$250,000 covered by the stormwater utility	Land owned by both Parks Dept and City Engineering	Site is currently used as a greenway - would require complete reconstruction, in-fill, and "piping" of the existing channel. High cost of site modifications make locating garden problematic.
N	Shorewood Community Gardens	3000 Purdue St, Shorewood Hills, WI 53705	Limited to Shorewood Hills residents only	N/A	Soil conditions unknown - testing would have to be done	N/A	N/A	N/A	Restricted to Shorewood residents only.
O	Spring Harbor Beach	1918 Norman Way, Madison, WI 53705	1.2 miles from former garden site at 4791 Old Middleton Road. Accessible by walking and biking. No parking on-street or at park	Poor - Shade from existing trees	Slopes relatively flat (2-3%) - testing would have to be done	Water available from bath house	Low viability. Limited space, utilities would need to be relocated	Public lands (city Park); need to verify deed restrictions	Not much area for garden and in direct conflict with beach use.
P	Spring Harbor Middle School	110 Spring Harbor Dr, Madison, WI 53705	1.0 miles from former garden site at 4791 Old Middleton Road. Accessible by car, bus, bike, walking	Good sun exposure	Soil conditions unknown - testing would have to be done	School could supply water	Unknown	MMSD land; Land use restrictions	School activities, land use restrictions due to burial mounds make locating garden problematic.
Q	Spring Harbor Park	5218 Lake Mendota Dr, Madison, WI 53705	1.0 miles from former garden site at 4791 Old Middleton Road. Area on University Ave is difficult to access other than from the bike path.	Fair to poor - area on University Ave has good sun exposure but most other areas heavily treed.	Slopes medium (4-5%) - testing would have to be done	Area on University Avenue water is not readily available. Water is available on Spring Harbor Dr - requires pavement patching	Low - medium viability. Water access to Univeristy Avenue is cost prohibitive. Water from Spring Harbor Drive is readily available.	Public lands (city Park); need to verify deed restrictions	Area on University Ave has large storm and sanitary sewers that are in conflict that can not be moved. Area on Spring Harbor Drive has trees and basketball and utility conflicts in the immediate vicinity, make locating garden problematic.
R	"Triangle" Land Dedication	43°04'30.4"N 89°27'54.4"W (5003 University Av, Madison, WI 53705)	0.6 miles from former garden site at 4791 Old Middleton Road. Accessible by car, bus, bike, walking	Good sun exposure	Soil conditions unknown - testing would have to be done	Would require installing a lateral through DOT RoW leased by WI Southern Railroad	high; installation of water lateral and agreements with DOT	Comprised of State RoWs (DOT railroad and US/State HWYs)	1/2 of garden area is University Ave ROW and other 1/2 owned by WI DOT make locating garden problematic.
S	University Community Gardens	43°04'58.8"N 89°26'38.8"W (33 University Houses, Madison, WI 53705)	1.9 miles from former garden site at 4791 Old Middleton Road. Accessible by car, bike, walking	Good sun exposure	Soil conditions unknown - testing would have to be done	N/A	N/A	N/A	Owned by UW Regents, no space to expand further.
T	University Research Park	510 Charmany Dr, Madison, WI 53705	1.7 miles from former garden site at 4791 Old Middleton Road. Accessible by car, bus, bike, walking	Sub-site dependent - Good sun exposure	Soil conditions unknown - testing would have to be done	N/A	N/A	N/A	Private property, may be redeveloped in the future, locating garden problematic.
U	Van Hise Elem/ Hamilton Middle	246 S Segoe Rd, Madison, WI 53705	1.2 miles from former garden site at 4791 Old Middleton Road. Accessible by car, bus, bike, walking	Sub-site dependent - Good sun exposure	Slopes relatively flat (2-3%) - testing would have to be done	School can supply water	\$10,000-\$15,000 for water line installation	MMSD land	School activities

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V	Vernon Boulevard	43°04'10.7"N 89°27'09.3"W (215 Price Pl, Madison, WI 53705)	0.8 miles from former garden site at 4791 Old Middleton Road. Near bike route and bus accessible; walkable	Good -sun exposure pending and redevelopments	Slope varies (1-5%) - testing would have to be done, most likely inadequate soil conditions on existing median area, would require raised beds	Water mains under site; would need to install two 40' laterals.	Lower cost with current street design (gardens in a median), moving the median cost is extremely high \$1,295,000	Right-of-Way owned by City of Madison	Parking would have to be removed with site redesign, liability concerns, long timeline for street redesign make locating garden problematic. Vernon Blvd and Price Pl tentatively scheduled for resurfacing in 2019 (budget cuts may push that to 2020). The cost to resurface both streets is \$225,000. Engineering does not have funds budgeted to reconstruct and eliminate the median. That would require an additional 1 to 1.3 million dollars.