

# PARK DEVELOPMENT PLANS NORTHEAST AREA



Public Meeting  
Zoom  
5/24/23

# INTRODUCTION

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# WELCOME

Thanks for coming, we're looking forward to working with you to discuss the neighborhood and mini parks in your area! We want to hear your thoughts and ideas, so to make sure everyone has an equal chance to speak...

- We address all comments/questions during discussion periods and at the end of the presentation. Please use the "Raise Hand" reaction if you have a question so staff can unmute you.
- No disparaging remarks about others' comments.
- If you are not comfortable speaking tonight, please call, email, or take our online survey.

# TONIGHT'S GOALS



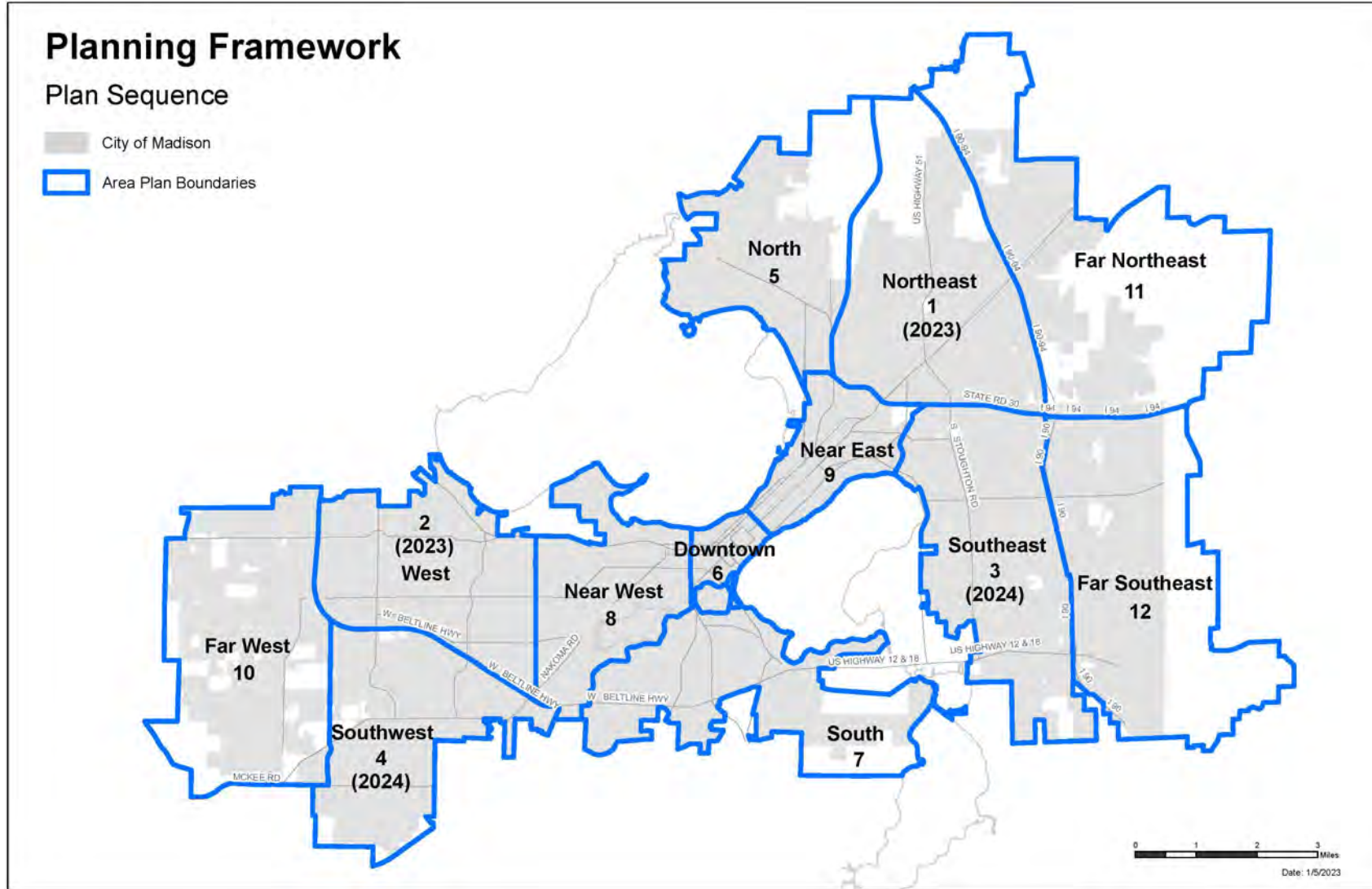
What are we talking about?  
Location of parks and introduction to development planning process

Park Fact Sheets  
Existing amenity review  
Planned improvements

Discussion/Comment period

Now what?  
Gathering public input/comments, draft plan(s), follow-up public information meeting

# PLANNING FRAMEWORK



Additional information is available on the project website!

[www.cityofmadison.com/NortheastPlan](http://www.cityofmadison.com/NortheastPlan)



# PARK CLASSIFICATIONS

## **Community Park (ex. Reindahl, Sycamore)**

Typically greater than 20 acres, these parks serve a broader purpose than a neighborhood park. They focus on meeting community-based recreation needs, as well as preserving unique landscapes and open spaces.



## **Neighborhood Park**

Greater than 5 acres, neighborhood parks remain the basic unit of the park system. These parks serve as the recreational and social focus of the neighborhood.



## **Mini Park**

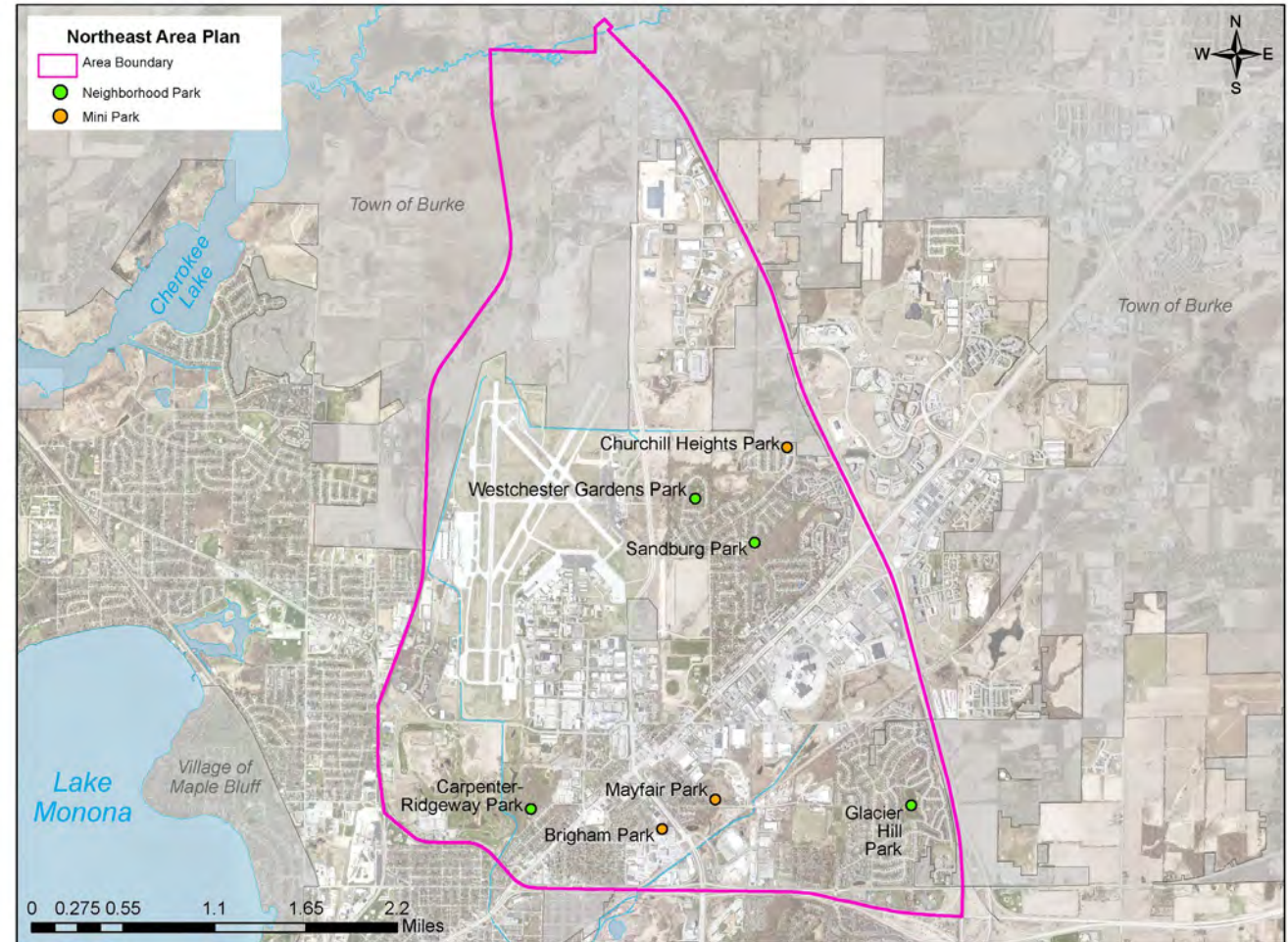
Fewer than 5 acres and used to address limited, isolated, or unique recreational needs.

# PARKS PLANNING PROCESS

## *Park Development Plans*

A guide to park improvements planned in the coming 10 to 15 years at Neighborhood and Mini Parks

- Park's existing conditions
- Recent improvements
- Planned improvements
- Planned expansion, if any



# PARK DEVELOPMENT PLAN

What is it?

- Dynamic long-term planning document that provides a framework for future development and improvements.
- Establish the general location recommendations for desired amenities and resource protection.
- The identified improvements are often implemented in phases, with each phase requiring further design development and public engagement before construction.

Questions answered by a Park Development Plan: What is going to happen, where-ish, when-ish, and about how much will it cost?

A 10,000 foot view!



# PARK DEVELOPMENT PLAN

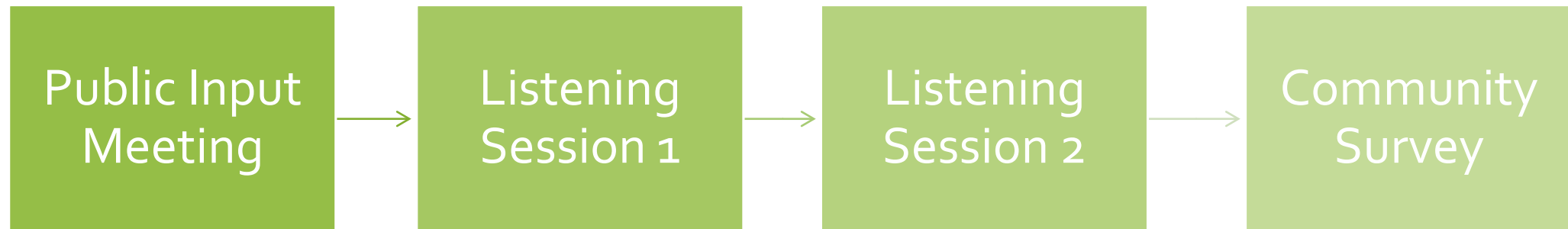
A Park Development Plan does NOT:

- Specify specific materials or finishes
- Designate exact locations
- Include a planting plan or tree management plan
- Contain construction drawings (which include information like dimensions, colors, products, quality requirements, etc. )

Questions NOT answered by a Park Development Plan: Who is going to build it, when (exact date), and how much will it really cost?

# DEVELOPMENT PLAN PROCESS

## *Phase 1*

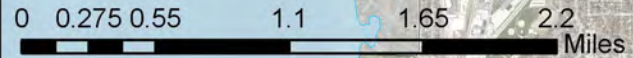
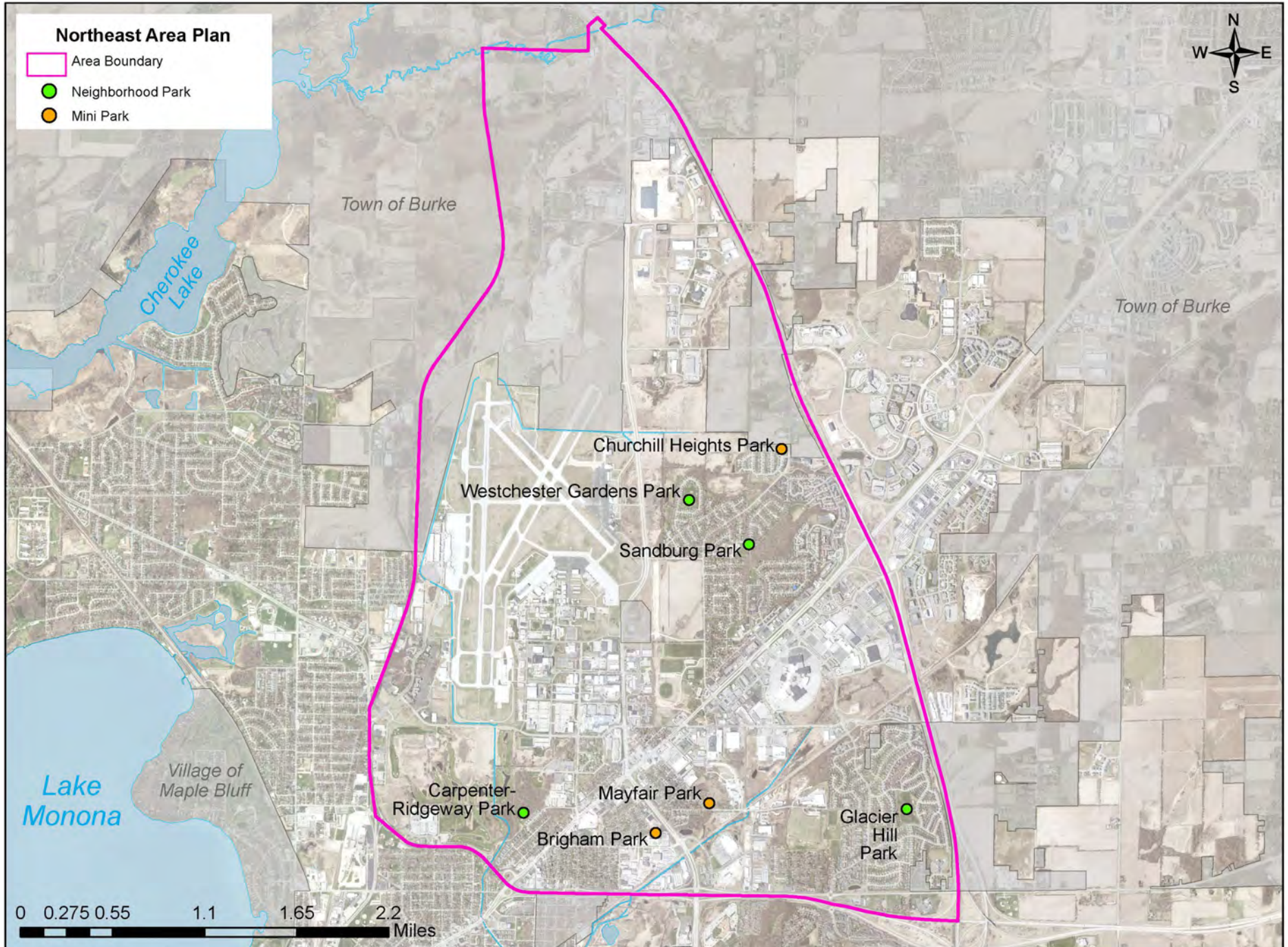
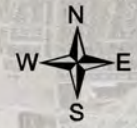


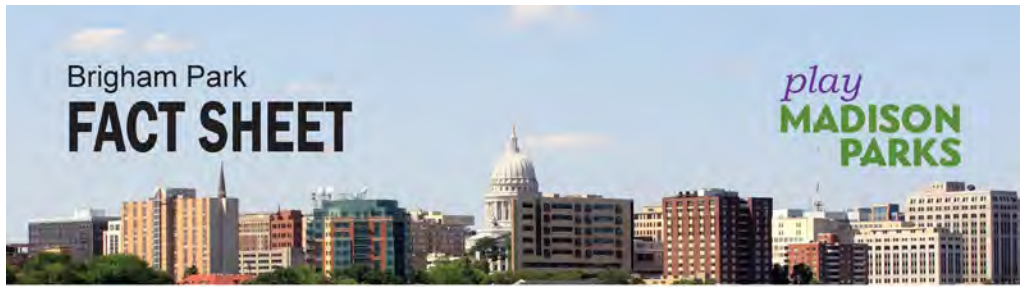
WE ARE HERE

*Phase 2- Late July/August, Phase 3- Sept. through Jan.*

# Northeast Area Plan

- Area Boundary
- Neighborhood Park
- Mini Park





**Park Information**

Address: 911 Rosedale Ave.  
 Park Size: 3.37 acres  
 Park Classification: Mini Park  
 Alder District (2023): District 3  
 Neighborhood Association: Hawthorne

**Park History**

Brigham Park was aquired by the City in small pieces from 1937 through 1960. Prior to park development the land appears to have been farm land with a small wooded area. Park amenities were replaced and relocated to their current configuration in the late 2010's.

**Park Amenities**

| Existing Amenity   | Condition                                 | Original Install Date | Future Replacement Timeframe(if known) |
|--|---|-----------------------|--|
| Playground   | Good                                      | 2017                  |  |
| Basketball Court (Half-Court and Four-Square)                              | Excellent                                 | 2020                  |  |
| Path   | Good                                      | 2017                  |  |
| <b>Planned Park Improvement</b>  | <b>Approximate Installation Timeframe</b> |                       |  |
| No planned improvements in current (2023-2028) Capital Improvements Budget |   |                       |  |

**Special Considerations**

FEMA flood fringe area extends into the southeast area of the park. Deed restriction - prohibition of vehicular access to Highway 51. 10 foot wide MG&E utility easement along Highway 51 right-of-way.



**Brigham Park**  
 Existing Conditions  
 Park Type: MINI  
 Park Acreage: 3.24

**LEGEND**

**Property Data**  
 --- City Bike/Ped Path  
 [Dashed Box] Park Boundary

**DNR Wetland Data**  
 [Green Box] Wetland Class Areas

**Administrative Parcels**  
 --- Public Easements  
 [Blue Box] Stormwater Utility

0 20 40 80 120 160 Feet



**Park Information**

Address: 1220 Carpenter St.  
 Park Size: 3.95 acres  
 Park Classification: Neighborhood Park  
 Alder District (2023): District 12  
 Neighborhood Association: Carpenter-Ridgeway

**Park History**

Carpenter-Ridgeway Park is located on county-owned airport land and is maintained by the city via an easement granted in 1999. The park was developed shortly after being granted the easement.

**Park Amenities**

| Existing Amenity   | Condition                                 | Original Install Date | Future Replacement Timeframe(if known) |
|--|---|-----------------------|--|
| Playground   | Fair                                      | 2002                  | 2031-2035                              |
| Drinking Fountain  | Fair                                      | Unknown               |  |
| Backstop   | Excellent                                 | Unknown               |  |
| Art - Labyrinth  | Good                                      | 2009                  |  |
| Kiosk  | Fair                                      | Unknown               |  |
| <b>Planned Park Improvement</b>  | <b>Approximate Installation Timeframe</b> |                       |  |
| No planned improvements in current (2023-2028) Capital Improvements Budget |   |                       |  |

**Special Considerations**

Must comply with County ordinances and airport rules. No structures allowed greater than 35' above the ground. Improvements are subject to County approval. There are three separate easements with the County. One easement is for pedestrian and bike access to the park and the second is for the water lateral to the drinking fountain. The last is a city park easement. The original easement term was from 1/1/1999-12/31/2008. After that period the easement is year to year unless either party gives 60 days notice before start of the next year.



**Carpenter - Ridgeway Park**

Existing Conditions

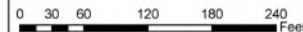
Park Type:  
NEIGHBORHOOD

Park Acreage: 3.95

**LEGEND**

- Property Data**
- City Bike/Ped Path
- Park Boundary
- Administrative Parcels**
- Public Easements
- Stormwater Utility
- DNR Wetland Data**
- Wetland Class Areas

Note: This park is built on a Dane County easement





**Park Information**

Address: 4402 Di Loreto Ave.  
 Park Size: 3.03 acres  
 Park Classification: Mini Park  
 Alder District (2023): District 17  
 Neighborhood Association: None

**Park History**

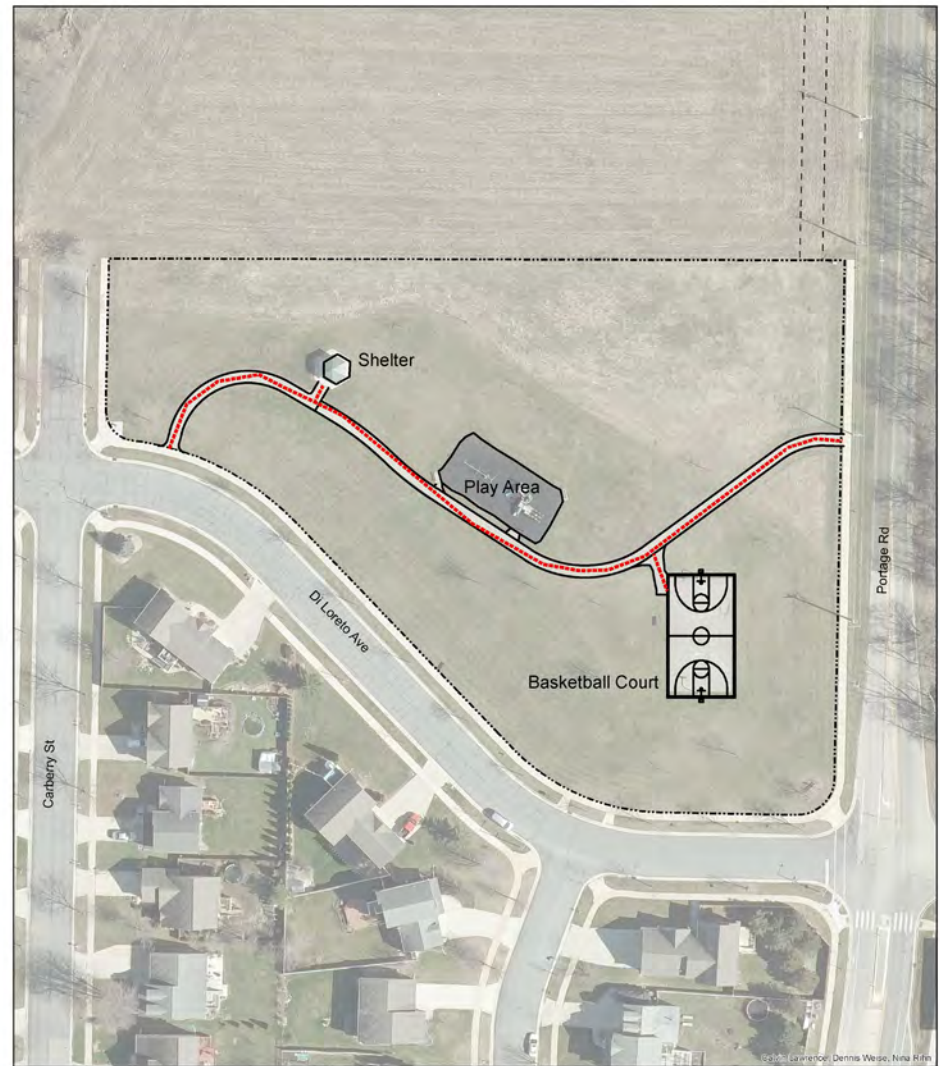
Churchill Heights Park was acquired by the City in 2003 as part of the Churchill Heights Plat. Historic aerial photography shows the land being used as farmland prior to acquisition.

**Park Amenities**

| Existing Amenity   | Condition                                 | Original Install Date | Future Replacement Timeframe(if known) |
|--|---|-----------------------|--|
| Playground   | Fair                                      | 2006                  | 2027-2031                              |
| Basketball Court (Full-Court)  | Fair                                      | 2006                  |  |
| Sun Shelter  | Excellent                                 | 2012                  |  |
| Drinking Fountain  | Excellent                                 | Unknown               |  |
| Path   | Good                                      | 2014                  |  |
| <b>Planned Park Improvement</b>  | <b>Approximate Installation Timeframe</b> |                       |  |
| No planned improvements in current (2023-2028) Capital Improvements Budget |   |                       |  |

**Special Considerations**

30' building setback along Portage Rd. 12' wide drainage easement along north lot line. 10' wide utility easement along Portage Rd. Driveway access to Portage Rd. restricted.



**Churchill Heights Park**

Existing Conditions

Park Type:  
MINI

Park Acreage: 3.03

**LEGEND**

Property Data

--- City Bike/Ped Path

--- Park Boundary

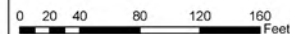
--- Administrative Parcels

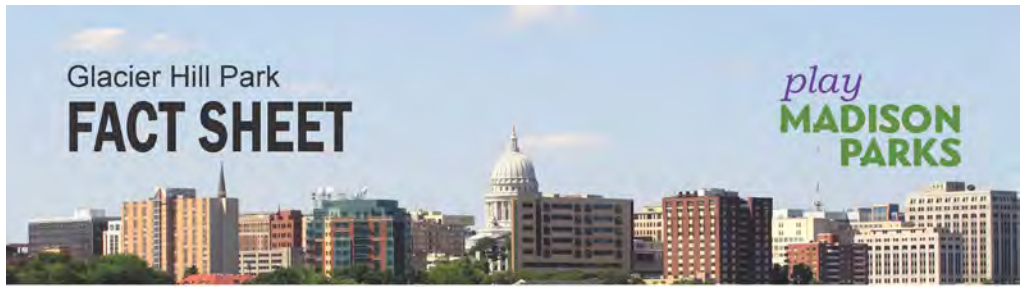
--- Public Easements

--- Stormwater Utility

DNR Wetland Data

--- Wetland Class Areas





**Park Information**

Address: 1018 Glacier Hill Dr.  
 Park Size: 15.50 acres  
 Park Classification: Neighborhood Park  
 Alder District (2023): District 17  
 Neighborhood Association: Ridgewood

**Park History**

Glacier Hill Park was acquired by the City through a series of park dedications included in plat documents from 1994-2002. Historic aerial photography shows the land being used as farmland prior to development. The existing tree lines in park are farmland remnants.

**Park Amenities**

| Existing Amenity   | Condition                                 | Original Install Date           | Future Replacement Timeframe(if known) |
|--|---|---------------------------------|--|
| Playground   | Fair                                      | 2002 (components added in 2010) | 2028-2032                              |
| Basketball Court (Full-Court)  | Good                                      | 2002 (resurfacing in 2019)      |  |
| Sun Shelter  | Excellent                                 | 2019                            |  |
| Drinking Fountain  | Good                                      | Unknown                         |  |
| Reservable Multi-Use Field   | Good                                      | Unknown                         |  |
| Path   | Excellent                                 | 2020                            |  |
| <b>Planned Park Improvement</b>  | <b>Approximate Installation Timeframe</b> |                                 |  |
| No planned improvements in current (2023-2028) Capital Improvements Budget |   |                                 |  |

**Special Considerations**

6' wide MG&E gas main easement along south side of Esker Drive.



**Glacier Hill Park**

Existing Conditions

Park Type:  
NEIGHBORHOOD

Park Acreage: 15.5

**LEGEND**

Property Data

--- City Bike/Ped Path

--- Park Boundary

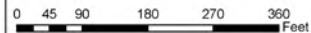
--- Administrative Parcels

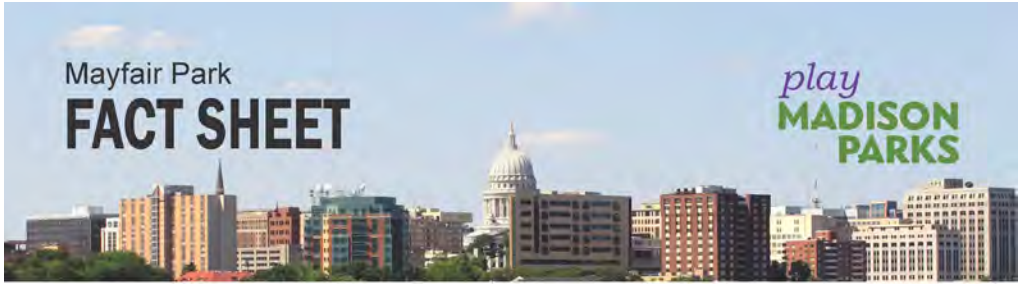
--- Public Easements

--- Stormwater Utility

DNR Wetland Data

--- Wetland Class Areas





**Park Information**

Address: 1102 Mendota St.  
 Park Size: 2.45 acres  
 Park Classification: Mini Park  
 Alder District (2023): District 3  
 Neighborhood Association: Mayfair Park

**Park History**

Mayfair Park was acquired by the City in 1963. Prior to acquisition, the land appears to have been farm land. A 1968 aerial photo shows evidence of a make-shift baseball diamond in the same location as the current backstop. While some improvements have been made, the park has been in its current configuration since around 1995.

**Park Amenities**

| Existing Amenity   | Condition                                 | Original Install Date | Future Replacement Timeframe(if known) |
|--|---|-----------------------|--|
| Playground   | Excellent                                 | 2018                  |  |
| Basketball Court (Full-Court)  | Fair                                      | 2006                  |  |
| Sun Shelter  | Fair                                      | 1975                  |  |
| Backstop   | Poor                                      | Unknown               |  |
| Hot Coals Receptacle   | Fair                                      | Unknown               |  |
| Path   | Good                                      | 2018                  |  |
| <b>Planned Park Improvement</b>  | <b>Approximate Installation Timeframe</b> |                       |  |
| No planned improvements in current (2023-2028) Capital Improvements Budget |   |                       |  |

**Special Considerations**

None.



**Mayfair Park**

Existing Conditions

Park Type: MINI

Park Acreage: 2.45

**LEGEND**

Property Data

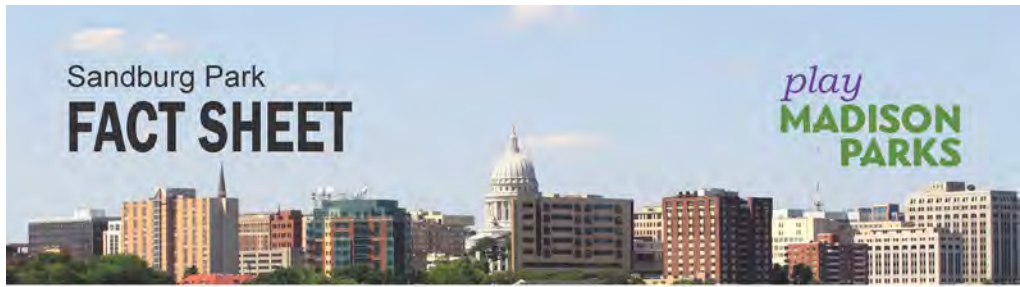
- City Bike/Ped Path
- Park Boundary
- Administrative Parcels
- Public Easements
- Stormwater Utility

DNR Wetland Data

- Wetland Class Areas

0 25 50 100 150 200 Feet





### Park Information

Address: 2818 Independence Ln.  
 Park Size: 14.74 acres  
 Park Classification: Neighborhood Park  
 Alder District (2023): District 17  
 Neighborhood Association: Greater Sandburg, Bluff Acres

### Park History

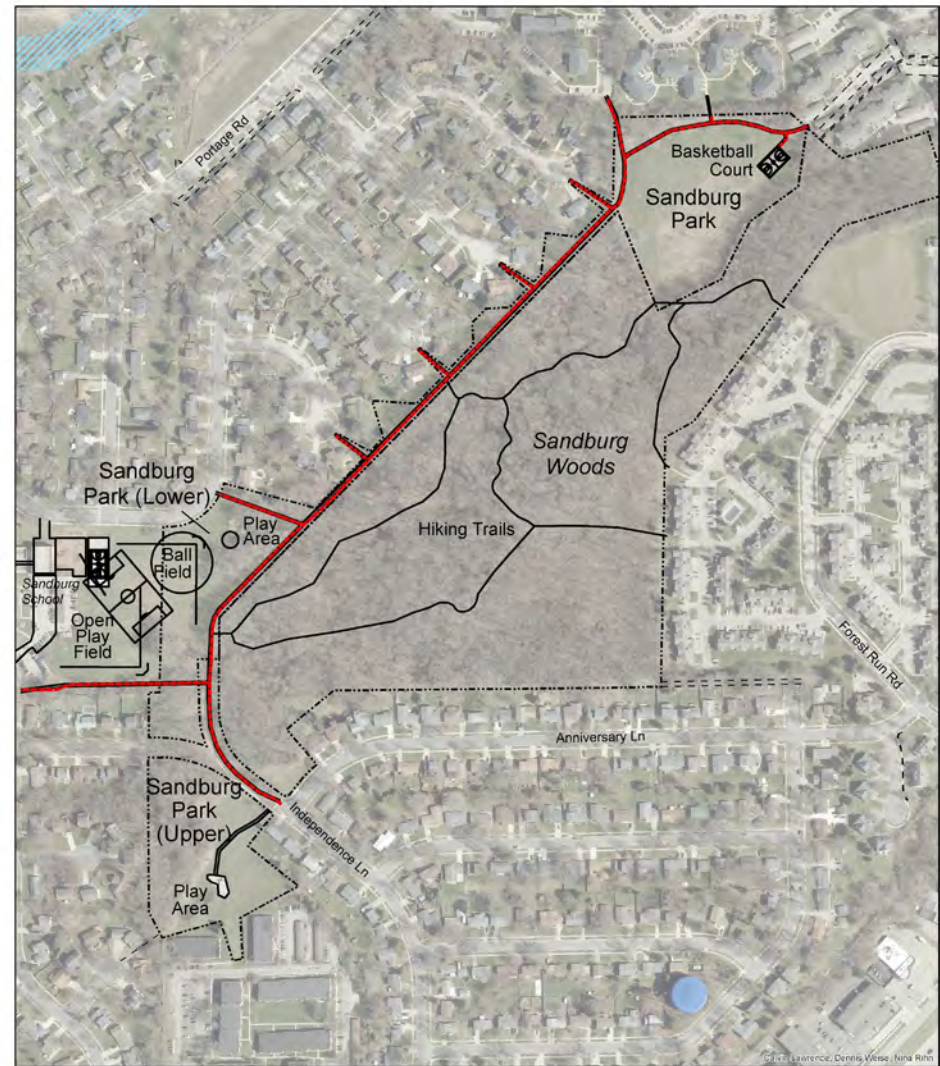
Sandburg Park was acquired by the City through a series of park land dedications included in development plats for the area from 1976-1982. Non-wooded portions of the land were used as farmland prior to park development.

### Park Amenities

| Existing Amenity                | Condition                                 | Original Install Date              | Future Replacement Timeframe(if known) |
|---------------------------------|---|------------------------------------|--|
| Playground (Lower)              | Good                                      | 2017                               |  |
| Playground (Upper)              | Fair                                      | 1996                               | 2025-2028                              |
| Basketball Court (Full-Court)   | Excellent                                 | 1988 (resurfaced in 1997 and 2019) |  |
| Backstop                        | Fair                                      | Unknown                            |  |
| Path                            | Good                                      | 2011                               |  |
| <b>Planned Park Improvement</b> | <b>Approximate Installation Timeframe</b> |                                    |  |
| Drainage Improvement (East End) | 2028-2033                                 |                                    |  |

### Special Considerations

20' wide water main easement from Tomscot Tr. to Independence Ln. Potential archaeological considerations.



### Sandburg Park

Existing Conditions

Park Type:  
NEIGHBORHOOD

Park Acreage: 14.74

### LEGEND

#### Property Data

--- City Bike/Ped Path

- - - Park Boundary

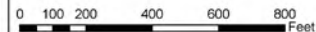
Administrative Parcels

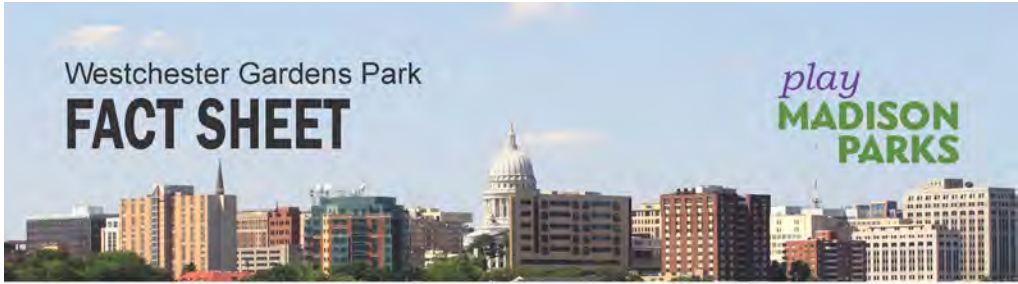
- - - Public Easements

Stormwater Utility

#### DNR Wetland Data

Wetland Class Areas





Westchester Gardens Park  
**FACT SHEET**

play  
**MADISON  
PARKS**

**Park Information**

Address: 3330 Basil Dr.  
Park Size: 7.08 acres  
Park Classification: Neighborhood Park  
Alder District (2023): District 17  
Neighborhood Association: Greater Sandburg, Westchester Gardens

**Park History**

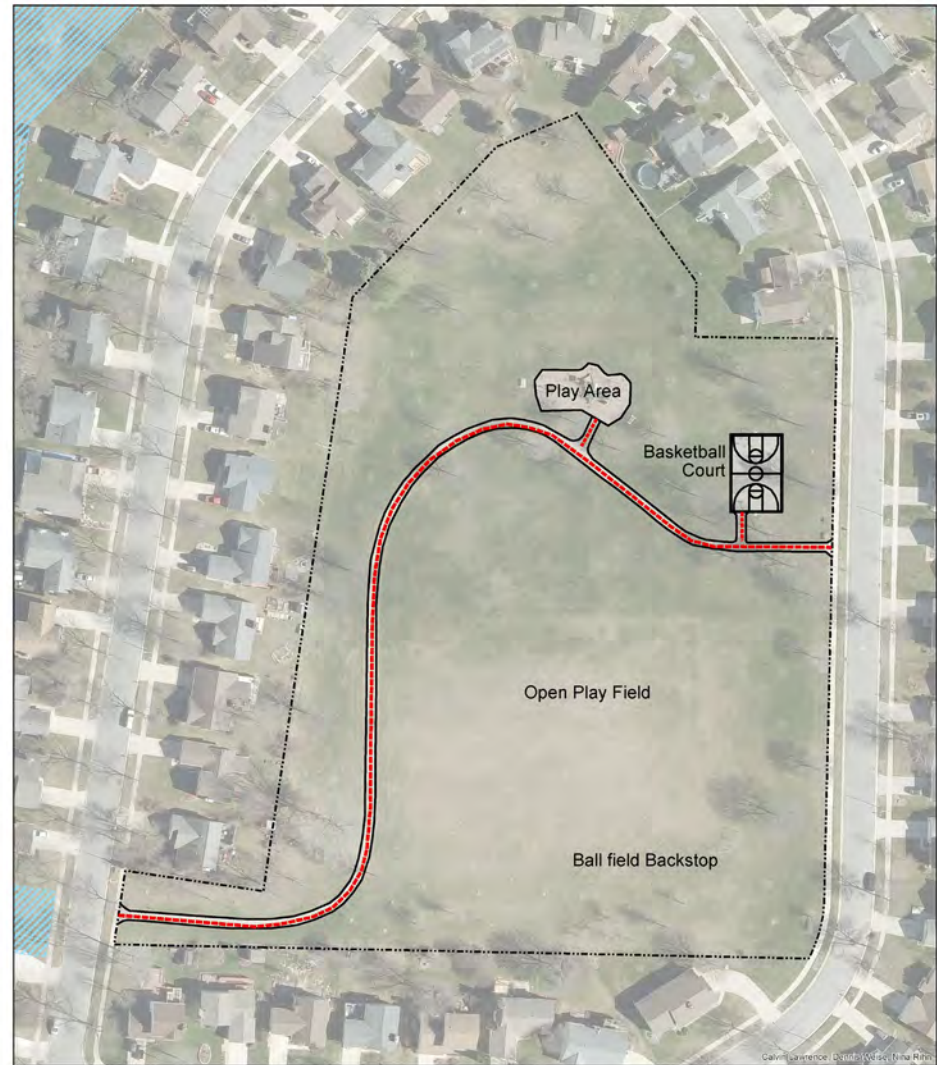
Westchester Gardens Park was acquired by the City in 1992 as part of the Park Addition to Sun Gardens plat. Historic aerial photography shows the land was used for construction activities of the airport runways in 1937. Between 1937 and 1992, the land was used as open space/farm land.

**Park Amenities**

| Existing Amenity   | Condition                                 | Original Install Date  | Future Replacement Timeframe(if known) |
|--|---|------------------------|--|
| Playground   | Excellent                                 | 2016                   |  |
| Basketball Court (Full-Court)  | Excellent                                 | 1997 (resurfaced 2017) |  |
| Backstop   | Fair                                      | Unknown                |  |
| Path   | Good                                      | 2016                   |  |
| <b>Planned Park Improvement</b>  | <b>Approximate Installation Timeframe</b> |                        |  |
| No planned improvements in current (2023-2028) Capital Improvements Budget |   |                        |  |

**Special Considerations**

None.



**Westchester Gardens Park**

Existing Conditions

Park Type: NEIGHBORHOOD

Park Acreage: 7.08

**LEGEND**

**Property Data**

- City Bike/Ped Path (Red dashed line)
- Park Boundary (Black dashed line)

**DNR Wetland Data**

- Wetland Class Areas (Green hatched area)

**Administrative Parcels**

- Public Easements (Blue dashed line)
- Stormwater Utility (Blue hatched area)

0 30 60 120 180 240 Feet

# NEXT STEPS

- Gathering public input
  - Be sure to contact us with comments or take/submit the Community Survey during the month of June!
- Madison Parks will analyze public input and site conditions
  - What do residents want and what can the site provide?
- Listening Sessions
  - 5/30 from 11:30am-1:30pm at East Madison Community Center
  - 6/1 from 3pm-7pm at Hawthorne Library

Watch the City Parks “Project Portal” website for the Community Survey and project updates!  
<https://www.cityofmadison.com/parks/projects/park-development-plans-northeast-area>



# COMMENTS?

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