



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved BOARD OF PARK COMMISSIONERS

Wednesday, January 9, 2008

6:30 PM

3330 Atwood Avenue (Olbrich Botanical Gardens)

I. ROLL CALL

Parks staff present: Interim Superintendent Richard Grasmick, Si Widstrand, Brad Weisinger, Ray Shane, Kelli Lamberty, Donald Studesville (left early), LaVonne LaFave

Golf Pros: Tom Benson, Mark Rechlicz

City staff present: Alder Sayta Rhodes-Conway, Andrew Statz, Mayor's Staff, Larry Nelson, City Engineer, Michael Waidelich, City Planning & Development

Present: 6 -

Joseph R. Clausius; Michael Schumacher; William W. Barker; David L. Wallner; Betty Chewning and Betty N. MacDonald

Excused: 1 -

Emanuel Scarbrough

Past President Barker called the meeting to order at 7:31 p.m. in the absence of President Scarbrough. A quorum was present and the meeting was properly noticed.

II. ELECTION OF OFFICERS

Past President Barker opened the floor to nominations for President. A motion was made by MacDonald/Chewning to nominate Bill Barker as President. A motion was made by Wallner/Clausius to close the nominations. MOTION CARRIED with Barker abstaining. Commissioners stated that there has been much turmoil in the Parks Division in the past few months with changes on the Board and changes in the office. The Commission will be well served by President Barker and he has the utmost support of the Commission. Newly elected President Barker stated he enjoys the role and there is nothing he would rather do than make our parks better. He truly loves the parks.

A motion was made by Chewning/Schumacher to nominate Emanuel Scarbrough as Vice President. A motion was made by Clausius/Chewning to close nominations. MOTION CARRIED unanimously.

Appointments to Committees

President Barker announced the appointments to the standing committees of the Park Commission would be made in February. He will contact each Commissioner regarding their preferences. Before changes are made to committee representatives it should also be determined whether there are pending issues that the current representative has been involved in and what impact a change might cause.

President Barker appointed Don Knapp to the Golf Committee as the MARGA Representative.

III. PUBLIC COMMENTS

There were no members of the public who wished to comment on items not on the Agenda.

IV. COMMITTEE REPORTS

A. Golf Committee Action Report from October 2, 2007

A motion was made by Chewning/Wallner to approve the action report from the October 2, 2007 meeting changing the 9-hole regular rates for Monona and Glenway. MOTION CARRIED UNANIMOUSLY. A motion was made by MacDonald/Clausius to approve the proposed Green Fees for 2008 for City of Madison Golf Courses with the exception noted above. MOTION CARRIED UNANIMOUSLY.

B. Olbrich Botanical Society Minutes of November 20, 2007 Meeting

A motion was made by Chewning/MacDonald to accept the Minutes of the November 20, 2007 meeting of the Olbrich Botanical Society. MOTION CARRIED unanimously.

V. REPORT OF THE PRESIDENT OF THE PARK COMMISSION

President Barker welcomed Dick Grasmick, the Director of IT who is serving as the Interim Superintendent of Parks.

VI. REPORT OF THE SUPERINTENDENT OF PARKS

B. Informational Items

1. Letter from Gerber Leisure Products, Inc. regarding replacement of playground equipment at Eken Park

Interim Superintendent Grasmick noted the letter from Gerber Leisure Products, Inc. regarding replacement of vandalized playground equipment at Eken Park.

2. Update on selection process for the new Superintendent of Parks

The following information was provided to update the Park Commission on the selection process for the new Superintendent of Parks. The job announcement will be appearing in selected cities nationwide as well as both the state and national park and rec association publications. The job will be posted through February 15 and oral panels are scheduled for the first part of March. A member of the Mayor's staff is willing to come to the February meeting to provide additional information. It is anticipated that a member of the Park Commission will be involved in the selection panel. The anticipated start date is sometime in May.

Finally, it was reported that Elinor Riley, Community Services Manager, quietly retired the first week in January. Rod Annen, the Eastside General Supervisor retired yesterday.

Commissioners commented on how much Elinor Riley helped special event organizers on so many issues and maintained an even temperament throughout. LaFave reported that Ms. Riley specifically requested that there be no formal commendation of any type. The Commissioners stated they wanted a special acclamation for her to recognize her outstanding work over the years, regardless of her request.

A request was also made that a Proclamation also be prepared for Rod Annen recognizing his many years of service.

VII. CORRESPONDENCE, RESOLUTIONS, ORDINANCES

A. Request from William F. White to place a memorial in Hudson Park honoring the life and sacrifice of Lt. Gerald Stull.

A motion was made by MacDonald/Chewning to refer this request to the Long Range Planning Committee for action and submit a recommendation back to the Park Commission. MOTION CARRIED UNANIMOUSLY. MacDonald reported this request has personal meaning for her. She heard a low flying plane over Lake Wingra that subsequently crashed and the two pilots from Truax Field were killed. She would like to convey to the Long Range Planning Committee that this request be given serious consideration and approval.

B. Request from Thomas Murphy of Supreme Water Sports to provide motorboat services at James Madison Park

The written staff comments were prepared by Ms. Riley to provide a historical overview of watercraft activities in James Madison Park. This business began

following an RFP for quiet water activities at the request of the neighborhood. If motorized water activities were to be allowed, a new RFP may be required that would specify the types of activities to be allowed and whether they would include both motorized and non-motorized use. Both Parks staff and beach staff have expressed concern about fewer motorboat activities in that general area because of all the other activities in that area. Those types of activities may be well attended and perfectly desired for kids to be involved in, but it may not be the best location on the lakes since there are other locations that are more motorboat oriented.

Registered Speaker:

Thomas Murphy, in support

The speaker reported that the Capitol Neighborhood Association unanimously endorsed his proposal. He did not speak with the Tenney-Lapham N.A. His proposal covers instructions for wakeboarding, water skiing and inner tubing. Clients will not be able to rent the boats, he will provide the boat operators as well as the actual sport instructors. He believes this proposal is compatible with kayaking and canoeing because they are all water based sports. Another portion of his proposal is to provide a guided tour service utilizing the powerboat.

Murphy addressed the issues of timely payment as well as the cleaning of restrooms. There were problems with a partner who has since been bought out. He indicated that the park has always had problems with vandalism, problems keeping the restrooms clean and problems with the theft of products in the restrooms. If he or his staff were notified of problems they immediately rectified them.

A motion was made by Chewning/Schumacher to refer this proposal back to staff for further discussion to work out details with Parks staff. **MOTION CARRIED UNANIMOUSLY.**

Widstrand added there were many different components in the proposal. The cafe concept was suggested by the neighborhood and it is a good idea. It is not known whether the proposed signage meets city ordinance. The concept of doing this at a location without any parking is troubling. Murphy interjected he received the support of the Capital Neighborhood and the Alder. He also backed off on the concept of the banners.

Commissioners asked for the specifics before they approve this proposal. It is essential to understand all of the components. Neighborhoods on Lake Monona understand there will be motor boating but there is conflict.

VIII. UNFINISHED BUSINESS

07613

Adopting the Pumpkin Hollow Neighborhood Development Plan as a supplement to the City of Madison Comprehensive Plan, and authorizing the City's applications to amend the Central Urban Service Area as required to implement the development staging recommendations in the neighborhood plan.

The Park Commission recommended that the comments contained in the November 16, 2007 letter from the Friends of Starkweather Creek to the Plan Commission be incorporated into the Pumpkin Hollow Neighborhood Development Plan.

Registered Speaker:

Michael Waidelich, City Planning staff, in support

The Pumpkin Hollow Neighborhood is bounded by Interstate Highway 90-94-39, Hoepker Road, Rattman Road and State Highway 19. Various built landmarks were identified, including the American Center, some industrial business development, and a truck stop in the Town of Burke. The natural features include Token Creek County Park, Token Creek and its two major tributaries. Token Creek is a cold-water community that has been restored over the last decade and property owners have been good stewards of the Creek. There is a large wetland area and hilly areas, some of which are wooded, surrounding Token Creek Park. Much of the remaining area is rolling farmland and the division between the Starkweather and Token Creek watersheds was identified.

The streets shown on the east side of the map are in residential subdivisions and the large platted areas are in the Town of Burke using septic and private wells that are approximately 15 to 25 years old. The new subdivision in Sun Prairie is shown in the northeast quadrant and there is a small subdivision to the southeast that is in the City of Madison. There is a cooperative agreement between the four municipalities that in 30 years the Town of Burke will be divided between the City of Sun Prairie (eastern portion), Village of DeForest (northern portion), and the balance to the City of Madison.

This proposal has been in the planning process for a year beginning with a public meeting last February at the Burke Community Church as well as public meetings in May and September. There is also a website detailing this project. A map showing the baseline neighborhood development plan was displayed. The recommendation for this area has always been essentially a residential neighborhood incorporating as many components of a traditional neighborhood design as possible. These concepts are addressed in the text of the Neighborhood Plan. This general area includes an employment center as well as another blue collar/distribution center employment center as well as retail and commercial venues. There are other commercial centers surrounding this development that lend this parcel well to a neighborhood design, blending with the park and natural area. The focus of the proposal is a mixed-use neighborhood center at the intersection of Portage and Hoepker Roads on the two northern quadrants. There is a navigable intermittent stream along the southwest portion that must be preserved in a stream like character. The maps also depict a natural path of stormwater flow through the area that could be worked with as an open space corridor. There is a higher density of recommended residential uses around the neighborhood center, to include single family, duplex and limited townhouse development of 8 units or less per acre. There are some 5-acre lots to the north in the Town of Burke. Additional areas show townhouses and higher density apartments with smaller lots and more units. The apartments can be up to four stories high. A small office complex is also shown off Hoepker Road along the Interstate with no big box component. The plans do not specify exactly where each type of housing unit would be located beyond the general recommendations.

Discussion then ensued regarding the different streets and different means of transportation for the area. Hoepker will be a 4-lane street with bicycle lanes on both sides, Rattman Road will also be a 4-lane street, Portage Road will be a 2-lane boulevard with bicycle lanes. The remaining streets would be local streets

designed to bring you to the major streets and activity centers. The plan also includes a proposed area park and possible elementary school site. The DeForest School District is interested in a school there. It would also allow the park and school to share some facilities. Existing parks in the Town of Burke were indicated, as well locations for proposed parks. The stormwater detention areas were also pointed out. The plan does portray a fair number of parks with the hope that if there is a problem with the city maintaining all of them, some creative maintenance approach could be worked out. The existing plats in the Town of Burke have street stubs that will merge with City of Madison streets under the Cooperative Plan. On street and off street bike paths were also designated. Two routes are proposed for children biking within the development that passes some important destinations. There will be a bike only bridge at Anderson Road. It was also mentioned that Token Creek Park is interested in moving its entrance back to Anderson Road in the hope of eliminating some of the problems that have occurred due to current easy access to the Interstate.

There are many different groups interested in Token Creek such as the Town of Windsor, the Friends of Token Creek, and many private property owners along the Creek. There are concerns that if the County owns it and state funds are used, that hunting and snowmobiling have to be allowed. This proposal recommends a cooperative effort to preserve as much as possible beyond the normal wetland buffer of 100-200 feet.

It is expected that some type of recommendation be made to minimize the groundwater effect because of the concerns for Token Creek. The recharge should minimize the effect on the springs and there are recommendations in the Plan that addresses the issue.

Finally it was noted that this plan does not have to be approved by the other jurisdictions but they have been involved in the planning and did attend the public meetings. There is a limitation on the pace of residential development due to potential school concerns and is part of the cooperative plan. There is a limit on how quickly the area can be developed and there is a ratio between the single and multi-family parcels. The majority of the plan is in the DeForest School District with just small areas in the Sun Prairie and Madison School Districts.

Widstrand interjected that smaller parks tend to be more expensive to develop and maintain compared to larger parks. From a Parks perspective, their preference would be fewer parks with more acreage that are better distributed throughout an area. If the smaller parks are created through the plan, Parks would prefer that some of them be operated and maintained by homeowners associations.

There have not been any changes to the Plan since it was introduced to the Park Commission in November. It was delayed so that the Commissions could review it and make recommendations when it returns to the Plan Commission. When the Plan is presented to the Common Council, the recommendations that are approved by the Plan Commission will be incorporated. They have received comments from the Friends of Starkweather Creek. There will be a short section to address avoiding any additional impact to Starkweather Creek, which is already a challenged watershed. There had not been any narrative regarding Starkweather because the focus was on Token Creek which is actually a creek, Starkweather Creek doesn't really appear as anything other than muck until

beyond the plan. It is discussed as background information but is not in the recommendation section. The streams, wetlands and areas south of the creek have environmental features that are reflected in the plan.

In the 1990's there was a recommendation of a continuous green corridor between the plats in existence along Rattman Road between Sun Prairie and Madison in this location. Madison purchased a parcel in anticipation of building a golf course but the golf market changed. Part of the cooperative plan with the three municipalities contains a non-negotiable condition from Sun Prairie, that Madison withdraw any review of Sun Prairie development next to Madison's open space in the area that was part of the earlier agreement and concede that Sun Prairie can do what they want. They attached that same condition to an area near the landfill that is still in the Town of Burke.

Commissioners noted there are things that Madison can do in terms of increasing the open space is to look at the housing density throughout the plan. This suggestion was included in the comments by Friends of Starkweather Creek. The Long Range Planning Committee of the Park Commission has had many discussions about green corridors along the Creek. The Plan before the Commission shows some narrow areas that could be widened to enlarge those green corridors. Waidelich agreed that some areas could be widened and some could not. He noted that some of the areas are currently cornfields with no waterway at all. There are no plans to move the high density uses away from the current proposal but would state in the plan that any development proposal must be done so there is no negative impact on the creek in terms of visibility or runoff or contamination. Densities may need to be lowered to accomplish groundwater recharge capabilities.

Clausius noted this project is in his Aldermanic District. He will be watching this project carefully. Another Commissioner noted there were good points in the Plan but he also had the same concerns that had been mentioned by the Friends of Starkweather Creek.

City Engineer Larry Nelson stated that the Water Utility has identified three areas for potential wells in this area. Current regulations require that wells be cased to the confining shale layer and as a result there is much less impact on surface water features such as springs and creeks. There is an impact ultimately but it takes a much longer period of time to reach that point. He believes that the strategy for the future is to pump the wells less strenuously than was done in the past so pollutants and contaminants are not being pulled into the well system. Madison is not mining ground water. He used the example of Merrill Springs and when the well is turned off the springs regenerate as proof that Madison is not mining water. Additionally, Madison's pumpage of groundwater has been flat for the last 10 years. An explanation of how the wells would be constructed down through the Eau Claire shale confining layer was then presented.

Waidelich stated that this is a Draft Plan and the final plan is unknown at this point. Site plans for the various pieces of the development will address where various items such as impervious areas, buildings, recharge areas, and detention areas are located. The draft plan notes areas that should be set aside as green areas. The surrounding municipalities have looked at the geology in the area when they developed wells surrounding this neighborhood and the USGS also has maps. President Barker noted that there is only one chance to get this plan right, once development is built in this location or is paved over, the land,

springs, creeks etc. can never return to their original state. He spoke of Token Creek, Starkweather Creek and Koshkonong Creek that are all vital to the health of Madison's lakes.

A motion was made by Wallner/Clausius to approve the Pumpkin Hollow Neighborhood Development Plan, incorporating the suggestions of the Park Commission and Friends of Starkweather Creek as noted above. MOTION CARRIED w Chewning and Barker voting NO.

Excused: 1 -

Emanuel Scarbrough

Ayes: 4 -

Joseph R. Clausius; Michael Schumacher; David L. Wallner and Betty N. MacDonald

Noes: 2 -

William W. Barker and Betty Chewning

IX. NEW BUSINESS

- A. [08528](#) Authorizing the Mayor and City Clerk to enter into a contract with Mark Rechlicz to operate, manage and maintain the City of Madison's Yahara Hills public golf course for a five-year period.

A motion was made by Wallner, seconded by Chewning, to Return to Lead with the Recommendation for Approval. The motion passed by voice vote/other.

- B. [08537](#) Authorizing the Mayor and City Clerk to enter into a contract with RJM Pro Golf, Inc., to operate, manage and maintain the City of Madison's Monona public golf course for a five-year period.

A motion was made by Wallner, seconded by Chewning, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.

- C. [08538](#) Authorizing the Mayor and City Clerk to enter into a contract with Bill Scheer to operate, manage and maintain the City of Madison's Glenway public golf course for a five-year period.

A motion was made by Wallner, seconded by Chewning, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.

- D. [08539](#) Authorizing the Mayor and City Clerk to enter into a contract with Thomas F. Benson to operate, manage and maintain the City of Madison's Odana Hills public golf course for a five-year period.

A motion was made by Wallner, seconded by Chewning, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.

E. [08565](#)

To authorize the City of Madison Parks Division to amend its 2008 Operating Budget to authorize an additional expenditure of \$29,000 to cover the cost of spraying for gypsy moth treatment and associated mailings.

This item was informational.

This item was informational. President Barker stated he was appreciative of this amendment to combat gypsy moths that are a serious threat to the city's urban forest.

[08718](#)

Proposed Warner Park Stadium Renovation - Conceptual Design and Budget Report

The Park Commission voted on three separate recommendations:

Moved by Chewning, seconded by Wallner to accept the preliminary Conceptual Design and Budget Report of the architect; Carried Unanimously.

Moved by Chewning, seconded by Clausius to refer the report to the two neighborhood meetings; Carried Unanimously.

Moved by MacDonald, seconded by Clausius to return the Report to the Park Commission for further action following the neighborhood meetings and any recommendations that are an outcome of those meetings. Carried unanimously.

Widstrand acknowledged that the Warner Stadium Report from the Architect was distributed. Parks staff is recommending that the Park Commission accept the report, there are two public meetings already scheduled to obtain community feedback and review. The Report will be on a future agenda for the Urban Design Commission. The drawings show that the stadium will be reoriented 180 degrees to eliminate sun problems for both players and spectators. The parking lot will then be in the background. The Concourse level of the stadium would be 8 feet above the parking lot and would be accessed by either stairs or an elevator. From the Concourse, the seating steps down into a bowl. All of the restrooms, concession areas and activities that are now hidden behind the bleachers in the current stadium would be on the main level where you could also view the field. It would be a much more spectator friendly stadium arrangement. Some trees would be removed along the outfield fence and more landscaping would be put back in following the construction. The lockers, two concession buildings and duckblind seating area would remain and be reused as part of the overall stadium complex.

The big feasibility question from the original concept was whether the field could be lowered to accomplish this proposal but that was rejected because of high groundwater. The other question was what type of construction would be necessary to deal with the soil problems. The engineers determined that the most effective method would be to remove the poor soils, truck them away and replace it with good materials. While that is the most stable way to do it, it adds \$800,000 to the cost of the project. The soils problem and the addition of the contingency money were the two biggest factors for the increase over the original estimate bringing the cost to \$5.6 million. Parks hasn't yet tried to figure out a plan of how to finance this or adjust the plan to reduce the costs.

The capacity for stadium will remain the same, so the parking problem would not be any worse, but the parking issues still need to be dealt with. One question is whether the Mallards will have access to Shopping Center across the street for

parking again. They are currently working on an agreement that is critical to keep the seating at 7500. Because the capacity of the stadium remains the same, the issues of traffic safety, pedestrian safety, and parking remain. These issues could become part of the negotiations of the new contract. Whether or not the project moves forward, the issues of traffic and safety need to be addressed.

Last year a couple of hundred parking spaces were added when the parking lot was restriped. There is a plan to build additional parking off the edges where a line of stalls could be added that hasn't happened yet. The Mallards may be thinking about doing this to increase their parking capacity. When the pool is built at Warner, additional parking would be included and it would then be available during off peak times for other users.

In addition to parking, issues have included lighting, noise from the PA system, fireworks, scheduling rights in the Stadium, naming rights, and scheduling special events throughout the park and at Warner Park Community Recreation Center. The Mallards would like to be able to control all scheduling in the Stadium and capture all revenue from any paid events in the stadium but know they are not going to get control of all scheduling within the Stadium. They are, however, asking for an expedited process from the Park Commission for non-baseball events. In addition to the Mallards use of the stadium, there is high school usage and a big issue is having a non-baseball event such as a concert in the Stadium that would be a ticketed event. MacDonald noted that when the Ad Hoc Committee was meeting, the Mallards were willing to have non-baseball events follow the regular Park Commission process for approval. The Alders believe that the city should retain control of both scheduling and revenue for non-baseball events with an appropriate amount for the producer of the event. Commissioners noted that the Mallards are a good asset but there are many issues to be negotiated. It was also noted that the Mallards do enjoy a great deal of support from Northside residents.

It was stated that other venues such as softball, soccer, special events such as walks, runs, fund raisers, festivals, etc. in Warner Park that are booked through the Parks Division would not stop because Mallards games are scheduled. There is a fine line of Parks management of those activities and allowing the Mallards to do their own special events. There will be parking conflicts and that reinforces the need for Parks to continue to maintain the scheduling for all events in the park. There are dates where additional events could probably be scheduled without conflict, but coordination is needed between the Mallards and the Parks Division.

Commissioners noted that the Mallards also need to make a commitment since there is no guarantee that the league will continue to operate into the future nor is there a guarantee that the Mallards wouldn't move. Those issues would be addressed as part of the financial package.

Alder Rhodes-Conway addressed the Commissioners. She stated most of the issues surrounding this project have been identified and she would find it useful if the Park Commissioners would identify any additional concerns they would like addressed in these negotiations. The whole financial package contains many layers. There are also questions of the physical design, whether the Park Commission approves the design, what features are important, how are the issues of parking, scheduling, noise impacts, lights, pedestrian impacts, etc. going to be addressed and how important are those issues to the Park

Commission. All of these issues have a financial impact. It was agreed that the Northside considers the Mallards to be a great asset, but if the League fails or the Mallards move, is it worth the city's investment in all of those renovations even though the city will own the renovated stadium.

Concern was raised that if higher intense uses occur because of the renovation, will the quiet portions of the park be lost and whether additional parking would impede on those quiet areas causing the park to lose that natural portion. Along those lines it was noted that another soccer field in the west portion was removed from the Master Plan to keep the more intense activities concentrated in the northeast portion and to keep the southwest portion as a quiet area.

The Warner Park Stadium Renovation Committee had strong feelings surrounding naming rights and felt it was a critical point that had to be determined not in isolation, but in the context of the total financing package.

A motion was made by Chewning/Wallner to accept the Preliminary Report. **MOTION CARRIED UNANIMOUSLY.** A motion was made by Chewning/Clausius to include two Northside neighborhood meetings for public input. **MOTION CARRIED UNANIMOUSLY.** A motion was made by MacDonald/Clausius to return the project to the Park Commission for further action and final approval of the contract. **MOTION CARRIED UNANIMOUSLY.** Park Commissioners may submit their concerns/comments to either Alder Rhodes-Conway and/or Alder Schumacher via e-mail.

It was noted that the Mallards are currently in the third year of a five-year contract, however, the contract addresses the possibility of renovation and states that the contract would then be renegotiated if a new stadium were to be constructed.

President Barker stated that he had not presented a President's Report earlier in the meeting and would do so now. He reported that the Hillington Green ice skating rink has been bursting at the seams with general skating and hockey users. This is a volunteer rink and the neighbors have really stepped in to make it happen.

A motion was made by Chewning/Clausius to acknowledge the Park Commission's appreciate for the wonderful job of Emanuel Scarborough as President of the Park Commission and his important role in addressing the issues before it this past year. **MOTION CARRIED UNANIMOUSLY.**

X. ADJOURNMENT

On motion of Wallner/Chewning the meeting adjourned at 9:38 p.m.