

**Town of Middleton
Meeting Minutes
Park Commission**

Middleton
Town Hall

Monday, July 13, 2020
6:30 PM

7555 W. Old Sauk Road
Verona, WI 53593

This was a virtual meeting held by conference call due to the COVID-19 public health emergency order.

Call to Order. A regular meeting of the Park Commission was held virtually beginning at 6:30 PM.

Present were Park Commission Chair Scott Mindock, Member Alex Kulis, Member Erik Bush, Member Katie Mace, Member Missy Vanlanduyt, Member Stephen Moon, and Member Tony Praza.

Also present were Tom Stemrich, Supervisor, Greg DiMiceli, Administrator/Treasurer, and Heidi Reynolds, Office Assistant; and members of the public.

1. Roll Call

2. Proof of Posting and Notice

Office Assistant Reynolds affirmed the agenda had been posted at the Town Hall, Settler's Prairie Park, Voss Park, published on the Town's website, and emailed to the newspaper and the Town's subscriber list.

3. Public Input

(for items not on the agenda and limited to five minutes per speaker)

There was no public input.

4. Consideration and possible approval of Draft Park Commission Meeting Minutes for June 8, 2020 meeting

Resident Jim Bolitho wanted changes to Pope Farm Trail plan in minutes.

5. Staff Update

Office Assistant Reynolds reported that progress was being made on Vicki-ann causeway clean up. There has been lots of weed spraying in outlots. The Cherrywood Acres sign has been installed, and an update from Adaptive Restoration included areas sprayed/burned. They're still working to get quotes for crack filling at tennis courts/basketball courts, Murphy Park mulch installed at \$380 vs. \$1180 budgeted, Crew is working with Reynolds and Administrator DiMiceli to plant trees in some of the parks, getting quotes on Summit Ridge for mulch replacement/filler, Vicki-ann upgrade quotes came in, respectively, at \$19,000, \$28,000 and \$29,000, Town trails

have been getting sprayed and getting extra maintenance due to frequent use and Cherrywood trail North has been complete and staff is waiting on design for South trail.

6. Board Liaison Report

Town Engineer, Rod Zubella, stated that stone is OK for trails and regrind is a good alternative. Chair Mindock asked about comparative costs. Administrator DiMiceli responded that they are comparable. Member Kulis asked what regrind is. DiMiceli responded that it is ground up asphalt.

Administrator DiMiceli added that the Town trails are getting a lot of use. Chair Mindock asked about spinner being installed at Vicki-ann. DiMiceli stated that it cannot be done until certain requirements are met, per Gerber.

Chairman Mindock said Summit Ridge has dirty mulch but he did not believe any work had been budgeted. Can selective replacement be done there? Member Praza stated that it could be done, but not recommended. DiMiceli stated last Fall the Park Commission wanted rubber mulch replaced and that mulch was to be removed from Vosen Memorial, Vicki-ann, Hickory Woods, and Settler's Prairie. Concrete ribbons are to be added at Vicki-ann and Settler's Prairie. Praza suggested shifting mulch. Mindock asked if Commission should shift priorities. He felt good maintenance is being done but should shift focus to trails. DiMiceli stated that mulch and concrete ribbon work at Vicki-ann was not budgeted, but funds could be used from baseball infield dirt that has not been done. Mindock stated that the maintenance on the four parks should be a priority in 2021 budget.

DiMiceli stated he believes the work to move/shift mulch could be done but was somewhat labor intensive. The Town could rent a sewer suction machine or use power brooms. The cost is unknown at this point because the scope has not been defined.

Liaison Stemrich stated it may not be a good idea to get rid of the rubber mulch based upon the burn tests completed last year. He stated that wood also burns. He then asked the Administrator if anything had been done since CORP. He responded in the negative.

7. Consideration and possible action on the Walser-Rocky Dell Road CSM--Town Engineer, Rod Zubella, Vierbicher

Town Engineer, Rod Zubella, stated there are not a lot of land divisions coming through, but they need to determine if park/trails are affected. Resident and CSM applicant Kyle Walser stated the south property would be farm/home and the North/outlot would be business. Zubella asked if easements should be undertaken. There were several easement points discussed and Zubella stated the goal is to

connect park and Summit pass. Payvery and Rocky Dell were discussed and Zubella told Mindock that it would be a good trail with a 7.5 percent grade.

Other options were discussed. With trail/easement land Chair Mindock stated the question was what to build there and what time frame? Mindock asked if developer was paying for development. Town Engineer Zubella stated it is the Town's responsibility to pay for trail development.

CSM applicant Kyle Walser stated trail/easement is a complete surprise to him and he objects to both. He stated that Town Engineer Zubella told him there would be no easement or trail. Walser stated he purchased the long strip along Rocky Dell for the purpose of splitting the land to accommodate home and business and has invested approximately \$75,000 per acre. Walser stated he'd be landlocked. Mindock asked if this discussion would have been part of discovery. Zubella stated it was mid-June when this came up. Chair Mindock stated this is the normal process in town. Walser stated he did not want a trail going through his back yard. Mindock stated it is how the Town gets trails by creating them during the land splitting process. State law allows for it. He suggested some alternatives, perhaps Sommers? Walser asked about putting easement on the east side of his property or else working with Sommers. He proposed almost anywhere except where it is being currently proposed. He did not believe the state law allows for that. Administrator DiMiceli stated the issue is before the Town Attorney. Zubella said the goal is to connect two dead end trails and to do that it much go south and east. Walser feared if he gave up land now, more would be asked of him later. He suggested using Payvery Trail down to the Sommers property, at Rocky Dell. Member VanLanduyt stated an easement is critical to the south and east as the other proposal would be too steep.

Chair Mindock asked what was needed to complete and Zubella stated the easement was needed to start the trail. Member Vanlanduyt stated trails and easements were used for the betterment of the Town and suggested not delaying action. Liaison Stemrich suggested taking 30 feet now and later take 15 from Sommers and give 15 back to Walser. Mindock asked for a motion. Town Engineer suggested a motion should wait until some questions were answered. He then asked Walser what was to be built first. Walser stated the north end of lot 2. Suggested a route of Payvery east vs. south. Some driveways may be lost, however. Member Kulis liked the idea of a compromise. Administrator DiMiceli stated crossing Rocky Dell is already quite dangerous and the option trail is in a heavily wooded area so would be quite expensive. Kulis agreed and stated Zubella's plan was good idea. Walser then asked if 30 feet was needed if area was not heavily wooded. Chair Mindock stated the Town always takes 30 feet. VanLanduyt thought it best to table item so Town Engineer Zubella could further review options. Zubella stated there is a drainage issue as 30 feet on Rocky Dell is flat. He believes another option is a kettle so drainage not an issue. Walser stated Dane County wanted final approval by the following week. Chair Mindock then asked if Member VanLanduyt's drainage concern had been addressed. She stated it had but she wanted to ensure Town is not liable for drainage problems. Zubella stated he would recommend to Town Board original plan but on condition easement be adequately addressed. Liaison Stemrich asked if the 30 feet would be on lot 1. Walser stated he doesn't own all the land. Zubella asked if CSM approval was

needed. Walser stated yes and Dane County wanted it by following week. Mindock asked for a motion.

Town Resident Jeannie Bettsworth interjected, as she had missed the public comments portion, about outlot 2 stating she wanted to upgrade the prairie in Stonebrook estates. Asked to be a future agenda item. Mindock then asked her to follow up with an email to him.

Town Engineer then recommended the following motion: recommend to the Town Board that a 30' Public Recreational Trail easement be taken along the Rocky Dell Road frontage of proposed Lot 2 from Payvery Way northeast to Lot 1 and a 20' wide Public Recreational Trail easement along or near the north edge of lot 2 from Rocky Dell Road east to the east edge of proposed Lot 2, and require the applicant to accommodate stormwater drainage such that the trails constructed in these easements are elevated a minimum of 12" above the 100-yr stormwater elevations in the adjacent swales or ditches.

Kulis made a motion, seconded by Vanlanduyt, to adopt the motion proposed by Town Engineer. **Motion carried.**

8. Discussion, consideration, and possible action regarding Parks and Trails mapping project from proposal provided by GIS students

Member Moon stated that he wanted students to propose trail projects. Student Christopher proposed to develop a computerized model of trail maps at a cost of approximately \$1500 at \$10 per student hour. Praza liked idea but was concerned about who would update it. Zubella said his GIS person could do it.

9. Discussion and possible recommendation concerning identification and prioritization of trail repairs

The HOA is having issues over who repairs/maintains the trails. Administrator DiMiceli stated it is a dependent on deed restrictions and the Town provides maintenance and repair to Town trails, however there are some private trails in the Town which some HOAs maintain on their own.

Town Engineer Zubella stated deed restrictions specify whether Town or HOA maintains or repairs trails. Most are Town responsibility so the policies of the trail can be set and maintained.

10. Discussion and possible recommendation concerning Bennett's Point (3952 Caribou)

Town Resident Greg Goff stated the trail runs through his property and would like it moved to Sauk Point. DiMiceli stated it is a complicated issue and easements are needed. The Park Commission has all the background information. There was no movement on this issue as Sauk Point is not interested in having the trail moved.

11. Discussion, consideration, and possible recommendation regarding condition of mulch at Summit Ridge Park

Issue had been discussed in staff update. No additional questions were asked.

12. Review of Public Works & Town Services Meeting Minutes from June 10, 2020

No questions were asked.

13. Discussion of 2021 Park Budget

No discussion on this agenda item.

14. Park Financials

No discussion on this item.

15. Commission Member Announcements

Chair Mindock asked if entire \$12,000 would be spent on trees. Also requested list of approved plants. He also stated from last meeting the post that was discussed to be moved was on a different trail than he thought, so no movement was needed. He also mentioned that he told Town Crew to put signs in places that may not be obvious so they can be seen.

Liaison Stemrich added here about the development off of Highway 14 and Schwartz Rd partly in the Town. They are putting trails on properties with a steep grade and they have no contract between the City of Middleton and the Town.

16. Future Agenda Items

Cherrywood Forest-South.

17. Adjourn

Moon made a motion, seconded by Mace, Meeting adjourned at 8:53 pm **Motion carried.**