

**PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
March 21, 2005**

RE: I.D. #00821, Conditional Use Application – 301-325 E. Olin Avenue

1. Requested Action: Approval of a conditional use permit to allow construction of City of Madison pool at 301-325 E. Olin Avenue (Irwin A. and Robert D. Goodman Park).
2. Applicable Regulations: Section 28.07 (2)(c) identifies municipal uses, city owned and operated, and municipally owned recreational buildings as conditional uses in Conservancy zoning. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.
3. Report Drafted By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Applicant & Property Owner: City of Madison Parks Division; Bill Bauer, representative.
2. Development Schedule: The applicant wishes to proceed as soon as all necessary approvals have been granted, with the opening of the pool scheduled for June 2006.
3. Location: Approximately 26 acres generally located at 301-325 E. Olin Avenue; Aldermanic District 13; Madison Metropolitan School District.
4. Existing Conditions: Goodman Park (formerly Franklin Field), zoned C (Conservancy District)
5. Proposed Land Use: Municipal pool facility.
6. Surrounding Land Use and Zoning:
North: Single-family residences, zoned R2 (Single-Family Residence District);
South: Parks Division maintenance facilities, Quann Park, zoned Conservancy;
West: Union Pacific Railroad right of way; single and two-family residences, zoned R4 (General Residence District); light industrial uses, zoned M1 (Limited Manufacturing District).
East: Wingra Creek, Quann Park, zoned Conservancy.
7. Adopted Land Use Plan: This property is identified as "Parks, Recreation, Open Space and Conservancy" according to the 1988 Land Use Plan.

8. Environmental Corridor Status: The subject site is located in a mapped environmental corridor as public parkland. The corridor includes most of Goodman and Quann Parks as well the Wingra Creek Corridor and lands surrounding the nearby Dane County Coliseum.
9. Public Utilities & Services: The property is served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the conditional use standards of Section 28.12 (11)(g).

ANALYSIS, EVALUATION AND CONCLUSION

The City of Madison Parks Division is requesting approval of a conditional use to allow construction of a City-owned and operated pool to be located in Irwin A. and Robert D. Goodman Park, formerly Franklin Field. The park occupies a triangularly shaped 26-acre parcel generally bounded by E. Olin Avenue on the north, Wingra Creek on the south and east, and Union Pacific Railroad right of way on the west. The proposed pool will be located in the northwestern portion of the park on land currently occupied by a baseball diamond. The remainder of the park includes volleyball and basketball courts, a soccer field and two additional baseball diamonds. In addition, the Parks Division maintenance facility is located in the southern tip of the park adjacent to Wingra Creek, at the end of Wingra Creek Parkway.

The proposed pool will contain 16,400 square feet of water surface and include an open pool, eight-lane lap pool, and two waterslides and splash pool area. A 32,000 square-foot concrete deck that will include lounge chairs and fabric shade structures will surround the pool. A one-story, 4,000 square-foot changing facility will be located northeast of the pool and will include men's, women's and family locker rooms. A second one-story building containing pool offices, admissions desk, administration offices, pool mechanicals, lifeguard facilities and a concession stand will be located to the south of the changing building between the pool and parking lot. A sand volleyball court and a basketball court located between the pool and the railroad will remain, as will the soccer field and two southernmost baseball diamonds.

Parking for the proposed pool will be provided in 200 parking spaces to be located along the E. Olin Avenue frontage between the pool and soccer field, replacing an existing 45-space lot located in approximately the same area. A single driveway from E. Olin Avenue opposite Lawrence Street will provide access to the parking lot as well as a pickup/drop-off circle adjacent to the changing building and entrance. Parking for 120 bicycles will be provided in the same area, with two connections to the Wingra Creek Bike Path from the pool proposed. The Parks Division will utilize bio-retention swales throughout the new parking lot in an effort to mitigate the stormwater impacts resulting from the increase in impervious surface caused by the larger parking facilities.

The Planning Unit believes that the proposed pool will meet all of the conditional use standards.

Item #00821: 301-25 E. Olin Avenue
Irwin A. & Robert B. Goodman Park Pool
March 21, 2005
Page 3

As a public building, the plans are required to be approved by the Urban Design Commission, which reviewed this application on March 2, 2005 and granted initial approval (see attached report). The plans included with the Plan Commission's materials are proposed for final approval by the UDC on March 16, 2005 (UDC report not available as of the publishing of this report).

RECOMMENDATION

The Planning Unit recommends that the Plan Commission find the standards met and **approve** a conditional use request to allow construction of a municipal pool facility at 301-325 E. Olin Avenue in Irwin A. and Robert D. Goodman Park subject to input at the public hearing and comments from reviewing agencies.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: March 16, 2005

TITLE: 301/325 Olin Avenue - Public
Building/Space, Robert D. Goodman
Community Pool

REFERRED:

REREFERRED:

REPORTED BACK:

DRAFT

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: March 16, 2005

ID NUMBER:

Members present were: Paul Wagner, Chair; Todd Barnett, Michael Barrett, Lisa Geer, Lou Host-Jablonski, and Ald. Steve Holtzman.

SUMMARY:

At its meeting of March 16, 2005, the Urban Design Commission **GRANTED FINAL APPROVAL** of a public building/space, the Robert D. Goodman Community Pool, located at 301/325 Olin Avenue. Registered and speaking in support of the project were Dean Mueller, architect; Jim Morgan, Parks Superintendent; Brian Julius of MSA Professional Services, Inc.; Michael Vickerman and Chris Deisinger of Focus on Energy; and Simon Widstrand from the City of Madison Parks Division. Registered and available to answer questions were Jeanne Hoffman from the Mayor's Office and Randy Glysch of the Ad-Hoc Pool Committee. The revised plans as presented featured the following:

- The administration building has been rotated 15 degrees so as the front façade and roofline of it and the adjoining change facility building are on the same plane, with an enhanced gathering place provided between the two adjoining structures and the adjacent drop-off area. A previously proposed sign/banner between the two structures has been eliminated in order to open up the view corridor into the facility. The rotating of the administrative building and its alignment with the adjoining change facility structure allows for the moving of handicapped parking closer to the main entry. In addition, seating benches have been provided along the roundabout drop-off area adjacent to the main entry as previously requested by the Commission.
- In response to the Commission's request, burnished block will be utilized on the lower portion of both structures, in addition to modifications to the upper elevations of the change facility to provide a projecting base for gable end dormers.
- The proposed use of EIFS on the upper elevations of both buildings has been eliminated in favor of the use of sienna cream-colored concrete block.
- The landscape plan has been modified to provide for the preservation of many existing trees on the site, with the incorporation of tree islands, in addition to reducing conflicts with proposed tree plantings and lighting fixtures.

Following the presentation, Michael Vickerman and Chris Deisinger, representing Focus on Energy Group appeared in support of the project but raised issues as to not incorporating solar water heating design as part of the pool development. The City recently adopted a resolution authored by the Mayor's Energy Task Force entitled "Building a Green Capital City" with provisions requiring implementation of "green strategies" detailed within the report for City projects such as the issue of solar water heating for the proposed pool facility.

Previous testimony regarding this issue noted that provisions for solar water heating were not cost effective based on long-term payback. According to recently compiled analysis by the Focus on Energy Group, payback for solar water heating design would be approximately six years. A suggested alternative was to make the facility solar-ready with the installation of valves and fittings and necessary engineering amenities. It was noted that the analysis was recently done but not shared with the Mayor's Office and the Parks Division to provide for the initiation of a dialogue on this issue. As a result, the Commission raised concerns with the lack of provisions for solar water heating with the pool facility and/or planned future accommodations for solar conversion. The Commission emphasized the need for coordination between the Parks Division, the pool consultants, and the Focus on Energy Group to accomplish these objectives. Jeanne Hoffman of the Mayor's Office, in speaking to this issue, offered the assistance of the Mayor's Office to facilitate the communication process on the solar water heating design issue. Barrett maintained his concern about the amount of parking provided within this facility compared to that provided within existing high-intensity use parks within the City.

ACTION:

On a motion by Holtzman, seconded by Geer, the Urban Design Commission **GRANTED FINAL APPROVAL** of the project. The motion was passed on a vote of (5-1) with Barrett voting no. The motion encouraged the Parks Division staff and the pool consultants to immediately communicate with the Focus on Energy Group to resolve issues relative to solar water heating for the pool facility, providing for solar-ready infrastructure for future development and use, assessment of operating energy costs (e.g. for off-season heating of uninsulated pool structures), and energy efficiency as facilitated by the Mayor's Office (Jeanne Hoffman) and in consultation with staff.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 5, 6, 6.5, 6.5, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 301/325 Olin Avenue

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	5	6	6	-	6	7	6
	7	6	8	8	-	7	6	6.5
	7	7	7	7	-	6	7	7
	6	7	7	7	-	-	7	7
	6 - pool 2 - parking	5	5	5	-	3	4	5
	6	7	7	7	-	6	6	6.5
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-

General Comments:

- Thoughtfully planned facility must seek to be more energy efficient, especially in finding a way to mitigate cost of maintaining 40° temperature in building year-round.
- Investigate solar hot water heat thoroughly. Site plan and buildings are improved but architecture still not an "A."
- Thanks for the improvements. Study energy issues/solar water heating.
- Still too much parking. The city really needs to look open-eyed at the energy-wasting aspects of this project and get a second opinion.
- The pool and pavilion are fine. This project has been compared to Madison's cherished "Parks & Pleasure Drive" era parks. For the comparison to be apt, parking should be similarly scaled. Why isn't solar being implemented?
- Did move the handicapped stalls closer to entry and have preserved the significant trees on-site. Architecture is handsome and durable. Nice integration of native plants and seasonal interest. Check into solar consultant recommendations, in general all the energy concerns.

AGENDA # V.B.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: March 2, 2005

TITLE: 301/325 Olin Avenue - Public
Building/Space, Robert D. Goodman
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Members present were: Paul Wagner, Chair; Todd Barnett, Ald. Steve Holtzman, Michael Barrett, Lisa Geer, Robert March, and Lou Host-Jablonski

SUMMARY:

At its meeting of March 2, 2005, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a public building/space, the Robert D. Goodman Community Pool, located at 301/325 Olin Avenue. Registered and speaking in support of the project was Dan Mueller, architect, Mike Maloney, Bill Bauer and Simon Widstrand of the City of Madison Parks Division and Randall L. Glysch of the Ad-Hoc Pool Committee. A statement of support for the pool project was circulated from Ald. Andy Heidt. Updated revised elevations were circulated to the Commission and featured an increase in the amount in size of the window openings on both the change facility and administration buildings. On each of the facilities, windows are similarly sized and proportioned; louvered air openings are being provided on the change facility. The combined features in both structures were to provide for more day lighting as previously requested. Other changes within the proposed plans were as follows:

- The exterior of the changed facility will feature stone-face colored concrete block, with the interior featuring smooth-face colored concrete block.
- The base of both buildings is generally concrete block with an EIFS application above.
- Development of a 200-stall surface parking lot to service the pool reflects input from area residents to provide sufficient on-site parking without negatively impacting local adjacent streets with an off-season alternative use as proposed.
- The existing oak savanna and many of the large cottonwood trees on the site are to be preserved. Infiltration is limited due to the depth of the ground water table on the site, rendering the use of pervious pavers problematic due to flood, freezing and heating issues associated with the depth of the ground water table.
- On-site ponds are designed to provide for infiltration prior to release into the adjacent Wingra Creek in combination with a bioswale system.
- As an alternative, the City Engineering Division wants to utilize the surplus parking area for snow storage in addition to off-peak use of the parking area for permit parking.
- Landscaping elements with shade trees provided, especially adjacent to the main entry to the facility, are designed to be a focal point and will also be the subject of a project by Madison Arts.

Following the presentation of the plans, the Commission expressed concerns on the following:

- The distance of proposed surface parking stalls from the front entry of the building appears to limit accessibility. Examine providing accessible parking adjacent to the main entry to the pool complex.
- Examine providing seating benches along the roundabout adjacent to the main entry to the pool complex for pool enthusiasts.
- Consider using the same materials for all base-level concrete blocks on both structures. Examine the window treatment on the upper elevations of the change facility (No. 2 and No. 4) to provide a projecting base for the gabled end dormers.
- Upon further consideration of the project, provide more details on the building elevation elements, including material samples, block finishes, roof materials, and site lighting details, etc.
- The plans as proposed still reflect an unbelievable amount of parking for a parks facility such as this; it should be managed as park land rather than parking lot land. The parking is not an attractive feature. Consider banking of parking stalls to reduce parking levels.

ACTION:

On a motion by March, seconded by Ald. Holtzman, the Urban Design Commission **GRANTED INITIAL APPROVAL** of the project. The motion was passed on a vote of (6-1) with Barrett voting no. The motion provided for address of the above stated concerns.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 4, 6, 6, 6, 6.5, 8 and 8.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 301/325 Olin Avenue

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
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	-	-	-	-	-	-	-	6
	9	7	8	-	-	9	9	8.5
	-	-	-	-	-	-	-	6.5
	7	6	-	-	-	7	10	8
	2	4	5	-	-	4	2	4
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-

General Comments:

- Need to see all material samples and colors, and site lighting details. Do not change masonry finish on different side of buildings – probably best to stay with all smooth finish.
- Upper daylight windows create an interesting horizontal pattern to the façades. Distance of handicapped parking to entry seems quite far. Preservation of emergent and native plants should give some relief to the pavement. Potential snow storage use and biofiltering would be a plus.
- Wall finish should be consistent around entire building. Provide benches at entry. May develop focal point for public entry face of changing building – make it more inviting, welcoming.
- Much improved – will be used to the full.
- Improved. However, we need to see less cartoonish, more detailed information on the architecture (such as it is...)
- Bioswales and possibility of permit Park & Ride use Sept-May helps justify parking needs for summer uses.
- The buildings and interior site design are fine. The massive parking lot sends the wrong message; that the only way to have fun is to drive a car.



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: March 7, 2005

TO: Plan Commission

FROM: Larry D. Nelson, P.E., City Engineer

SUBJECT: 301-325 West Olin Avenue Conditional Use (Municipal Swimming Pool)

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The Applicant shall obtain the sidewalk design along Olin Avenue from the City Engineer and show the sidewalk on the site plan. The sidewalk shall be constructed by others.
2. The Applicant shall meet the following stormwater requirements - Oil and grease control (parking lot), infiltration in accordance with NR-151, total suspended solids control 80%, and detention.
3. Plan shall be revised to show existing sanitary sewer facilities on Olin Avenue. The existing sanitary sewer main appears to be closer on Olin Avenue. Revise plan to show proposed lateral onto Olin Avenue rather than long sanitary main connecting to the MMSD interceptor adjacent to Wingra Creek.
4. If sanitary connects directly to MMSD, owner shall obtain permit from MMSD prior to plan approval.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

Engineering Division Review of Planned Community Developments, Planned Unit Developments
and Conditional Use Applications.

Name: 301-325 West Olin Avenue Conditional Use (Municipal Swimming Pool)

General

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.

- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.

9



- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall

complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.

- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.7 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Please contact Greg Fries at 267-1199 to discuss this requirement.
- 4.11 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)

NOTE: Email file transmissions preferred izenchenko@cityofmadison.com . Include the site address in this transmittal.

- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall be satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.



Madison Metro Transit System



1101 East Washington Avenue
Madison, Wisconsin 53703
Administrative Office: 608 266 4904
Fax: 608 267 8778

March 10, 2005

TO: Plan Commission
FROM: Timothy Sobota, Transit Planner, Metro Transit
SUBJECT: 301-325 Olin Avenue – Conditional Use – Goodman Park Pool

Metro Transit has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The applicant shall install and maintain a concrete passenger boarding pad at the existing Metro bus stop on the south side of Olin Avenue, opposite of Lake Court (#0346). The concrete pad shall occupy the full distance of the terrace, measure a minimum of 6 feet in width parallel to the street, and lie flush between the sidewalk and the top of curb.
2. The applicant shall install and maintain a passenger bench on the property side of the sidewalk, adjacent the concrete passenger boarding pad.
3. The applicant shall install and maintain a trash receptacle adjacent the bench amenity.
4. The applicant shall coordinate additional sidewalk installation work along the park frontage with Metro Transit and City Engineering staff, to provide boarding pads as needed at other stops near the park.
5. The applicant shall include these passenger amenities and the location of the concrete boarding pad on the final documents filed with their permit application so that Metro Transit may review and approve the design.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

6. Metro Transit operates bus service along Olin Avenue seven days a week. Service on evenings and weekends can be limited – with frequency of service as low as once every two hours.
7. Metro bus stop #0346 is on the south side of Olin Avenue, opposite the intersection of Lake Court. Additional Metro stops are located on the south side of Olin Avenue at Gilson Street and Homer Court. There are Metro stops on the north side of Olin Avenue at each of these intersections serving the downtown direction of travel.
8. The applicant may choose to provide a second bench and trash receptacle at the bus stop on the north side of Olin Avenue at Lake Court, for patrons returning downtown by transit.
9. The applicant may coordinate the selection of the passenger amenity items with the proposed design elements of the project. The applicant may contact Metro Transit to discuss any questions regarding size, specifications or exact placement requirements.
10. Metro Transit requests to sign and review final documents submitted for this project.

Please contact Tim Sobota, Metro Transit at 261-4289
or by email at <tsobota@cityofmadison.com>
if you have questions regarding the above items.



Digitally signed
by Tim Sobota
Date: 2005.03.10
07:51:10 -06'00'

CC: Project contact person, Bill Bauer: bbauer@cityofmadison.com (email)



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

March 14, 2005

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **301 to 325 Olin Avenue – Conditional Use – Municipal Swimming Pool**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The final pedestrian and bicycle features shall be reviewed and approved by the Traffic Engineer.
2. The operations and design and turning radii for buses and drop-off features on the site shall be reviewed and approved by the Traffic Engineer.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

3. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
4. The street type approaches shall be a special design "Street Type Entrance." The applicant shall provide a detail 1" = 20' detail drawing of the "Street Type Entrance" with plan sheets showing epoxy lane lines, cross walks, stop bars and pavement markings details to be approved by the City Traffic Engineer. In addition, a note shall be shown on the plan, "ALL PAVEMENT MARKING SHALL BE INSTALLED IN EPOXY AND MAINTIAN BY THE PROPERTY OWNER."

5. A "Stop" sign shall be installed at a height of seven (7) feet at the driveway approach behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
6. The Developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
7. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Bill Bauer
Fax: 267-1162
Email: bbauer@cityofmadison.com

DCD:DJM:dm



Department of Planning & Development
 Planning/Inspection/Real Estate/Community & Economic Development
 Mark A. Olinger, Director

Bradley J. Murphy
 Planning Unit
 215 Martin Luther King, Jr. Boulevard
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635

REVIEW REQUEST FOR:

- PRELIMINARY
- FINAL PLAT
- LOT DIVISION
- CONDITIONAL USE
- REZONING
- INCLUSIONARY ZONING
- OTHER: _____

301-325 OLIN AVENUE
 MUNICIPAL SWIMMING POOL & WATER PARK
 BILL BAUER - CITY OF MADISON PARKS DIVISION

10

PLANNING UNIT CONTACT: TIM PARKS

RETURN COMMENTS BY: 11 MARCH 2005

PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:

Applicant E-mail: dbauer@cityofmadison.com Fax: 267-1162

Date Submitted: 09 FEBRUARY 2005 Plan Commission: 21 MARCH 2005

Date Circulated: 14 FEBRUARY 2005 Common Council: _____

CIRCULATED TO:

- ZONING
- FIRE DEPARTMENT
- PARKS DIVISION
- TRAFFIC ENGINEERING
- CITY ENGINEERING
- WATER UTILITY
- CDBG - HURIE
- REAL ESTATE - D. WARREN

- DISABILITY RIGHTS - SCHAEFER
- POLICE DEPT. - THURBER
- CITY ASSESSOR - SEIFERT
- MADISON METRO - SOBOTA
- BOARD OF EDUCATION C/O SUPT.
- PUBLIC HEALTH - K. VEDDER
- NEIGHBORHOOD ORGANIZATION

- ALD. HEIDT DIST. 13
- MADISON GAS & ELECTRIC
- ALLIANT ENERGY
- SBC
- MID PLAINS TELE
- MT. VERNON TELE
- _____
- _____

- Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.
- One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.
- The above is located in your district. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.
- The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.
- A resolution will be before the Common Council within a few weeks regarding this matter.

RETURN COMMENTS TO: PLANNING UNIT, DEPARTMENT OF PLANNING & DEVELOPMENT

NO COMMENTS / YOUR COMMENTS:

We are thrilled with this plan!

Andy Heidt



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295

Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 3/15/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **301-325 Olin Avenue**

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. All entrances, driveways, and turn arounds by building must be posted "No Parking Both Sides", as these are required fire lanes. Show sign posting on site plan.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path **traveled by the fire truck as the hose lay's off the truck**. See MGO 34.20 for additional information.
3. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. Provide a fire lane with the minimum clear unobstructed width of 20-feet.
 - c. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: March 16, 2005

To: Bill Roberts, Planner III

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 301-325 W. Olin Avenue

Present Zoning District: Conservancy

Proposed Use: Municipal Swimming Pool, concessions and Water Park

Conditional Use: 28.07(2)(c)13.e. Municipal uses uses, City owned and operated are a conditional use in the Conservancy district. 28.04(18)(b) front yard to be waived by the Plan Commission (See below)

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project).

GENERAL OR STANDARD REVIEW COMMENTS

1. Meet all applicable State accessible requirements, including but not limited to:
 - a. Show signage at the head of the accessible stalls.

2. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.

3. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .08 watts per square foot.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	10 acres	26 acres
Lot width	500'	adequate
Usable open space	n/a	n/a
Front yard	60'	29' * (see below)
Side yards	80'	adequate
Rear yard	100'	adequate
Floor area ratio	n/a	n/a
Building height	2 stories/35'	

Site Design	Required	Proposed
Number parking stalls	100 (capacity 1,000 persons) 11 (22 employees at a time) 111 total	200
Accessible stalls	6	7 (1)
Loading	n/a	n/a
Number bike parking stalls	20 minimum	120 + bike stalls
Landscaping	Yes	(2)
Lighting	No	(3)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	None shown
Water front development	No
Adjacent to park	In park
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.

*** Since this project is being designed or intended for public service use, bulk requirements may be waived by the Plan Commission per Section 28.04(18)(b).**

CITY OF MADISON
Common Council
INTER-DEPARTMENTAL CORRESPONDENCE
210 Martin Luther King, Jr. Boulevard, Room 417
Madison WI 53703
council@cityofmadison.com
608-266-4071

DATE: March 17, 2005

TO: Plan Commission Members
FROM: Ald. Andy Heidt, District 13 *Andy Heidt/ev*
SUBJECT: **Legislative File No. #00821 - Consideration of a conditional use at 301-325 Olin Avenue for a municipal swimming pool**

I ask you to please support the conditional use for this excellent project.

I have sent out questionnaires to the Bram's Addition, Bay Creek and Capital View Heights neighborhoods and have held two very well attended neighborhood meetings at the Romnes Apartments. The swimming pool project has widespread consensus in the neighborhoods surrounding it.

Support has been overwhelming - I would say well over 80-85% of the neighbors support this project. Concerns have been expressed that would make this a better project. Staff has consistently responded to these concerns effectively.

I hope your support will be overwhelming as well! Thanks for your consideration of this issue.

cc: Nino Amato, Chair, Ad Hoc Swimming Pool Committee

9