



MADISON PARKS

Olbrich Park – North Parcel Park Development Plan

Board of Park Commissioners
Informational Presentation

4/3/2024

Presented by Adam Kaniewski

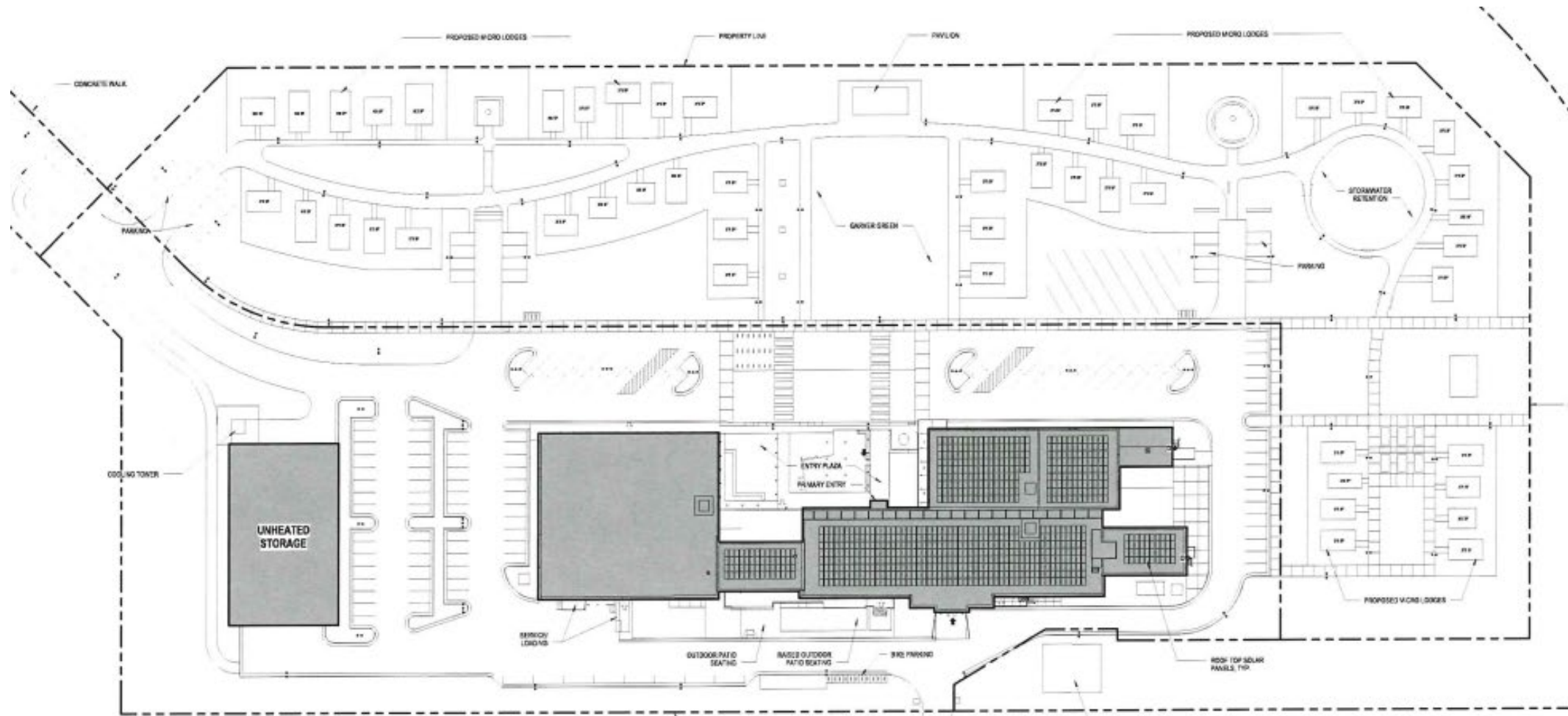
Olbrich Park – North Parcel



Garver Feed Mill

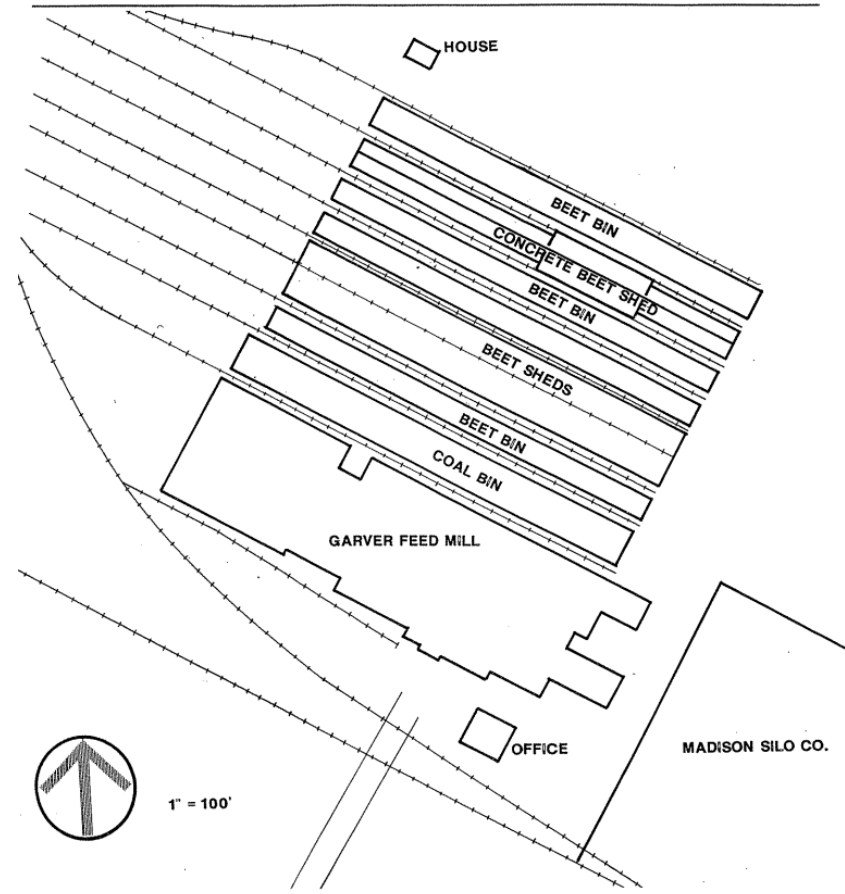
- Built in 1906 for United States Sugar Co.
- Renovated from 1929-1931
- Home of Garver Feed & Supply Co. from 1931-1967
- City of Madison Landmark
 - Designated in 1994
- State and National Register of Historic Places
 - Designated in 2017
- Restored and Opened in 2018 as Garver Feed Mill
- Adjacent land to building leased by Baum Revision, LLC from the City of Madison

Previous Plans

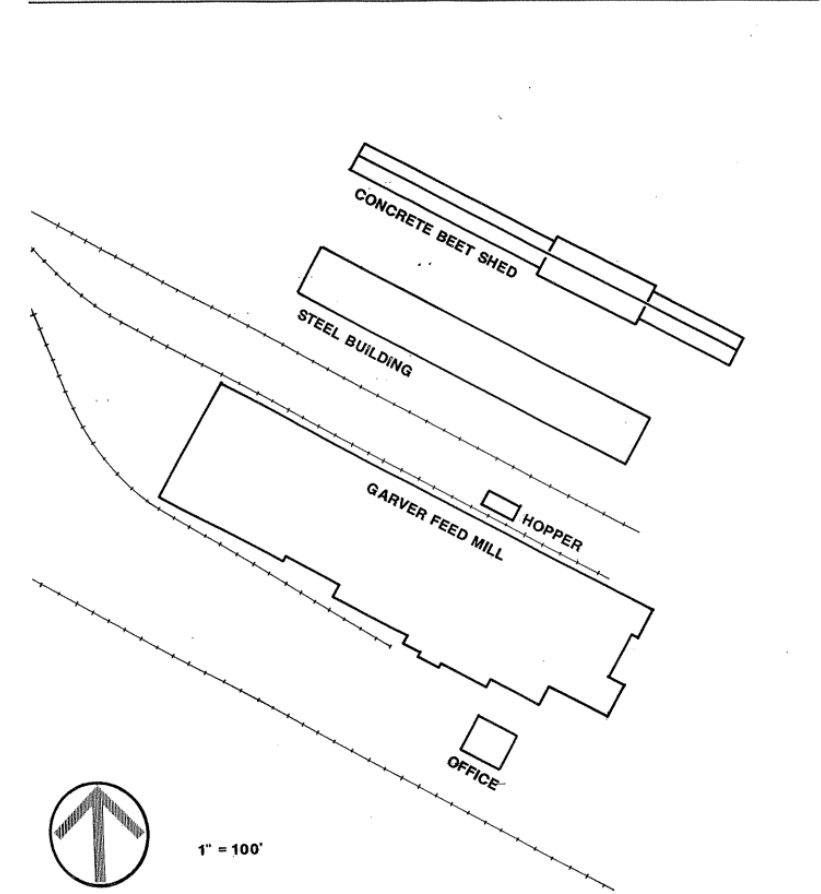


Through the Years...

SITE ANALYSIS 1926 GARVER FEED MILL



SITE ANALYSIS 1980 GARVER FEED MILL



Through the Years...



Olbrich Park

**Olbrich Botanical
Gardens**

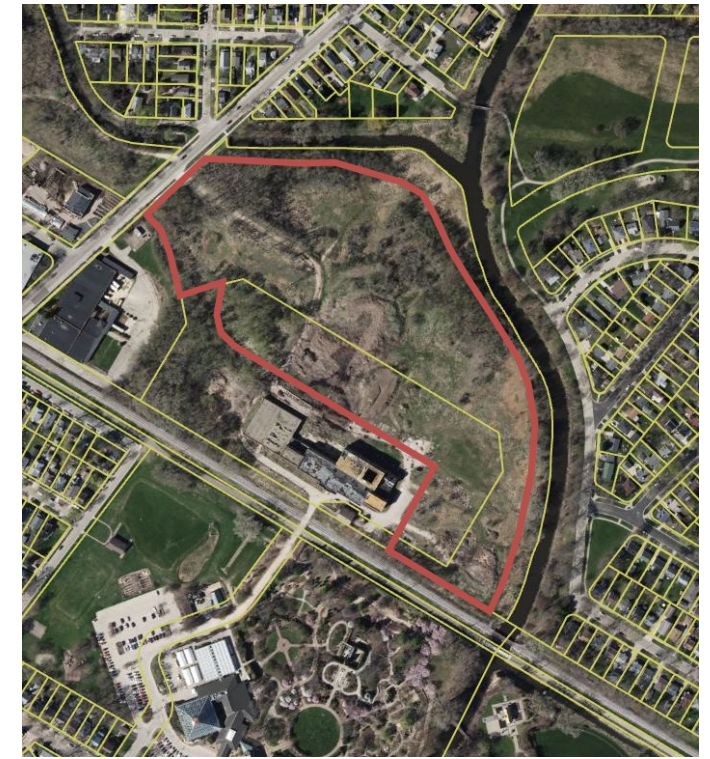
Through the Years...



1974



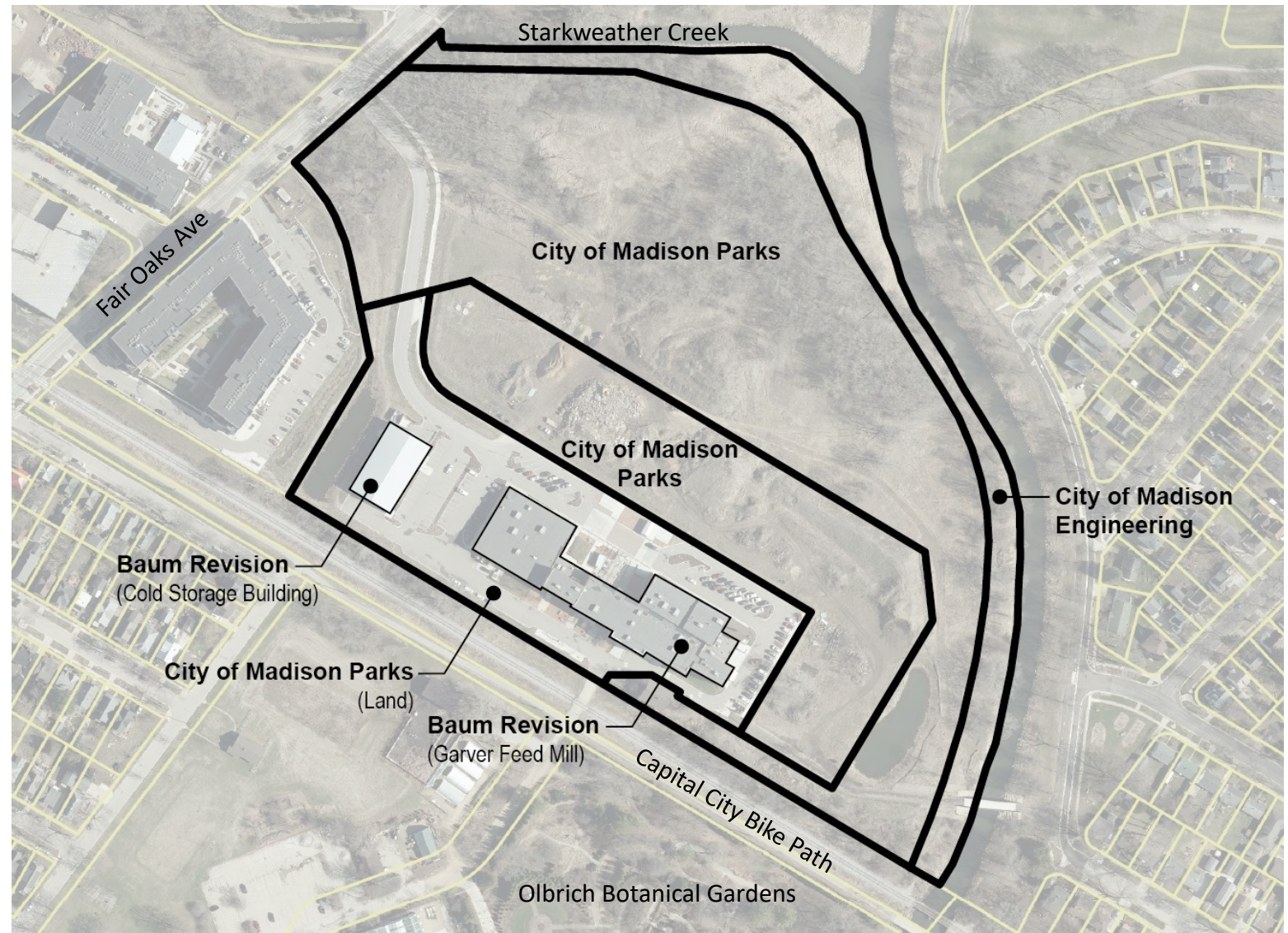
1995



2017

Land Ownership

- Baum Revision leases land from Madison Parks
- Baum Revision owns Garver Feed Mill and Cold Storage Building
- Madison Parks leases use of a portion of the Cold Storage Building from Baum Revision



Site Context

O.B. Sherry Park

- Backstop
- Drinking Fountain
- Playground
- Open Field
- Sun Shelter



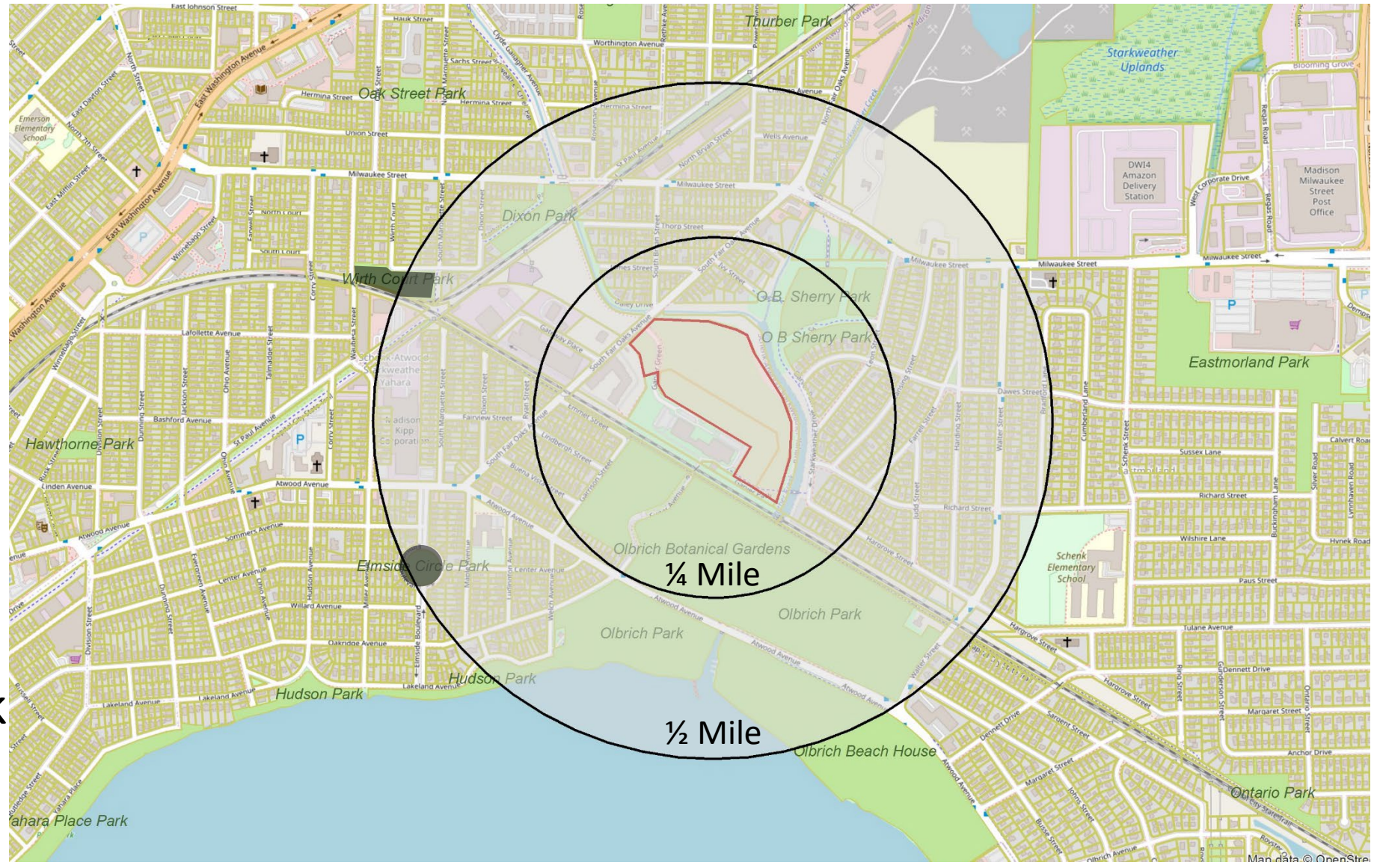
Site Context

Wirth Court Park

- Basketball Court
- Backstop
- Sun Shelter
- Drinking Fountain
- Playground
- Open Field

Elmside Circle Park

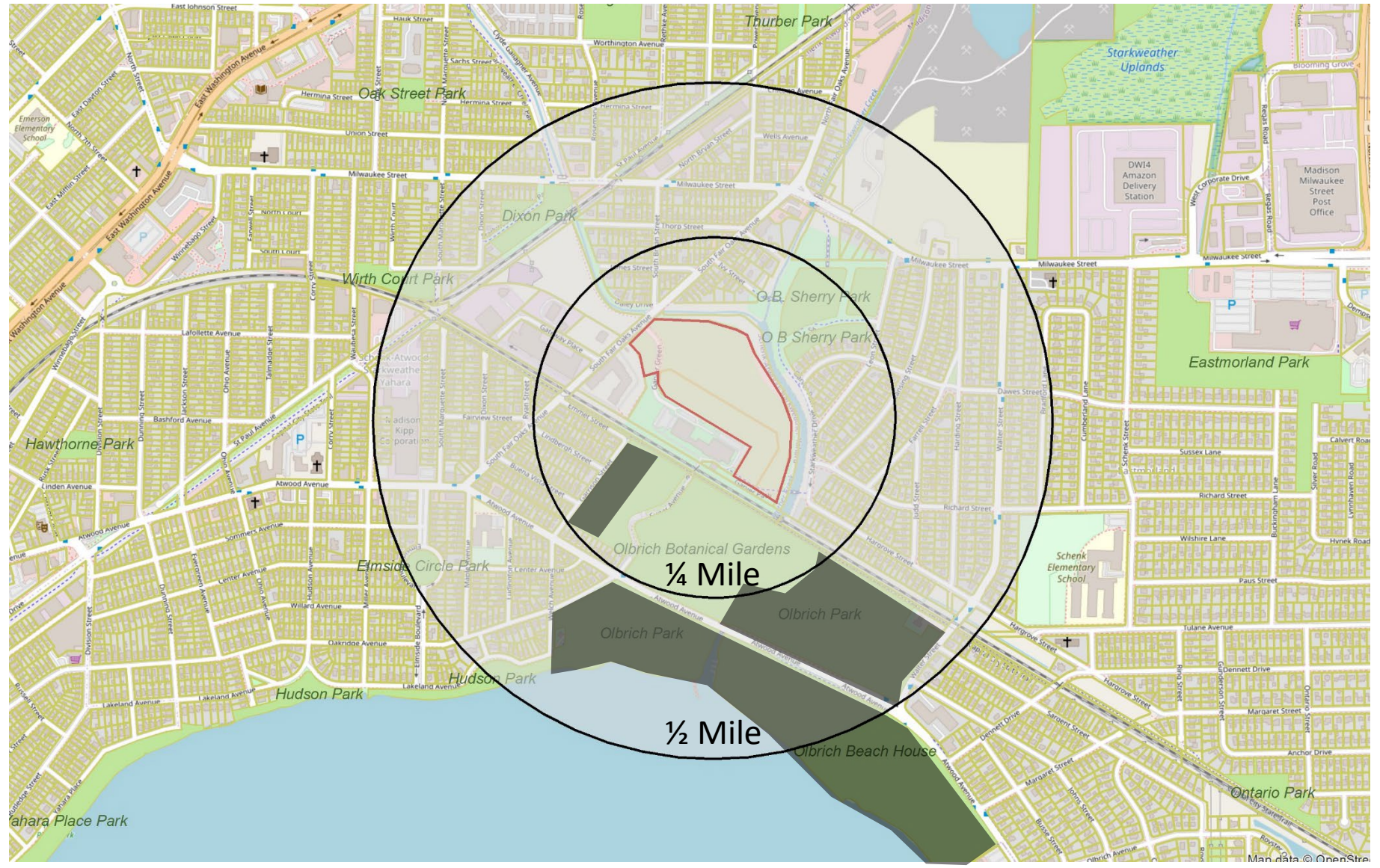
- Playground



Site Context

Olbrich Park

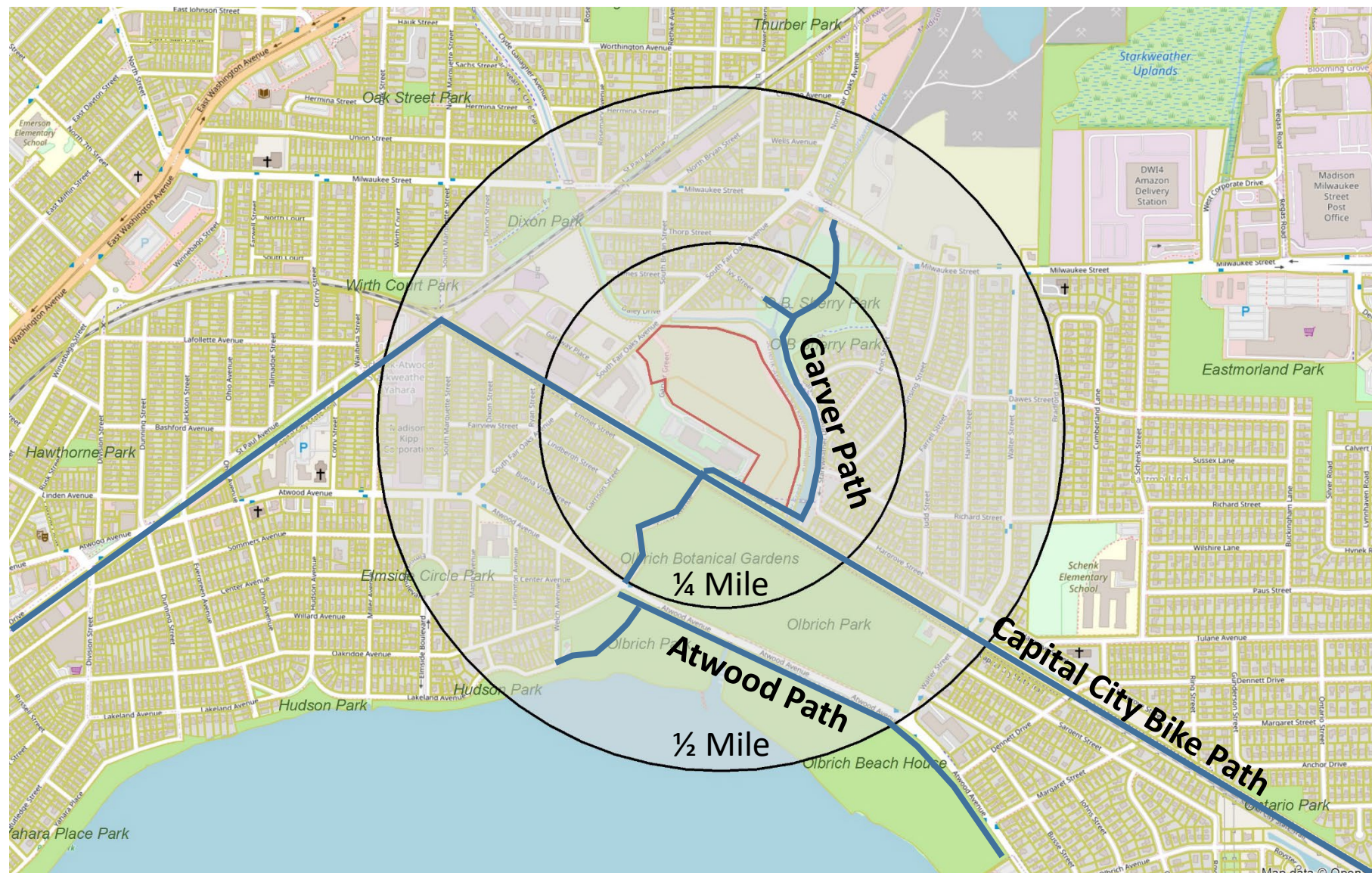
- 4 Restroom Facilities
- 1 Warming Shelter
- 4 Softball Fields
- 4 Volleyball Courts
- 2 Tennis/Pickleball Courts
- 4 Basketball Courts
- Beach
- 2 Playgrounds
- 5 Parking Lots
- 2 Boat Launches
- Bier Garten
- Open Fields



Site Context

Bike Paths

- Capital City Bike Path
- Garver Path
- Atwood Path



Brownfield Site Information

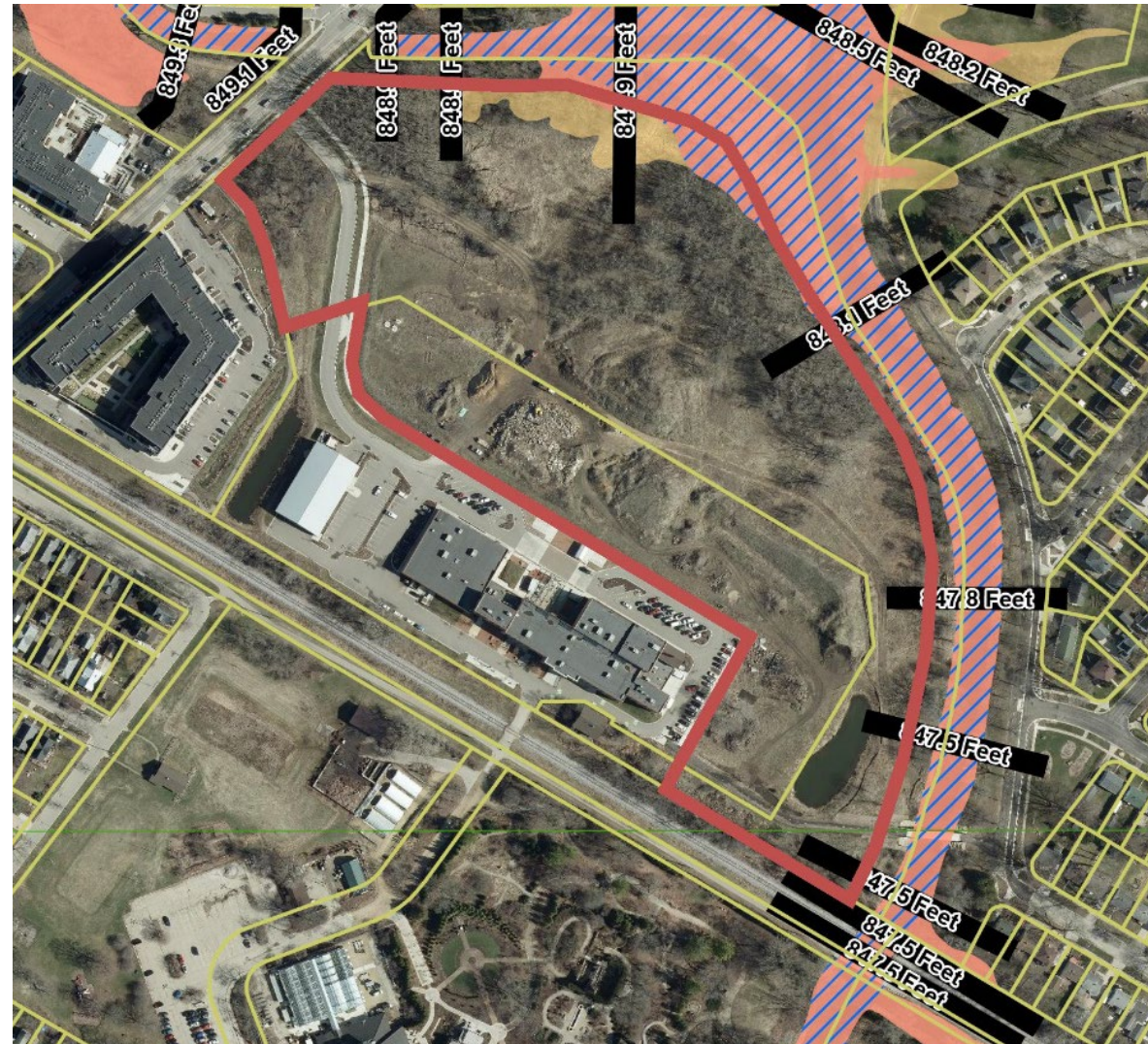
- Contaminated soil is present on the site.
 - Soil is contaminated with known carcinogens from direct contact with humans.
 - Food grown in contaminated soil is not safe for consumption
- Parks is working with the Wisconsin DNR in establishing site remediation requirements based on land use.
 - After the Park Development Plan is reviewed and approved by the Board of Park Commissioners, Parks staff will prepare and submit a materials management plan to WDNR for their review and approval.
 - Remediation requirements likely consist of capping the contaminated soil with clean fill. However, requirements are subject to WDNR review and may vary from initial expectations.

Wetlands



FEMA Floodplain

- Parcels
- FEMA FIRM Panel
- Special Flood Hazard Text
- Cross Section Lines and Elevation
- Floodway Areas in Zone AE
- 1 Percent Annual Flood Chance Area
- 0.2 Percent Annual Flood Chance Area



Parking

- Concerns regarding available parking voiced by staff of both Olbrich Botanical Gardens and Garver Feed Mill, who are present daily
- Garver Feed Mill (119 existing vehicle parking stalls)
 - Home to 15 tenants and event space*
 - Event capacity of up to 450-675 people depending on event type*

*Data from <https://garverfeedmill.com/>

- Olbrich Botanical Gardens (214 existing vehicle parking stalls)
 - 344,064 visitors in 2022
 - Indoor event capacity of up to 415 people
- Parks routinely observes cars parking in unauthorized parking areas

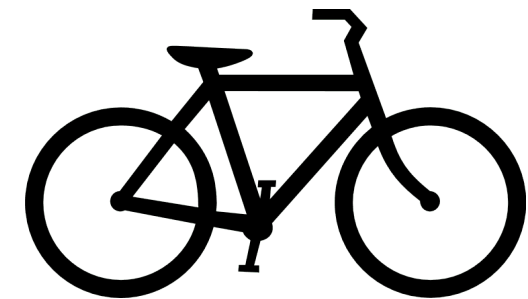


Parking

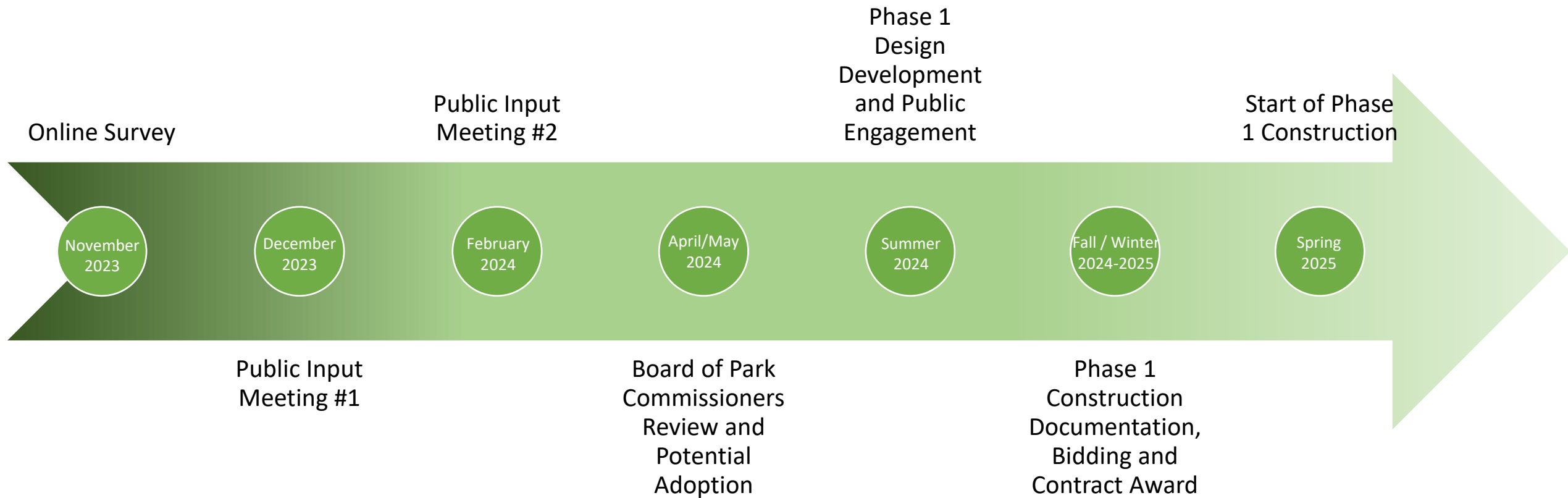
- Alternative Transportation Considerations
 - Closest Bus Stops are located at the intersection of Atwood Ave. and Sugar Ave
 - 1/4 Mile walk from bus stop to door of Garver Feed Mill via Sugar Ave. (through Olbrich Botanical Gardens parking lot)
 - B-Cycle stations and bike parking located at both Olbrich Botanical Gardens and Garver Feed Mill
 - Olbrich Botanical Gardens: 52 Bike Parking Stalls
 - Garver Feed Mill: 66 Bike Parking Stalls



metro transit



Park Development Timeline



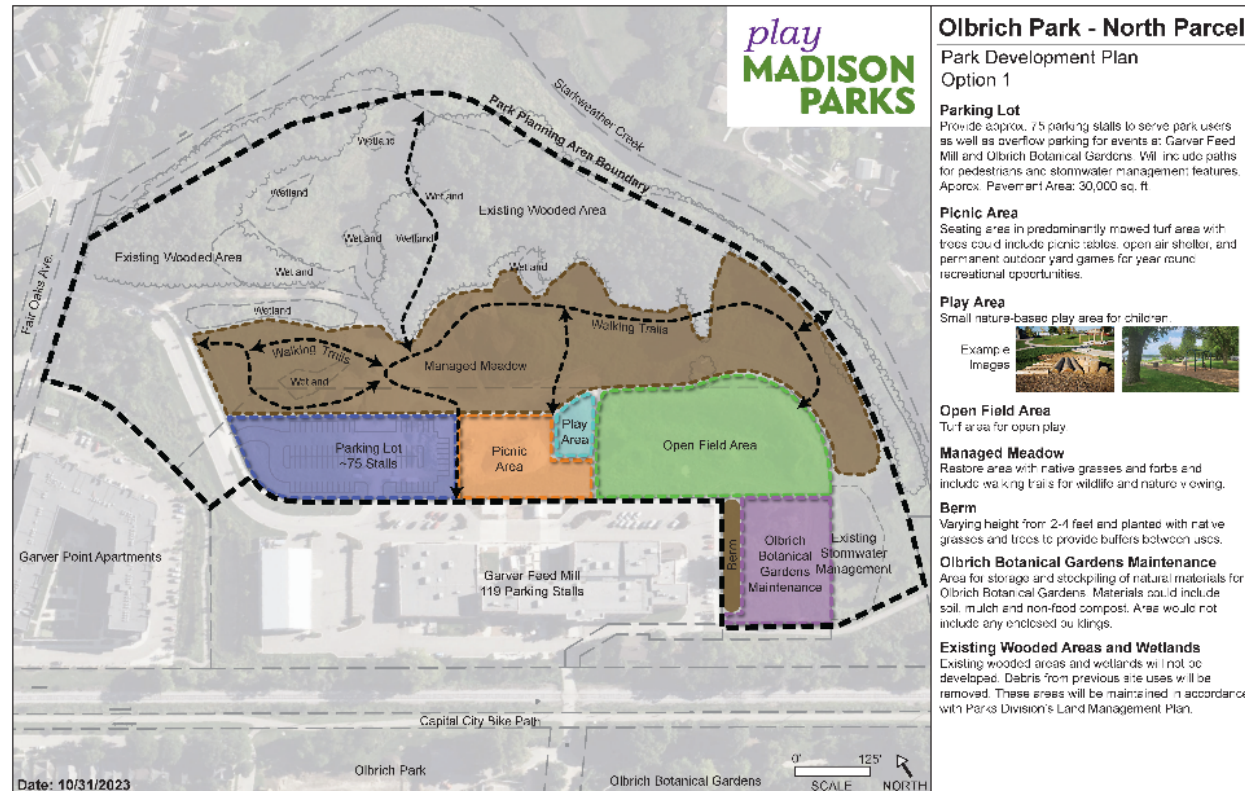
Public Input Review

- Online Survey
 - Open from November 2, 2023 – November 26, 2023
 - 2,197 Responses Received!
- Public Input Meeting #1
 - December 7, 2023 via Zoom

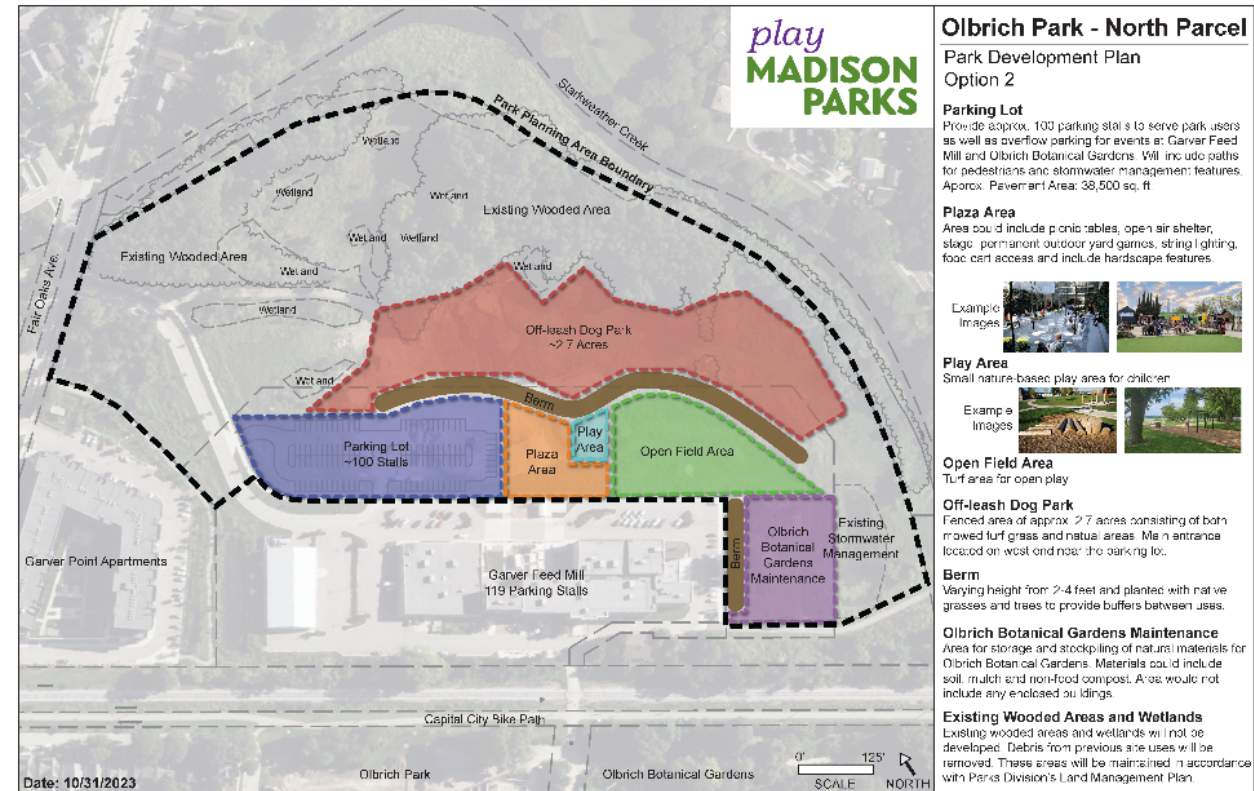


Initial Plan Options

Option #1



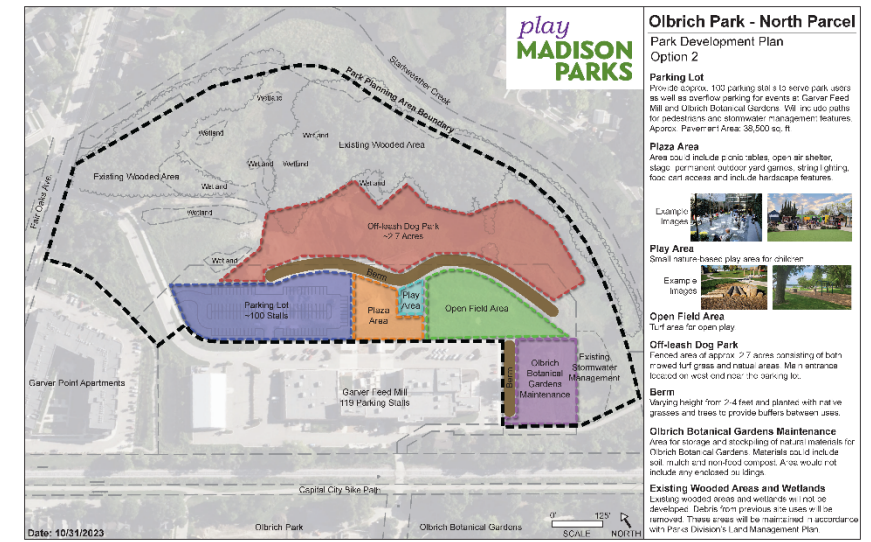
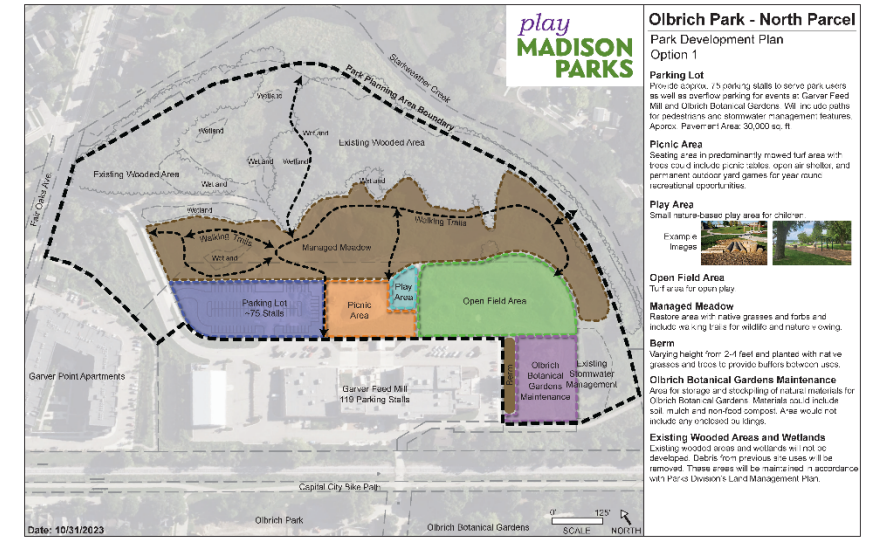
Option #2



Survey and Public Input Mtg #1

- Overall Themes
 - Preference for Option #1
 - Less vehicle parking
 - More natural area
 - Accessibility throughout the park
 - Biking
 - Mountain Bike features
 - Covered bike parking and charging
 - Community Gardens (can be raised beds)
 - Stage/performance amenities
 - Food truck access
 - Support for nature play area
 - Restroom Facility

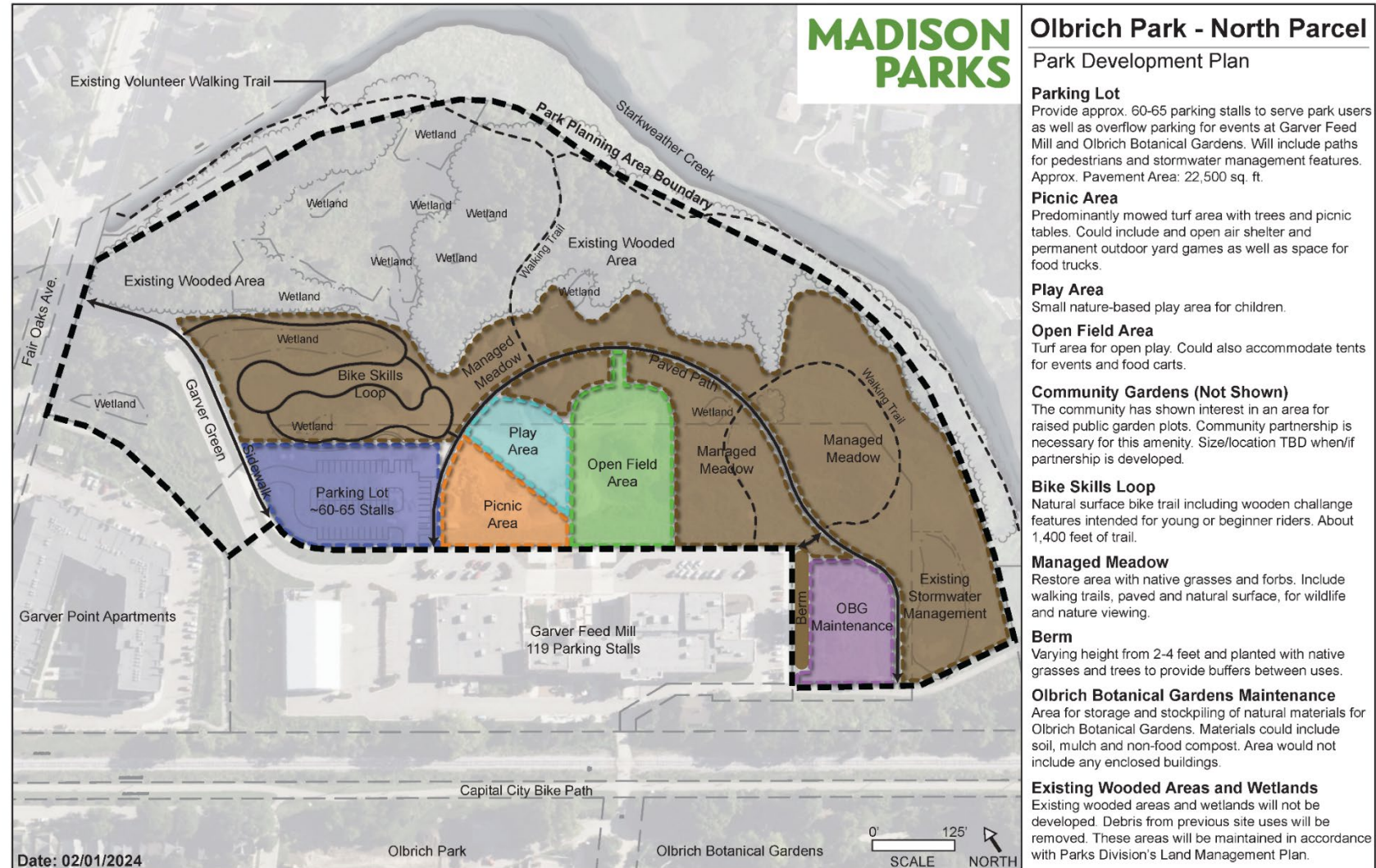
Option #1



Option #2

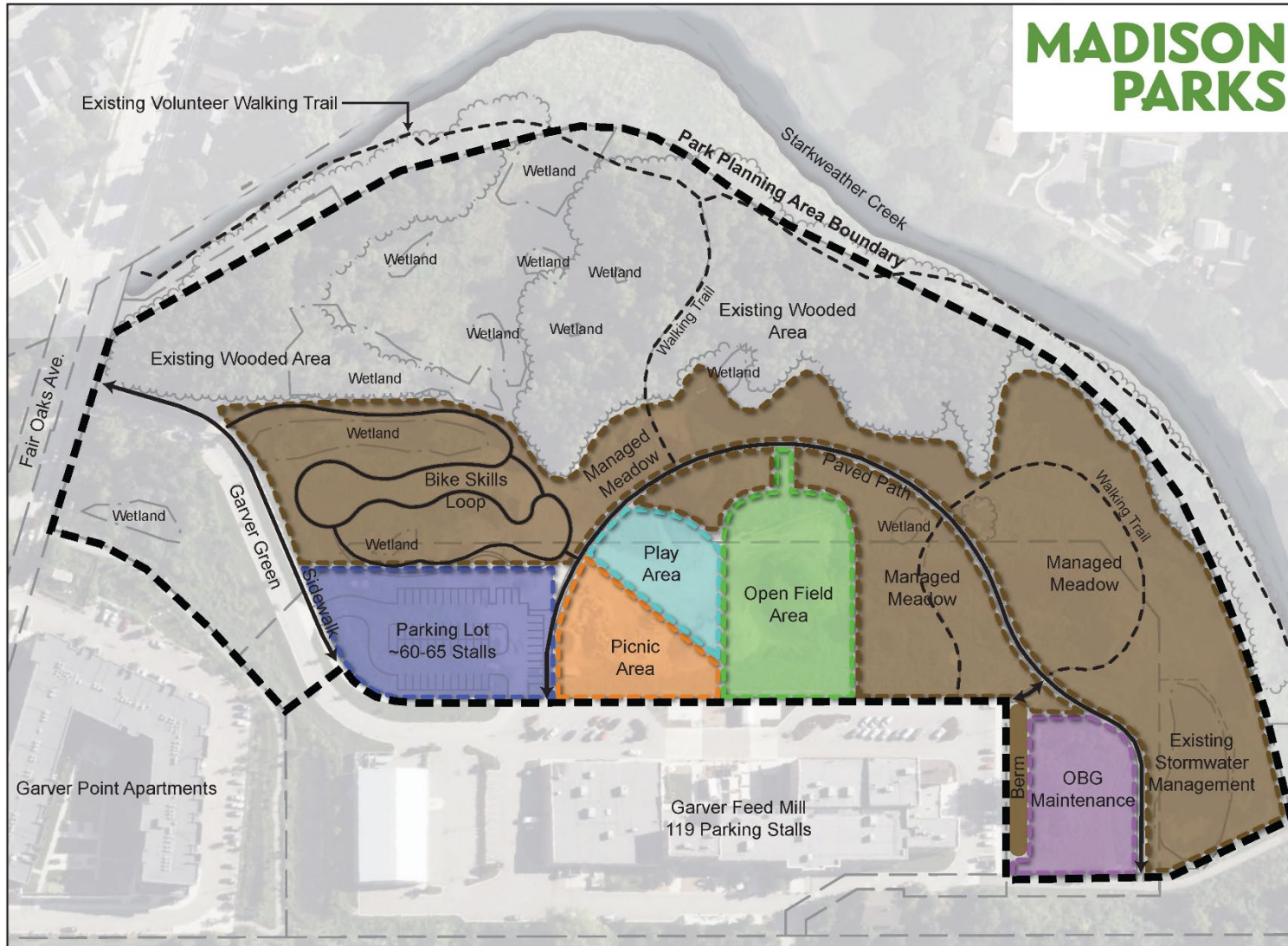
Revised Plan

- Generally based on Option #1
- Reduced Parking Lot size
- Added paved path through the park
- Reduced amount of Open Field Area
- Added a Bike Skills Loop
- Added Managed Meadow area



Public Input Meeting #2 Feedback

- Parking
 - Questioning the need for the amount of parking proposed
 - Feel the parking will be used mostly for private businesses in Garver Feed Mill
 - Want as much “wild” space as possible
 - Understand the need for parking in the area and balance of want/needs on the site
- Bike Skills Loop
 - Concern that the bike skills loop will bring more mountain bike users to the site and they will also use other non-paved trails
- Desire to use landforms to separate natural areas from developed park areas
- Request to consider natural surface path instead of a paved path



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Parking Lot

Provide approx. 60-65 parking stalls to serve park users as well as overflow parking for events at Garver Feed Mill and Olbrich Botanical Gardens. Will include paths for pedestrians and stormwater management features. Approx. Pavement Area: 22,500 sq. ft.

Picnic Area

Predominantly mowed turf area with trees and picnic tables. Could include an open air shelter and permanent outdoor yard games as well as space for food trucks.

Play Area

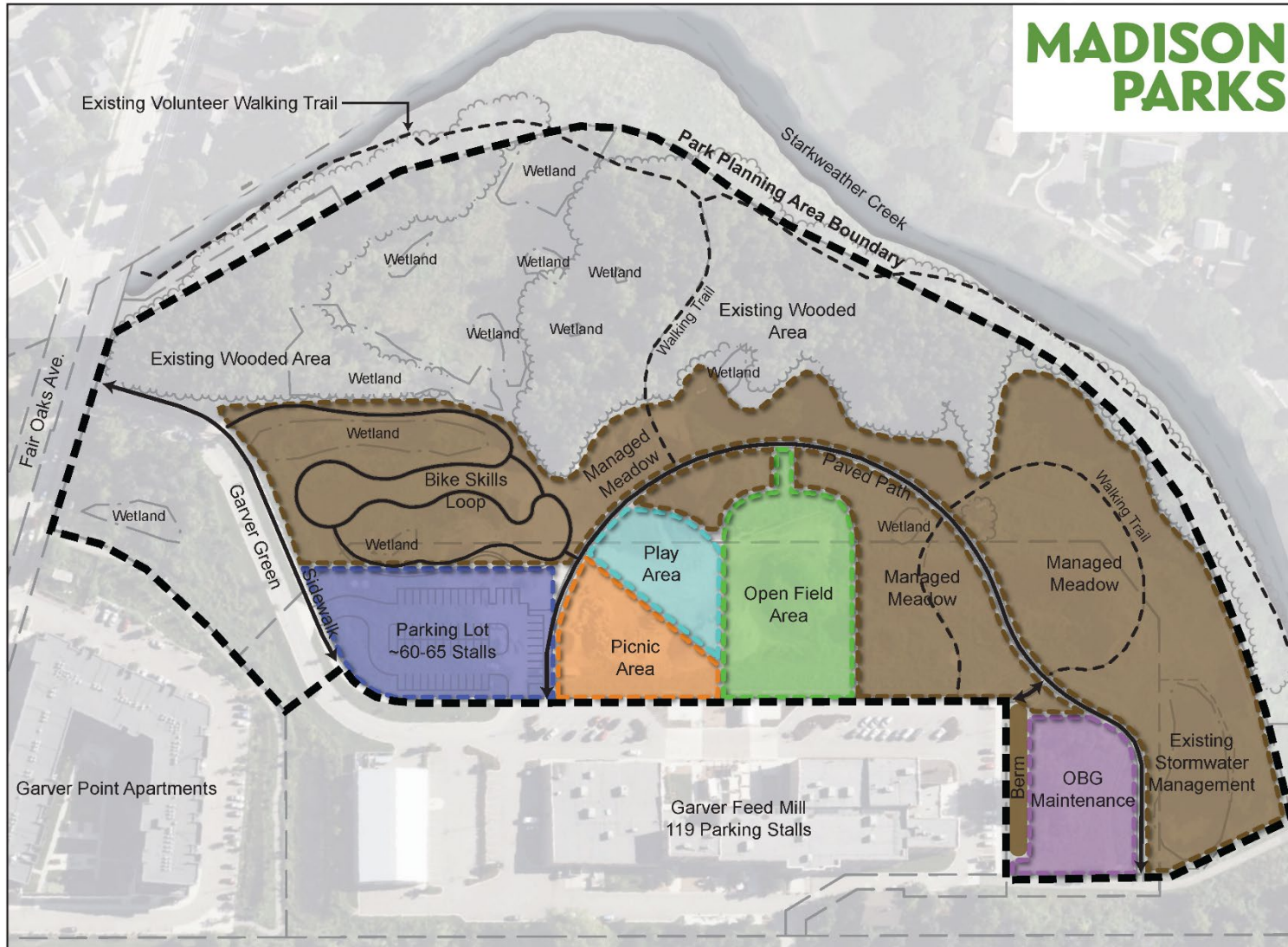
Small nature-based play area for children.

Open Field Area

Turf area for open play. Could also accommodate tents for events and food carts.

Community Gardens (Not Shown)

The community has shown interest in an area for raised public garden plots. Community partnership is necessary for this amenity. Size/location TBD when/if partnership is developed.



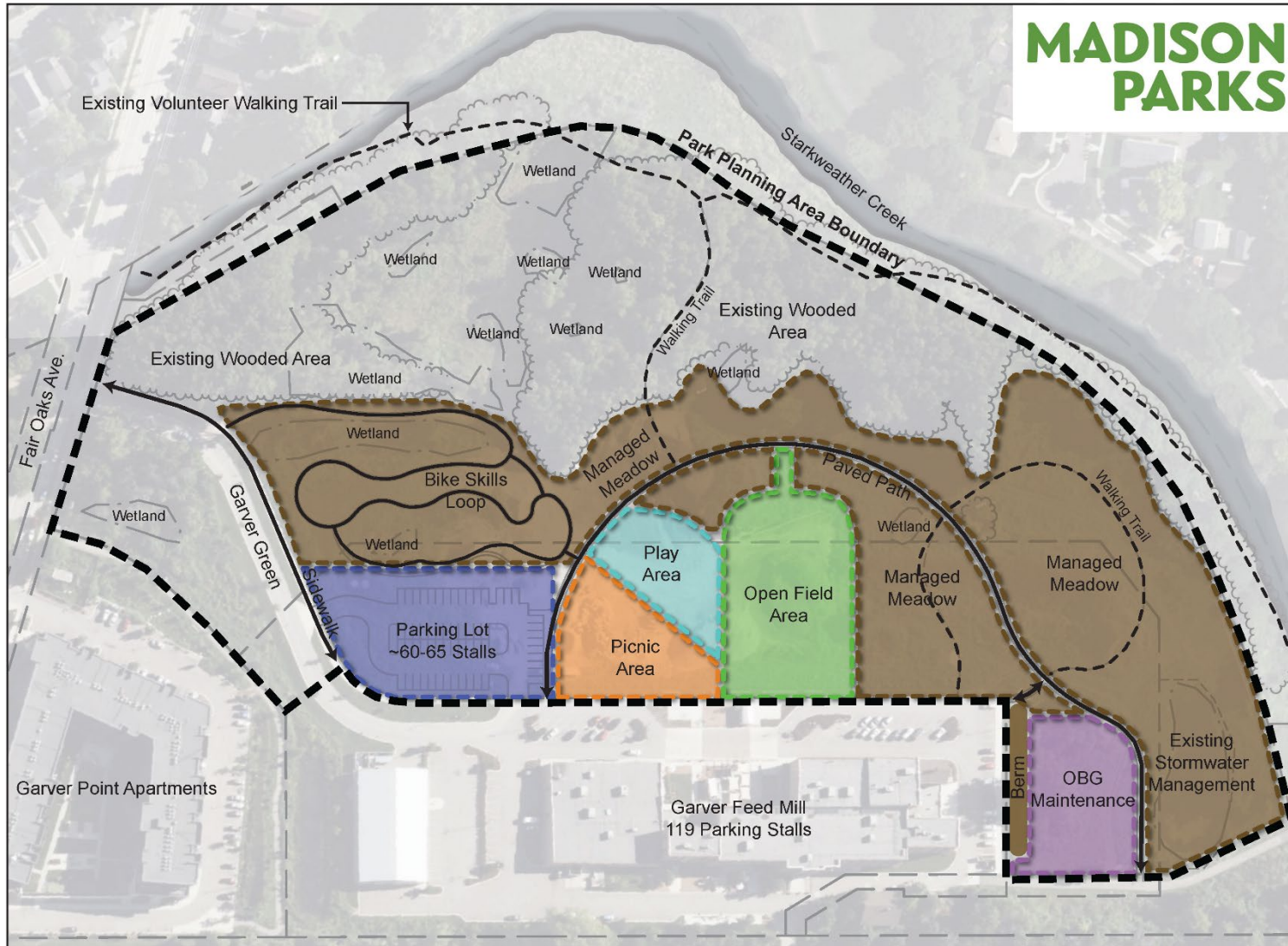
MADISON PARKS

Bike Skills Loop

Natural surface bike trail including wooden challenge features intended for young or beginner riders. About 1,400 feet of trail.

Bike Skills Loop Examples





Managed Meadow

Restore area with native grasses and forbs. Include walking trails, paved and natural surface, for wildlife and nature viewing.

Berm

Varying height from 2-4 feet and planted with native grasses and trees to provide buffers between uses.

Olbrich Botanical Gardens Maintenance

Area for storage and stockpiling of natural materials for Olbrich Botanical Gardens. Materials could include soil, mulch and non-food compost. Area would not include any enclosed buildings.

Existing Wooded Areas and Wetlands

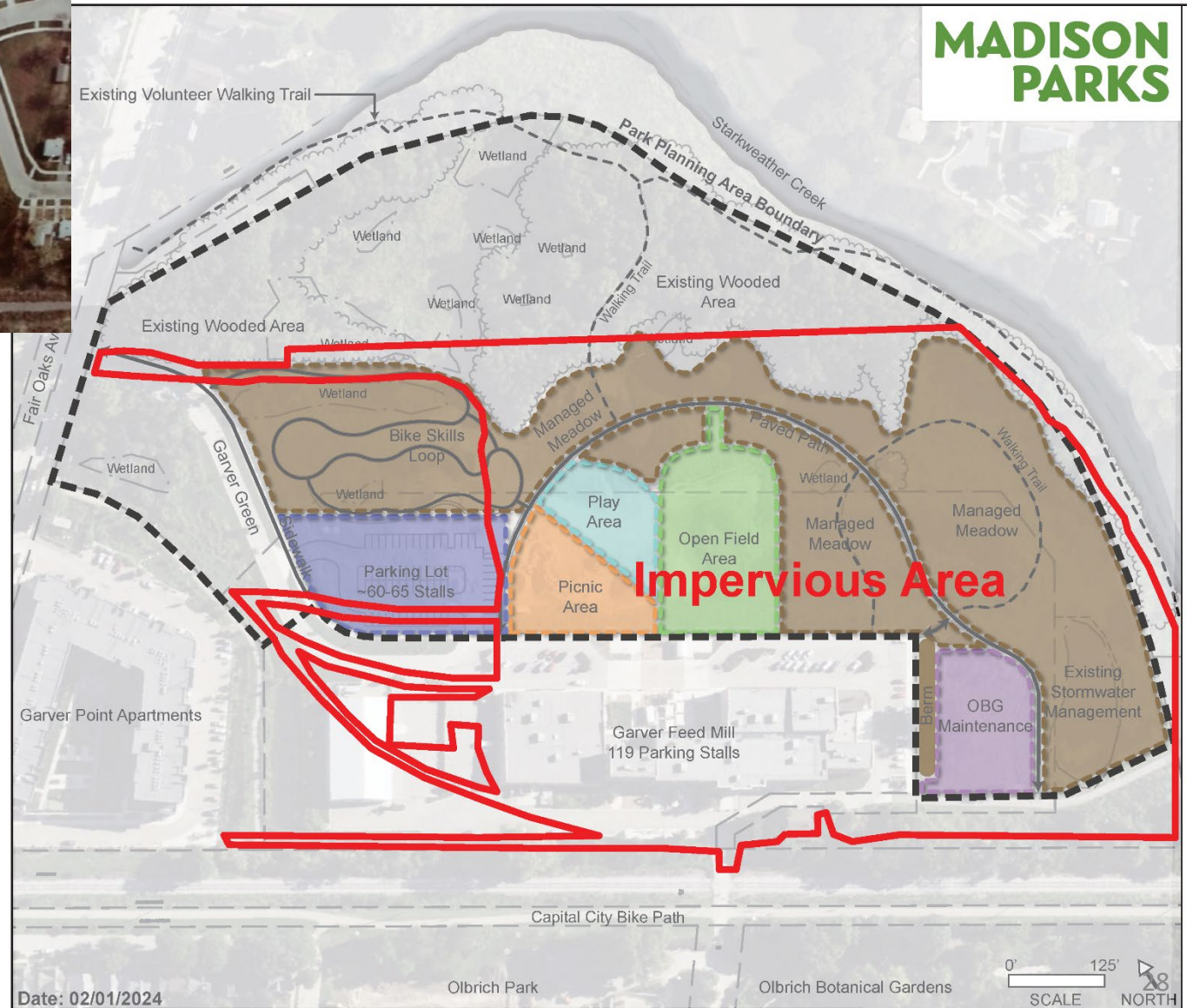
Existing wooded areas and wetlands will not be developed. Debris from previous site uses will be removed. These areas will be maintained in accordance with Parks Division's Land Management Plan.

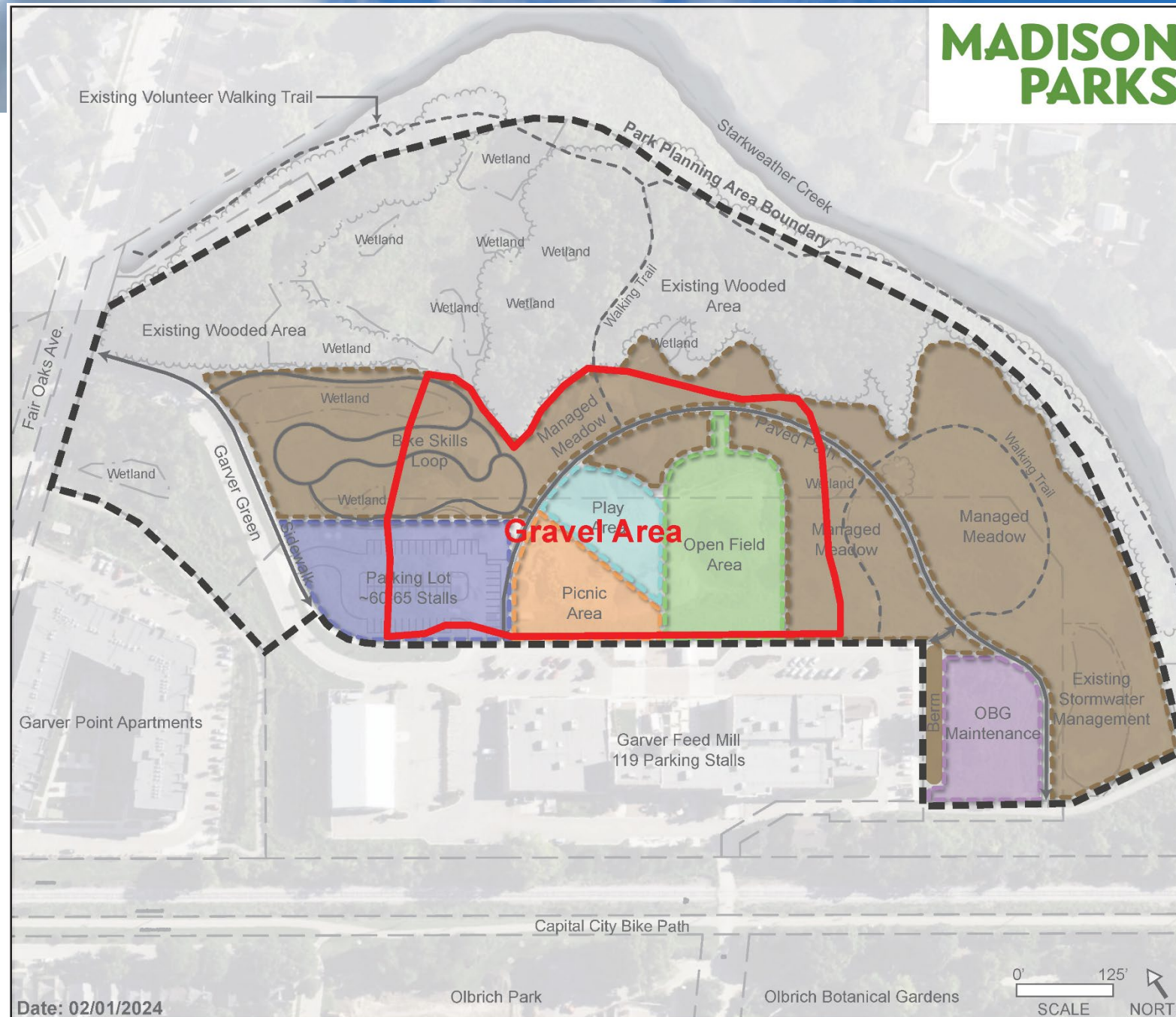
Plan Areas:

- Natural Areas: 70%
 - Managed Meadow/Existing Woodland
- Developed Areas: 30%



Historical Aerial Photo of Garver Feed Mill property





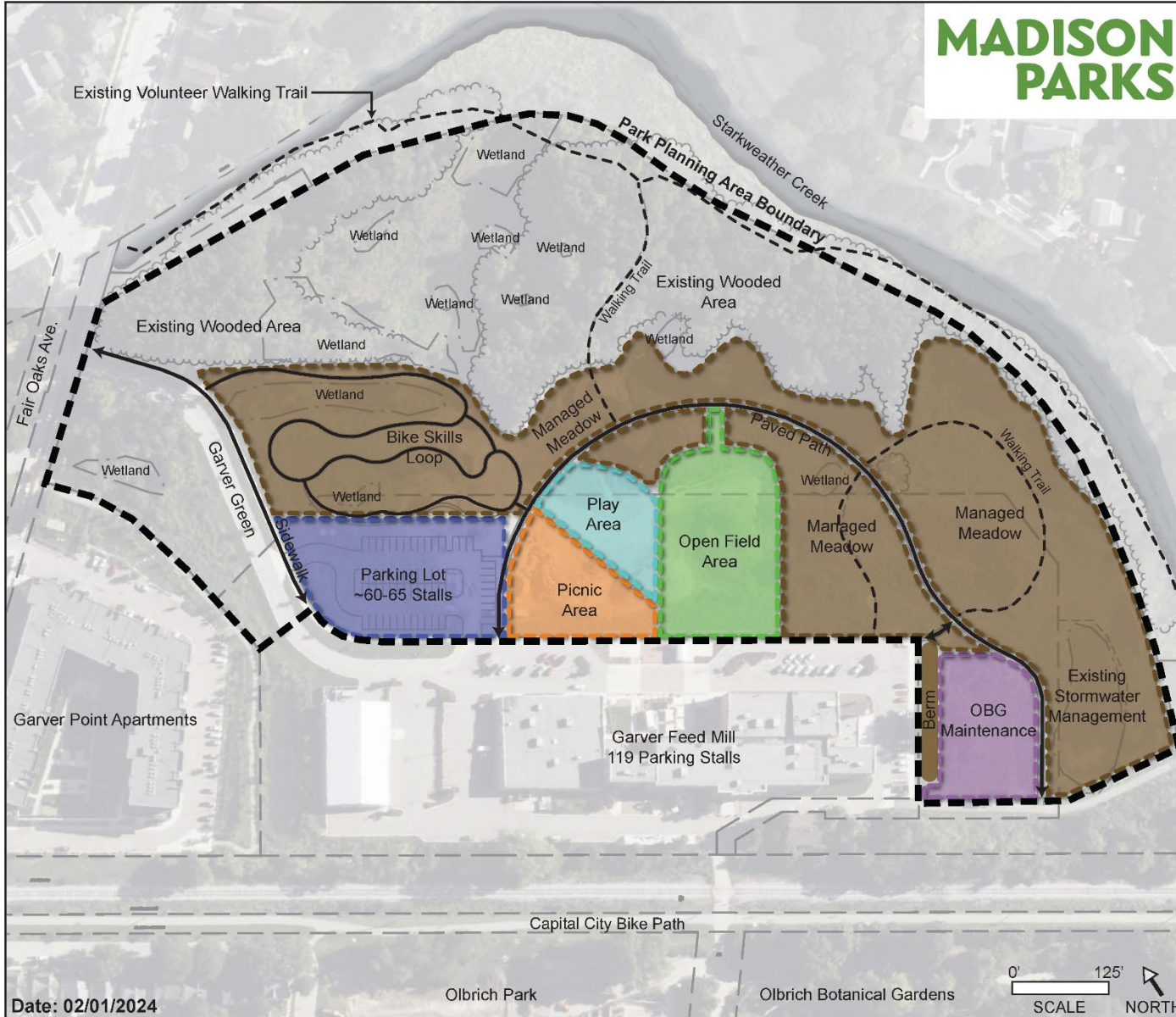
Date: 02/01/2024

0' 125' SCALE NORTH

MADISON PARKS

Olbrich Park - North Parcel

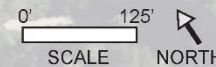
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Date: 02/01/2024

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Olbrich Botanical Gardens



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Thank You!