



City of Madison

Proposed Conditional Use

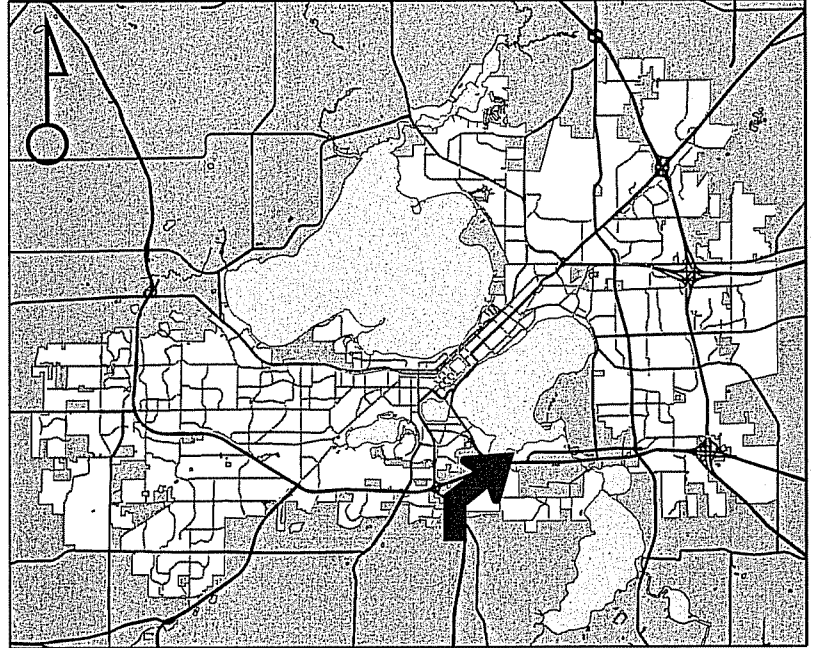
Location
2802 Waunona Way

Project Name
Esther Beach Park Improvements

Applicant
Sarah Lerner-
City of Madison Parks Division

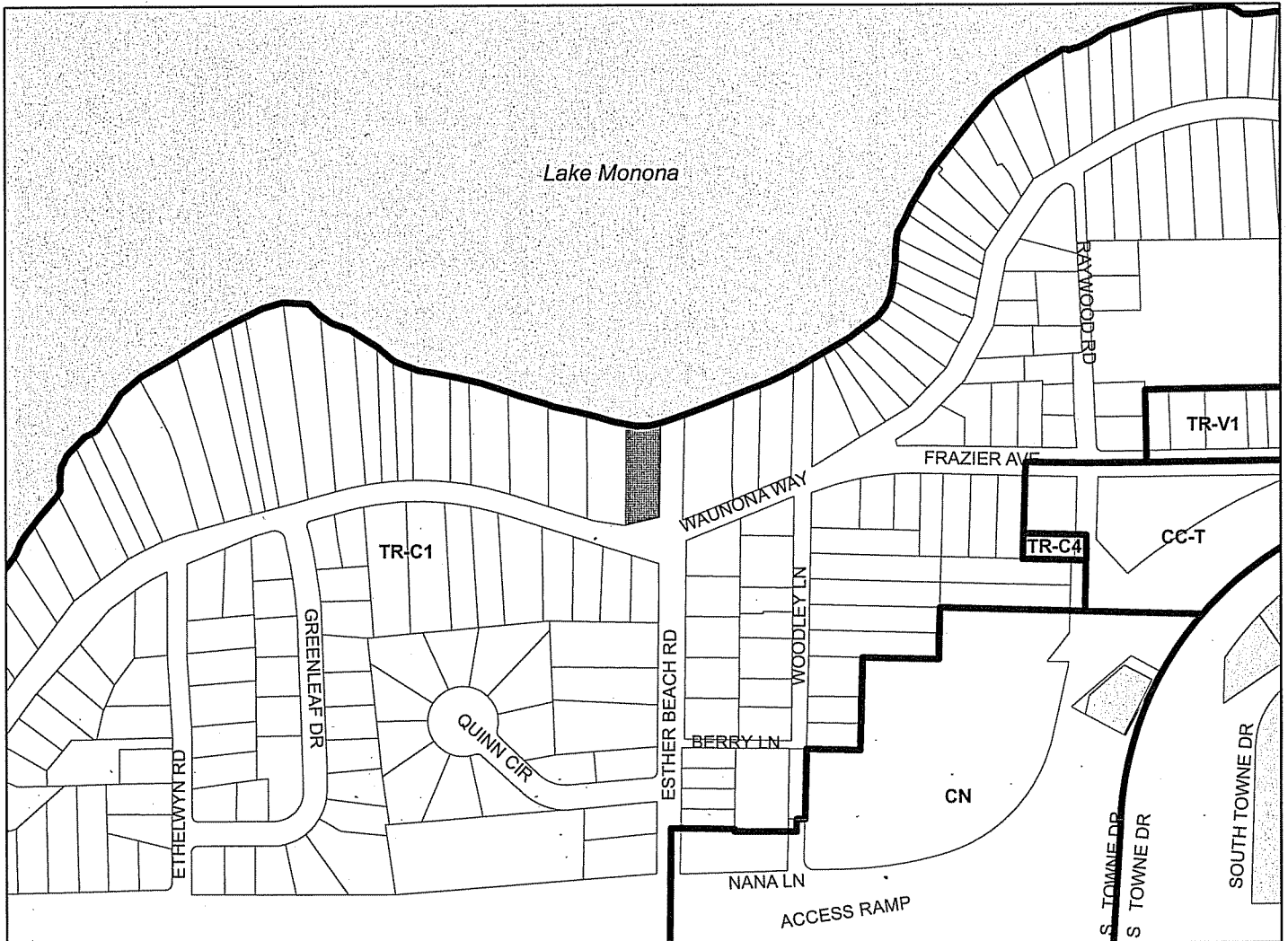
Existing Use
City of Madison Park

Proposed Use
Construct accessory restroom building
for Esther Beach Park on lakefront parcel



Public Hearing Date
Plan Commission
21 March 2016

For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 16 March 2016





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____

Date Received 2/3/16

Received By [Signature]

Parcel No. 0710-302-0135-6

Aldermanic District 14 - Carter

Zoning District TR-C1

Special Requirements Waterfront, in designated floodplain

Review Required By:

Urban Design Commission Plan Commission

Common Council Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 2802 Waunona Way
Project Title (if any): Esther Beach Park Improvements

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. **Applicant, Agent & Property Owner Information:**

Applicant Name: Eric Knepp, Parks Superintendent **Company:** City of Madison Parks Division
Street Address: 210 Martin Luther King, Jr. Blvd. **City/State:** Madison, WI **Zip:** 53703
Telephone: (608) 266-4711 **Fax:** (608) 267-1162 **Email:** eknepp@cityofmadison.com

Project Contact Person: Sarah Lerner **Company:** City of Madison Parks Division
Street Address: 210 Martin Luther King, Jr. Blvd. **City/State:** Madison, WI **Zip:** 53703
Telephone: (608) 261-4281 **Fax:** (608) 267-1162 **Email:** slerner@cityofmadison.com

Property Owner (if not applicant): _____
Street Address: _____ **City/State:** _____ **Zip:** _____

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Park Improvements to Esther Beach Park Master Plan approved by the Board of Park Commissioners on 10/10/2012.

Development Schedule: Commencement 6/2016 Completion 10/2017

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Alder Sheri Carter notified on 1/7/2016, Waunona Neighborhood Association notified on 1/7/2016

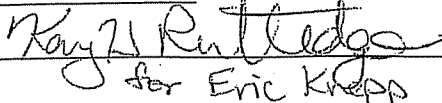
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Kevin Firchow, Heather Slouder Date: 11/20/2015 Zoning Staff: Pat Anderson Date: 11/20/2015

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Eric Knepp Relationship to Property: Parks Superintendent

Authorizing Signature of Property Owner  Date 2-1-2016
for Eric Knepp



Madison Parks Division

210 Martin Luther King, Jr. Blvd., Room 104
PO Box 2987
Madison, WI 53701-2987
608-266-4711 • cityofmadison.com/parks



February 3, 2016

Re: Conditional use application for Esther Beach Park, 2802 Waunona Way

Project Team:

Applicant
City of Madison Parks Division
City – County Building, Rm. 104
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

Architect
Melissa Destree, AIA, IIDA
Destree Design Architects, Inc.
222 West Washington Avenue, Suite 310
Madison, WI 53703

The applicant is seeking conditional use approval for improvements to Esther Beach Park. This project involves construction of improvements identified in the Esther Beach Park Master that was approved by the City of Madison Board of Park Commissioners on 10/10/12. A public meeting was held on 12/16/15 with the neighborhood to discuss the proposed improvements.

The existing conditions include an asphalt parking lot, beach, restroom building, utilities, and swings on parcel 071030201356 and the adjacent Esther Beach Road right of way. In 2010, the City of Madison purchased the vacant properties Lot 1 and Lot 2 of CSM No. 1198 to expand Esther Beach Park. The existing features on these properties include a deteriorating asphalt driveway that is shared with the private property at 2720 Waunona Way as well as a deteriorating concrete boat launch.

The proposed project includes demolition of the existing restroom building and construction of the City of Madison Park Division’s prototype park restroom building. It also includes reconstruction of the existing play area, parking lot and boat launch, and improvements to stormwater treatment including new stormwater utilities.

The City of Madison anticipates constructing Phase I improvements identified in the attached plans in 2016. Upon completion of Phase I improvements, the City will complete all other improvements shown in the attached plan. Phase II is anticipated to occur in 2017.

The proposed use is a public park including a restroom building. The building has a total square footage of 302 square feet, the overhead canopy increases the square footage to 860 square feet.

The number of parking stalls will decrease from the 12 existing stalls to 11 stalls due to the addition of a handicap parking and access aisle. Bicycle parking will be added to the site to provide 5 bicycle parking stalls, with 5 corresponding bike racks.

Consistent with the hours of operation at all City of Madison Parks, the public park will be open from 4:00 am to 10:00 pm.

The park boundary is approximately 68,991 sf of which 860 sf will be covered with the proposed restroom building, and approximately 4,980 will be paved parking.

As a public park, this property does not have an assessed value determined by the City of Madison assessor’s office. The parcel of Esther Beach Park located at 2802 Waunona Way was purchased from the Town of Blooming Grove in 1981 for \$47,900. The two parcels of Esther Beach Park that were purchased in 2010, were purchased for \$991,000.

The estimated project costs are \$700,000.

Esther Beach Park 2016 Improvements		
Tree Removals Necessary for Construction		
Tree #	Species	Size (DBH inches)
1	Spruce	12
2	Locust	19
3	Fir	6
4	locust	19
5	Fir	17
6	Willow	9
7	Boxelder	8
8	Boxelder?	3
9	Boxelder?	4
10	Boxelder?	8
11	Willow	28
12	Ash	13
13	Ash	8
14	Rotted Cottonwood	23
15	Boxelder?	8
16	Boxelder?	4
17	Boxelder?	12
18	Boxelder?	7
19	Boxelder?	11
20	Juniper	3
21	Crabapple	4
22	Crabapple	4
23	Crabapple	4
24	Arborvitae	3
25	Ash	20
26	Ash	16
27	Maple	19
28	Oak	3
29	Silver Maple	48
30	Evergreen	4

↳ CORRESPONDS TO SHEET 1.2 - DEMOLITION PLAN

CONDITIONAL USE APPLICATION FOR ESTHER BEACH PARK

City of Madison
 Department of Public Works
PARKS DIVISION

City-County Building, Suite 104
 210 Martin Luther King, Jr. Blvd.
 PO Box 2987
 Madison, WI 53701-2987

play
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 PARKS**



PROJECT:

*ESTHER BEACH
 PARK
 IMPROVEMENTS*

*ESTHER BEACH PARK
 2802 WAUNONA WAY
 MADISON, WI 53713*

Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.

ITEM	DATE
Conditional Use Application	02-03-2016

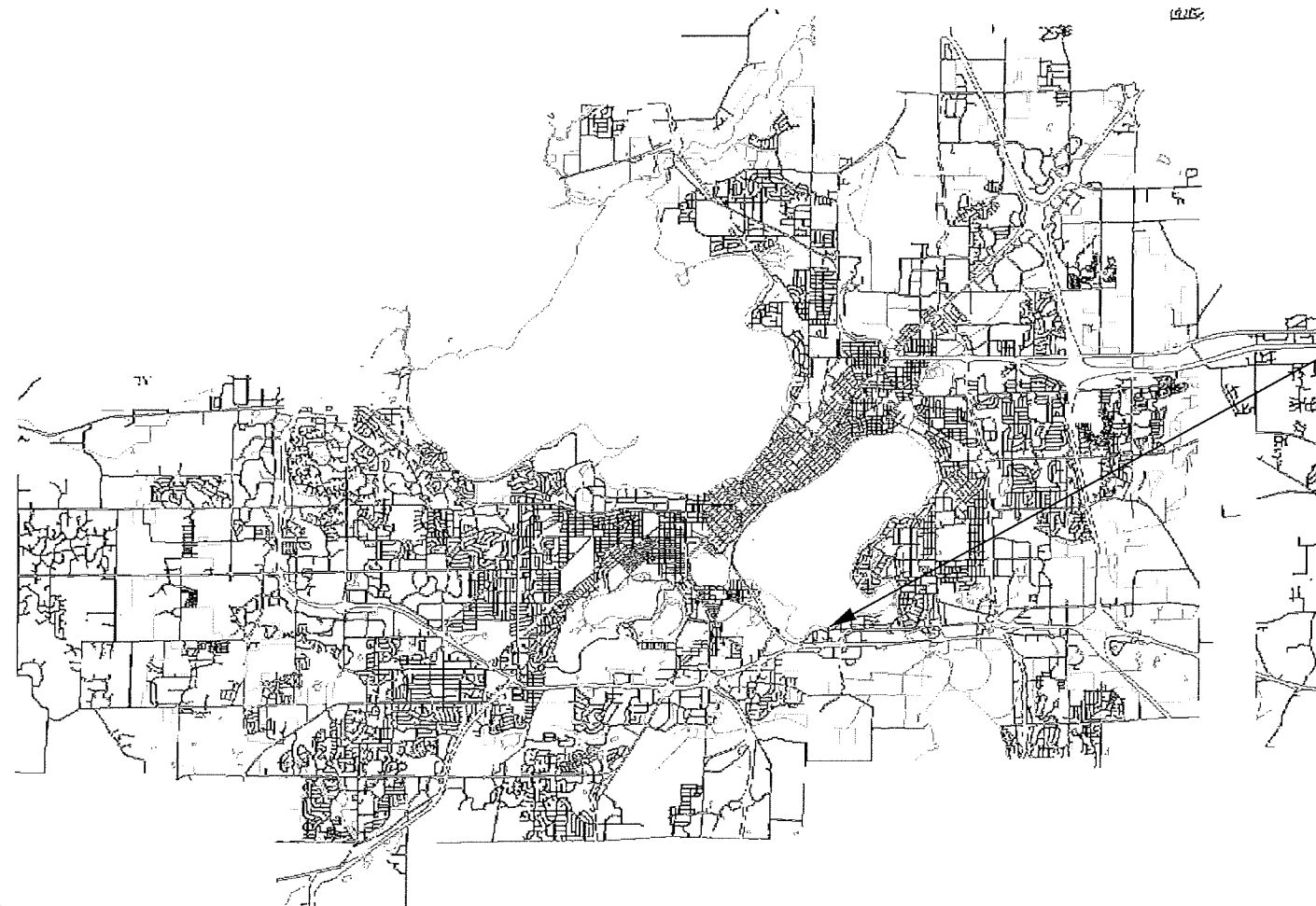
PUBLIC WORKS PROJECT #:

SHEET TITLE:

SHEET NUMBER:

- SHEET SCHEDULE**
- 1.0 PHASING PLAN
 - 1.1 EXISTING SITE
 - 1.2 DEMOLITION PLAN
 - 1.3 SITE PLAN
 - 1.4 GRADING AND EROSION CONTROL PLAN
 - 1.5 UTILITY PLAN
 - 1.6 STORM SCHEDULE
 - 1.7 LANDSCAPE PLAN

- ARCHITECTURAL PLANS**
- FRONT ELEVATION
 - SIDE ELEVATION
 - REAR ELEVATION
 - SIDE ELEVATION
 - FLOOR PLAN



ESTHER BEACH PARK
 2802 WAUNONA WAY
 MADISON, WI 53713

City of Madison
 Department of Public Works
PARKS DIVISION

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Graphical Scale

0 40 ft



PROJECT:

*ESTHER BEACH
 PARK
 IMPROVEMENTS*

*ESTHER BEACH PARK
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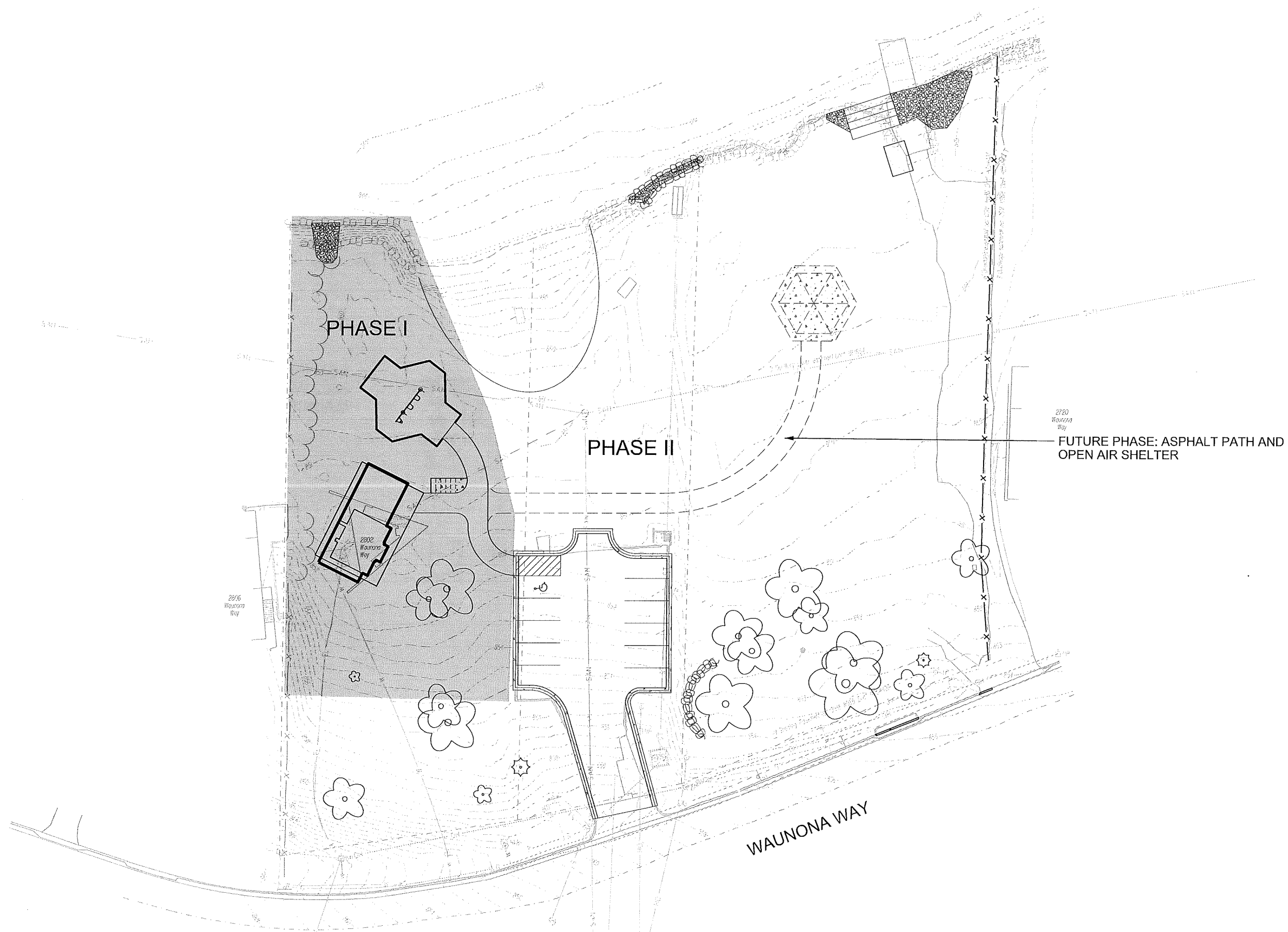
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Conditional Use Application	02-03-2016

PUBLIC WORKS PROJECT #:

SHEET TITLE:
PHASING PLAN

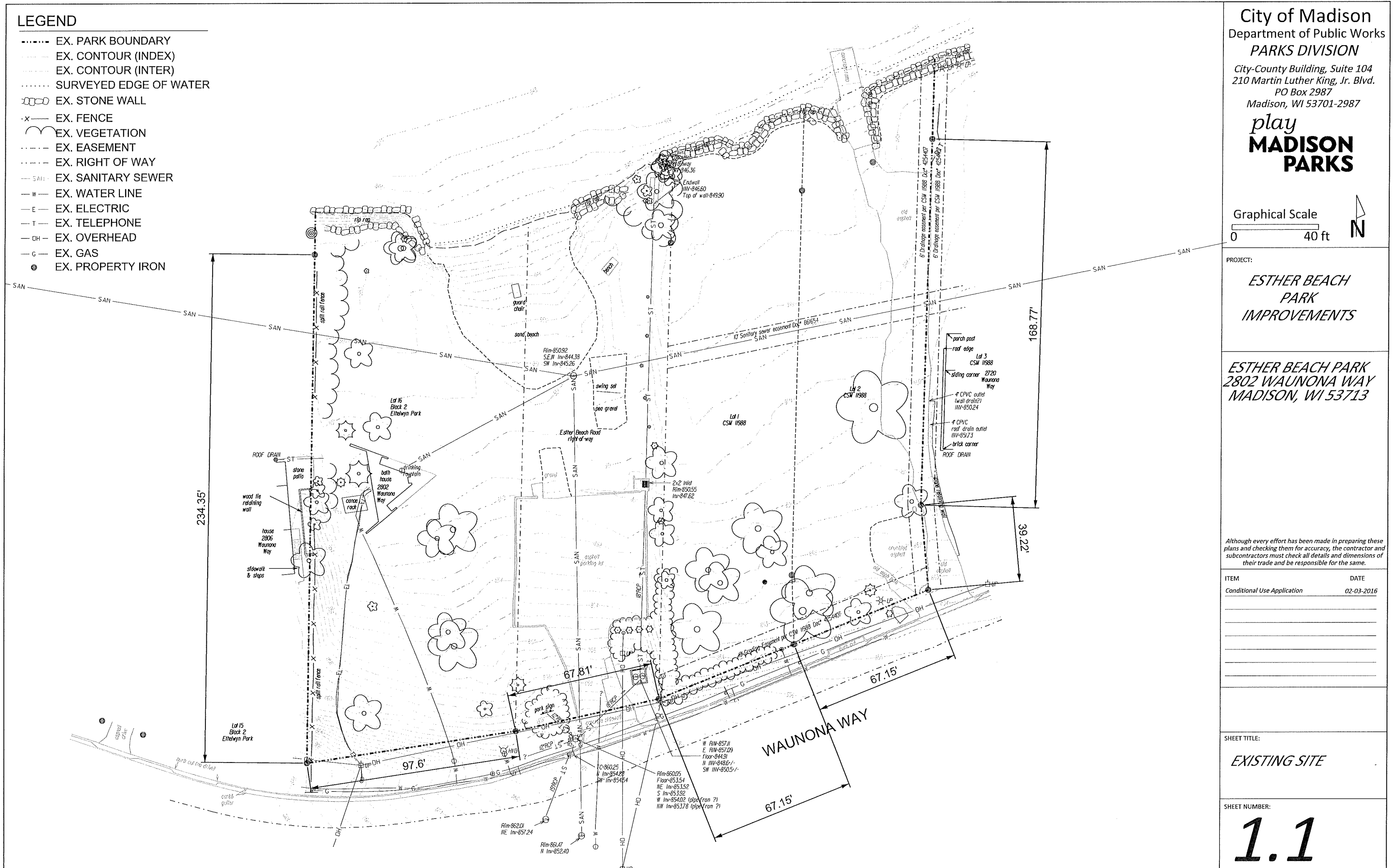
SHEET NUMBER:
1.0



NOTE: PHASE I CONSTRUCTION IN 2016. ANTICIPATED COMPLETION OF PHASE II IN 2017.

LEGEND

- EX. PARK BOUNDARY
- EX. CONTOUR (INDEX)
- EX. CONTOUR (INTER)
- SURVEYED EDGE OF WATER
- EX. STONE WALL
- x- EX. FENCE
- EX. VEGETATION
- EX. EASEMENT
- EX. RIGHT OF WAY
- SAN- EX. SANITARY SEWER
- W- EX. WATER LINE
- E- EX. ELECTRIC
- T- EX. TELEPHONE
- OH- EX. OVERHEAD
- G- EX. GAS
- ⊙ EX. PROPERTY IRON



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Graphical Scale
0 40 ft **N**

PROJECT:
**ESTHER BEACH
PARK
IMPROVEMENTS**

**ESTHER BEACH PARK
2802 WAUNONA WAY
MADISON, WI 53713**







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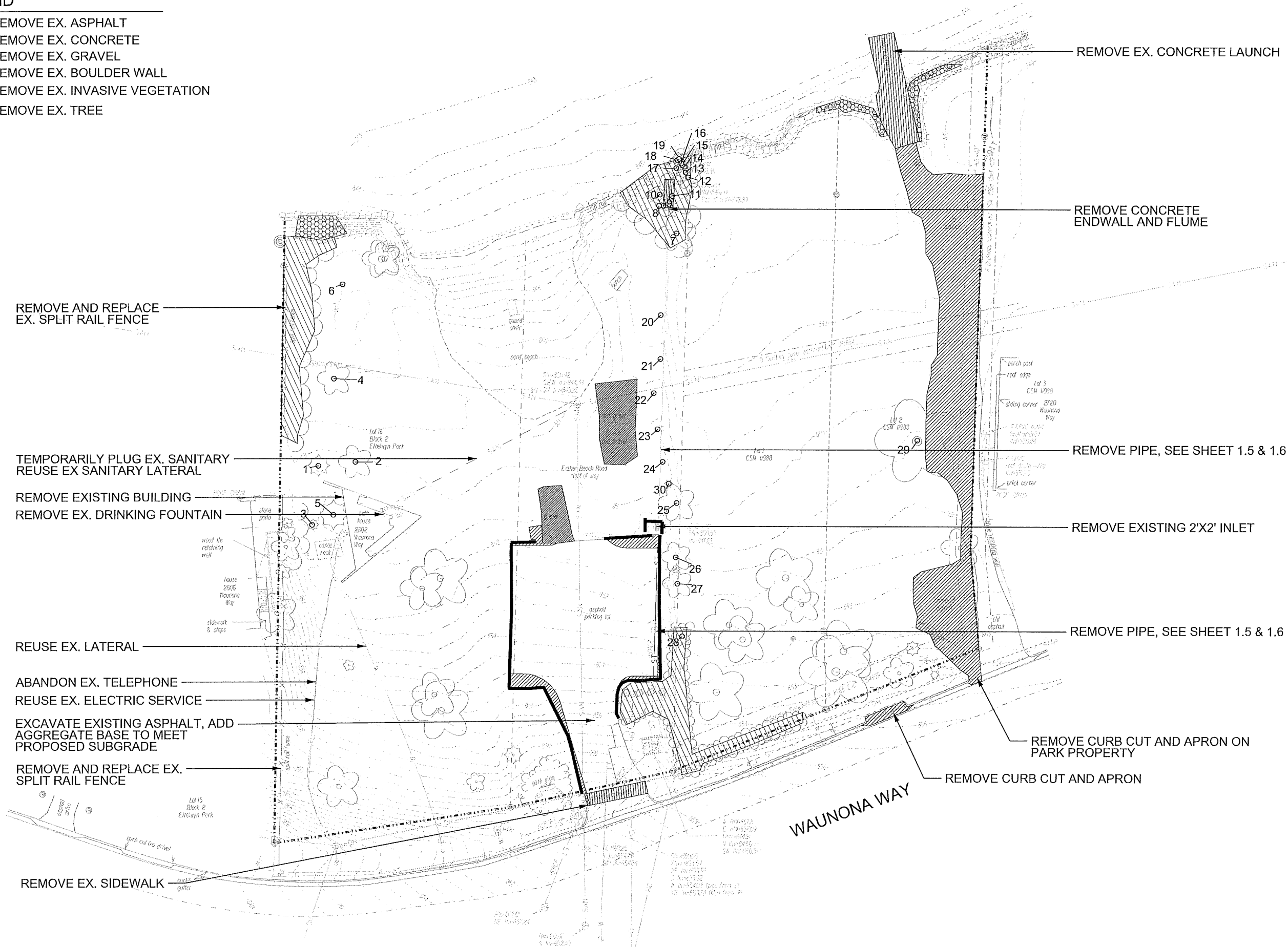
ITEM	DATE
Conditional Use Application	02-03-2016

SHEET TITLE:
EXISTING SITE

SHEET NUMBER:
1.1

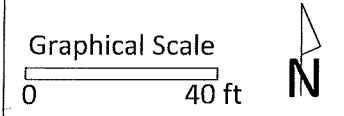
LEGEND

-  REMOVE EX. ASPHALT
-  REMOVE EX. CONCRETE
-  REMOVE EX. GRAVEL
-  REMOVE EX. BOULDER WALL
-  REMOVE EX. INVASIVE VEGETATION
-  REMOVE EX. TREE



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PROJECT:
**ESTHER BEACH
 PARK
 IMPROVEMENTS**

**ESTHER BEACH PARK
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ITEM	DATE
Conditional Use Application	02-03-2016

SHEET TITLE:
DEMOLITION PLAN

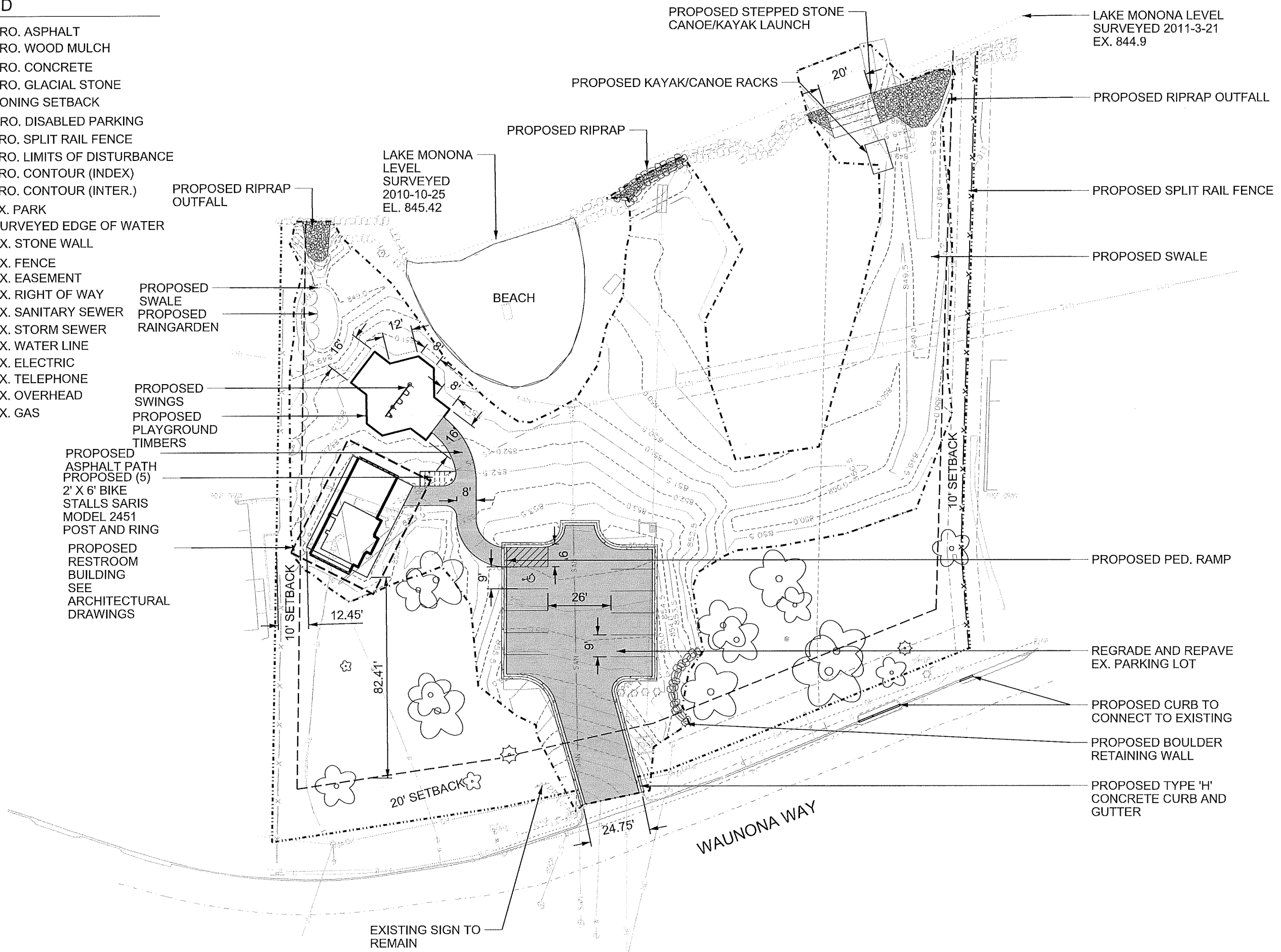
SHEET NUMBER:
1.2

LEGEND

- PRO. ASPHALT
- PRO. WOOD MULCH
- ▨ PRO. CONCRETE
- ▩ PRO. GLACIAL STONE
- - - ZONING SETBACK
- ♿ PRO. DISABLED PARKING
- x- PRO. SPLIT RAIL FENCE
- ⋯ PRO. LIMITS OF DISTURBANCE
- - - PRO. CONTOUR (INDEX)
- - - PRO. CONTOUR (INTER.)
- ⋯ EX. PARK
- ⋯ SURVEYED EDGE OF WATER
- ▩ EX. STONE WALL
- x- EX. FENCE
- ⋯ EX. EASEMENT
- - - EX. RIGHT OF WAY
- - - EX. SANITARY SEWER
- - - EX. STORM SEWER
- - - EX. WATER LINE
- - - EX. ELECTRIC
- - - EX. TELEPHONE
- - - EX. OVERHEAD
- - - EX. GAS

- PROPOSED RIPRAP OUTFALL
- PROPOSED SWALE
- PROPOSED RAINGARDEN
- PROPOSED SWINGS
- PROPOSED PLAYGROUND TIMBERS

- PROPOSED ASPHALT PATH
- PROPOSED (5) 2' X 6' BIKE STALLS SARIS MODEL 2451 POST AND RING
- PROPOSED RESTROOM BUILDING SEE ARCHITECTURAL DRAWINGS



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0 40 ft N

PROJECT:
ESTHER BEACH PARK IMPROVEMENTS

*ESTHER BEACH PARK
2802 WAUNONA WAY
MADISON, WI 53713*

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








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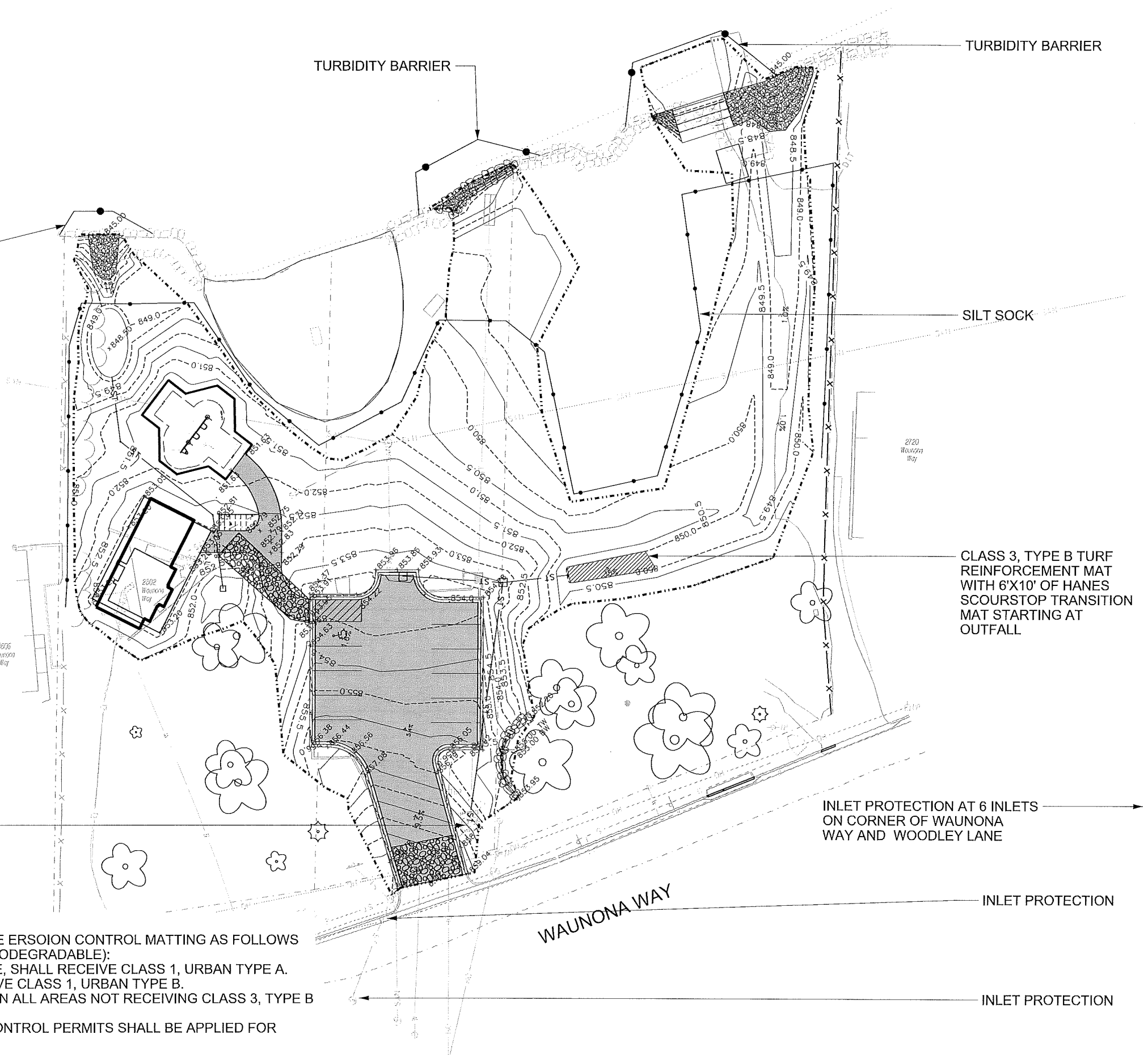
PUBLIC WORKS PROJECT #:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
1.3

LEGEND

-  PRO. ASPHALT
-  PRO. WOOD MULCH
-  PRO. CONCRETE
-  PRO. GLACIAL STONE
-  PRO. CONSTRUCTION ENTRANCE
-  LIMITS OF DISTURBANCE
-  PRO. CONTOUR (INDEX)
-  PRO. CONTOUR (INTER.)
-  PRO. STORM
-  EX. CONTOUR (INDEX)
-  EX. CONTOUR (INTER.)



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CLASS 3, TYPE B TURF
 REINFORCEMENT MAT
 WITH 6'X10' OF HANES
 SCOURSTOP TRANSITION
 MAT STARTING AT
 OUTFALL

Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.

ITEM	DATE
Conditional Use Application	02-03-2016

PUBLIC WORKS PROJECT #:

SHEET TITLE:

*GRADING AND
 EROSION CONTROL
 PLAN*

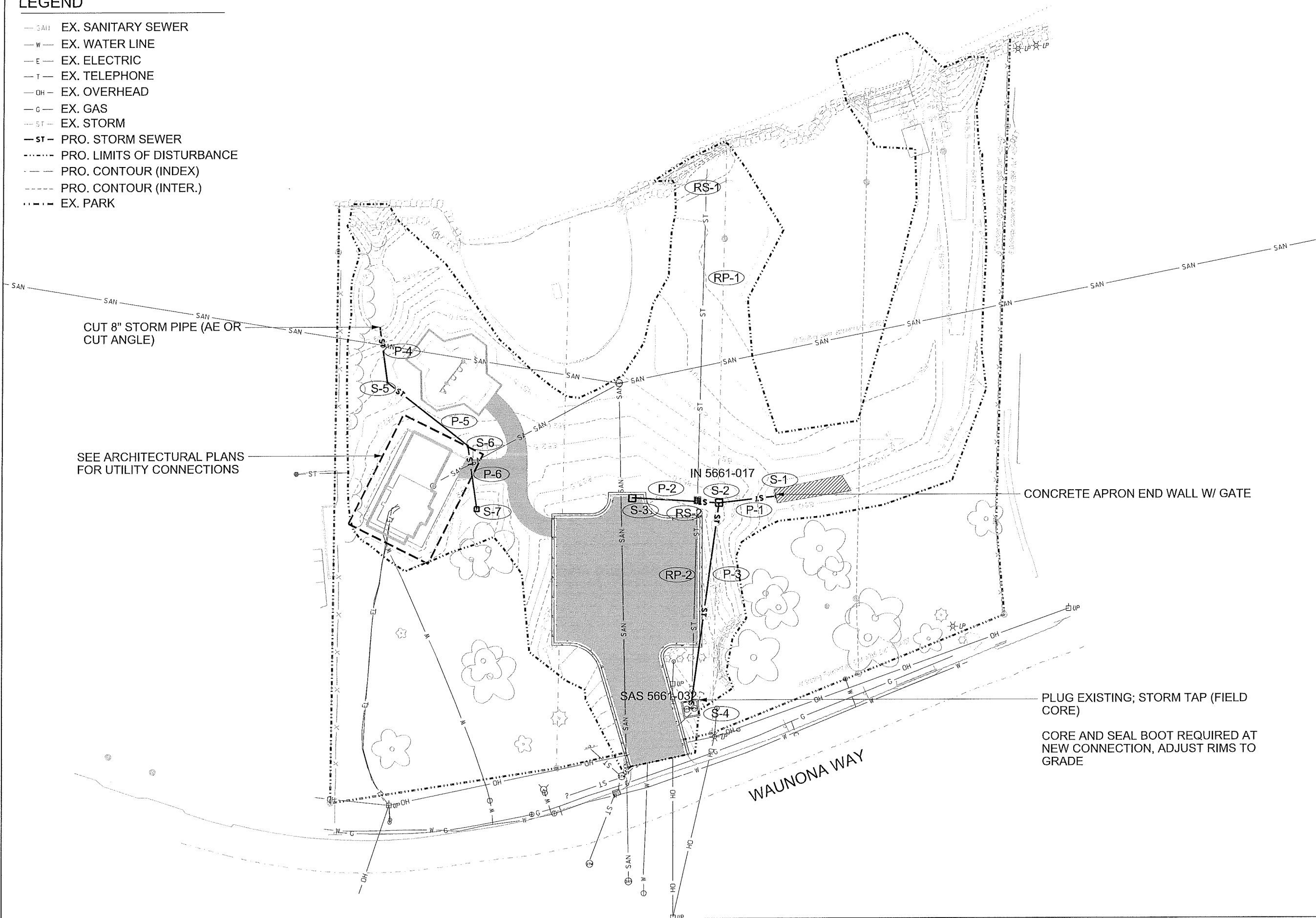
SHEET NUMBER:

1.4

NOTE: ALL DISTURBED AREAS SHALL RECEIVE EROSION CONTROL MATTING AS FOLLOWS (ALL MATTING SHALL BE ORGANIC NON-PHOTODEGRADABLE):
 1.) SLOPES LESS THAN 4:1 EXCLUDING SWALE, SHALL RECEIVE CLASS 1, URBAN TYPE A.
 2.) SLOPES GREATER THAN 4:1, SHALL RECEIVE CLASS 1, URBAN TYPE B.
 3.) SWALE BOTTOM SHALL RECEIVE CLASS 2 IN ALL AREAS NOT RECEIVING CLASS 3, TYPE B TRM.
 4.) PHASE I AND PHASE II OF THE EROSION CONTROL PERMITS SHALL BE APPLIED FOR SEPARATELY.

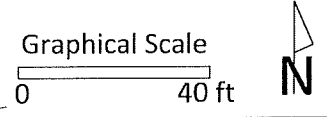
LEGEND

- SAN — EX. SANITARY SEWER
- W — EX. WATER LINE
- E — EX. ELECTRIC
- T — EX. TELEPHONE
- OH — EX. OVERHEAD
- G — EX. GAS
- ST — EX. STORM
- ST — PRO. STORM SEWER
- PRO. LIMITS OF DISTURBANCE
- PRO. CONTOUR (INDEX)
- PRO. CONTOUR (INTER.)
- EX. PARK



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ESTHER BEACH PARK IMPROVEMENTS

ESTHER BEACH PARK
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ITEM	DATE
Conditional Use Application	02-03-2016

PUBLIC WORKS PROJECT #:

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
1.5



STORM SEWER SCHEDULE

STRUCTURES

STRUC. NO.	TYPE	TOP OF CASTING	ELEVATION INVERT	DEPTH	NOTES
S-1	18" RCP AE				WITH GATE
S-2	3x3 SAS	853.40	850.10	3.30	R-1878-A10L
S-3	H INLET	853.41	850.85	2.56	R-1878-B7G
S-4	SS 5661-032	857.55	850.59	6.96	ADJUST SAS (857.11 W & 857.09E)
S-5	CLEANOUT	851.25	848.65	2.60	CAST IRON SOLID GRATE
S-6	CLEANOUT	852.81	848.90	3.91	CAST IRON SOLID GRATE
S-7	H INLET	852.00	849.10	2.90	R-1878-B7G

PIPES

PIPE NO.	FROM (DNSTM)	TO (UPSTM)	PLAN LGTH (FT)	PIPE LGTH (FT)	DISCH. E.I.	INLET E.I.	SLOPE (%)	PIPE SIZE	TYPE
P-1	S-1	S-2	24	24	850.00	850.10	0.42%	18"	PVC
P-2	S-2	S-3	35	35	850.12	850.85	2.09%	12"	PVC
P-3	S-2	S-4	88	88	850.11	850.59	0.55%	18"	PVC
P-4	OUTLET	S-5	24	24.00	848.5	848.65	0.62%	8"	PVC
P-5	S-5	S-6	45	45	848.65	848.90	0.56%	8"	PVC
P-6	S-6	S-7	27	27	848.90	849.10	0.74%	8"	PVC

STORM SEWER STRUCTURE REMOVALS

STRUC. REMOVAL NO.	STRUC. ID NO.
RS-1	ENDWALL
RS-2	IN 5661-017

STORM SEWER PIPE REMOVALS

PIPE REMOVAL NO.	REMOVE FROM	REMOVE TO	LENGTH (FT)	PAID (Y/N)	SIZE	TYPE	NOTES
RP-1	RS-1	RS-2	85	Y	18"	RCP	-
RP-2	RS-2	SS 5661-032	120	Y	18"	RCP	-

STANDARD NOTES:

- ABBREVIATIONS: AE = APRON ENDWALL; RCP = REINFORCED CONCRETE PIPE; HERCP = HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE; DNA = DOES NOT APPLY; SAS = SEWER ACCESS STRUCTURE; LP = LOW POINT INLET STRUCTURE; FP = FIELD POURED STRUCTURE; TR = TOP OF CONCRETE ROOF; NCM = NO CROWN MATCH FOR PIPES
- APPROXIMATE DISCHARGE E.I. GIVEN, ADJUST E.I. AND PIPE SLOPE IN THE FIELD.
- TOP OF CASTING GRADE GIVEN IS THE TOP OF CURB FOR INLET STRUCTURES AND THE FLOWLINE OF THE CLOSED CASTING FOR SAS's.
- TOP OF CONCRETE ROOF (TR) IS 1.25' BELOW TOP OF CASTING UNLESS OTHERWISE NOTED.
- ALL REINFORCED CONCRETE PIPES TO BE CLASS III UNLESS OTHERWISE NOTED.
- SURVEY OR TO CONFIRM THAT ALL INLET STATION / OFFSETS LINE UP WITH PROPOSED CURB AND GUTTER.
- ALL STRUCTURES CALLED OUT AS FIELD POURED SHALL BE FIELD POURED. ALL OTHER STRUCTURES (NOT INDICATED AS FIELD POURED) SHALL BE SUBMITTED TO CITY ENGINEERING FOR APPROVAL IF PRECAST STRUCTURES ARE PREFERRED. CONTACT PHIL GAEBLER OF CITY ENGINEERING AT (608) 266-4059 FOR PRECAST APPROVALS, OR FAX SHOP DRAWINGS TO (608)264-9275.

PROJECT:

*ESTHER BEACH
 PARK
 IMPROVEMENTS*

*ESTHER BEACH PARK
 2802 WAUNONA WAY
 MADISON, WI 53713*

Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.

ITEM	DATE
Conditional Use Application	02-03-2016

PUBLIC WORKS PROJECT #:



SHEET TITLE:

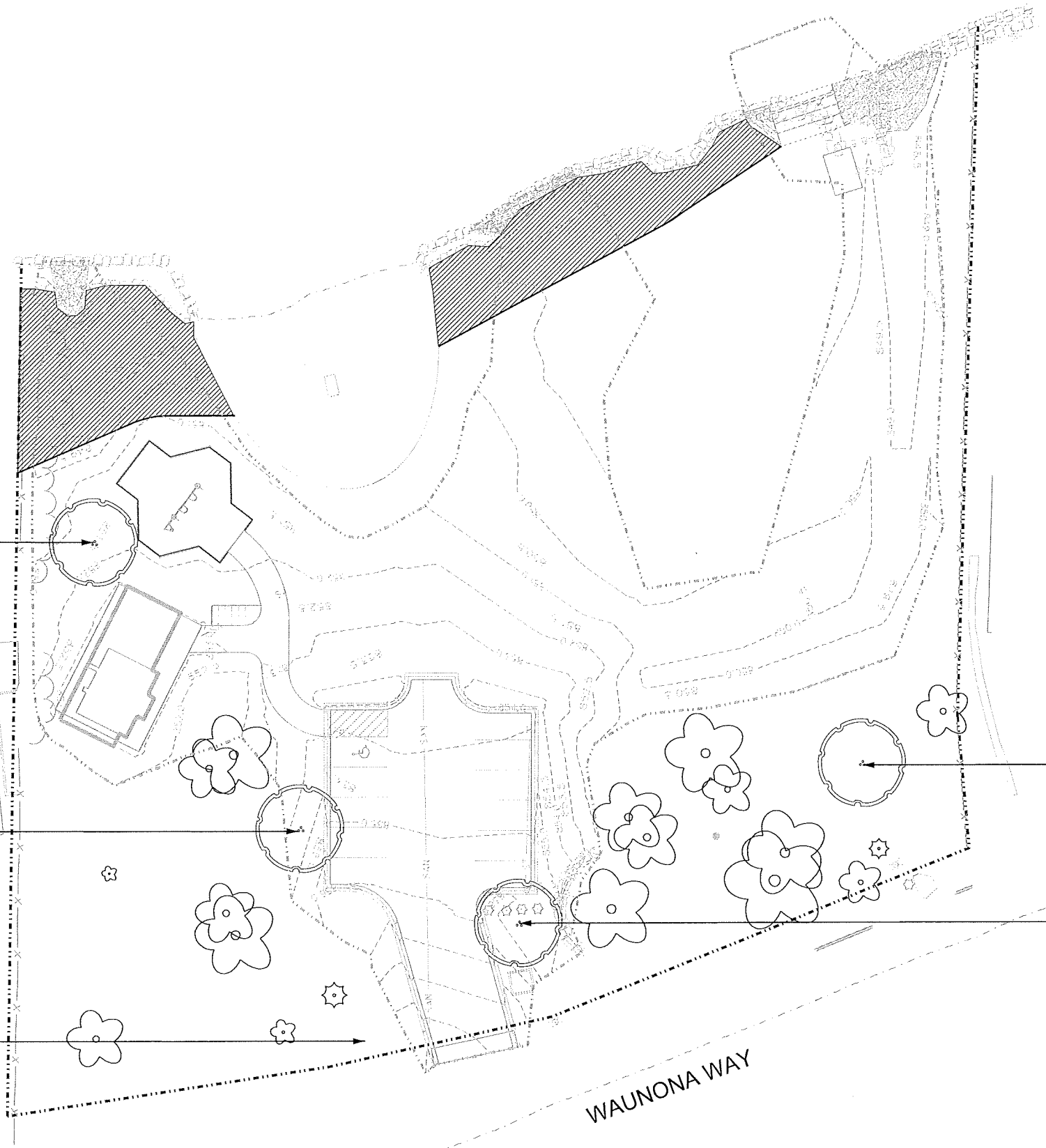
STORM SCHEDULE

SHEET NUMBER:

1.6

LEGEND

-  EX. TREE TO REMAIN
-  NATIVE FORBS, SEDGES, GRASSES



(1) CELTIS OCCIDENTALIS
2" CAL. B&B

(1) TILIA AMERICANA 'REDMOND'
2" CAL. B&B

EXISTING SIGN LANDSCAPING
TO BE PROTECTED

(1) QUERCUS X SCHUETTEI
2" CAL. B&B

(1) TILIA AMERICANA 'REDMOND'
2" CAL. B&B

WAUNONA WAY

NOTE: ALL DISTURBED AREAS TO BE SEEDED WITH LAWN, UNLESS OTHERWISE SPECIFIED AS LANDSCAPE BED OR NATIVE PLANTS.

City of Madison
Department of Public Works
PARKS DIVISION

City-County Building, Suite 104
210 Martin Luther King, Jr. Blvd.
PO Box 2987
Madison, WI 53701-2987

play
**MADISON
PARKS**

Graphical Scale
0 40 ft



PROJECT:

*ESTHER BEACH
PARK
IMPROVEMENTS*

*ESTHER BEACH PARK
2802 WAUNONA WAY
MADISON, WI 53713*

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ITEM	DATE
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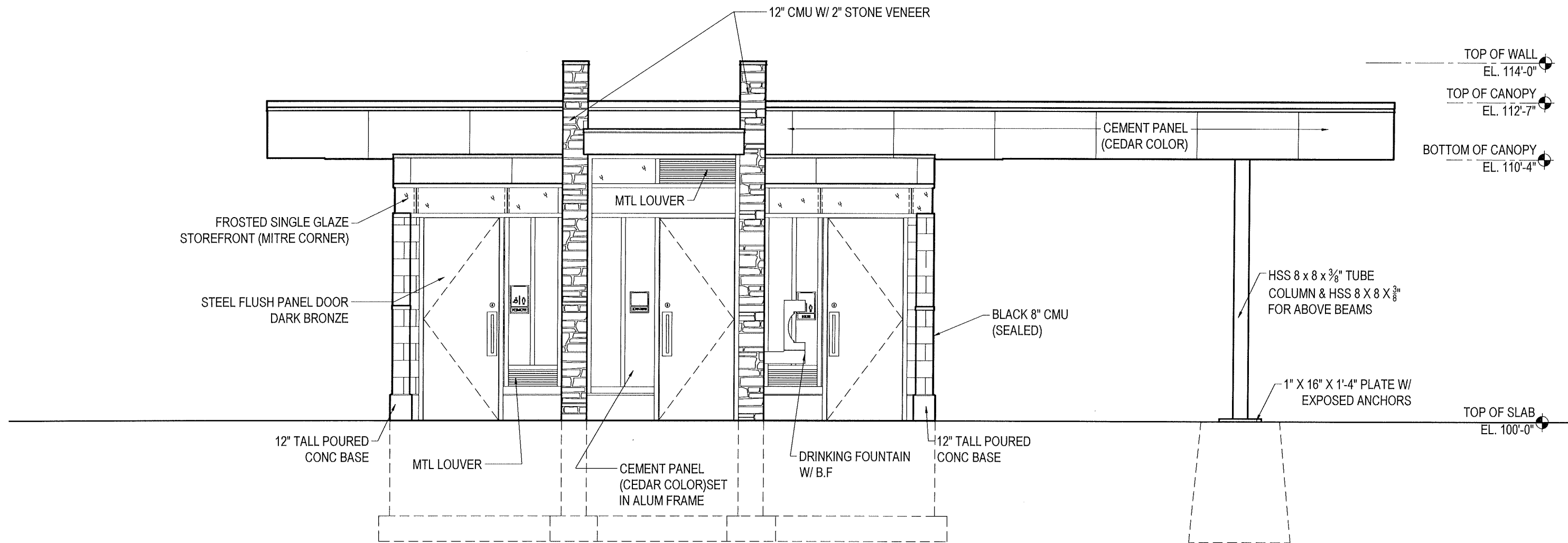
PUBLIC WORKS PROJECT #:

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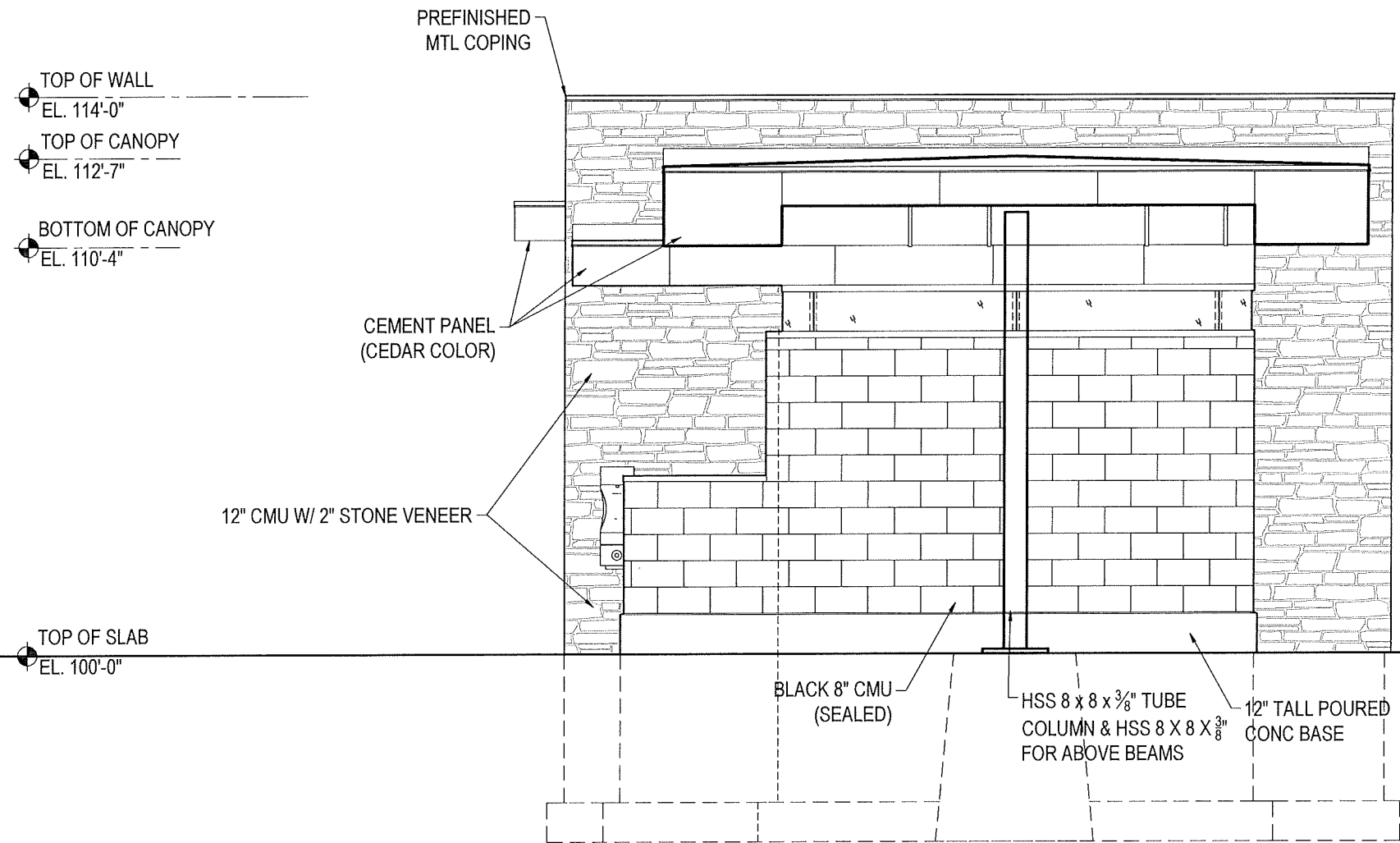
LANDSCAPE PLAN

SHEET NUMBER:

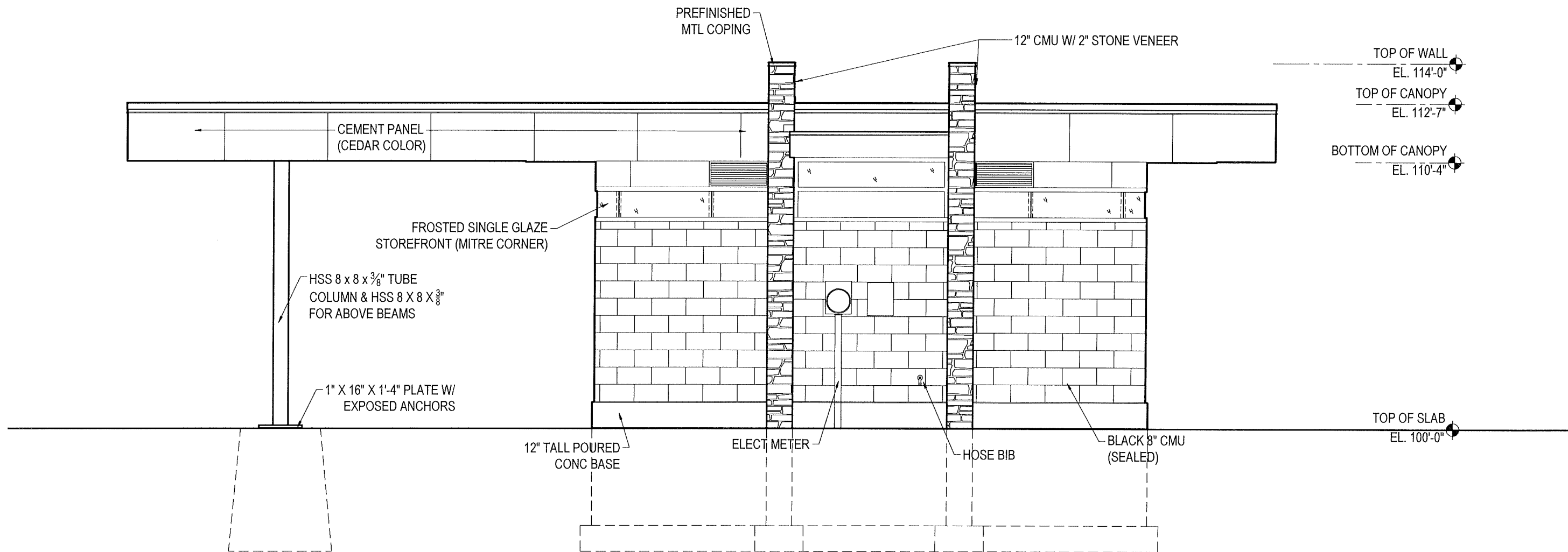
1.7



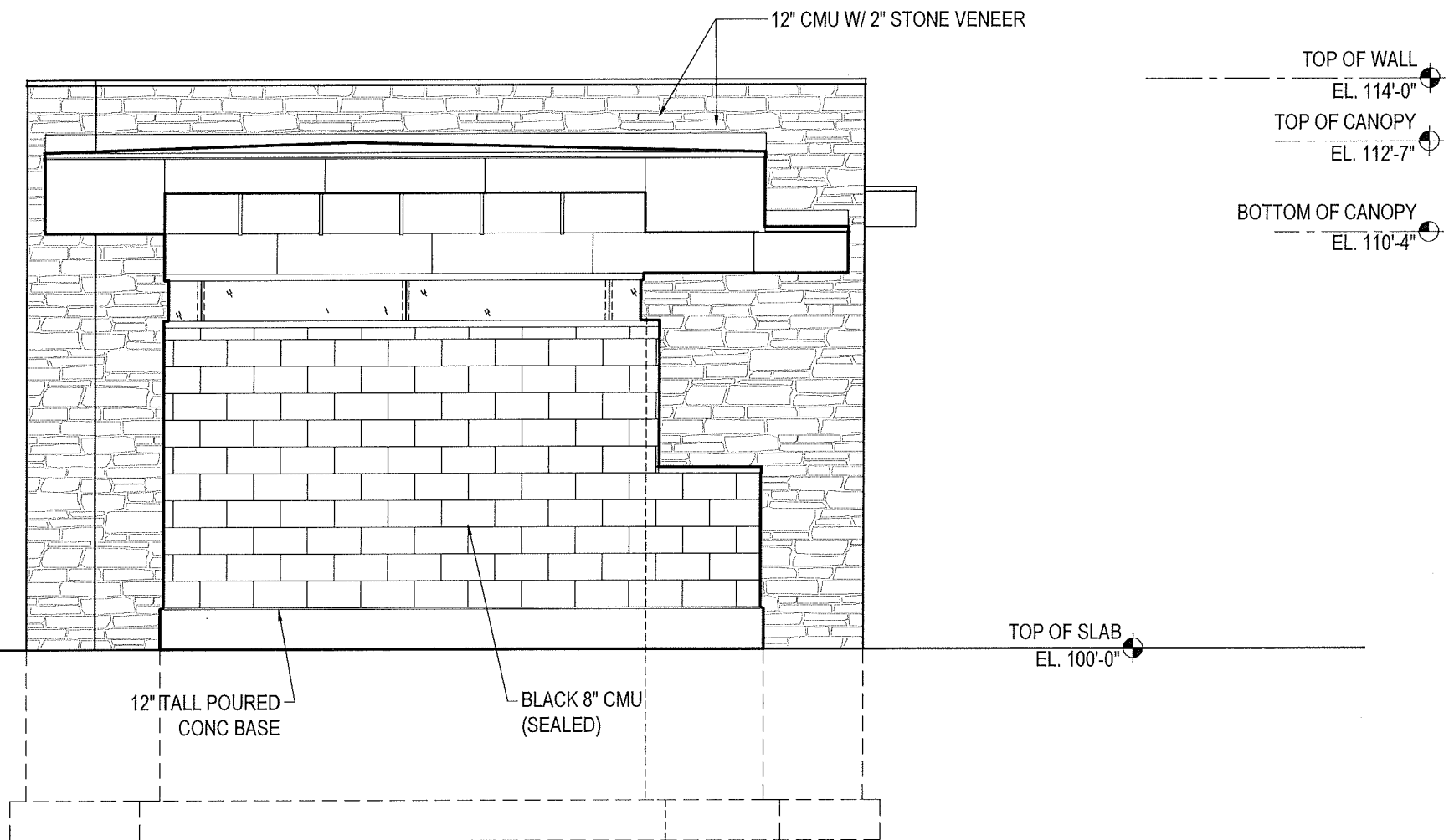
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

