



**Barnett Architecture**

**Letter of Intent**  
**March 14, 2022**  
**5109 Barton Road - Ridgewood Pool Inc.**  
**Project: Ridgewood Pool Renovation**

Department of Planning and Development  
City of Madison  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701-2984

Members of the Plan Commission:

This Conditional Use Application for a Major Alteration to an Approved Conditional is presented for consideration for Ridgewood Pool Inc., located at 5109 Barton Road. Details are as follows:

**Project Team**

Owner

Ridgewood Pool Inc. (RP)

*Physical Address*

5109 Barton Road  
Madison, WI

*Mailing Address*

PO BOX 45094  
Madison, WI 53744-5094

Contact: Scott Stewart, Building Committee Chair  
P 608-512-8487

E scott.stewart34@gmail.com

Contact: Travis Schreiber, President

P 608-347-3779

E travis.schreiber@m3ins.com

General Contractor

J.H. Findorff & Son Inc. (JHF)

300 South Bedford Street  
Madison, WI 53703

Contact: John Feller

P 608.444.9051

E jfeller@findorff.com

Architect

Barnett Architecture LLC (BA)

118 N. Breese Terrace Suite I  
Madison, WI 53726

Contact: Todd Barnett RA ALA

P 608.233.4538

E todd@barnettarchitecture.com

Pool Designer/Engineer

Ramaker and Associates (RA)

855 Community Drive  
Sauk City, WI 53583

Contact: Nick Deines, PE

P 608.644.2290



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E ndeines@ramaker.com

Civil Engineer

DC Engineering (DC)  
7601 Ganser Way  
Madison, WI 53719  
Contact: Steve Whayland, PE  
P 608.443.6416  
E swhayland@dcengineering.net

Landscape Architect

design studio inc. (DS)  
330 West Lakeside  
Madison, WI 53715  
P 608.358.6344  
E gperry@designstudioetc.com

Structural Engineer

Fink Horejsh, LLC (FH)  
PO Box 52  
141 N. Main Street  
Monticello, WI 53570  
Contact: Robert Corey, PE  
P 608.658.2750  
E rbcorey25@gmail.com

Surveyor

Williamson Surveying and Associates, LLC (WS)  
104 A West Main Street  
Waunakee, WI 53597  
Contact: Noa Prieve, RLS  
P 608.255.5705  
E noa@williamsonsurveying.com

Soils Testing

CGC Inc. (CGC)  
2921 Perry Street  
Madison, WI 53713  
Contact: Tim Gassenheimer, PE  
P (608) 288-4100, ext. 227  
E tgassenheimer@cgcinc.net

**Project Description**

Ridgewood Pool Inc. is located on a 2.71-acre parcel bounded by Barton Road along the north, Lewon Boulevard along the west, Flad Avenue to the south and residential properties to the east. The current facility is comprised by a pool house, upper and lower swimming pools, a diving vessel, a wading pool, and a parking lot. The proposed renewal of Ridgewood Pool, provides for the following:

1. New Pool House.
2. New Lower Pool.
3. New Children's Wading Pool.
4. New Diving Vessel.
5. Renovated Upper Pool.



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6. New Parking Lot.
7. New Pool Deck.
8. Expanded Existing Storage Shed/Building.

The project strives to upgrade the sixty-year-old facility in a manner which preserves the existing feel while modernizing all features, so they better reflect current codes, technology, swimming environment and culture. Key to this is retaining the basic site layout, the number of vessels, parking lot size and scale of the original pool house.

As reflected in the above list, the existing pool house, lower pool, diving vessel, and children's wading pool shall be replaced along with the parking lot. The existing upper pool shall be renovated. All decks shall be replaced.

The parking lot shifts to the west to allow for improved landscaping and access around the pool deck and placement of the entry drive so that it does not face a neighbor's home across the street.

The new Pool House is roughly positioned where the current one is except now set along the current front yard setback. Although it has a larger footprint, the building height is comparable to the existing (the first-floor elevation is raised to account for the new proposed pool deck elevation).

Other notes:

1. The site is zoned SR-C1 and has an area of 118,358 SF.
2. The demolition process notification has been initiated for the existing Pool House.
3. The new Pool House is approximately 4796 SF.
4. An existing equipment building measuring approximately 252 SF will be saved and expanded by approximately the same amount.

### **Storm Water Management**

Under the City of Madison's current SWM Ordinance, the project is considered a redevelopment project, and requires the following:

1. Reducing the 10-year storm event peak discharge rate by 15% compared to existing conditions.
2. Reducing the 10-year storm event site runoff volume by 5% compared to existing conditions.
3. Using green infrastructure that captures at least the first 0.5" of rain over the total site impervious area.
4. Reducing TSS from the new parking lot area by 60%.

Our SWM design, plan and report proposes meeting these SWM standards for the new construction areas using the following stormwater best management practices:

1. Bioretention Basin.
2. Rain Gardens
3. Vegetated Buffer Strip

Of note, discussions were held with City of Madison Engineering staff since the Ridgewood Pool property is in a "flood prone" area of the City of Madison. The City has confirmed that "additional stormwater management (above what is required for the development) will not impact the flooding in the watershed. Therefore, the City is not exploring additional stormwater management on the Ridgewood Pool site." The City of Madison has also determined that the "Dunn's Marsh Watershed Study - 100-yr Peak Water Surface Elevation in this area of Ridgewood Pool, is 1050.55." The existing topographic survey for the site documents that the existing grade of the lower pool deck is 1050.59 and the existing pool house floor elevation is 1050.75. Under the current concept plan, the lower pool deck is being raised to (approximately) 1052.83 along with the pool house floor elevation.



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### **Project Schedule**

9/2022 Commencement  
5/2022 Completion

### **Property Details\***

396.00 North Property Line  
*(Total of a straight section measuring 376.12' and a curved element a length of 19.88')*  
396.26' South Property  
298.83 East Property Line  
*(Total of two legs measuring 148.78' and 150.05')*  
298.22' West Property Line'  
*(Total of straight section measuring 278.39' and curved element length of 19.83')*  
118,203 Square Footage  
2.71 Acreage

\*Williamson Surveying and Associates LLC data.

### **Zoning Information**

SR-C1 Zoning District (Nonresidential)  
07093140919 Parcel Number  
8,000 SF Minimum Lot Area  
60' Minimum Lot width  
30' Front/North Setback (Barton Road)  
35 Rear/South Setback (Flad Avenue)  
6" Side/West Setback (Lewon Boulevard)  
6' Side/East Setback  
35' Maximum Building Height  
Actual Building Height  
70,922 Maximum Lot Coverage (60%)  
50,752 Actual Lot Coverage  
50% Maximum Building Coverage  
4.5% Actual Building Coverage  
0 SF Open Space - Required

### **Property Description**

Located in the NE ¼ and SE ¼ of the SE ¼ of Section 31, T7N, R9E, City of Madison, Dane County, Wisconsin. Including all of lots 41, 42, 43 and 44 of First Fraust Addition to Orchard Ridge, Vol. 19, Page 26, Doc. No. 922062, City of Madison, Dane County, Wisconsin.

### **Automobile Parking Stalls**

Sixteen (16) automobile stalls of which two (2) are accessible are provided. The existing parking lot has space for fifteen (15) stalls.

The zoning code does not prescribe the number of required stalls for this type of facility and is instead determined by the zoning administrator. A proposed count of fifteen to sixteen stalls has been presented and shared to during City of Madison meetings without comment to increase.

### **Bicycle Parking Stalls**

The plan provides for forty-two (42) bicycle stalls, and all located along the new Barton Road public sidewalk. These will replace the existing non-compliant racks.

### **Recycling/Refuse**

A proposed corral is located at the southwest corner of the parking lot. RP currently uses City of Madison bins and will continue to do so.



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**Current and Proposed Hours of Operation**

Monday-Friday (without meets)

5:45-10:00 AM Swim Practice

10:00 AM-12:00 PM Swimming Lessons

12:00-1:00 PM Swim Practice and Water Ballet

1:00-8:45 PM Open Swim

Saturday-Sunday (without meets)

11:00 AM-8:45 PM Open Swim

Occasional evening use extends to 10:00 PM for special events.

**Public Subsidy Requested**

No public subsidy is being requested or provided.

Thank you for your consideration and please contact me with any questions or for additional information.

Sincerely,

Todd Barnett, ALA  
Architect

cc Scott Stewart, RP; Travis Schreiber, RP John Feller, JHF; Steve Whayland, DC; Nick Deines, RA; Garret Perry, DS