



02/5/2020

**Land Use Application**

Letter of Intent

**Address:**

1101 Woodward Drive  
Madison WI 53704

**Title:**

**Conditional Use – Warner Park Beach Shelter Replacement**

**Applicant Name:**

Melissa Destree - Destree Design Architects  
Laura Amundson – City of Madison – Project Manager

**Property Owner:**

City of Madison Parks Division

Dear Plan Commission,

Please consider our Conditional Use Application for the replacement of the **Warner Park Beach Shelter** and related site work. Warner Beach is a lifeguard attended public beach. The lifeguard schedule is Friday – Sunday Noon – 4pm during the season.

The existing shelter is an aged facility with inadequate accessibility, inadequate plumbing fixtures and lack of a covered seating area. The existing parking lot does not have appropriate bio-retention and vegetative areas. The popular beach destination lacks amenities like, bike racks, bottle filler and shower. Our improvements will address these concerns.

The new shelter building and covered seating area has a footprint of 2239sf; within that area, the enclosed space is 435 sf. This enclosed space includes, accessible toilet facilities, mechanical room and equipment room for the clean beach treatment system. *(Please refer to the attached document from Dane County Land & Water Resources Dept. for more information).* The clean beach treatment system and related equipment are being provided by Dane County. The shelter roof will accommodate low-profile PV solar panels to provide supplementary power for the project.

The sitework will include upgraded bio-filtration, a new improved natural play area, an accessible path from parking to the shelter, outdoor shower, trash enclosure and two new bike parking areas for 6 + 5 bikes, totaling 11 stalls.



**Conditional Use – Warner Park Beach Shelter Replacement Cont'd**

The refurbished existing surface lot will now have 45 parking stalls, including 2 fully ADA stalls. The added islands will increase infiltration that serve as biofiltration basins.

The Project will begin construction mid July 2020 and be complete May 2021.

We appreciate your consideration.

Sincerely,

Melissa Destree AIA, IIDA  
Destree Design Architects, Inc.

Attachment:

Clean Beach treatment System - *Dane County Land & Water Resources Dept.*

**Fire Apparatus & Hydrant Worksheet**

**MFD email confirming appropriate hydrant distance**

**Pre-Application Notification**

# Clean Beach Treatment System



*For Safer Swimming*

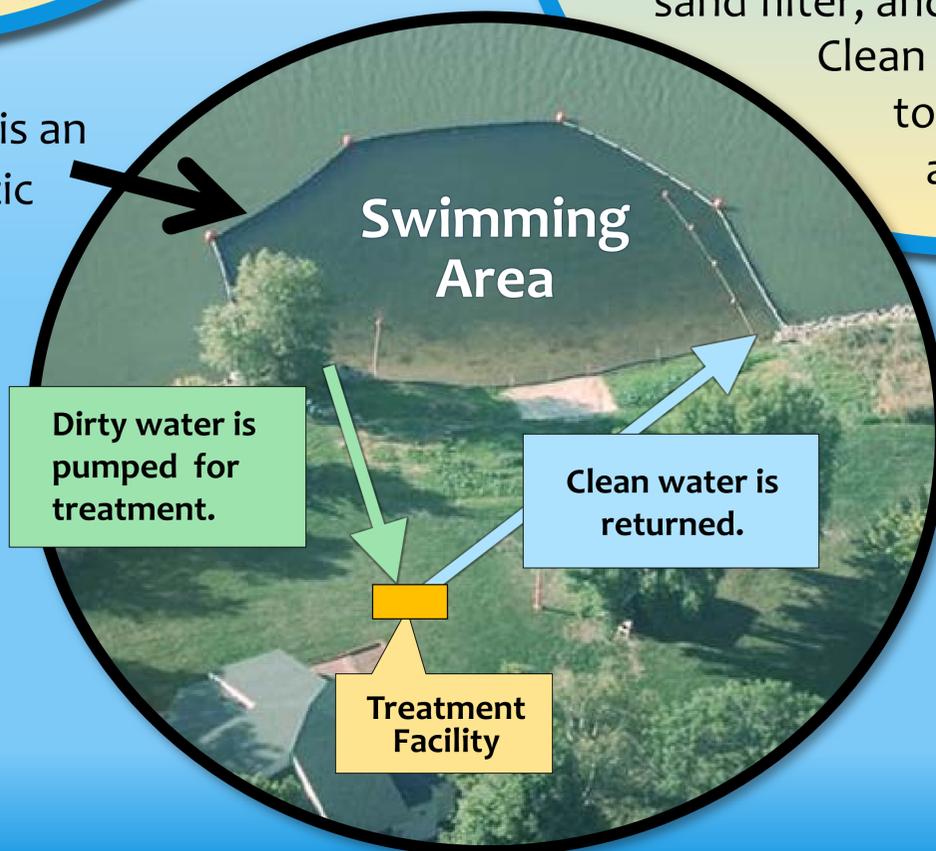
## What Is It?

Clean Beach Treatment System is a chemical-free process that creates an in-situ swimming pool. The system provides safe, clean water for users and minimizes beach closings due to algae and E. coli.

## How it Works

A five-sided barrier creates an “enclosure” of the swimming area. Beach water is pumped to an onshore treatment facility which cleans the water using a strainer, sand filter, and UV disinfection. Clean water is returned to the swimming area.

The enclosure is an impermeable plastic barrier that floats on the water surface and extends to the lake bed.



**Water from Clean Beach Treatment System**

**Before Treatment**



**After Treatment**



Untreated Water



Tap Water





# City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506  
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 1101 Woodward Dr.

Contact Name & Phone #: Melissa Destree 608-268-1499

## FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? <b>If non-sprinklered</b> , fire lanes extend to within 150-feet of all portions of the exterior wall? <b>If sprinklered</b> , fire lanes are within 250-feet of all portions of the exterior wall?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A

*Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.*

Attach an additional sheet if further explanation is required for any answers.

See Attached

This worksheet is based on MGO 34.503 and IFC 2015 Edition Chapter 5 and Appendix D; please see the codes for further information.

## Melissa Destree

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**From:** Sullivan, William <WSullivan@cityofmadison.com>  
**Sent:** Friday, November 22, 2019 11:38 AM  
**To:** Lerner, Sarah  
**Cc:** Amundson, Laura  
**Subject:** RE: Warner Beach Shelter

That's plenty. You can get more flow out when the pressure is that high.

You are good to go.

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**From:** Lerner, Sarah <SLerner@cityofmadison.com>  
**Sent:** Friday, November 22, 2019 11:30 AM  
**To:** Sullivan, William <WSullivan@cityofmadison.com>  
**Cc:** Amundson, Laura <LAmundson@cityofmadison.com>  
**Subject:** RE: Warner Beach Shelter

WU did a flow test this summer, it came back at 1,445 gpm with 74 psi.

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**From:** Sullivan, William <[WSullivan@cityofmadison.com](mailto:WSullivan@cityofmadison.com)>  
**Sent:** Friday, November 22, 2019 11:27 AM  
**To:** Lerner, Sarah <[SLerner@cityofmadison.com](mailto:SLerner@cityofmadison.com)>  
**Cc:** Amundson, Laura <[LAmundson@cityofmadison.com](mailto:LAmundson@cityofmadison.com)>  
**Subject:** RE: Warner Beach Shelter

Hello Sarah,

I am allowed to accept a single hydrant when the flow from that hydrant meets the required fire flow.

So, if your shelter is less than 3600 sqft, the hydrant just needs to flow 1500 gpm. We would get the flow info from Water Utility.

I am not worried about it.

Bill

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**From:** Lerner, Sarah <[SLerner@cityofmadison.com](mailto:SLerner@cityofmadison.com)>  
**Sent:** Friday, November 22, 2019 11:10 AM  
**To:** Sullivan, William <[WSullivan@cityofmadison.com](mailto:WSullivan@cityofmadison.com)>  
**Cc:** Amundson, Laura <[LAmundson@cityofmadison.com](mailto:LAmundson@cityofmadison.com)>  
**Subject:** Warner Beach Shelter

Hi Bill –

The existing beach house at Warner Park is going to be removed, and a new beach house constructed in roughly the same location. I've attached a screen shot below showing the nearest hydrant. I only see one hydrant anywhere within 500' of the site because water service stops at the nearest hydrant. Could you take a look and give us your thoughts on what you think we'll need for approval? The address is 1101 Woodward.



Sarah Lerner, LEED AP, RLA  
Landscape Architect

# PRE-APPLICATION NOTIFICATION

**Amundson, Laura**

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**From:** Lerner, Sarah  
**Sent:** Thursday, December 19, 2019 3:22 PM  
**To:** 'lerdahlpark@gmail.com'; David Meyer - Brentwood Village; Meyer, Dave; 'info@madisonnba.com'; Abbas, Syed; Kemble, Rebecca; 'sueisbiking@sbcglobal.net'  
**Cc:** Freiwald, Ann; Amundson, Laura; Rutledge, Kay  
**Subject:** Conditional Use Application for New Park Beach Shelter at Warner Park

To Alder Abbas; Alder Kemble; and the neighborhood associations of Lerdahl Park, Brentwood Village, and Mendota Hills;

The City of Madison is intending to file a conditional use application to construct a new park beach shelter and site related improvements for the portion of Warner Park located at 1101 Woodward Drive. This project will replace the existing beach shelter with a new beach shelter along with other improvements including installation of a clean beach system.

For more information on the project visit:

<https://www.cityofmadison.com/parks/projects/warner-park-beach-shelter-replacement>

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Landscape Architect  
City of Madison Parks Division  
City-County Building, Rm 104  
210 Martin Luther King, Jr. Blvd.  
Madison, WI 53703-3342  
[slerner@cityofmadison.com](mailto:slerner@cityofmadison.com)  
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