



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.