

CITY OF MADISON
Madison Plan Commission
Letter of Intent for City of Madison Parks Division
Goodman Park Maintenance Facility - Additions and Remodeling

The following narrative describes the proposed project in detail.

- **Project Name and address:** Goodman Park Maintenance Facility
Additions and remodeling
1402 Wingra Creek Parkway
Madison, Wisconsin

- **Construction schedule:** Start construction April – May 2006
Complete construction May 2007

- **Project Team:**
 - **Owner Representatives:** City of Madison
Department of Public Works, Parks Division
Madison, Wisconsin
 - Simon Widstrand,
Parks Development Manager
 - Tom Maglio, Parks Project Manager

 - **Architect's Representatives:** Bray Associates Architects, Inc.
1468 North Highpoint Road, Suite 100
Middleton, WI 53562
 - Richard C. Lundeen,
Design Architect and Project Manager
 - William Danuser, Project Team Leader

 - **Civil Engineering and Landscape Design Rep.:** Rettler Corporation
8500 Greenway Boulevard
Suite 101
Middleton, WI 53562
 - Richard Slayton
Planning and Landscape Design

 - **Structural Engineering Rep.:** Ambrose Engineering
W67 N222 Evergreen Boulevard, # 106
Cedarburg, WI
 - Tom Dekker, P.E., Structural Engineer

- **Plumbing, HVAC and Electrical Engineering Rep.:**

Hein Engineering Group
319 W. Beltline Highway
Suite 111
Madison, WI

■ Description of Existing Conditions:

History

The Goodman Park Maintenance Facility, formerly known as Franklin Field is the City of Madison's Parks Division central maintenance facility. Goodman Park currently has the Parks Maintenance facility, recreational fields and the new public recreational swimming pool occupying the site. Also, it borders Wingra Creek and is traversed by city bike paths and entrance to the Quann Dog Park.

The existing Parks Maintenance Facility is composed of five buildings, which are identified alphabetically, and are of varying construction types and ages. The following is a listing of the names and functions:

- Building A: Main Shop and Administration, built in 1951 with additions in 1979, constructed of single wyth annulated concrete block.
- Building B: Truck Barn, built in 1971, constructed as steel framed structure with metal panel siding and roofing and no plumbing or ventilating systems.
- Building C: Forestry, Construction and West Parks, built in the 1940's, is a "Trache" metal building (quonset hut) with no insulation, plumbing or ventilating systems.
- Building D: Facility Maintenance and West Parks, built in 1973 with additions in 1982, is a steel structure with metal siding, no plumbing or ventilating systems.
- Building E: Cold Storage, built in 1992, is a metal panel sided pole building with no foundation, floor or power, plumbing or ventilating systems.

The continued development of Goodman Park for other City of Madison recreational activities and the revitalization of the surrounding neighborhood and circulation pathways combined with the need for upgrading of the existing maintenance facility comprise the basis of the development for Goodman Park Maintenance Facility.

Maintenance Facility and Operations

As the central maintenance facility for the Parks Division, there are five distinct departments and activities that have operations in this facility. They include:

- Forestry West and Forestry Administration
- West Parks
- Building Maintenance
- Facility Maintenance
- Construction

Due to existing site constraints, the Mall crew that maintains the Capital Square and other Madison downtown sites, stages their crews and some of their equipment from the Goodman Park site. They have no designated space within the maintenance facility.

While there are other satellite facilities for the Parks Division, the Parks Maintenance Administration, Facilities Maintenance, Shipping and Receiving, Construction and Forestry Administration are solely located at Goodman Park.

The site also, contains a City Fueling station that is used by other city fleets. This station will be relocated to another city property.

Currently, all staff and visitor parking is located on the approximate 75-stall parking lot to the east of the maintenance facility site and adjacent to the existing softball fields; this parking lot is also used for the softball fields and Quann Park dog park.

Development Option

Multiple building and site development options were explored. All of the building concepts included the demolition of Building C, as it was the most deteriorated structure with limited future uses. The following is a description of the approved concept development.

Concept: Demolish the single story portion of the 1951 addition to Building A, while maintaining the existing workshops. Renovate the two-story administration building and provide for new workshops and support facilities linking the existing administration and existing workshop areas. Minimal work is to be performed on Building B and Building E.

Uses of all areas of the building(s) and square footage devoted to each (existing and proposed).

Existing building(s) square footage by activity:

Administration	1,204 S.F.
Offices and dispatch	4,700 S.F.
Workshops/support	16,300 S.F.
Vehicle storage	25,000 S.F.
Cold storage	8,934 S.F.
Stockroom	<u>6,732 S.F.</u>
	62,870 S.F.

Proposed building(s) square footage by activity:

Administration/Workshop Building "A" - Existing with additions and remodeling

Administration/offices	7,876 S.F.
Employee support locker rooms/toilets/mechanical	5,016 S.F.
Workshops	12,906 S.F.
Workshop support spaces/offices and storage	13,440 S.F.

Vehicle storage building "B"	25,000 S.F.
Cold storage – Buildings "D" & "E"	13,888 S.F.
Demolish Building "C" and Lumber storage building	6,280 S.F.

■ **Total gross footage of building(s)**

Remodeling and additions to Building "A"
for administration and workshop **43,272 G.S.F.**

Existing Building "B" 25,000 S.F.
Existing Building "D" 6,688 S.F.
Existing Building "E" 7,200 S.F.

Demolish Building "C" 5,200 S.F.
Demolish lumber storage building 1,080 S.F.

■ **Total Number of Employees:**

- 58 full time
- 30 seasonal (May through September)

■ **Capacity of Building "A" existing remodeled and additions for Administration and Workshops:**

- State building code capacity 468 people

■ **Number of Parking and Loading Bays:**

- Existing 75 employee parking stalls on adjacent site/ reconfigured parking with landscaping 80 stalls
- One loading bay for shipping and receiving
- No employee or visitor parking on maintenance facility site

■ **Hours of Operation:**

- 7 a.m. to 4:30 p.m. Monday through Friday

■ **Square Footage of Site:**

- Goodman Park is 32 acres inclusive of the swimming pool, softball fields and park maintenance facility.
- 3.55 acres (154,700 S.F.) is devoted to the Goodman Park Maintenance facility, exclusive of the employee parking.

■ **Current Zoning:**

- Goodman Park is zoned as a Conservancy District.
- Development in Goodman Park is based on a conditional use approval.
- Existing building site layout does not meet setback distances to property line for a Conservancy District (100' to rear lot), 10 feet to 60 feet for existing and new development.
- Development of Municipal Facilities in Conservancy Districts allows review of setback requirements as part of the conditional use.

■ **Stormwater Management Approach:**

- Current site, surface drains to Wingra Creek on the South and the Railroad Right of Way to the west
- Upon review by the State of Wisconsin DNR, continued stormwater drainage to these locations is approved, but is required to incorporate clear water design.
- The existing building “A” with additional roof drainage will be detained on the new roof structures and directed through a “rain garden” with overflow to Wingra Creek.
- The new disturbed hard paving area will be drained to a storm ceptor for separation of particulates, before flowing through the existing storm water piping to Wingra Creek.

■ **Potable Water / Fire Protection:**

- A new water service is required to serve Goodman Park. This incorporates the new swimming pool and the Parks Maintenance Facility. It will now be continued through the site and looped to the west of Goodman Park, constructed adjacent to Wingra Creek and connecting to streets to the west of the railroad right of way.

■ **Signage:**

- Considerations for signage will be developed for the site at a later date.
- Signage considerations will have to be coordinated among four distinct activities.
 - 1) Swimming pool
 - 2) Goodman Park
 - 3) Parks Maintenance Facility
 - 4) Entrance to Quann Dog Park