



PREPARED FOR THE PLAN COMMISSION

Project Address: 1202 Northport Drive
Application Type: Demolition and Conditional Use
Legistar File ID #: [34165](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant: Alan Larson, PE, BCEE; Madison Water Utility; 119 E. Olin Ave., Madison, WI 53713

Project Contact: Jon Strand; Short Elliott Hendrickson, Inc.; 421 Frenette Dr., Chippewa Falls, WI, 54729

Property Owner: Dane County Human Service – Lakeview Offices; 210 MLK Jr. Blvd., #114, Madison, WI, 53703

Requested Action: Approval of the demolition of an existing water tower and a conditional use for construction of a new water tower in the Conservancy (CN) district.

Proposal Summary: The applicant proposes to.

Applicable Regulations & Standards: This proposal is subject to the standards for demolition (MGO Section 28.185) and conditional uses (MGO Section 28.183(6)).

Review Required By: Plan Commission (PC), Urban Design Commission (UDC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the demolition and conditional use standards can be met and **approve** the request for demolition of an existing water tower and construction of a new water tower at 1202 Northport Drive. This recommendation is subject to input at the public hearing, and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: 1202 Northport Drive is located on the north side of Northport Drive between Mandrake Road and Goodland Drive on the west side, and the intersection with Troy Drive on the east; Conservancy (CN) District; Aldermanic District 18 (Weier); Madison Metropolitan School District.

Existing Conditions and Land Use: The 48-acre site is currently utilized for open space uses and by Dane County Human Services for office use in the building formerly utilized as the Lake View Sanatorium. The existing and proposed water tower site is just to the northeast of the office building, with a wooded area to the north and west, and a small surface parking lot to the southeast. A three-story building directly south of the water tower on the site was once the used as a dormitory for nurses working in the sanatorium, and has been proposed for demolition, separate from this application.

Access to the property is provided from the east side via Lake View Avenue, which is approximately 22 feet wide and relatively unimproved, and from the south side up a long driveway via Northport Drive.

Surrounding Land Use and Zoning:

North and East: Single-family homes on 10,000-15,000 square foot or larger properties in the SR-C1 District

South: Immediately south of the water tower and on the same property is the Dane County Health and Human Services building

West: Church and single-family homes in the SR-C1 District.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends Park and Open Space uses for this portion of the property.

Zoning Summary: This property is in the Conservancy (CN) District.

Dimensional Requirements	Required	Proposed
Lot Area (sq. ft.)	5 acres	48.37 acres
Lot Width	300'	1,074.01'
Front Yard Setback	30'	Adequate
Side Yard Setback	80'	85'
Rear Yard	100'	100' +
Maximum lot coverage	5%	Less than 5%
Site Design	Required	Proposed
Number parking stalls	n/a	n/a
Lighting	No	No
Building forms	n/a	n/a
Other critical zoning items: Urban Design (public buildings and grounds)		

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Related Reviews and Approvals

The Urban Design Commission reviewed the proposal as a public building, and granted **final approval** on June 11, 2014 (see attached report).

Project Description, Analysis, and Conclusion

The subject site is located within an easement on the 48-acre site owned by Dane County and utilized for the Dane County Human Services offices, as well as Lake View Hill Park. On the site, the Madison Water Utility proposes to demolish an existing elevated water reservoir, which was originally constructed in 1938, and replace it almost in the same location with an elevated steel or concrete water reservoir with a capacity for 1,300,000 gallons in two tanks. As a relatively minor component of the project, a temporary monopole will be erected to accommodate a telecommunications tower until the new water tower is complete, at which time it will be moved to the new tower, and the monopole will be removed.

The Water Utility is working to obtain a construction easement from Dane County for the work, and coordinating closely with the County on the construction timeline (attached for reference), the provision of temporary parking during construction periods, and limitations on construction traffic along the driveway

leading from Northport Drive to the subject site. At this time, the Water Utility has agreed to limit construction traffic on the County's driveway to weekends and weekday evenings between the hours of 5:00 and 8:00 PM. Temporary parking to replace stalls being removed for the construction period will be provided in a lot just northeast of the Nurses Dormitory. (Dane County is working toward obtain approvals for demolition of this building, and anticipates presenting to the Plan Commission late this year).

Public Input – Staff is aware of concerns from neighboring property owners to the east, and also of a significant coordination effort between the Water Utility and Dane County to ensure a smooth construction process that will not have significant negative impacts on the Dane County Human Services employees or on residents in the neighborhood immediately east of the project. Alder Weier has expressed concerns about the use of Lake View Avenue for construction traffic. Staff understands that the Water Utility staff met with a citizen advisory group on the evening of June 30, and anticipates that the results of that meeting will be shared with the Plan Commission.

Conditional Use Standards - Staff believes that the proposal can meet the conditional use standards as summarized below:

1. *The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*
Staff believes that this standard can be met.
2. *The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing these services.*
Staff believes that this standard can be met, acknowledging that the request is in and of itself a municipal service.
3. *The uses, values, and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.*
Staff believes that this standard can be met, while acknowledging that during the demolition and construction period, nearby properties will be impacted by noise and construction traffic. Staff believes that this type of disturbance is typical for nearly any construction project, and notes that the applicant is making efforts to minimize construction impacts on this property and its surroundings.
4. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*
Staff believes that this standard is met.
5. *Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit, and other necessary site improvements have been or are being provided.*
Staff believes that this standard can be met, so long as all conditions of approval are addressed. Staff has requested a construction timeline and site plan showing the location of temporary parking areas to serve the Dane County Health and Human Services Building.
6. *Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.*
Staff believes that this standard can be met.
7. *The conditional use conforms to all applicable regulations of the district in which it is located.*
Staff believes that this standard can be met, so long as the Zoning conditions of approval are addressed.

[Standards 8-15 do not apply to this request]

Conclusion - Staff believes that so long as all conditions of approval are adequately addressed, the conditional use standards can be met with this request, which involves the demolition of an existing water tower and construction of a new water tower on Dane County land in the Conservancy zoning district.

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the demolition and conditional use standards can be met and **approve** the request for demolition of an existing water tower and construction of a new water tower at 1202 Northport Drive. This recommendation is subject to input at the public hearing, and the conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

City Engineering Division (Contact Janet Schmidt, 261-9688)

1. If any of the permanent parking shown outside of the City's Tower Easement area is to be shared by the City of Madison and Dane County, an easement/agreement between the City and Dane County shall be drafted and administered by the City of Madison Office of Real Estate Services and recorded at the Register of Deeds to memorialize any shared parking.
2. The area downstream of this site has flooding problems. The applicant shall provide infiltration such that there is no increase in volumetric discharge off site during the 10 year event.
3. City Engineering will plan to do a pre-construction and post-construction assessment of Lake View Avenue, and that the Water Utility will compensate or repair any damage caused by heavy vehicular traffic used during the construction.
4. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction (POLICY).
5. All work in the public right-of-way shall be performed by a City licensed contractor (MGO 16.23(9)(c)5) and MGO 23.01).
6. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in the ROCK RIVER TMDL ZONE and by Resolution 14-00043 passed by the City of Madison Common Council on 1/21/2014. You will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR.
7. The applicant shall demonstrate compliance with MGO Section 37.07 and 37.08 regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
8. Effective January 1, 2010, The Department of Commerce's authority to permit commercial sites, with over one (1) acre of disturbance, for stormwater management and erosion control has been transferred to the Department of Natural Resources (WDNR). The WDNR does not have an authorized local program transferring this authority to the City of Madison. The City of Madison has been required by the WDNR to

continue to review projects for compliance with NR216 and NR-151 but a separate permit submittal is now required to the WDNR for this work as well. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process.

As this site is greater than one (1) acre, the applicant is required by State Statute to obtain a Water Resources Application for Project Permits (WRAPP) from the Wisconsin Department of Natural Resources, prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm> (NOTIFICATION)

9. Prior to approval, this project shall comply with MGO Chapter 37 regarding stormwater management. Specifically, this development is required to detain the 2, 10, & 100-year storm events, and complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website – as required by MGO Chapter 37.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff

10. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:

- a) Building footprints
 - b) Internal walkway areas
 - c) Internal site parking areas
 - d) Lot lines and right-of-way lines
 - e) Street names
 - f) Stormwater Management Facilities
 - g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans)
11. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:
 - a) SLAMM DAT files
 - b) RECARGA files
 - c) TR-55/HYDROCAD/Etc
 - d) Sediment loading calculations

If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided (POLICY and MGO 37.09(2)).

12. All outstanding Madison Metropolitan Sewerage District (MMSD) are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Schmidt (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff (MGO 16.23(9)(d)(4)).

- a) SLAMM DAT files
- b) RECARGA files
- c) TR-55/HYDROCAD/Etc
- d) Sediment loading calculations

If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided (POLICY and MGO 37.09(2)).

Zoning Administrator (Contact Pat Anderson, 266-5978)

13. The water pumping station shall meet city screening and or noise mitigation requirements of all city agencies.

Traffic Engineering (Contact Eric Halvorson, 266-6527)

14. The Traffic Engineering Division has a remote Transmit/Receive site, equipment building, used for the City's public safety radio system with numerous antennas mounted on the existing water tower. The current site plan requires relocation of the communications equipment building to accommodate the new water tower. This will likely limit coverage of the public safety radio system while the communications equipment building is relocated. Applicant shall limit the duration of the move to the shortest time frame possible and work with Police, Fire, and Traffic Engineering to determine the date and time to relocate the building. This may require night and weekend work to limit the impacts of the outage as much as possible.

15. The applicant shall provide a temporary tower for relocation of the public safety radio antenna to insure radio coverage during construction of the new water tower.

16. The applicant shall contract with an approved contractor to provide a new concrete slab and any necessary peripheral connections at the new communications equipment building location.

17. Applicant shall coordinate selection of an approved contractor with Traffic Engineering to relocate communication equipment building in a safe and efficient manner.

18. The applicant shall submit one contiguous plan for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

19. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.

20. All parking facility design shall conform to MGO standards, as set in Section 10.08(6).

Fire Department (Contact Bill Sullivan, 261-9658)

21. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.