

Stouder, Heather

From: Larson, Alan
Sent: Thursday, July 17, 2014 10:43 AM
To: Stouder, Heather
Cc: Fischer, Heidi; Weier, Anita; Parks, Timothy; Cawley, Dennis; 'Kwitek@countyofdane.com'; 'Jon Strand'
Subject: RE: Plan Commission Reconsideration of Requests at 1202 Northport Dr
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Heather,

We have been reviewing the comments made and the issues surrounding the Plan Commission review of our Lake View Water Tower project. We appreciate the opportunity to reconsider the question and to address any concerns that may exist. You can rest assured that we are working closely with both Dane County and the neighborhood throughout the development of this project. I would like to offer the following for your consideration in developing your amendment to your report.

- Parking –
 - Dane County Human Services is rightly concerned about the impact construction could have on both their employees and the citizens that utilize their services. Parking in the area of the existing water tower and Park trail head is often dependent on weather, season and other factors. We are told that during adverse weather, the parking area near the tower is more heavily used. Taking a count of open spaces in June may not reflect the actual need. We are relying on Dane County to provide data on what their needs would be.
 - Any parking that Madison Water Utility would be involved with would be temporary and would most likely be a simple inexpensive gravel surface. The temporary parking would serve to replace lost parking due to the construction project on a short term basis. Several of the spaces in the vicinity of the Powell residence are existing and we are simply proposing to clean them up and make better use of existing parking spots. After discussion with the County on parking around the Nurses Dorm, we were directed to concentrate on the area north of the dorm so the wall and any area south of the dorm would not be impacted. We are more than willing to modify any temporary parking configuration to minimize impact on the neighborhood and County operations during construction. We are also planning to restore any disturbed areas back to their current condition following construction.
 - If an alternative location for temporary parking can be developed with County approval, we are more than happy to incorporate that into our project.
 - If and when the County develops a plan for the Nurses Dorm site to preserve the historic nature of the area, that plan will be submitted and reviewed on its own merits. There is no reason to link the work proposed with the Nurses Dorm to the water tower. We are working closely with the County on this and if the opportunity presents itself where the County can benefit from the Water Utility project we will try to accommodate that and we would anticipate that it would be submitted for review and approval by the County.
- Storm Drainage –
 - We are working closely with the County on storm water management. Their consultant, SCS, is developing concepts and plans to improve drainage in the area and the water tower project will be developed to minimize impact on the County's long term drainage plans.

- Following construction, the final water tower site will implement several features such as rain gardens, porous pavement, and grading to minimize runoff. We expect that the finished grading of the water tower site will be an improvement over what is there now.
- During construction the contractor will be required to install, monitor, and maintain an erosion control system per City requirements and guidelines. We anticipate minimal impact to the area during construction.
- Reservoir size and cost –
 - The reservoirs were sized based on current zoning and utility level of service standards. This tank will become a part of the full north side water system and provide a wider benefit to the system. We have eight (8) reservoirs in our system that are larger than this one, the largest two being 6 million gallons. The site is located on a hill that is one of the highest points on the north side of Madison. There are several other sites in our system that are significantly higher elevation than this one but they are remote and would not provide the necessary hydraulic connectivity to the north side.
 - At the start of the project we evaluated several options and tank configurations. A straw poll of the CAP indicated that a two zone tank was the preferred option. The options and configurations were also presented to the Water Utility Board and the Board also recommended the two zone tank option.
 - With regard to constructability and materials, a 130 to 140 foot tall water tower is typically built out of steel. Constructing a reservoir of concrete of this height is difficult and extremely expensive.
 - With regard to cost, the cost of constructing any reservoir on a small site is impacted by the challenges associated with the local conditions. As discussed with the CAP, procuring and developing another site would result in property costs and additional infrastructure costs to get water to the site that would probably more than offset any premium that may exist in utilizing the current site due to its site and access limitations.

In conclusion we are working closely with Dane County, the neighborhood, and the Friends of Lake View Park. We realize that the County has other projects in the works for the area and we are trying to coordinate with the County on their plans for the area and the day to day operation of the facility. The existing water tower has reached the end of its useful life and needs to be replaced. As defined in our Water Master Plan, we fully intend to bring our system up to current level of service and engineering standards for system operation, fire protection, and reliability. This project helps us accomplish that purpose.

We look forward to a favorable review of our reservoir project.

Let me know if you need any further information.

Al

From: Stouder, Heather
Sent: Monday, July 14, 2014 3:15 PM
To: Cawley, Dennis; Larson, Alan; 'Kwitek@countyofdane.com'
Cc: Fischer, Heidi; Weier, Anita; Parks, Timothy
Subject: Plan Commission Reconsideration of Requests at 1202 Northport Dr
Importance: High

Dennis, Al, and Sarah-