



PREPARED FOR THE PLAN COMMISSION

Project Address: 1202 Northport Drive
Application Type: Demolition and Conditional Use
Legistar File ID #: [34867](#) and [34165](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Recommendation Regarding Plan Commission Reconsideration

On July 7, 2014, the Plan Commission reviewed and approved the proposal for demolition of an existing water tower and a conditional use for a new water tower. As was mentioned on July 7, the successful demolition of the existing water tower and construction of a new water tower rely on a temporary construction easement granted by the property owner, which is Dane County. The staff report prepared for the July 7 meeting is attached for reference.

The proposal was approved based on conditions recommended by staff, and also based on a condition added by the Plan Commission stipulating that a 12-stall surface parking lot be removed from final plans submitted to staff for review (see Condition 1 in the attached approval letter). The parking lot had been proposed in the area north of the Nurses Dormitory, and was intended to serve parking needs for Dane County employees following the temporary removal of 25 parking stalls in the area of construction for the water tower.

At the request of Alder Resnick, pursuant to MGO 2.21 and MGO 33.019(b), the Plan Commission will vote on July 28 whether or not to reconsider the demolition and conditional use request. Should the Plan Commission vote to reconsider this item, staff notes that a representative from Dane County will be present on July 28 to address the Commission and answer questions, particularly related to their parking needs for the site. At the time of this addendum to the staff report, staff has not received further information from Dane County to share with the Plan Commissioners, but will provide information if and when it is received. Staff has attached an e-mail from City of Madison Water Utility staff with a clarification on the temporary nature of the parking area, as well as flexibility on the part of the Water Utility to relocate the temporary parking area to another location on the property, should the County wish to proceed with a new location.

Should the Plan Commission vote to reconsider this item, Planning Division staff recommends that the Plan Commission take into account the testimony at the public hearing. Staff recommends that the Plan Commission revise Condition No. 1 in order to allow the small parking lot to be temporarily used, with the area restored to its current state by the Water Utility following construction of the water tower. Alternatively, if a different location for the temporary parking lot is proposed by Dane County, and the Water Utility can feasibly construct it, staff would support corresponding revisions to the site plans.