

DATE: July 28, 2014
TO: Madison Plan Commission
FROM: Jim Powell, 1311 Lake View Avenue

**RE: Lake View Reservoir Reconsideration and Possible Public Hearing
[Agenda Item 13]**

Please vote “no” on reconsideration of your July 7th decision to grant a demolition permit and conditional use for a new a water tower but with no additional parking spaces. The same reasons that lead to your near unanimous decision still exist. In fact there are now additional reasons not to reconsider or to grant new parking spaces.

CHURCH PARKING LOT [see attachment]

At the July 7th meeting, a Commissioner asked if anyone had approached Lakeview Lutheran Church about using their lower parking lot (it has 45 spaces and actually connects to the County driveway/parking lot). MWU engineer Dennis Cawley stated the County had but it didn't work out. However, on July 25 when I called the church, the administrator said no one had ever contacted them about parking or the water tower (though they had received the public hearing notice postcard). Furthermore he said County use of the parking lot on weekdays “would be no problem.” The County would have a net gain of 20 parking spots if they simply did the most obvious thing: use available parking in a lot that connects to their own parking lot.

AVAILABLE PARKING SPACES IN EXISTING COUNTY LOT [see attachment]

Since 2001 I have either worked in or lived adjacent to the County building. I know its parking usage very well. So I am very aware that there are many unused parking spaces during the course of any workday. When I actually took the time to count empty spaces around the beginning of June, I (and my family members) counted 40 empty spaces over several days. This was before schools let out for summer. Since Human Services and Public Health employees presumably serve a large clientele of children and families, it is does not seem reasonable to assert that dozens of employees were already taking summer vacations and thus 40 empty spaces would be full again come fall. This simply isn't true.

COUNTY INTRANSIGENCE RE: CONSTRUCTION OF A NEW WATER TOWER

From the May 7th County letter to City Real Estate making a *quid pro quo* demand for the necessary easement for the water tower construction in exchange for a nurses dorm demolition permit, to its ludicrous demand for 46 new parking spaces—including in the supposed natural area around the nurses dorm (permit application, p. 10), the County has been trying bully the City in matters unrelated to the water tower (nurses dorm, gaining new parking). Perhaps this is always the way it is. But for this matter and this at this time, I urge you make the right decision—no new parking—in order for the County to understand that cooperation is better than bullying.

PROPSOED TEMPORARY PARKING SPACES

As you know, the proposed parking would be immediately adjacent to my property. The existing County use for this area is a garage for a maintenance truck with a snow plow.

Otherwise this is a little used area; it is not used for parking (though in a 7/17/14 email message, Water Utility engineer Al Larson asserts it is). New parking would require constant plowing and salting which on a gravel surface will be problematic. Additionally, the County likes to push salted snow across the driveway onto my property, creating a berm of salted snow along the edge of it. With several mature oaks dying in the past couple of years, I have real concerns that the County salt is causing it. Lastly, the salt usage will exacerbate the existing heavy salt use and runoff issues on Lake View Avenue and residential properties.

I spoke with County Human Service Director Lynn Green on July 25th. She said her employees would be in and out of the parking numerous times daily; the proximity to my house (80 feet) was of no concern to her. She told me that she didn't care about any issues I might have about runoff, salt, plowing or after hours usage of the parking lot. She then said she wanted to be a good neighbor. FYI: people will park in this new lot for partying on the hill late night and make it a major access point for snowboarding off of the nurse's dorm stone wall (which the County apparently sanctions since it did nothing to curb this the past two winters—even after I notified them that my fence had been broken-- a piece of broken sled was left behind under the broken fence).

As for closing the potential new lot after hours, she said if County Parks wants to do it fine, but it wasn't anything she would do. This is a rather strange stance since the area in question is still part of the Human Service s campus, has a Human Services maintenance building and will have Human Services parking. She concluded by saying that perhaps the water tower simply shouldn't be built, so there wouldn't be any parking problems.

Twenty unused parking spaces along the eastern driveway are very near the proposed new parking. On July 26th I measured the distance from a center point of these unused parking spaces to the nearest building entrance; it's 137 paces. The distance from the corresponding point of the proposed parking spaces is 160 paces. On the Northport Drive side of the parking lot, the distances from the 25+ unused spaces to the building is 174 paces. Thus the proposed new parking spaces are further away than some existing spaces and just a little closer than others. This puts any justification for new parking on even shakier grounds.

NO EASEMENT

[see attachment]

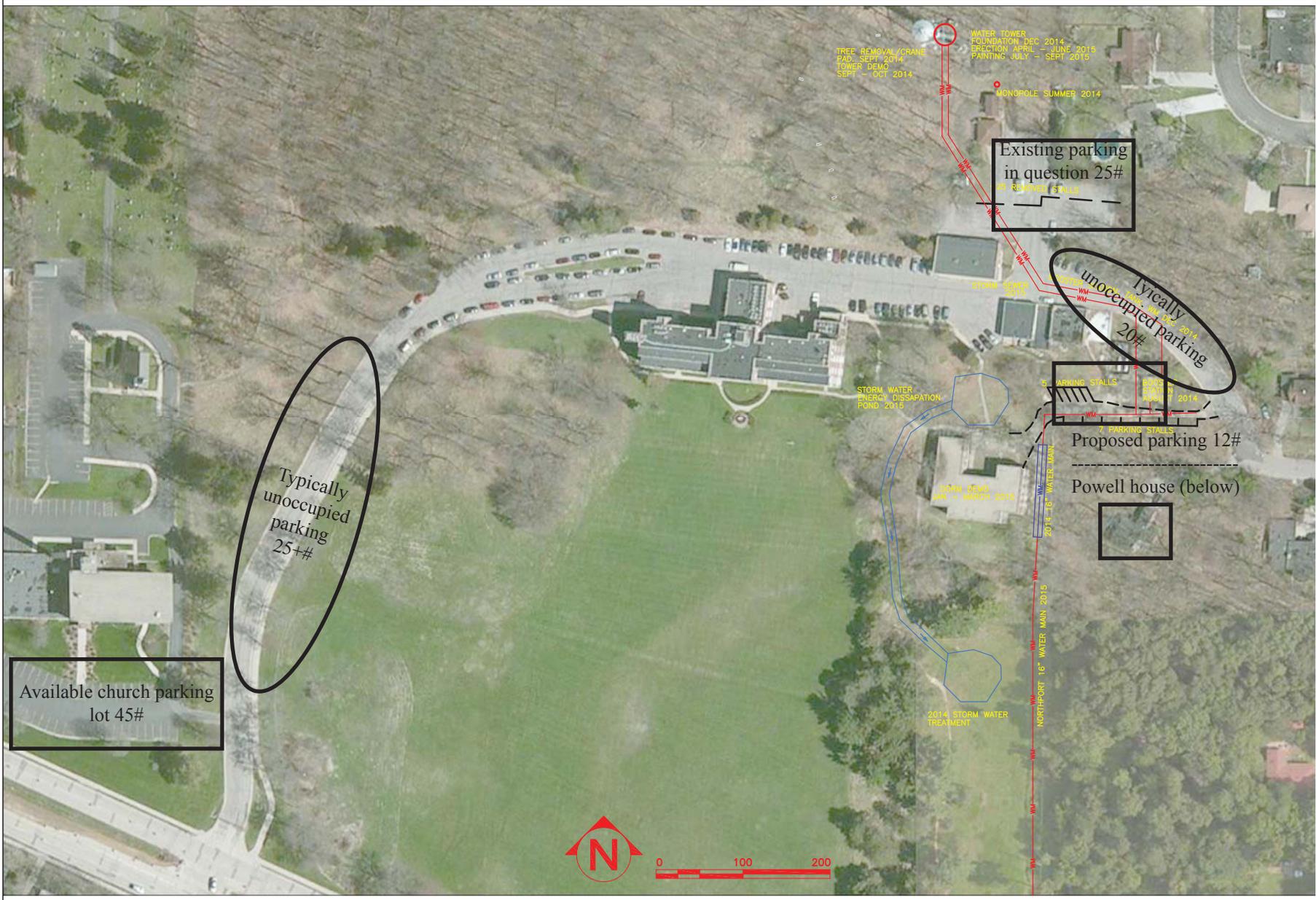
The County has no easement on my property where the County driveway begins at the end of Lake View Avenue. (The City has an ingress/egress easement that skirts around my property.) To date, the County has been unwilling to discuss this matter with me. I know this really isn't a Plan Commission issue, but if I decide to post and fence my property, there will be only a ten foot wide driveway allowing traffic in and out of the County parking lot via Lake View Avenue. This is not a good outcome for anyone.

CONCLUSION

Please do not allow new parking since existing and available parking is more than adequate and the proposed parking will have water stormwater and quality of life impact for the year it would be in place.

Sincerely,
JIM POWELL

1311 Lake View Ave.
Madison, WI 53704



MARK	DATE	REVISIONS	DESCRIPTION

SEH FILE NO.	MADRW 126154
PROJECT NO.	05-07-14
ISSUE DATE	JON STRAND
DESIGNED BY	SID LARSON
DRAWN BY	
	© Black Point Effect, Inc. & (s.c.)
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1311 Lake View Avenue

Legal Description: LAKEVIEW HEIGHTS, BLK 2, LOTS 13 & 14 & **W 1/2 OF VACATED ESCH LANE LYING E OF THE NLY 20.4 FT OF SD LOT 14**

The black-bordered white box below is the approximate location corresponding to “**W 1/2 OF VACATED ESCH LANE LYING E OF THE NLY 20.4 FT OF SD LOT 14**.” In person, there are pink survey marks are visible on the pavement. The woods immediately to the west are part of 1311 Lake View Avenue.

The heavy black line is the approximate location of the MWU water line, according to July 2014 survey marks.

I am not aware of any County or City easement for ingress/egress.



See the text below "EXISTING DRIVE TO DANE COUNTY BUILDING - DRIVE ENCLOSES INTO VACATED ROAD OWNED BY LOT 14" from a map provided by the Madison Assessor's Office.

