



Urban Land Interests

May 2, 2012

Board of Public Works
City-County Building, Room 115
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Re: 25435 Plans, Specifications, And Schedule Of Assessments For Block 101
Alley Reconstruction Assessment District - 2012.

Dear Board Members and Staff:

As the largest property owner in Block 101, Urban Land Interests (ULI) appreciates the work that has been done in developing a plan for the reconstruction of the alley in Block 101. While we are aware that the alley needs attention, we have learned some details of the proposed plans and have questions and concerns that we would like addressed prior to any action by the Board. Our comments are made from the perspective of wanting to be sure that the planned improvements will address the needs of property owners within Block 101.

We first learned the proposed scope of the improvements at a meeting on April 24, 2012. The details that were provided at that meeting raised the following questions.

- The proposed system includes ADS N-12 drain pipe with integral water inlet. We are familiar with this system and are concerned that the relatively small inlet slots are prone to ice blockage under freezing conditions. If the inlets clog with ice and do not drain properly we fear there will be little improvement during icing conditions during the winter months.
- We want to verify that the water shed volumes for the roof areas that will be discharging into the storm drain have been considered. It appears the proposed drain pipe size may be undersized for heavy rain falls.
- We understand that the plan calls for using a relatively shallow storm drain system with laterals connected to scuppers and downspouts at grade. We believe a system designed like this is prone to freezing and damage from refuse haulers and delivery trucks. Has a deeper system been considered allowing below grade connection to roof drainage through the basements of the buildings? What would the cost implications be?
- We question the storm piping placement on the east side of the alley if a shallow system is implemented. Considering this is designed as a shallow system a west side location would facilitate better roof drain connections to the majority of the buildings off the alley. A west

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storm location will also minimize damage to shallow laterals from truck traffic. What are the cost and complexity implications of moving the storm water piping to the west side of the alley?

- It is our understanding that minimal soil removal is planned for the project because of the complexity of existing utility placement within the excavation area. As a financial contributor to this project what assurances do we have that substandard soils will be removed to ensure that the new pavement will perform satisfactorily.
- Are there simpler alternative solutions to the problems in the Block 101 Alley? Has a limited solution been considered? Would a general storm drain inlet near Mifflin Street with the alley pitched towards the center adequately serve the water shed requirements of the alley?

Again, we first learned the details of the proposed project just one week ago. We have extensive experience working with the City and we would appreciate the opportunity to meet with City Engineering and better understand the scope of the project prior to its approval by the Board of Public Works. Thank you for your consideration.

Kind Regards,



Anne Neujahr Morrison

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Cc: AlderMike Verveer