

To: **Madison Urban Design Commission**

Al Martin <amartin@cityofmadison.com>

Chris Schmidt <district11@cityofmadison.com>, Mark Clear  
<district19@cityofmadison.com>

Subj: **Stormwater runoff from Target site**

Two weeks ago I outlined three issues of concern to residents of the Indian Hills section of the Spring Harbor neighborhood. While pedestrian movement and avenue overpass remain important concerns, this comment is focused specifically on stormwater runoff from the Target site.

First: Runoff from the proposed Target Store site merges with Hill Farms drainage near the intersection of University Ave and Midvale Blvd creating a long-standing flood-hazard zone. The Village of Shorewood Hills and City of Madison have taken repeated steps to reduce runoff and improve the flow of excess water underground to Willow Creek. As presently structured, flood water overflow also moves west along the railroad tracks and enters Spring Harbor. Given the sensitive environmental balance within this zone, it is critical that EVERY NEW DEVELOPMENT take steps to incorporate runoff plans that are compatible with the long-term improvements already made, and not undo gains in flood control that have been achieved thus far.

Second: Freed & Associates have demonstrated that high-capacity, underground, stormwater detention structures can be successfully built and maintained below large parking facilities. Prior to ramp construction at Hilldale, a large, high capacity, stormwater box-vault was laid running nearly the entire length of the dual ramps. This structure absorbs rain surge runoff from surrounding roof-tops and roadways and meters out the flow to storm sewers downstream.

Third: Current Target plans provide for capturing and infiltrating only about one-third of rooftop and hard surface runoff from an annual 2.5 inch summer rain. Given that deep sand and gravel subsoil conditions are available on the site, the Target parcel could absorb 100% of rainwater falling on site--even in a 10-year storm event. This standard should be the goal. The proposed Target Store roof will cover approximately 3.5 acres. Surrounding loading docks, driveways and hard surfaces will add about one acre more--4.5 acres total. Only one stormwater detention vault is proposed (4,400 sq ft in size with open bottom) to accommodate 4.5 acres of runoff. The Target Corp. should take steps to increase underground infiltration capacity by at least three fold. This can be achieved by placing additional detention vaults below the parking structure. Concerns about cleaning and maintenance have been raised and should be addressed by comparing maintenance practices by Freed & Assoc and others.

Far better for all parties to work out a collaborative solution before construction begins than to call on west side neighborhoods, Village of Shorewood Hills, and the Lake Mendota environment to pay a much heavier price in the future.

Thank you for your consideration,  
Herman Felstehausen  
Spring Harbor Neighborhood  
1009 Merrill Spring Rd, Madison  
UW-Madison, emeritus  
Urban and Environmental Planning  
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**From:** Bill Fitzpatrick [mailto:fitzengr@aol.com]  
**Sent:** Wednesday, February 03, 2010 9:54 AM  
**To:** Martin, Al  
**Cc:** Schmidt, Chris; Clear, Mark; hhfelste@wisc.edu; ssmiley1@charter.net  
**Subject:** RE: Target development- Stormwater

Mr. Martin,

I would like to add my support to the comments submitted by Herman Felstehausen on stormwater management at the new Target development at Hilldale. On-site stormwater management is not only good for the environment it is an important strategy for maintaining the city's infrastructure and reducing the need for increased capacity in the city's stormwater system. On-site management will also help the city meet the state's suspended solids reduction requirements (NR 151, NR 216)

Bill Fitzpatrick

5156 Spring Ct.

**From:** Tom&Louise Whittaker [mailto:tomandlouise@gmail.com]  
**Sent:** Wednesday, February 03, 2010 12:53 PM  
**To:** Martin, Al  
**Subject:** Support for Target store at Hilldale

Mr. Martin --

I'm unable to attend tonight's meeting, but wanted to express my support for the proposed Target store at Hilldale. My wife and I attended the neighborhood association presentation/meeting last Fall, and felt that their presentation and especially their responses to questions from fellow neighbors showed not only a willingness to work with us, but to understand our concerns. Their modified plans that I saw, on-line, seem to address many of the issues raised in the meeting.

I wanted to express my sincere hope that the UDC will approve the application so they will not get discouraged and the planning can go forth.

Thank you.

Best wishes,

Tom Whittaker  
313 Orchard Drive  
Madison  
233-1188

From: Liz Vowles [mailto:lizlloyd@chorus.net]  
Sent: Tuesday, February 02, 2010 10:22 PM  
To: Martin, Al; Fruhling, William  
Cc: Schmidt, Chris  
Subject: comments on Target for UDC

To members of the Urban Design Commission:

I live a few blocks east of Hilldale and frequently walk or bike to Hilldale, the Post Office, Weston Place, the Red Cross, etc. I welcome Target and expect to walk and bike there as well. I urge that Hilldale, Target and the City of Madison collaborate to provide wide and attractive sidewalks along the side and back of Sentry and then connecting to the Target entrance. There needs to be a welcoming pedestrian pathway connecting Target and Hilldale; and the sidewalks need to be wide enough to accommodate the volume of foot traffic that you would typically see within the mall itself--the hope is that people will walk, and not drive, the short distance between Target and the mall.

I know you've heard this before, but here's one more voice with the same message.

Liz Vowles  
633 Eugenia Avenue  
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