



Village of
Shorewood Hills

June 1, 2020

City Of Madison Plan Commission
c/o Mr. Tim Parks
City of Madison
Planning Division
P.O. Box 2985
Madison WI 53701-2985

RE: Village of Shorewood Hills Comments on Madison Yards Project. Legistar File #60242

Dear City of Madison Plan Commission,

As you know, the Village of Shorewood Hills is immediately across University Avenue from the proposed Madison Yards Project, so we are monitoring it closely. We are particularly concerned with the top areas mentioned by way of questions to the developers at the January 30, 2020, neighborhood meeting hosted by District 11 Alderperson Martin.

- **Stormwater:** we hope the City will work with the developer to encourage maximum stormwater features, over and above the minimum requirements, that will hold back significant quantities of stormwater so that stormwater from the project will not exacerbate the existing stormwater flooding emergencies that occur along the University Avenue corridor immediately to the east of the project. Please see the photo below of dangerous flash flooding at the intersection of University Ave./Midvale Blvd. on August 20, 2018 (9:30 PM). That flash flood caused tens of millions of dollars of damage along the entire University Ave corridor, \$1,000,000 alone at the Shorewood Hills Pool. While that was an extraordinary weather event, less deep but still dangerous flash flooding of this corridor (a major ambulance route to UW Hospital Emergency Room) routinely happens many times each year, making it impassable.



- **Traffic:** always a concern with any development, of particular high concern with this development because of its enormous scope and size. We are disturbed to learn that the State's new parking ramp is not being utilized by State employees who instead park their vehicles on surrounding residential streets rather than pay the State's hefty employee parking ramp fees; we encourage the City to work with the State and the project developers to provide a solution that does not impose unnecessary traffic externalities from this project onto neighboring residential streets;
- **Pedestrian/Bicycle Access:** we hope that the City encourages the developers give maximum consideration to seamless pedestrian and bicycle access throughout the project footprint, North/South/East/West; and
- **Sustainable Features:** we hope that the City encourages the developers to think big and bold here; no excuses. Thank you for your consideration.

On behalf of the Shorewood Hills Village Board and with best regards,

Dave Benforado, Village President
Village of Shorewood Hills
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