

From: Dave Wolmutt

Sent: Friday, January 21, 2022 11:10 AM

To: Parks, Timothy <TParks@cityofmadison.com>; 'Paul Muench' <pdmuench@wisc.edu>; 'Quinlan Purkey' <quinlan.purkey@wisc.edu>; 'Aaron Olver' <aaron.olver@wisc.edu>

Cc: 'Wade Wyse' <wade.wyse@wyserengineering.com>; Stouder, Heather <HStouder@cityofmadison.com>; Fries, Greg <gfries@cityofmadison.com>

Subject: RE: January 24 Plan Commission meeting info re: University Research Park–Pioneer 1st Addition Replat

Tim-

Please find our response to Mr. Horn's concerns below along with the attached diagram. We understand you will distribute this to commissioners along with Mr. Horn's correspondence. Please contact me if you have any questions or require additional information. Thanks!

University Research Park responses to John Horn Comments:

With respect to Mr. Horn's comments/concerns on drainage from the 25-acre parcel west of his property:

1. The proposed plat includes construction of a new pond providing over 40 acre-feet of stormwater detention storage at the southern end of the 72-acre portion proposed for future development. This is over 30 percent more than what would "typically" be required by City ordinance due to the flow restriction created by the berm/cart path constructed by Hawk's Landing along the south border of Vetter property. The added flood storage will reduce peak runoff rates from the Vetter parcel to Hawk's Landing compared to the existing condition for up to a 200-year storm event.
2. The 25-acre wooded parcel west of Mr. Horn's property is owned by URP but is not proposed for development. The intent of URP (and condition of approval) is provision of a conservation easement over the property. Future land disturbance on this parcel would be limited to construction of a trail. It is not expected that the resulting land use change from trail construction would be to extensive enough to trigger provision of stormwater detention or other drainage modifications. In fact, any tree clearing or other related disturbance to incorporate stormwater improvements would probably increase runoff rates from the parcel more than construction of the trail itself.
3. Mr. Horn is incorrect in his contention that the primary source of runoff to the swale is from the 25-acre woodlands. While the woods are a primary source of runoff onto the Horn property during small storm events, because the land hasn't been extensively disturbed since the Hawk's Landing subdivision was constructed, this volume presumably would have been the "natural condition" at the time of Hawk's infrastructure design. This should have been accounted for when the swale was originally designed. As indicated on the attached drawing, the primary source of excess runoff to the swale during large storm events is the storm sewer draining from the north connected to the culvert and swale. This storm sewer drains approximately a 129-acre portion of fully developed land (in addition to the 25-acre parcel owned by URP). During these large events, excess stormwater runoff from this storm sewer likely overflows the cart path and onto the Horn property when the culvert capacity is exceeded.

4. URP does not have the legal authority to implement the drainage improvements requested by Mr. Horn. URP does not own the storm sewer that is the source of the majority of runoff to the swale or the culvert under the cart path near the 25-acre woods.

5. As a neighbor, URP can provide support to the City to help address the issue. This could include providing available stormwater models to quantify flow rates, and if beneficial, easements or other legal instruments to facilitate access for implementation of improvements by the City, Hawk's Landing, or others. However, this is likely the extent of support URP can provide.

6. It is URP's contention that since the proposed plat meets City stormwater management and other development obligations, plat approval should not be delayed longer as a result of a drainage issue that is unrelated to the proposed development and that URP lacks the legal authority to address.

DAVID WOLMUTT, PE

Associate | Civil Engineer

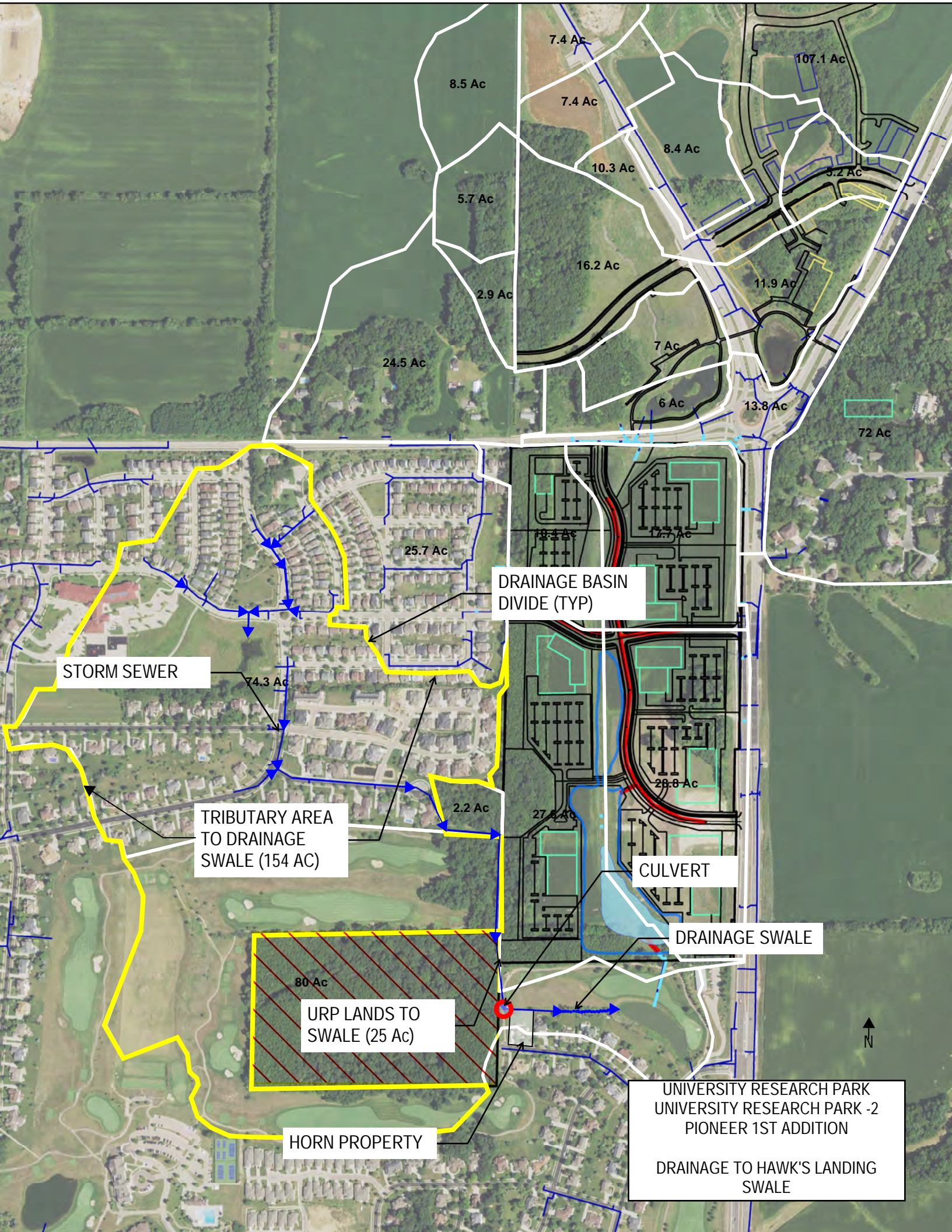
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DRAINAGE BASIN
DIVIDE (TYP)

STORM SEWER

TRIBUTARY AREA
TO DRAINAGE
SWALE (154 AC)

CULVERT

DRAINAGE SWALE

URP LANDS TO
SWALE (25 AC)

HORN PROPERTY

UNIVERSITY RESEARCH PARK
UNIVERSITY RESEARCH PARK -2
PIONEER 1ST ADDITION

DRAINAGE TO HAWK'S LANDING
SWALE

