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DATE: April 28, 2015

TO: University Hill Farms Ad Hoc Steering Committee

FROM: Greg Fries, Principal Engineer 2 – City Engineering Division

SUBJECT: Responses on Storm water Issues for the Proposed Triangle
Redevelopment Focus Area in the Draft University Hill Farms Neighborhood Plan (04-16-15)

The purpose of this letter is to address questions that have been raised pertaining to the storm water discharge issues raised during the public comment period.

The City of Madison Comprehensive Master Plan designates the Triangle Focus area as CMU (Community Mixed Use) with a TOD (Transit-Oriented Development) Overlay. The Draft UHF Plan recommends a mixed use district (office and residential) with mid-to high rise buildings. (See pg 27-29).

The City of Madison Zoning Ordinance designates Well Protection Overlay Districts to protect municipal water supplies. Wellhead Protection Area 14 covers the Triangle Focus Area.

Issue: Because the Triangle lies within City Wellhead Protected Zone #14, there are storm water discharge constraints requiring provision for environmental green space. It would be misleading to developers and future land owners if these limitations are not reflected in neighborhood planning documents.

Engineering Response: The wellhead protection zone is administered by the Madison Water Utility and determinations on what is allowable within that zone are made by that agency. In general, density is not restricted rather types of land use (high risk manufacturing) and specific practices (infiltration practices) are restricted within the zone. These restrictions are based on their potential to contaminate the well not on the density of the development.

Issue: Development density must be adjusted for construction of bioretention basins, bioswales and vegetated buffers. (View the bioretention basin at the rear of the UW Health clinic for a visual impression of space requirements).

Engineering Response: All redevelopment within the City is subject to storm water treatment requirements and it is up to the developer and their team to determine how these requirements are met subject to approval by City Engineering. Storm water requirements vary based on the type of redevelopment proposed, and zoning is not modified to show the “possible” density changes needed to accommodate any specific treatment system. In the case of the UW Health Clinic, the amount of outdoor parking required a significant amount of treatment and they chose a bio-swale approach. Sites redeveloped to a building with underground or enclosed parking would have no storm water treatment requirements (excepting erosion control during construction).

Issue: Discharging storm water directly into Spring Harbor is no longer a safe option based on the connection between the bay and Well14 aquifer.

April 28, 2015

Page 2

Engineering Response: Storm water runoff from this site will be allowed to discharge to Spring Harbor. As mentioned previously as this is in a wellhead protection area – infiltration can be restricted by the Water Utility if they have concerns about the type of water being infiltrated and or the subsurface conditions through which it is being infiltrated.