

June 20, 2025

Project Reference #23909

Kevin McDonell
Lincoln Avenue Communities

Re: 4506 and 4514 Verona Road Development
Madison, WI

The Sigma Group is the civil engineer and surveyor on the proposed residential development. Please see below and attached for our testimony regarding access and stormwater on the project.

Access

The proposed access for the project is through the existing driveway opening that currently serves the existing commercial building and University Book store. There is an existing shared access easement that allows parcels to utilize this access drive and driveway. This driveway was the preferred access point for the development based on discussion with the City of Madison. The existing driveway is over 35 feet wide and provides significant width to access both developments. West of the driveway opening, the access road to the warehouse for the bookstore reduces to approximately 17 feet, because of the existing property line. Therefore, in the current condition, the road width only provides one way access beyond the building. The proposed development removes the existing building and replaces it with parking, these proposed improvements DO NOT change the existing conditions for access to the bookstore warehouse, as the improvements are not any closer than the existing curb/building. The bookstore also has additional access to the site 120 feet further west. Multifamily development does not provide significant trip generation, and we believe the driveway as designed is appropriate and is not impacting access to the adjacent parcel compared to existing conditions. Additionally, the development is reducing the number of access points on the parcels down from 3 to 1 significantly increasing the safety on the frontage road.

Stormwater

With regard to stormwater and drainage, the proposed project is expected to improve drainage on the site. Overall, the project is reducing impervious slightly and based on City of Madison stormwater requirements the runoff from the site will be reduced by 10-20%. The project will utilize green roofs, porous pavement, and biofiltration on site to improve water quality and quantity. Previous standing water on the site is most likely a result of no existing stormwater infrastructure on site. Our project will include new storm sewer and inlets that directly connect to the existing public system.

Respectfully submitted,

THE SIGMA GROUP, INC.



Christopher Carr, PE
Vice President