



May 20, 2020

SENT VIA EMAIL (slerner@cityofmadison.com)

RE: Proposed Sanitary Sewer Improvements through Cardinal Glenn Park

Parks Commission,

Welton Enterprises, Inc. on behalf of Welton Family Limited Partnership is requesting approval of off-site sanitary sewer improvements to be installed through Cardinal Glenn Park. Improvements to the sanitary sewer are required by the City of Madison Engineering Department as a condition of approval of a proposed mixed use project at the SE corner of Mineral Point Road and South Point Road. The enclosed project description has more detailed information including background, preferred route, alternate routes, timing and neighborhood notification.

Thank you in advance for your time and please do not hesitate to let me know if you need any additional information or clarifications.

All the Best,
WELTON ENTERPRISES, INC.

A handwritten signature in black ink, appearing to read 'Paul Molinaro'.

Paul Molinaro
Vice President

Enclosures

Background

In fall of 2019 Welton submitted conceptual plans to the City of Madison for the development of the SE corner of Mineral Point Road and South Point Road. The recently amended Pioneer Neighborhood Plan recommends development consisting of medium density multi-family housing and neighborhood mixed use along the western portion of the site running from Silicon Prairie Parkway to Mineral Point Road and employment on the eastern portion of the site. Following the Pioneer Neighborhood Plan, Welton's submittal proposes a CSM to create lots 1-3 for a mixed-use development, public right of way and a lot 4 for future development. The mixed-use submittal included project specific detail for approximately 330 market rate apartments and neighborhood-oriented retail space, conceptually named Two Points Crossing.

Planning Department Comments

Preliminary City of Madison staff feedback indicated the need for off-site storm sewer improvements to be built and paid for by Welton. Under the original Pioneer Neighborhood Plan the subject site was designated for office and the downstream sanitary sewer was designed as such. Employment development typically requires significantly less sanitary sewer capacity than the proposed mixed-use project thus the existing downstream sanitary sewer does not have the capacity to serve development that meets the new recommendations for development in the amended Pioneer Neighborhood Plan. City engineering staff recommended the sanitary sewer improvements be constructed through Cardinal Glenn Park and our design work on the improvements has been completed based on that recommendation.

Enclosures

- Exhibit A outlines the preferred route in yellow and the two alternate routes in pink (alternate 1) and blue (alternate 2).
- Cost estimates with descriptions for the preferred route, alternate 1 and alternate 2.
- Preliminary engineering for the preferred route including location and description of planned improvements, area to be disturbed, trees to be protected and required tree removal.

Preferred Route

- The preferred route to increase the sewer capacity is to run a 10" sanitary sewer through Cardinal Glenn Park as recommend by City of Madison staff and generally includes the following scope:
 - a. Pavement and sidewalk removal and replacement.
 - b. Install of 411' of 10" sanitary pipe.
 - c. Disturbance area of approximately 30' wide the length of the install.
 - d. Spread topsoil, seed, fertilize and erosion mat all disturbed areas.
 - e. Removal of one existing tree.
 - f. Estimated cost of \$71,600.**
- The preferred route is the most direct, requires the least time of disturbance to the neighborhood and is the most economical.

Alternates Routes

- Alternate 1 requires more than double the length of sanitary sewer pipe and requires excavation and replacement of existing sidewalk from Silicon Prairie Pkwy to the southern end of Cardinal Glenn Park.
- **Alternate 1 has an estimated cost of \$410,000.**
- Alternate 2 also requires more than double the length of sanitary sewer pipe and requires the excavation and replacement of existing streets.
- **Alternate 2 has an estimated cost of \$505,000.**

Timing

- The timing of this sanitary sewer improvement can be flexible to minimize the impact on the nearby resident's enjoyment of the park. We would propose to work with City of Madison Parks Department on the preferred time. To meet our project requirements this project could be completed early spring of 2021 or late fall of 2021 to avoid the busiest months of park usage.
- Preferred route would take approximately 1 week, weather dependent.
- Alternate 1 would take approximately 8 weeks.
- Alternate 2 would take approximately 6 weeks.

Communication

- During the approval process of Two Points Crossing we have been in regular contact with the Cardinal Glenn Neighborhood Association and would continue that open communication. To notify the Cardinal Glenn Neighborhood of the project we would continue to work through the neighborhood association to forward our email communications. If recommended by city staff or the neighborhood associations we can send letters via USPS to adjacent property owners; however, following sustainability goals we prefer email communication.
- Alder Skidmore would be notified via email.
- If approved communication would be sent to all parties within 30 days of approval and we would provide updates at least 60 days prior to the start of construction.

Exhibit A

Yellow – Preferred Route

Pink – Alternate 1

Blue – Alternate 2

