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February 18, 2021

David J. Benforado, President
Village of Shorewood Hills
810 Shorewood Boulevard
Madison, WI 53705

Re: Redevelopment of Madison Yards – Plan Commission

Dear Mr. Benforado,

City of Madison has received your correspondence dated February 16, 2021 addressed to the Plan Commission, and would like to provide the following information in regards to your requested actions.

The City of Madison has, since approximately 2002, required detention for redevelopment projects that drain to the Willow Creek watershed. No other municipality in the County has similar requirements. In June of 2020, the City of Madison has adopted significantly more detention and volume reduction requirements Citywide for redevelopment projects; again, no other municipality in the County has similar requirements.

With regard to the proposed redevelopment known as the Madison Yards, the stormwater requirements will be followed as outlined below:

- 1) Blocks 3 & 6 were approved under the pre 2020 SWM ordinance. As a result, they will meet the detention standards for redevelopment in this watershed that had been in place since the early 2000's.
- 2) Blocks 1, 2, 4, 5 will be approved under the new 2020 SWM ordinance and therefore will be the more stringent citywide redevelopment standards.
- 3) An underground detention tank covers detention for both old and new ordinance. The Blocks subject to new ordinance will be required to meet the volume reduction (infiltration) and green infrastructure requirements on a block-by-block basis.

It is important to recall that the site in question was predominately impervious area prior to this development and the requirements placed on this development will improve the situation with regard to flooding but as you know, it is unrealistic to expect any single redevelopment project to “solve” this problem.

The reconstruction of the remainder of University Avenue and the inclusion of the remainder of the 96” relief pipe as part of that project will have some impact on the flooding in this area. Efforts in the watershed such as we are discussing here will also help. The solution that would have the greatest impact is a relief sewer directly to the north to Lake Mendota but as we are all aware, that is not possible

at this point due to the high cost.

If you have questions on this please feel free to contact Greg Fries, of my staff, at 608-267-1199 or gfries@cityofmadison.com

Sincerely,



Robert F. Phillips, P.E., City Engineer

gtf:RFP

Cc: Karl Frantz, Village Administrator
Mayor Rhodes-Conway
Madison Alders
Madison Plan Commission
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