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Date: June 2, 2015

To: Madison Common Council

From: The Friends of Starkweather Creek

Thank you for the opportunity to comment on the T. Wall Enterprises development project. We appreciate the opportunity to share our goals and insights and we ask that T. Wall Enterprises work with city staff, committees, and Friends of Starkweather Creek (FSC) to address our concerns in the final design of the project.

The Friends of Starkweather Creek advocate for projects in the watershed of Starkweather Creek that will promote a healthy urban stream. Specifically, we promote projects that will give the streambanks a natural appearance and provide a healthy habitat for fish and wildlife. We want the creek to be inviting and usable for recreation. We want neighborhoods surrounding the creek to have access through an interconnected network of paths that link Lake Monona to Sun Prairie. We are dedicated to finding a place, or places, near the creek where people can learn about the watershed of Starkweather Creek. We are also dedicated to creating projects on Starkweather Creek that will result in the creek contributing good quality water to Lake Monona.

We met with Terrence Wall and Jonathan Hepner of T. Walls Enterprises and District 17 Alder Joe Clausius on February 2, 2015. We mentioned some elements that we would like to see in development projects in the watershed of Starkweather Creek, including:

- Runoff from the project is treated so that excessive nutrients and salt do not reach the creek.
- A buffer zone of native vegetation is created to add to the wildlife habitat and aesthetic beauty of the creek.
- Rainwater is contained on-site and re-used.
- Educational materials are provided on-site that acknowledge the proximity of the creek and that promote stewardship of it.
- Stormwater management projects are properly maintained so that they function at peak efficiency.
- Construction runoff measures are used and properly maintained so that runoff during construction does not negatively impact the creek.
- Some consideration is given to future property maintenance, including leaf and snow removal, so that they do not result in piles that will contribute nutrient and salt runoff into the creek.



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- A wetland determination be made on the property and a setback to protect the wetland be determined.

On- May 28, 2015 some members of our board went on a site visit arranged by T. Wall Enterprises and we noted a few areas of concern that we would like to bring to your attention:

- The proximity of the parking lot to the wetland. There appears to be no set back. **FSC recommends a setback from the wetland boundary of 75 feet to protect wildlife in the wetland and stream.**
- The proposed stormwater detention ponds appear small in comparison to the size of the parking lot and buildings. **FSC recommends an analysis by a civil engineer showing that the stormwater ponds are adequate for the proposed development.**
- The size and proximity of the buildings and parking lots to the stream, as well as the number of people who will be regularly using this space, will be a major disruption to the wildlife inhabiting the area. **FSC recommends some consideration to reducing the size of the structures to lessen the impact on the wildlife.**
- A large number of mature oak trees on the site could be impacted by the development. **FSC recommends an arborist consultation and plan to minimize impact on the oak trees.**
- Because of the steep slopes leading down into the stream corridor, it appears that during construction there is a strong possibility that there will be runoff into the stream during construction. **FSC recommends strong erosion control measures during construction.**

We hope that T. Wall Enterprises and this committee will address these concerns as they finalize the development footprint and conditions for development. We are committed to working collaboratively with the developer to protect the health and limit the impacts to Starkweather Creek. Please feel free to contact us if you would like to discuss these elements further.

Sincerely,

Friends of Starkweather Creek Board of Directors
Dea Larsen Converse, Co-Chair, Friends of Starkweather Creek
Lance Green, Co-Chair, Friends of Starkweather Creek