

February 16, 2021

City of Madison Common Council and Plan Commission  
c/o Mr. Tim Parks  
City of Madison, Planning Division  
P.O. Box 2985  
Madison WI 53701-2985

**RE: Village of Shorewood Hills Comments on Madison Yards Project, BLOCK 1 (Legistar File # 63340).**

Dear City of Madison Alderpersons and Plan Commission Members,

As you know, the Village of Shorewood Hills is immediately across University Ave. from the proposed 14 acre Madison Yards Project, so we are monitoring it closely. We are particularly concerned with stormwater improvements, given that this project is in the Willow Creek watershed. This is a 1300-acre watershed that because of severely inadequate stormwater detention upstream has led to repeated and at times catastrophic flooding in City and Village neighborhoods and along our shared corridor, University Ave. The flooding that occurs, regularly reaches levels that endangers the public health and safety. It is not something we should accept as tolerable.

We hope the City of Madison will work with the developer here to encourage maximum stormwater features, over and above the minimum requirements in place for that area now. Features that will hold back significant quantities of stormwater so that stormwater from the project will not exacerbate the existing stormwater flooding emergencies, and that will in fact decrease impacts. We also hope that joint City/Village initiatives including stormwater features of the upcoming University Ave. reconstruction project scheduled for 2022 as well as the Willow Creek Watershed Study that is underway will generate real results, i.e., a substantial reduction in flash flooding events, depths and duration.

Please see the photo on the following page of dangerous flash flooding at the intersection of University Ave./Midvale Blvd. on August 20, 2018 (9:30 PM). That flash flood caused tens of millions of dollars of damage along the entire University Ave. corridor, and over \$10,000,000 in private and public damage in the Village of Shorewood Hills alone. While that was an extraordinary weather event, less deep but still dangerous flash flooding of this corridor (a major ambulance route to UW Hospital Emergency Room) routinely happens multiple times each year, making it impassable. Together we need to take advantage of incremental opportunities to improve upon this dangerous situation. This project represents one such opportunity to do something that will make a difference. The key is, it can't just not make things worse, it has to make things better.



***Flash flooding (2-3 ft deep in spots) at Univ Ave./Midvale Blvd. (Aug. 20, 2018, 9:30 PM).***

On behalf of the Shorewood Hills Village Board and with best regards,

David J. Benforado, President  
Village of Shorewood Hills  
[dbenforado@shorewood-hills.org](mailto:dbenforado@shorewood-hills.org)

cc: City of Madison Mayor Satya Rhodes-Conway  
City of Madison Engineer Rob Phillips  
City of Madison Traffic Engineer Yang Tao  
City of Madison Willow Creek Watershed Study Coordinator Lauren Striegl