

Department of Public Works – Engineering Division

MEMO

TO: Utilities Committee

FROM: Paula Vandehey, Director of Public Works
Sue Olson, Staff Engineer
Pete Neuberger, Staff Engineer

DATE: October 3, 2016

RE: Approve Alternative G, a wet detention pond, for the Cotter Street Stormwater Management Alternatives Analysis Evaluation.

On May 18, 2016, the Common Council awarded a contract to RA Smith National to evaluate alternatives to eliminate runoff from Cotter and Haskel Streets from flowing under the building at 1200 S. Perkins Street. Since that time, the consultant and city staff from Engineering and Community Development have been working with the property owner and his consultant to evaluate options to address the runoff from the public streets as well as provide stormwater management for potential further redevelopment of the site. Attached to this memo is a recommendation from Community and Economic Development and a concept drawing of Alternative G.

A total of 10 alternatives and combinations of alternatives were evaluated and included the following concepts:

- Underground box culvert for detention
- Pond(s) on property at 1200 S. Perkins Street and off-site to accomplish only flood control
- Pond(s) on property at 1200 S. Perkins Street and off-site to accomplish both flood control and water quality
- Addressing just street runoff
- Addressing both public and private runoff

All alternatives include work on the Appleton Supply property, adjacent to the east side of 1200 S. Perkins Street. This work includes Appleton Supply cleaning out their on-site storm drainage conveyance and storage areas, returning them to design capacity. It is anticipated that this work will be completed by Appleton Supply this fall.

Work on Appleton Supply property also includes raising their driveway approximately 5 inches to keep water from overtopping and flowing south onto 1200 S. Perkins Street, where it then flows under the building. It is proposed that this work be done by the City under the annual Street Patch Contract.

Alternative G is a wet stormwater pond on the northwest corner of 1200 S. Perkins property that provides both flood control and water quality and achieves the following:

- Removes 80% TSS from a 9.5 acre drainage basin, including area tributary to Cotter and Haskel Streets. This includes the area south of Second Street and east of Cotter Street in a fully developed condition (this area is not currently fully developed).
- Removes 80% TSS from 4.5 acres of development on 1200 S. Perkins Street, including an additional 67,000 square feet of future building and 40,000 square feet of future parking
- Limits ponding in Cotter and Haskel Streets to less than 6 inches in a 100 year event
- Eliminates runoff from Cotter and Haskel Streets from flowing south and under the building at 1200 S. Perkins Street up to the 100 year event
- Reduces flows in downstream storm sewers in Second Street and overland flow paths to less than existing conditions

The developer estimates that the proposed expansion at 1200 S. Perkins Street will provide an additional \$3 million in assessed value to the property.

The costs of the alternatives range from \$170,000 to \$1,075,000 and include land acquisition and the driveway work on the Appleton Supply property. Alternative G is estimated to cost \$426,000 and assumes all land necessary for the project is dedicated to the City at no cost. The design of Alternative G is included in the 2016 budget and a contract will be brought to the October 25 Utilities Committee for approval. The construction of Alternative G is included in the 2017 budget request.

Based on what this alternative can achieve for both water quality and quantity, and how it can serve further redevelopment of 1200 S. Perkins Street and areas east of Cotter Street, the Department of Public Works recommends approval of Alternative G of the Cotter Street Stormwater Management Alternatives Analysis Evaluation.



MEMORANDUM

TO: Utilities Committee

FROM: Karen Harkness, Director of Community and Economic Development
Matt Rehbein, Economic Development Specialist

DATE: September 30, 2016

RE: Economic Development Support of Alternative G, a wet detention pond, for the Cotter Street Stormwater Management Alternatives Analysis

This memo is in support of the recommendation to approve Alternative G, a wet detention pond, for the Cotter Street Stormwater Management Alternatives Analysis.









In addition to the benefits outlined in the Memo Dated Oct. 3, 2016 prepared by the Department of Public Works, this is aligned with the following items from the Economic Development Strategic Plan:

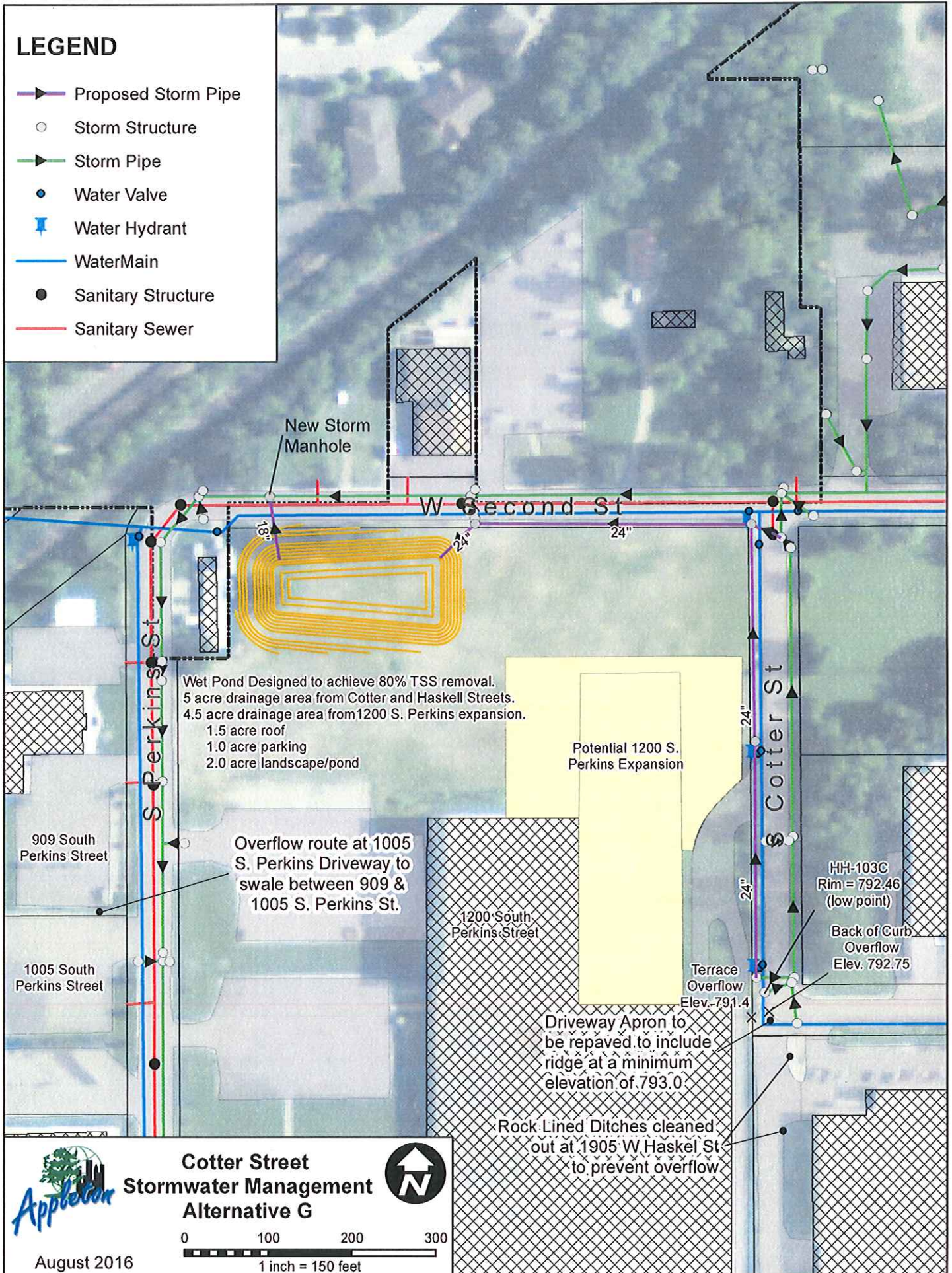
- Improve Customer Service to Business
- Constantly demonstrate business friendly protocols in all interactions between business and the City of Appleton
- Improve communications between applicants, developers, and City Hall

The additional investment resulting in approximately \$3 million of additional tax base will benefit the City, as well as accommodating the needs of businesses currently located here.

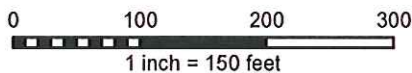
For the reasons listed above, the Community and Economic Development Department is in support of the proposed Alternative G.

LEGEND

-  Proposed Storm Pipe
-  Storm Structure
-  Storm Pipe
-  Water Valve
-  Water Hydrant
-  WaterMain
-  Sanitary Structure
-  Sanitary Sewer



Cotter Street Stormwater Management Alternative G



August 2016