

## **Department of Public Works – Engineering Division**

### **MEMO**

**TO:** Utilities Committee

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

**DATE:** March 21, 2018

**RE:** Approve Stormwater Management Alternative 1 for the urbanization of Evergreen Drive and Alvin Street.

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On November 7, 2017, Department of Public Works staff discussed stormwater management for the Evergreen Drive and Alvin Street urbanization with the Utilities Committee. McMahon Associates had prepared six alternatives and, at that time, staff was considering alternative five (2 stormwater management ponds on Pathways Church property), as the likely best solution.

At the March 13, 2018 Utilities Committee, staff provided additional information regarding further discussions with property owners, developers, and McMahon Associates, which resulted in the current consideration for Alternative 1 or Alternative 4.

On March 15, 2018, City staff met with a potential buyer of property along Alvin Street and on March 19, 2018, a meeting was held with Pathways Church. Those discussions indicated that, although property may be purchased soon, development is likely two to three years away and Pathways Church does not desire to sell land for a regional stormwater pond in order to keep their options open for expansion. Based on those discussions, staff recommends approval of Stormwater Management Alternative 1 for the urbanization of Evergreen Drive and Alvin Street.

Alternative 1 serves the Evergreen Drive right-of-way, the Alvin Street right-of-way, and the existing development west of Alvin Street. It includes:

- Large storm sewer pipes (around 72" diameter) to store water under Evergreen Drive and Alvin Street for quantity control, which meets WisDOT peak flow control into the US 41 right-of-way
- A 12" discharge pipe and ditch combination from Alvin Street into the Pathways Church property (natural drainage direction), which requires an easement on church property
- Inlets and manholes with sumps for water quality control in both Evergreen Drive and Alvin Street, which achieve 18.7% TSS removal and 13.0% TP removal

- In addition to the catch basin sumps, the City-owned Ballard Pond achieves 79% TSS removal and 55% TP removal
- Current construction estimate \$907,000 (based on concept plans, not design)
- On-going maintenance includes Operations Sewer Crew cleaning structure sumps approximately once per year
- Future development will need to meet water quality and quantity regulations in place at the time of development

Based on the latest discussions with property owners and potential developers and the engineering concept plans prepared by McMahan Associates, staff recommends approval of Stormwater Management Alternative 1 for the urbanization of Evergreen Drive and Alvin Street. If approval is granted at this time, it is anticipated that design, permitting and construction can be completed in 2018 for paving to occur as scheduled in 2019.