From:	Melissa Destree
To:	Herman Felstehausen; Tucker, Matthew
Cc:	Joyce Y. Rosevear; BRIAN VAN LE; Julia Foster; Stephanie Stratton; Aaron Crandall; Stewart Ellison; Furman, Keith; Prusak, Sydney
Subject:	RE: 1127 MerSprRd - Conditional Use application - Stormwater
Date:	Friday, July 10, 2020 2:29:36 PM
Attachments:	1127 Merrill Springs Road_STAFFRPT_07-13-2020_.pdf

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Herman – thank you for the diagram and email to Matt. I look forward to Matt's response as it relates to zoning and the City or Madison.

I have attached the Staff Report for the property. See page 4 text in gray. It is a condition of the final review for permit that we address downstream drainage. Joyce Rosevear and myself have discussed the water issues they deal with on the low side of the hill over the last few months. The new garage wants to improve the situation, rather than cause issue. We look forward to working with you and the adjacent property owners on the final drainage design with our civil engineer. We hope to start that process once the Conditional Use is approved.

Regards,

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From: Herman Felstehausen <hhfelste@wisc.edu>
Sent: Friday, July 10, 2020 1:52 PM
To: Matt Tucker <mtucker@cityofmadison.com>
Cc: Joyce Y. Rosevear <rosevearj@tds.net>; BRIAN VAN LE <leb@urology.wisc.edu>; Julia Foster <jaf123@gmail.com>; Melissa Destree <mdestree@destreearchitects.com>; Stephanie Stratton <justshoeme@aol.com>; Aaron Crandall <aaron.crandall@yahoo.com>; Stewart Ellison <snellison@att.net>; Keith Furman <district19@cityofmadison.com>; Herman Felstehausen <hhfelste@wisc.edu>
Subject: 1127 MerSprRd - Conditional Use application - Stormwater

To: Matthew Tucker, Zoning Administrator
Re: Stormwater issues related to 1127 Merrill Springs Rd

This is a last minute note recommending that you include stormwater, runoff and potential flooding of adjoining properties in your comments to the Plan Commission on Monday.

While stormwater and drainage may not be a conditional use requirement, we nevertheless urge you to make Stormwater Engineering aware of the unique drainage conditions facing property owners in the NE corner of Indian Hills. This area slopes steeply to the north with some areas exceeding 20% slopes. All drainage beyond the east edge of Merrill Springs Rd flows between properties toward Lake Mendota Dr.

This is for the most part without the benefit of defined drainage swales. [Attached is a rough representation of surface drainage patterns].

With regard to the 1127 MerSprRd conditional use application, we recommend that you add to standard driveway and runoff specifications a requirement that the owner/architect show the square footage of hard surfaces, the retention capacity of the proposed rain garden, the overflow outlet, and to include the runoff path from the rear of the property into the ditch on Lake Mendota Dr. Development of the 1127 property has been made especially challenging by new construction to its right at 1125 MerSprRd. Runoff from the two properties join at some points resulting in increased erosion and flooding. [Attached photo shows NE corner of 1125 MerSprRd construction with exceptionally steep slope.

The adjoining 1125 and 1127 neighbors and volunteers will be contacting the owners and architects of the two properties to discuss a systematic surface drainage plan for all adjoining properties. They will alert city engineering and flood management staff. It is important to note that as construction projects become larger and more compact, the amount of hard surface increases with unanticipated impacts. We suggest future plan reviews incorporate surrounding property drainage conditions and potential impacts when considering conditional use, steep slopes, wooded lands and other valuable natural areas.

Thank you for your consideration,

Herman Felstehausen
Volunteer Neighborhood Planner

Photo: NE corner 1125 Merrill Springs Rd residential construction