

From: [Ann MacGuidwin](#)
To: [Plan Commission Comments](#)
Subject: Stone House Development on Old Sauk Rd / file# 82972
Date: Thursday, May 30, 2024 12:22:08 PM

You don't often get email from annmacpack@gmail.com. [Learn why this is important](#)

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

I oppose rezoning 6610-6706 Old Sauk Rd to TR-U2 for the proposed Stone House development.

Rezoning the property to SR-V2 is more appropriate as multi-family housing on Old Sauk Rd is already zoned to this district and it is considered low-to-moderate density which is consistent with the West Area Plan.

Rezoning the project SR-V2 would mean little or no change in the proposed number of units or the percent impervious surface (61% on the plan vs 60% allowed). The development might have to scale back a bit to comply with larger front- and rear-setbacks but adding green space is beneficial.

Increasing the setback to 25 feet in the front would improve the aesthetics of the building, making it appear less imposing to the adjacent properties. An additional 10 ft of green space in the back would reduce noise and light pollution for the four properties on the project's northern border.

Most important, green space acts as a biofilter for storm water which is crucial for this property!

The Strickers / Mendota Watershed Study Report (2022) shows 6610–6706 Old Sauk Rd fails to meet the City's targets for flood mitigation: 1) "No home or business will be flooded during the 100-year (1% chance event) design storm", and 2) "Enclosed depressions to be served to the 100-year (1% chance event) design storm". Even worse, this parcel and its downhill neighbors on E. Spyglass Ct and Old Sauk Rd are even at risk of flooding for 5- and 10-year storm events.

The Stone House Stormwater Management Report predicts post-development compliance with Ordinance 37.09(3)(c)5 maintaining the current volume of discharge to other private lands west of the parcel. Their models estimate 0.78% less discharge post-development vs pre- development for the 10-yr storm. But it's important to remember that models are subjective - with multiple reasonable possibilities for design and parameterization. The Stone House pre-development models classified all impervious areas as urban roofs and paved roads (CN=98). Had the impervious areas been classified as a gravel drive/parking area (CN=85) and barn (CN=74), the existing peak runoff rates and discharge volumes would have been less. Similarly, the Stone House pre-development models classified pervious areas as "urban open space-good" (CN=61) and "agricultural woods-good" (CN=58). Had even a portion of the pervious space been classified as "brush-weed-grass with brush the major element-good" (CN=48) as depicted in tree report, the existing peak runoff rates and discharge volumes would have been less. A pre-development model was selected that favored Stone House, but it's easy to see how different subjective land use settings could result in a "non-compliance" outcome.

The key point is that the best outcome for stormwater management predicted

for the Stone House project is to maintain the status quo of “a high risk of flooding” for the 10-yr storm.

Sad. Adding more green space and trees on larger setbacks will help mitigate the problem. This is water-sensitive land that needs all the help you can offer.

Please rule for SR-V2 zoning - multi-family housing with less environmental impact than TR-U2!

Ann MacGuidwin