

Stouder, Heather

From: Fries, Greg
Sent: Wednesday, November 11, 2009 9:40 AM
To: Dailey, Janet
Subject: additional comments on Woodley and waunona

Janet,

We could add the following comment:

The proposed structure while in compliance with floodplain code (lowest entrance opening and adjacent ground is above the 100-year regional flood elevation) has proposed a basement floor elevation that is significantly below the elevation of the 100-year regional flood. The owner can expect that during high water events the basement will be inundated with groundwater. This maybe the case even with normal lake water elevations. The owner is strongly encouraged to either raise the structure to avoid this condition or to waterproof the concrete and use significant sump pump systems to protect it.

Greg Fries, P.E.
Principal Engineer
City Engineering
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November 11, 2009

Heather Stouder
Planning Division
Dept. of Planning & Community
& Economic Development
Room LL100 MMB
215 Martin Luther King JR. Blvd.
Madison, WI 53701 – 2985

Re: 2708 Waunona Way, Demolish Single-Family Residence and Construct
New Residence on Lakefront Lot

The Waunona Neighborhood Association Board does not oppose the demolition of the existing residence and the construction of a new residence on the lot at 2708 Waunona Way. The board does have serious concerns as to the adequacy of storm water and run-off management plan. The board also questions the need for removal of two trees.

The owner has supported paving the section of Woodley Lane running directly to the lake. This action increases the impervious surfaces amount sending more run off into the lake. A proposed ditch also increases run off into the lake. It would seem there is a storm sewer running under Woodley Lane that empties directly into the lake.

Additionally board members questioned the drainage and also the possibility of flood waters around the foundation/lower level of the house. Two years ago there was destructive flooding and erosion from high water. This destruction was found the length of Waunona Way.

The board also questions why Oak 1 and the “Maple” trees are being removed. The trees help combat shore line erosion.

The owner reports meeting with the neighbors and not receiving any comments opposing any aspect of the project.

The board appreciates the cooperation of Mr. Henderson. Our main concerns are that his efforts are sufficient in the area of water drainage and run off that he and his family can enjoy their new home during the time of high lake levels. The higher lake levels are proving to be present a good portion of the year.

2708 Waunona Way
November 11, 2009

Sincerely

A handwritten signature in cursive script that reads "Phyllis Tschumper".

Phyllis Tschumper
President
Waunona Neighborhood Association

Cc: Tim Bruer, 14th District
Douglas Henderson
William J. Flanagan

Stouder, Heather

From: Phyllis Tschumper [friday7@charter.net]
Sent: Tuesday, November 10, 2009 9:06 PM
To: Stouder, Heather
Subject: FW: VegMaps & Comment documents, 2708 Waunona Way

Here are some more comments on the project at 2708 Waunona Way. I think they are constructive and catch the concerns with the construction and drainage issues. I don't know if the owner realizes the problems with high lake levels 2 years ago. There was much erosion and flooding especially in this area although it was severe all along Waunona Way.

-----Original Message-----

From: JoAnn Tiedemann [mailto:jtiedemann@madison.k12.wi.us]
Sent: Tuesday, November 10, 2009 1:46 PM
To: Phyllis Tschumper; 'Mary Brandes'; 'Melissa Mankowski'; 'Fainting Goat'
'Molly Nicaise'; 'Doris Lang'; 'Karl Lang'; 'Mary Caulfield'; 'Rich Taylor'
Subject: RE: VegMaps & Comment documents, 2708 Waunona Way

Reactions to documents, not sorted by doc or date:

Ash trees are a future liability, due to emerald ash borer (I have one that has been inspected.) There is no need to be overly cautious about saving every one, especially considering how many are on this lot. If one gets it they all will go. I would be more inclined to start replacing them, both with some fast growers, like the local maples, and a couple others, pine and oak, for both species and foliage diversity.

Are shoreline "Oak 1" and the "Maple" only being removed to improve viewshed? (A legitimate word, now :-) I don't see any reference to their being damaged or diseased, and I consider those both worthwhile trees to be kept.

In contrast to ash trees, I think most oaks are worth saving as much as possible even with oak wilt in the area. Acute awareness of roots of the "Oaks 2 & 3" on the house-site plan (not shoreline) should be part of construction, as any damage will make them much more susceptible, and like the ash, if one gets it, they all will. Their susceptibility also depends on whether they are Red or White oaks. Reds are more sensitive. These determinations are not on the maps and with the difficulty of determining at this time of the year, I think a professional (John Stevenson's company or Bruce Allison are two) should make an assessment. Henderson says they will do this, but in the future. I believe it should be done before Any tree decisions are made.

The potential for oak root damage might be another argument for raising the "basement elevation" (along with the flood water level mentioned in previous email.)

Thinking further about the significant project that my neighbor is now going to have to deal with as far as run-off abatement (to meet the City's requirement), and the additional information that the Hendersons have received about flooding (both from high lake levels and Woodley Lane drainage - which sounds exactly like what we suffer coming down from Hoboken Rd), I would even more strongly than I did yesterday urge them to reevaluate their elevations and perhaps totally reconceptualize their "basement" floorplan. They should absolutely get their architect and contractor to make sure there is an approved storm water and run-off management plan (I would even say an aggressive plan), which honestly does Not necessarily mean the street end has to be paved, since that only exacerbates the impervious surface funneling more water into the lake.

Aside: They have a sandy beach?!? Clearly it's the result of years of flow from Esther Beach!

Another aside: the new County Shoreland and Riparian Management Plan Phyllis forwarded last week will make boathouses illegal, and I say HOORAY.

Finally, Phyllis, of course you may forward any/all my comments to the city as you see appropriate.

OK, won't see y'all tomorrow,
JoAnn

>>> "Phyllis Tschumper" <friday7@charter.net> 11/9/2009 8:49 PM >>>
I appreciate any feedback. So far we do not have a meeting scheduled for this month.

-----Original Message-----

From: Douglass Henderson [mailto:henderson@engr.wisc.edu]
Sent: Monday, November 09, 2009 8:07 PM
To: Phyllis Tschumper
Subject: New Comment document, 2708 Waunona Way

Phyllis,

I have attached a new comment document which includes a few new sentences from my recent discussion with Jeffery Meise, the neighbor to my west.

Let me know if any of the documents needs to be modified.

Douglass

Stouder, Heather

From: Phyllis Tschumper [friday7@charter.net]
Sent: Tuesday, November 10, 2009 8:58 PM
To: Stouder, Heather
Subject: FW: FW: 2708 Waunona Way

There are some good comments from one of the board members I thought you might be interested in. I know we are late.

-----Original Message-----

From: JoAnn Tiedemann [mailto:jtiedemann@madison.k12.wi.us]
Sent: Monday, November 09, 2009 5:21 PM
To: Phyllis Tschumper; 'mary brandes'; melissacolby@charter.net; Fainting Goat' 'Molly Nicaise; 'Doris Lang'; 'Karl Lang'; 'Mary Caulfield'; 'Rich Taylor'
Subject: Re: FW: 2708 Waunona Way

Phyllis,
We scheduled a Board meeting for this Wed, are we on?

Questions and Comments as I go through the documents on the city website (the URL you sent from Heather Stouder):

Conditional Use and Demolition Application, p.2, question 6.
What does "LDR" (LOR? LPR?) mean?

Letter of Intent, third paragraph:
The proposed elevations... Basement slab - 847.6 ...
This will not be high enough!
According to the Dane Co Land & Water Resources website, Lake Monona's "Historic High: 847.86' (on June 16, 2008)"
This proposed elevation also will not take into account the super-saturated groundwater pressure when the lake levels begin to approach maximum (much less exceed it) and my guess is that the "basement" will be a furnished living area.

Site Plan, especially pages 2, 6, 8:
(Why anybody wants to straddle a narrow lot side-to-side and back at the street end like this is beyond me.) Again we have a large "1st floor" porch, and the overhang of the "Rear View" does not give any sense of how much the "basement" windows will be in shadow, though the proposed elevation means it is close to a walk-out on the lake side. This begs for building out underneath, and further easy encroachment (though at present they are so far from the shore that they don't approach setback restriction yet, I don't think?)

I can't read the fine print on the Site Plans, so I don't know whether the "7.0'" side setbacks are legal or will require variances as has already been mentioned.

The Site Plan also does not indicate specifically which trees (or any trees...) will be affected by the actions in the Letter of Intent.

JoAnn

>>> "Phyllis Tschumper" <friday7@charter.net> 10/26/2009 10:49 AM >>>
Here are the plans etc for the demolition and building at 2708 Waunona Way.
We need to get a letter back by Nov 6. I am contacting the new owner etc as there is not any inclusion of neighborhood contacts etc. I appreciate your contacts. Also I will bring the hard copy to the Garden Club tonight. the web site is below.

From: Stouder, Heather [mailto:HStouder@cityofmadison.com]
Sent: Monday, October 26, 2009 10:22 AM
Subject: 2708 Waunona Way Hello Phyllis- It was nice talking with you briefly. As discussed, I wanted to make sure you had access to information and plans submitted for the demolition request at 2708 Waunona Way (scheduled for the 11/16/09 Plan Commission meeting).

Here is the link:

<http://www.cityofmadison.com/planning/projects/conditional/2708ww.html>

Please don't hesitate to contact me with further questions, as we're just initiating our review of this proposal.

Best-

Heather

Heather Stouder, AICP

Planner, Planning Division

City of Madison Department of Planning & Community & Economic Development

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Madison, Wisconsin 53701-2985

Stouder, Heather

From: Phyllis Tschumper [friday7@charter.net]
Sent: Thursday, November 12, 2009 9:16 AM
To: Stouder, Heather; 'Douglass Henderson'; flanflan@charter.net
Cc: Fries, Greg; Anderson, Patrick; Bruer, Tim
Subject: RE: FW: 2708 Waunona Way

The neighborhood association remains concerned regarding the drainage problems and run off. This really needs to be well thought through. The association is opposed to paving Woodley Lane and digging a ditch. This sends run off and debris directly into the lake. If the house is raised any higher we would need to have a meeting with the neighbors to seek their input. I really think slowing down for another month to really look at the water problems would be helpful. Rain and high lake levels which are becoming the "norm" unfortunately on Monona are causing shoreline problems. Also there is much drainage from above on low lying properties when it rains. These problems are very slow to resolve if at all.

-----Original Message-----

From: Stouder, Heather [mailto:HStouder@cityofmadison.com]
Sent: Wednesday, November 11, 2009 12:47 PM
To: 'friday7@charter.net'; 'Douglass Henderson'; 'flanflan@charter.net'
Cc: Fries, Greg; Anderson, Patrick
Subject: FW: FW: 2708 Waunona Way

Good afternoon, Douglass, Bill, and Phyllis-

Per the comments from the Waunona Way Neighborhood Association regarding concerns about the level of the proposed basement related to lake levels, I asked Engineering staff to take a closer look. An additional comment from City Engineer Greg Fries (see attached) recognizes this issue, and strongly encourages Mr. Henderson to either consider raising the structure or ensuring that the basement is waterproof with sump pump.

My main objective with this e-mail is to make sure that the height of the home has not been a major issue with neighbors, and to make sure that neighbors are informed about the possibility that it may need to be raised if this is the option Mr. Henderson chooses. Ultimately, we need to make sure that the groundwater table does not necessitate last minute changes to the structure that have not been reviewed by the Neighborhood Association, Plan Commission, or staff.

I do have a concern that if it is proposed to be raised, and the new elevations have either been inadequately reviewed or opposed by neighbors, the result may be a referral of the proposal to a later Plan Commission date to provide ample time for adequate review, or perhaps to redesign components of the new home.

Douglass and Bill - Please review the comment from Greg Fries, and let me and Phyllis know if there are any changes you would like to make to the proposal as a reaction to it.

Phyllis- if you can consider this from the perspective of the neighborhood and let us know whether height has been a significant issue (or if you think it might be if it were to be raised by a few feet), I would greatly appreciate it.

My best advice at this point is to try to work together in advance of Monday's meeting to either:

- a) commit to the height as is (likely choosing the waterproof concrete/sump pump option);
- b) raise the basement slab adequately, while not changing the height of the home;

- c) determine a new height based on raising the slab, ensuring that this new height is acceptable to neighbors; or
- d) conclude that a referral to the December 14 Plan Commission meeting is best, so that the issues can be fully worked out

We can go from there to determine how best to frame the issue for Monday's Plan Commission meeting. Thanks very much, and I look forward to hearing from you.

Best-

Heather

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-----Original Message-----

From: Dailey, Janet
Sent: Wednesday, November 11, 2009 10:05 AM
To: Stouder, Heather
Cc: Anderson, Patrick; Fries, Greg
Subject: RE: FW: 2708 Waunona Way

Greg looked at that already but he came up with an informational note for this site due to he concerns below. It's not really out of compliance but if they were not really aware of the ramifications of building that low he did offer his suggestion. We will leave the ground water pressure / structural comments to the BI folks.

-----Original Message-----

From: Stouder, Heather
Sent: Wednesday, November 11, 2009 9:12 AM
To: Dailey, Janet
Cc: Anderson, Patrick
Subject: FW: FW: 2708 Waunona Way

Hi Janet-

Related to the lake house proposed at 2708 Walnut Way, could you please take a look at the concerns of a neighborhood association member in quotes below (taken from the original forwarded e-mail), and let me know whether you think Engineering's existing conditions of approval will suffice, or if there are others that should be added? Alternatively, perhaps this is more of a Building Inspection issue??

Phyllis Tschumper, President
Waunona Way Neighborhood Association

November 9, 2009

Re: Vegetation site map

Dear Phyllis Tschumper,

The property has many mature trees. Tree types are a hickory, a maple, ash, oak, cedar, and pines and a mulberry bush. We did our best to identify the tree types but, as many of them have lost their leaves, it was a bit difficult for us to determine a white oak from an ash, but we tried. With conversations from direct neighbors we have heard that the previous owner did very little pruning and let the trees pretty much grow as they would. There are many dead branches on the trees and others have fallen to the ground. We have also been informed that the previous owner had to remove two trees during the past year, as they were diseased. Currently, there is one diseased tree on the lot, which needs to be removed and a neighbor noted that a second tree might also be diseased.

There are three maps; the first is a shoreline vegetation map, which depicts the trees within approximately 55 feet of the water line. This map was drawn at the request of the city to site the vegetation along the shoreline and to indicate changes within the 35-foot shoreline ordinance. The second sites the approximate tree locations on the remainder of the property with the current home. The third sites the proposed home and remaining trees relative to the new structures. The maps are not to scale but give a good indication of the tree sites relative to major site marks such as the line of rocks near the beach, property lines, and building structures.

Plan

In reference to the shoreline vegetation map and the letter forwarded to Patrick Anderson and Kevin Firchow of the City of Madison Planning and Zoning departments, Oak 1 and the Maple tree near the lifting station will be removed. All remaining trees in this zone will be trimmed (pruned) to remove dead and broken branches.

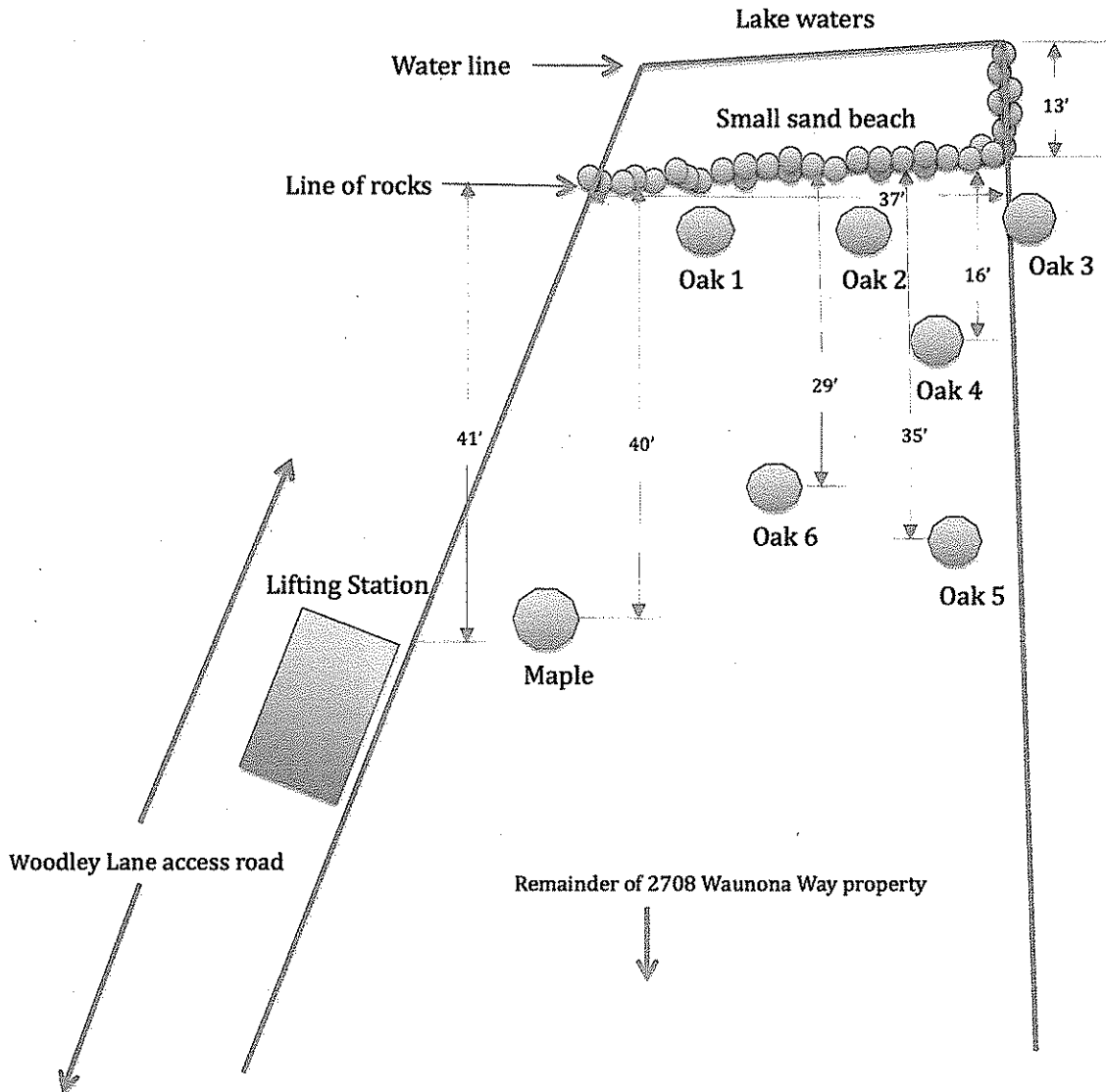
Referencing the map with the current home structure, the trees impacted by the new structures (home and garage) are Ash 3, Ash 4, Ash 7, Ash 8, Pine 2, and Ash 9. There is a possibility that the roots from Oaks 2 and 3 as well as Ash 5 might be disturbed and damaged. If this should occur, it is possible that we may lose the tree(s). Oak 1 is diseased and will be removed. A neighbor indicated that Ash 6 might be diseased. We will seek the opinion of the professional company doing the tree removal to determine the extent of the disease. The cedar trees are not in good shape as is the small pine and they will be removed. The mulberry bush will be relocated elsewhere on site.

We want to assure the neighborhood association and neighbors that we will do our best to preserve as many of the mature trees as possible. We will enlist the aid of a professional to evaluate the health of the remaining trees. The last thing we want to happen is having a branch or tree fall onto the new home, garage or onto a person. In addition to landscaping, we plan to plant a few trees to replace those that have been removed because of the construction.

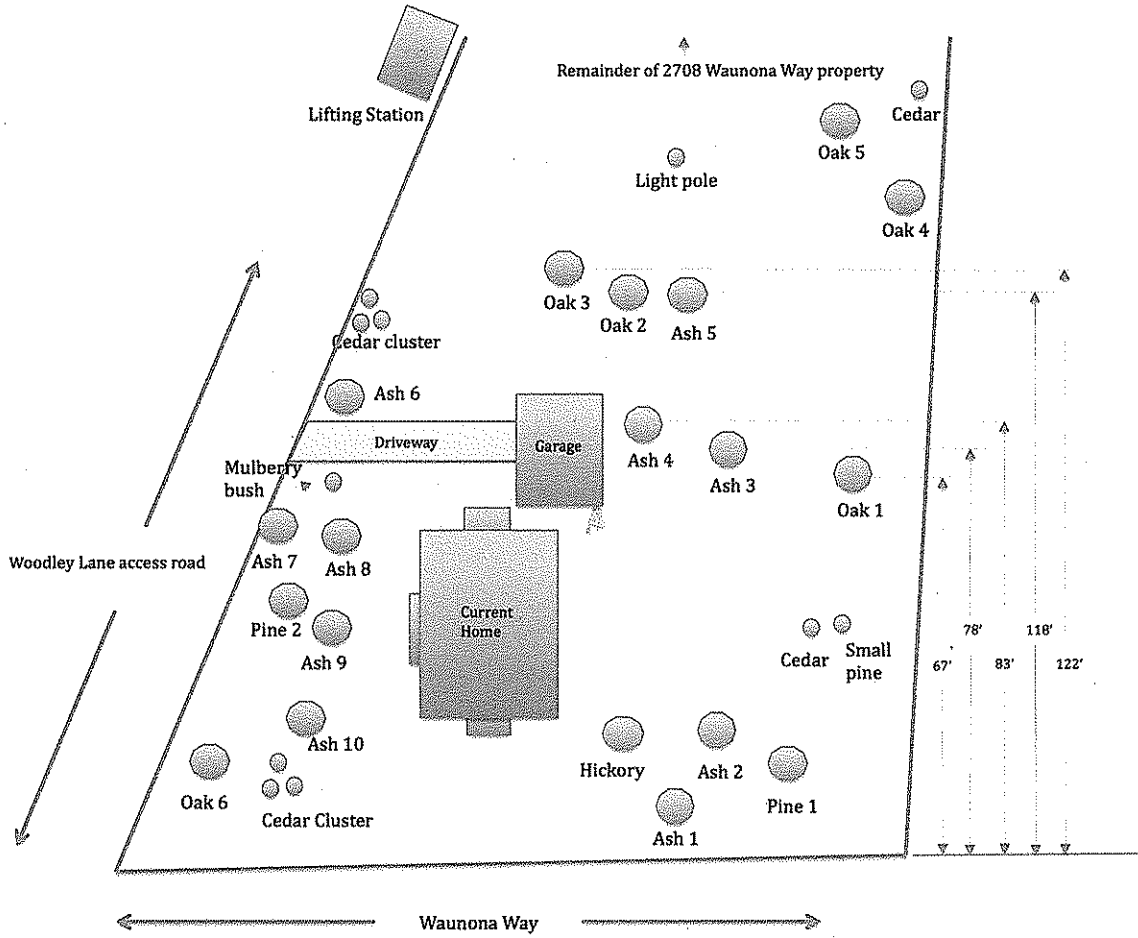
Sincerely,

Douglass and Felicitas Henderson
2708 Waunona Way
Madison, WI 53713

Shoreline Vegetation Map



Current vegetation site map



Proposed site vegetation map

