

From: Geoff Vine <vinecmllc@gmail.com>
Sent: Tuesday, November 30, 2021 7:50 PM
To: Planning & Development <plandev@countyofdane.com>
Cc: Widish, Shawn <Widish.shawn@countyofdane.com>
Subject: Fwd: Mary & Garret Handel Rezone

To Whom it May Concern at Dane County Zoning

Below please find an email with attachments sent to the Town of Black Earth in reference to the Mary & Garrett Handel rezone request. Please consider the same email and attachments as my "written testimony" to be considered at the public hearing on December 28th.

Please confirm receipt.

Thank you

Geoff

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Mary & Garret Handel Rezone

Site Concerns

11/30/21

Wetlands/Poor Bearing Soils

Several areas in the initial proposed driveway path off John Wilkinson Road appear to be wetlands (see Figure 1). When in the approval process for the proposed new driveway is a wetland delineation required? The largest area shown as potential wetland has standing water and hundreds of mating frogs each spring. Outside the areas determined to be wetlands, they are also areas of poor bearing soil. The applicant should research the cost of constructing a driveway in these conditions. Are there design requirements in place to ensure the driveway will be constructed in a satisfactory manner with proper undercutting and bearing capacity?

Storm Waterways/Culverts

There are three major storm waterways that intersect the initial portion of the parcel along the proposed driveway path (see Figure 1). These waterways are part of the Black Earth Creek watershed and are direct pathways to the creek. Multiple culverts would need to be installed to allow passage of this water without continuous damage to the driveway. Will civil engineering plans be required that show design of the stormwater management in this area? Will the property owners to the east or west of this area need to approve of the storm water pathway changes that will be required? Will storm water engineering be required for the remainder of the driveway path?

Topography/Grade Limitations

The grade of the proposed driveway once it crosses Waterway #3 (see Figure 1) may exceed the allowable limits. Is a topographical survey required of the applicant to provide information for review? The previous land owner made modifications in this area without permit, so existing conditions may have changed. Are civil engineering drawings required that show the design and grade of the entire driveway path? In addition to grade changes in the path of travel, allowable cross slopes will have to be designed. Will the cutting and filling above and below the driveway in these areas be designed to meet erosion control requirements and keep run-off from entering Waterway #3?

Constructability Issues

Even if a design can be approved, is the driveway construction feasible? The cost to construct a driveway of the proposed length with the grade issues discussed above is extraordinary. Finding additional poor soils along the path, or challenging weather events during a lengthy construction schedule could exceed the applicants resources to complete the project. Who would be responsible for restoring an abandoned effort? There are also concerns about the feasibility of constructing a home so far way from a reasonable access point. Has planning or research been to understand how concrete trucks, truss deliveries, well drilling rigs, and other delivery vehicles reach the site. With weather make those activities impossible at certain times of the year?

Maintenance/Service Access

The length of the proposed driveway, should the zone be changed, is extraordinarily long. Grades are severe even if they are somehow configured to just meet slope requirements. Are there considerations for emergency access that need to reviewed? Is access for other services reasonable? Considerations for long term maintenance and yearly requirements like snow plowing to allow emergency access and services should also be taken into consideration. A storm water management design to avoid erosion problems is a long-term commitment.



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Earth
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Handel Rezone Figure 1

Proposed new
driveway path

#3

Wetlands?

#2

#1

5133 John Wilkinson
Parcels

200ft

