

CITY OF MANITOWOC

WISCONSIN, USA
www.manitowoc.org



Date: June 2, 2020

To: Mayor and Common Council

From: Dan Koski, P.E. 

RE: Vichil Properties LLC, dba Samaritan Group Homes Granicus #20-0526

A Public Informational Hearing was held at the June 2020 Plan Commission meeting regarding the above referenced project. A number of residents were in attendance and voiced their concerns related to historical issues with basements being flooded and concerns that the proposed development would lead to further problems.

At that meeting, City Planner Paul Braun related comments made by the Developers Engineer, Paul Steinbrecher from SMI. Those comments included the concept that the development would not contribute to flooding neighboring properties, and in fact would likely help the situation as a portion of the existing surface runoff would be captured and diverted to a stormwater pond. Mr. Steinbrecher's comments via an email included the following: *"I have had some additional thoughts on the project. The storm sewers and storm pond will collect water before it leaves the site and discharge it into the city storm sewers. The pond limits the flow from the site to the current flow amounts so the out flow from the site doesn't change. When sanitary sewers, storm sewers and watermain are installed they are surrounded by stone. That stone acts as a drain tile and generally lowers the water table in the area. So this development should reduce any water issues in the neighborhood."* Staff agrees with these comments.

I also spoke up during the public hearing and mentioned that I am a Hydrogeologist and a State of Wisconsin Licensed Professional Engineer. I gave my opinion that the basement issues they have historically experienced are likely the result of the localized high water table, as evidenced by the mapped wetlands present, and that the proposed development would not contribute to this situation. In fact, there may be a slight reduction as precipitation and snow melt would have less of an effect on recharging the aquifer due to it being diverted to the pond and therefore would not percolate down to the water table.

That entire area is peppered with a high water table situation and we have no historical evidence of one building, or set of buildings, impacting another following construction with regards to groundwater.

While this was only one of a number of concerns raised by residents, staff believes that this development would have no effect on the issues related to water in their basements, and may in fact, make it marginally better.

