

Dear Planning Commission Members,

Thank you for considering the variance for a shed in the back yard of our home at 2401 Hutchinson Road. We want to satisfy the concerns expressed at your meeting on Tuesday, December 10 and believe we have done so with the new placement of the shed and addition of a water garden.

Under the new plan the shed will be moved approximately 23 feet further from the platted but non-existent Miller Creek. That means the shed will be about 115 feet from it.

On Wednesday we met with R.C. Boheim who is the District Manager for the South St. Louis County Soil and Water Conservation District. He had no concerns from his perspective and helped us determine what size water garden needs to be done to accommodate water runoff. As you can see from the enclosed e-mail exchange he suggested using a clay soil determination which is beyond what would really be necessary because the consistency is average soil and not clay. While it is in excess of what is required we are happy to exceed expectations. We will either construct an 8X10 or 10X10 water garden with the appropriate depth to satisfy the requirement. Of course as part of the water garden we will add gutters to the shed to direct water to it.

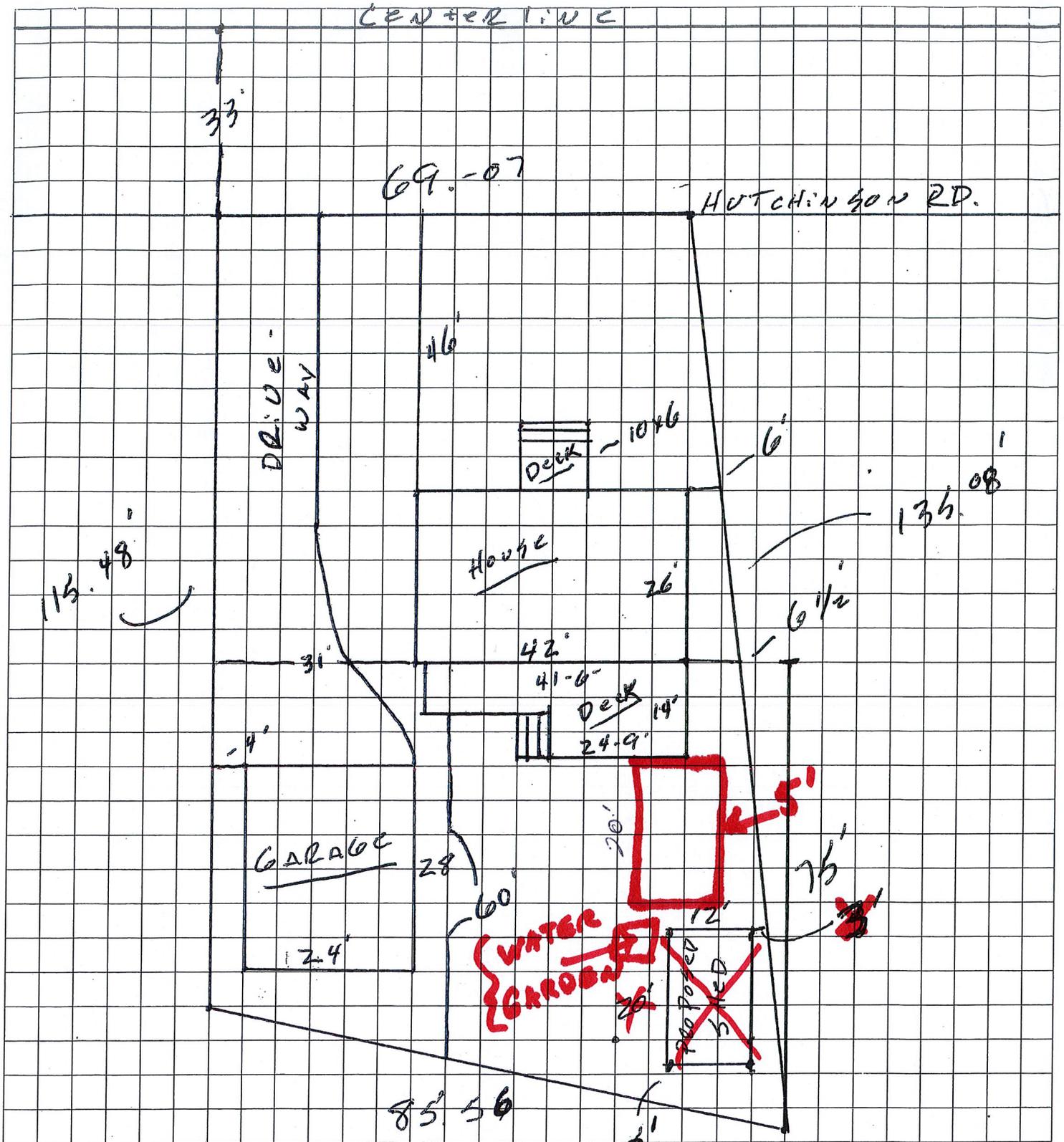
We hope our plan will satisfy the concerns you expressed. Chris will be at your meeting on Tuesday, December 17 to answer questions you may have.

Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Chris and Laura Jacobson". The signature is written in dark ink and is positioned above the printed name.

Chris and Laura Jacobson



North Arrow Required

SITE PLAN

Do Not Use Pencil

Site Address: 2401 HUTCHINSON

Plat / Parcel No.

01002620016

Owner's Name: CHRIS JACOBSON

This Site Plan is an accurate and complete representation of the footprint(s) of all existing and proposed structure(s) and their location(s) on the subject property.

Grid is 4 squares per inch

Scale: 1" = 20 Feet

Applicant's Signature: _____

RECEIVED NOV 05 2013

Date: 11-5-2013

1-9

gld

[Quoted text hidden]

R.C. Boheim <R.Boheim@southstlouisswcd.org>
To: Gary Doty <gdoty@dotydevelopment.com>

Wed, Dec 11, 2013 at 4:24 PM



I would use Clayey soil, or 0.43 (3-5 inches deep) for 103.2 sq. ft. of .32 if they want to go 6-7 inches deep.

From: Gary Doty [mailto:gdoty@dotydevelopment.com]
Sent: Wednesday, December 11, 2013 3:58 PM
To: R.C. Boheim
Subject: Re: Rain garden stuff

Thanks for your help.



Would you please open the attachment dnr.wi.gov etc...and scroll down to page 9. Am I figuring right based on their example that for a 12x20 foot shed the rain garden needs to be 60 square feet?

240 square feet X .025 = 60 square feet or roughly 10X6.

gld

On Wed, Dec 11, 2013 at 3:31 PM, R.C. Boheim <R.Boheim@southstlouisswcd.org> wrote:

Check this out:

<http://bluethumb.org/raingardens/>

<http://dnr.wi.gov/topic/shorelandzoning/documents/rgmanual.pdf>

R.C. Boheim

South St. Louis

Soil & Water Conservation District

(218) 723-4629

www.southstlouisswcd.org