
From: Jessica Schultz [mailto:newsc@newsc.org]
Sent: Wednesday, October 30, 2013 8:49 AM
To: Greg M. Keil
Cc: Kara Homan; Mark Radtke
Subject: FW: Drainage Easement Sizing/Setbacks

Hi Greg,

Please see the note from Nick Vande Hey below regarding standards for drainage easements.

Your question – is there guidance for all things drainage easements? Was the question that spurred the need for the drainage easement workshop that NEWSC held in Spring. Hoping to come out with some concrete information to share, the workshop reaffirmed for many that every municipality and possibly every situation is different.

There is a Municipal Committee meeting this afternoon. I will bring your question to committee and let you know if anyone can give you more information!

Jessica Schultz

Director

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From: Nick Vande Hey [mailto:NVandehey@mcmgrp.com]

Sent: Tuesday, October 29, 2013 4:46 PM

To: Jessica Schultz

Subject: RE: Drainage Easement Sizing/Setbacks

Jess,

I am not aware of any minimum easement width standards. From an engineering / construction perspective, it is desirable to provide adequate easement width to accommodate future construction, operation, and maintenance equipment.

From a flood hazard or safety perspective, a few analogies can be drawn from other regulations. For example, Wis. Admin. Code NR 116 requires that the finished grade around a building be a minimum 1 foot higher than the anticipated 100-year water surface elevation. The 1 foot elevation needs to extend a minimum 15 feet beyond the building's perimeter. As such, one could suggest that the 100-year water surface within a significant drainage ditch needs to be located at least 15 feet from a building perimeter.

Wis. Admin. Code SPS 321.12 requires that the finished grade of the soil shall slope away from a residential dwelling at a rate of at least ½-inch per foot for a minimum distance of 10 feet, or to the lot line, whichever is less.

Hope this helps. Nick

From: Jessica Schultz [<mailto:newsc@newsc.org>]
Sent: Tuesday, October 29, 2013 11:43 AM
To: Nick Vande Hey
Subject: FW: Drainage Easement Sizing/Setbacks

Hi Nick –

Do you have any information to pass or thoughts on the question below regarding guidance for drainage easements? I took away from the training we did in Spring that every municipality is different in regards to all things easements but I didn't know if you know of any standard.

Thanks!

Jess

From: Greg M. Keil [<mailto:gkeil@ci.menasha.wi.us>]
Sent: Monday, October 28, 2013 4:02 PM
To: 'Jessica Schultz'
Cc: Kara Homan; Mark Radtke
Subject: Drainage Easement Sizing/Setbacks

Hi Jessica: Are you aware of any guidance relative to the sizing of drainage easements or setbacks therefrom? More specifically, my question relates to mitigation of hazards to persons and property more so than sizing for flow conveyance. We had an issue in Menasha where a person bought a home adjacent to a drainage easement and became alarmed at the depth and velocity of flow within the drainage way during major runoff events.

Thanks for your assistance.

Greg

From: Mike Slavney [mailto:m Slavney@vandewalle.com]

Sent: Tuesday, October 29, 2013 11:51 AM

To: Kara Homan

Subject: RE: Drainage Easements & Subdivision Design

Hi Kara

I have seen this same issue emerge on numerous occasions in my various client communities where I serve as the circuit-rider planner.

I think, historically, that in an effort to avoid putting these larger conveyance-ways in common area or public area, where they would be a homeowners' association or municipal responsibility, they are now ending up on private lots.

So, lately, I have been recommending they be placed on stormwater outlots, with maintenance responsibilities going to adjoining property owners, homeowners' associations or the municipality – depending upon the specifics of the development. By doing so, the channel is not on a residential property, does not contribute to a lot area, and is clearly identified as primarily for stormwater conveyance.

This approach has the potential to be uniformly-applied in terms of platting, allows for maintenance flexibility, and emphasizes the intermittent presence of significant volumes, surface areas and/or velocity.

We haven't incorporated this approach directly into a stormwater or subdivision ordinance yet, but I imagine there is or are some threshold(s) that would trigger consideration of this approach, versus an on-lot easement.

Mike

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From: wapamembers-bounces@uwm.edu [mailto:wapamembers-bounces@uwm.edu] **On Behalf Of** Kara Homan

Sent: Tuesday, October 29, 2013 11:06 AM

To: 'wapamembers@uwm.edu'

Subject: Drainage Easements & Subdivision Design

Greetings:

Do any of you have provisions in your Subdivision Regulations pertaining to drainage easement design?

Specifically, we're interested in sample language that codifies how to mitigate hazards to persons and property more so than sizing for flow conveyance. We had an issue in Menasha where a

person bought a home adjacent to a drainage easement and became alarmed at the depth and velocity of flow within the drainage way during major runoff events and the proximity of this flow to their home/driveway.

Please forward anything you think may be helpful!

Sincerely,

Kara Homan, AICP, Principal Planner
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