

Spring flood reveals drainage plan flaws

■ *Developer of Village Green subdivision must redesign stormwater pond*

By **MARK JAEGER**

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It didn't take long for the spring snow melt to reveal flaws in the stormwater drainage plan for the north end of the proposed Village Green subdivision, which is expected to bring more than 300 homes to the area.

As runoff washed away topsoil last week, adjacent property owners Kendall and Carla Thistle quickly protested to Village of Fredonia officials and the developer, Regency Hills Development.

The washout occurred as water was directed across the corner of the Thistle property and into a ditch along Highway 57.

"With the snow melt we've had a lot of flooding onto the Thistle property," Village Engineer Al Neumann told the Village Board last week.

"Too much of the water from the adjoining 10 acres was being directed at the swale, which has caused some problems."

Engineers from Losik Engineering quickly designed a new drainage plan for the area.

According to the new design, the area will be regraded to direct surface water into a detention pond west of the highway. In addition, a silt fence will be restored, temporary erosion matting installed on

exposed slopes and a stone ditch check added.

The Thistles, who were skeptical of how the massive development would affect their property, said the revised plan makes sense.

"It seems like a reasonable solution. We're willing to give it a chance and see if it works," Kendall Thistle said.

The developers said the new drainage measures would be put into place as soon as possible, but no later than June 1.

Village President Bill Hamm said expediency makes sense, but only to a point.

"You are going to make the situation worse if you don't wait until it dries up before you bring heavy equipment in there," Hamm warned.

"It can't be a year from now, however. (The developer) understands that we will be holding up building permits if we don't get it fixed."

Town resident John Depies, who owns land east of Highway 57, questioned why the village has not been more aggressive in getting financial assurances from the developer.

Depies said the village should have required a bond from the developer instead of a letter of credit to cover such unforeseen expenses.

"My property is being damaged today, as we speak. I think you have a very serious problem. I need the cooperation of the village. Ideally, the development should not be allowed to progress until this is resolved," Depies said.