

Carol Connor- Homeowner
340 Wyoming St E
PID – 08-28-22-43-0071
Council District #2
Planning District #03
File # 19077
Assessment #115118 - Proposed amount \$2406.72

Re: Ratification of Assessment – Page-Woodbury RSVP Project 2011

October 5 2011 (City Council Agenda item #48- (see page 81 of assessment roll))

Written statement by homeowner to be considered by the council at the October 5, 2011 hearing

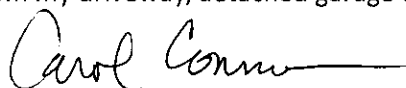
RE: Incorrect Grade level of Brown Avenue S and its relation to the driveway located at 340 Wyoming St E

My home is located on the SW corner of Brown Ave S and Wyoming St E. The neighbors on my block of Wyoming petitioned to Opt-Out of the RSVP project this year but Brown Ave was completed. The driveway for my double garage is accessed via Brown Ave. My property is the only property which has driveway access to Brown on this particular block of Brown Ave. Brown Ave and my property slope down (north) from Annapolis to Wyoming. My original blacktop driveway was 30 feet wide and 35 deep, was very old and needed to be replaced due to cracks and potholes. From the beginning, I was told the maximum width of the new driveway apron would only be 20 feet wide, which is 10 feet less than my previous access. I accepted this change, but I was very, very concerned about the water drainage from my garage and driveway to Brown. My old blacktop driveway was nearly flat in relation to the street and was nearly flat. Brown Ave also was nearly level at my driveway and pitched down (north) after my driveway towards Wyoming.

I made inquiries in early 2011 and personally met with Steve Herbert (Project Manager) to ask if the new Brown Ave street can be graded lower in order to create the appropriate slope/pitch for my driveway and allow water to drain from my driveway towards the street (west to east) instead of south to north towards my house. I also personally spoke to the surveyor, Dave. Both Dave and Mr. Herbert assured me there would be no problem granting my request. They both said it was important to establish the new road grade before the project began. I spoke to the surveyor again just before the road work began. I asked him to lower the road even more. He assured me his calculations were sufficient but since I absolutely wanted the slope of my future driveway to drain into the street and not towards my house, I requested he adjust the proposed road levels even more. He proceeded to cross out the painted markings on my driveway to make this additional adjustment. I was assured it would be done.

I waited until the curb and driveway apron were completed and replaced my driveway. The new road now slopes down in from of my driveway (instead of being level with my driveway). Due to the lack of pitch (West to east), the driveway installer said he had very little option but to create a slope/pitch south to north and “turn” the water at the east edge of the driveway in order to get the water to drain to the street. Needless to say this was not good news! I raised my concern at the neighborhood meeting held September 29th. The next day, September 30, 2011, Dave surveyed my driveway elevations and the results are the south edge of the garage apron is at the same level of the driveway apron and on the north edge of my driveway (20 feet away) there is minimal slope (.6) from the north end of my garage apron to the street apron. All the information I read says the minimum pitch of a driveway should be ¼ inch per foot. For 30 feet of driveway, the pitch should total a minimum of 7½ inches and I had requested additional pitch.

I do not know what can be done at this point but obviously my wishes were not granted and I have no idea how this can be rectified. Dave (the surveyor) said he would talk to Mr. Herbert (Project Manger). I spoke to Steve today (October 5, 2011) and he said “we did what we could” and “will not do anything else”. **I contest the assessment because of the potential issues I may now experience due to the changes that were made to the new road and the lack of adjustment for my driveway. Can I be assured there will not be any future water damage to my driveway and house due to lack of adequate pitch (west to east)?** During heavy rains and future freeze/thaw cycles, this could prematurely damage my driveway. In addition, there could be potential harm to my house if water flows to my house instead of to the street. My house is only 10 feet away from my driveway/detached garage and the house is positioned at a lower elevation. Thank you for your consideration.



Carol Connor



Saint Paul City Council Public Hearing Notice Ratification of Assessment

rec'd 9/13/11

OWNER OR TAXPAYER

Carol A Connor
340 Wyoming St E
St Paul MN 55107-3152

COUNCIL DISTRICT #2
PLANNING DISTRICT #03
FILE #19077
ASSESSMENT #115118
PROPERTY ADDRESS
340 WYOMING ST E
PARCEL ID
08-28-22-43-0071

PROPERTY TAX DESCRIPTION

STUART'S REARRANGEMENT OF BLOCK 68 OF BROWN & JACKSON'S ADDITION TO WEST ST. PAUL, MINN. EX W 21 FT LOT 11 AND ALL OF LOT 12 BLK 68

THE TIME: Wednesday, October 05, 2011 at 5:30 PM
PUBLIC PLACE: City Council Chambers, 3rd Floor City Hall-Court House
HEARING Written or oral statements by any owner will be considered by the Council at this hearing.

PURPOSE To consider approval of the assessment for:
Page/Woodbury Area RSVP (2011)

ASSESSMENT INFORMATION The proposed assessment for the above property is **\$2,406.72**. If the City Council approves the assessment you will have 30 days to pay without interest. Any unpaid balance will be collected with your property taxes over **20** year(s) at **5.4000%** interest. The proposed roll for this project is available for review in the Real Estate Office, 25 W. 4th Street - 10th floor - City Hall Annex.

ASSESSMENT CALCULATION	Grade and Pave	46.00 X	44.45 / foot	=	\$2,044.70
	Lighting	46.00 X	7.87 / foot	=	\$362.02

NOTE **THIS IS NOT A BILL.** YOU WILL RECEIVE AN INVOICE AFTER THE HEARING SPECIFYING THE AMOUNT APPROVED BY THE CITY COUNCIL WITH COMPLETE INSTRUCTIONS ON HOW TO PAY THIS ASSESSMENT.

Invoice will be sent to the taxpayer