

Village of Cottage Grove, WI

REVIEWED BY:

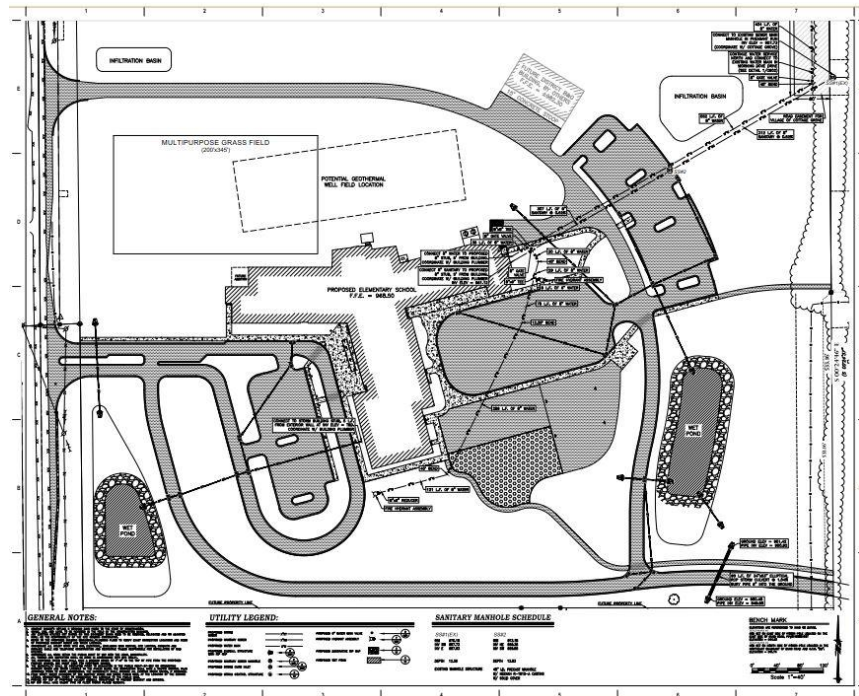
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DATE:

July 8, 2019



Proposed Monona Grove Elementary School

REVIEW COMMENTS

MSA has reviewed the preliminary Civil Site Plan Set submitted on June 26, 2019, for the proposed Monona Grove – New Elementary.

INCLUDED

1. Demolition Plan
2. Layout Plan
3. Grading Plan
4. Erosion Control Plan
5. Utility Plan
6. Details

7. Landscaping Plan
8. Certified Survey Map
9. Traffic Impact Analysis

NOT INCLUDED

10. Construction Plans
11. Stormwater Management Calculations
12. Site Lighting Plan and Fixtures

The proposed site plan will include construction of a parking lot, new buildings, connection to water from Mourning Dove Drive, sanitary service from Pheasant Run Drive, and stormwater management facilities.

Currently the plan appears to be at the preliminary phase. Further details will need to be presented and reviewed to verify compliance with Village standards.

Removals

1. Remove and abandon the existing well (not shown on the plan).

PROJECT REVIEW

Drainage

1. The east side of the site shows some area that will drain toward the east/south-east. Calculations when made available will verify the runoff is within measures to prevent impact to residential properties.
2. Further comments will follow with the storm water management plan submittal.

Access

1. A 60 foot wide easement is shown along the east side of the site in the areas where Pheasant Run, Mourning Dove Dive, and Red Hawk Trail need a continuation:
 - a. The easement suggests a road could be constructed that would create corner lots where residents current exist.
 - b. No improvements are shown indicating there is no commitment to construct the road.
 - c. We recommend the connecting road be constructed as part of the school development.
 - d. We recommend an outlot be maintained between the edge of the parcel and the residential homes such that the road does not create corner parcels AND that the MGSD conduct a public meeting with the affected residents and Village representatives to obtain their opinions.
 - e. In this easement, we recommend interconnection of the sidewalks from each Village block.
2. Set improvements along Buss Road to interconnect with the adopted Buss Road Plan. *The Buss Road plan is a 4-lane median divided roadway with a bike path on the east side of the roadway. The improvements fit within the 100 feet of right-of way.*
3. The School will be responsible for the cost of Buss Road Improvements for the ownership frontage.

Transportation

1. Improve Buss Road at an agreed upon date with the Village.
2. We concur with the Traffic Impact Analysis (TIA). Minor edits aside, the following are suggested by the report:
 - a. Cottage Grove Road and Buss Road Intersection
 - i. The 4-hour warrants will be met for a signalized intersection. *When warrants are met it indicates conditions are present to control the traffic on Cottage Grove Road because there will be at least four hours when Buss Road will experience adequate traffic volume needing access to Cottage Grove Road. As indicated in our recent meeting with Dane County staff, Dane County will participate with the Village on the project cost when the traffic study indicates meeting a 4-hour warrant or greater.*
 1. We will recommend signals or a roundabout and conduct a Public Meeting to obtain input.
 - ii. Lane expansion is needed for the approaches to the intersection.
 1. When we combine this TIA with other development plans coming to the Village, the expansion we suggest is a resounding continuation of improvements similar to Cottage Grove Road at Damascus Trail with longer left turn queuing lanes.

PROJECT REVIEW

Lighting, Electrical and Other Utilities

1. Provide a photometric plan of the outdoor lighting.
2. Bury Overhead lines along the property frontage.
3. Provide a 12-foot easement for the utility bury behind the dedicated right-of way line along the Buss Road frontage.
4. Provide a 10-foot easement within the north and south property lines for the continuation of utilities.
5. Provide a 15-foot easement for the continuation of watermain from Pheasant Run to the south property line.

Sanitary and Water Supply

1. The services shown are ok, but do not complete the looping required as indicated at coordination meetings with the school district team.
 - a. The watermain at Pheasant Run is to continue to the southwest to supply the next parcel.
 - b. The watermain at Mourning Dove Drive and Red Hawk Trail is to interconnect and continue north to supply parcels to the north.
 - c. The sanitary sewer on Red Hawk Trail is to continue north to supply parcels to the north.

Final Drawings and Details

1. Provide the plans indicated above as “not provided” in order to complete the engineering review for the Village Ordinance Chapter 163 review for stormwater management and erosion control.

Annexation

1. The annexation map will include all of Buss Road within the property frontage.