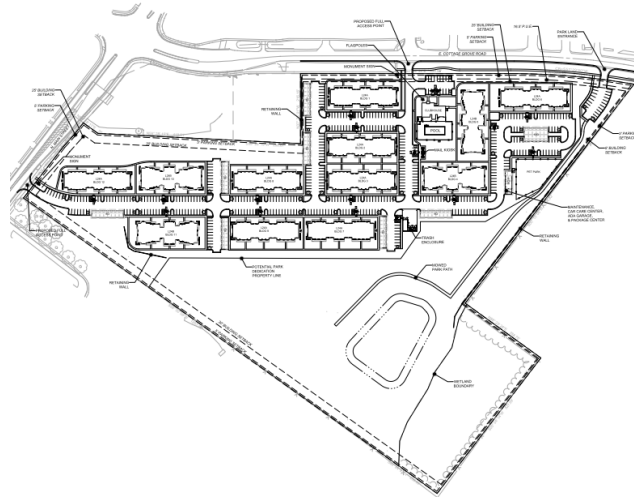


ENGINEERING REVIEWER:

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DATE:

April 8, 2021



Proposed Authentix Cottage Grove

REVIEW COMMENTS

MSA has reviewed the General Development Plan submitted for the Authentix Cottage Grove Development received on April 7, 2021.

INCLUDED

1. GDP – General Development Plan

MSA has the following items to consider moving forward with the Development.

Site Comments and Requirements:

1. The monument signs will require a separate permit per the Village ordinances. The location of the signs will be reviewed with the final plans to not impede visibility for safe pedestrian and/or vehicular movements.
2. Verify that the retaining wall tie backs as necessary for the wall design will remain on the property along the easterly side of the property.

Traffic Comments and Requirement:

1. Turning improvements should be shown on the plans.
 - a. A right turn lane into the site is required along Cottage Grove Road. Verify if a left turn lane is necessary with traffic study.
 - b. Right and left turn lanes at the site entrance are required along Main Street. Providing the left turn lane will require expanding the easterly edge of Main Street to continue parking

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along the westerly side of Main Street and not causing concerns with backups from the signal.

Utility Comments and Requirements:

1. Verify that the water and sanitary sewer will be public with accessible easements throughout the property for the Village to maintain.
2. The water will be required to be looped through the site between Cottage Grove Road and Main Street to avoid long dead ends.
3. Developer to verify how multi-unit buildings will be serviced. Whether this will be one service paid by an association or individual services for each unit.

Stormwater Comments and Requirements:

1. Wetlands - The preliminary site plan shows a wetland in the project's southeast corner. Documentation in the report indicates that this boundary was delineated in 2015. The Applicant should contact WDNR, and potentially the ACOE, to confirm that a delineation of this age is still acceptable.
2. Stormwater Management – Post-Construction Peak Discharge Rates, Water Quality Treatment and Infiltration will be required on site in accordance with the Village's ordinance.
 - a. Peak Discharge Rate control;
 - i. The site lies across a major drainage divide with approximately 50% of the site flowing east and 50% flowing west under existing conditions. It is noted that proposed stormwater management features are located entirely on the east side of the site. If these are to be the only stormwater management features, then drainage infrastructure must be capable of conveying all stormwater runoff to these BMPs for all events to be managed. Currently this includes events up to, and including the 100-yr event. Note that Dane County is currently in the process of reviewing and revising their post-construction stormwater management ordinance to include the 200-yr event. If and when this occurs, the Village will be obligated to include this standard in its own ordinance. This is expected to occur within the next few months.
 - ii. Rate control must be managed in a directional basis as opposed to a 'per-site' basis. For example, post-development peak discharge rates to the east must be no greater than predevelopment discharge rates to the east.
 - iii. Currently discharges to the west (northwest) flow as sheet flow onto the recently developed Wisconsin Bank and Trust site. While stormwater features designed as part of that site accommodated stormwater contributions from this site, it was as sheet flow. Any proposed concentrated discharges will need to be evaluated against the Wisconsin Bank and Trust site's ability to safely collect and convey those flows through the site.
 - b. The proposed location of the infiltration basin is located within an area of soils classified as 'wetland indicators' by WDNR. The infiltration basin is also located adjacent to the delineated wetland. Both these conditions may indicate that the chosen location for the infiltration basin may not be suitable for placement of this practice. The applicant should be aware of the following:

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- i. In order for the site to be determined to be completely exempt from infiltration requirements, the entire site needs to be shown to have unsuitable conditions for infiltration (clayey soils, shallow bedrock, shallow groundwater).
 - ii. Site investigations for infiltration rates and exemptions can be completed using soil borings, but the establishment of design rates for infiltration practices need to be determined using soil pits.
 - iii. All infiltration investigations need to be completed following the standards of WDNR conservation practice standard 1002.
 - c. Water Quality Treatment – while this requirement appears in the Village’s ordinance, the site will be subject to the Rock River TMDL requirements for reduction of Total Phosphorus and calculations indicating the level of TP reduction achieved should be provided as part of the stormwater management plan.
3. Long Term Maintenance - The applicant/developer and the Village should discuss who will have responsibility for the long term maintenance of proposed stormwater management facilities.