



Strand Associates, Inc.®  
910 West Wingra Drive  
Madison, WI 53715  
(P) 608.251.4843

October 7, 2021

Mr. Erin Ruth  
Village of Cottage Grove  
221 East Cottage Grove Road  
Cottage Grove, WI 53527

Re: Wisconsin Power and Light Company (WPL)–Bonnie Road Substation  
Village of Cottage Grove, Wisconsin (Village)

Dear Erin,

Strand Associates, Inc.® (Strand) received a second site development review package from WPL on September 30, 2021. Strand received the following documents for review:

1. Request for Site Plan Approval Application
2. Bonnie Road Substation–Review Responses from Strand Associates, dated September 28, 2021
3. Bonnie Road–Cottage Grove Zoning Map
4. Site Drawings
5. Bonnie Road Permit Drawings
6. Sound Measurements
7. Electric Transmission Line Possible/Preferred Routes and Pictures.

Strand has the following comments on the referenced documents.

#### **Site Plan Comments**

1. In accordance with Dane County Land and Water Resources Department, all inlet protection should include flamed inlet protection for all curb inlets. Provide inlet protection callouts on the Grading and Erosion Control Sheet.
2. Various trees are located within the 10-foot utility easement along the western portion of the property. Currently, the Village utilities are not located within these easements, but there is the potential for trees to be removed in the future if these easements are needed by the Village.
3. Provide callout of proposed storm sewer pipe type, length, and slope.
4. Provide boulder retaining wall details; sheet D7 was not provided in this submittal.
5. The previous submittal included barbed wire with the perimeter fence. In accordance with the Village ordinance, verify the devices securing the barbed wire to the proposed fence are 10 feet above the ground in height. The fence type and height, as well as the height of the barbed wire, should be confirmed. A fencing permit should be issued before construction by the Village Building Inspector.

Mr. Erin Ruth  
Village of Cottage Grove  
Page 2  
October 7, 2021

6. Provide a concrete driveway apron typical section in the drawings. The concrete driveway should be a minimum thickness of 7 inches over 6 inches of base course.

### **Stormwater Comments**

The comments of Strand's letter dated August 13, 2021, have generally been addressed with the following additional comments.

1. The revised stormwater management layout for the site appears to be acceptable. Strand is awaiting revised supporting stormwater design calculations and final engineering drawings that will include revised trench backfill material and cleanouts.
2. The approach to handling off-site drainage is acceptable. However, based on the proposed elevation contours shown, slopes along the property line are generally flat and will not drain positively. A drainage swale with a minimum slope of 0.5 percent (1 percent preferred) should be established that directs this off-site drainage from west to east into the regional detention facility.
3. A draft stormwater maintenance plan and erosion control and stormwater management permit applications were not submitted and will need to be submitted for review at a later time.
4. The revised grading and erosion control drawing is now depicting the presence of an existing storm sewer outfall pipe from the regional stormwater facility that crosses the site from east to west and connects into an existing curb inlet along Bonnie Road. The size of this pipe and the invert elevation at the curb inlet should be indicated on the drawing. Please confirm this existing pipe does not impact the proposed storm sewers on-site. The applicant should also indicate if an easement for this storm sewer pipe exists. If not, an easement should be dedicated. Additionally, this pipe is located under proposed equipment, which should be avoided, if possible.
5. The revised stormwater detention basin design indicates an outfall pipe that now extends to the northeast and outlets into the depression to the north of the site. It is recommended that the proposed riprap apron be extended to the toe of the embankment slope near elevation 890.

### **General Comments**

1. Strand recommends a visual screening around the proposed site in addition to the proposed trees. The Village may want to consider an opaque fence or other screening alternatives.

### **Sound Measurement Comments**

1. The sound measurements compare the Cobblestone Substation to a proposed Schofield Road Substation Site. Please clarify if these sites are similar to the proposed Bonnie Road Substation in the Village.

Mr. Erin Ruth  
Village of Cottage Grove  
Page 3  
October 7, 2021

**Electric Transmission Line Possible/Preferred Routes**

1. Three alternatives were submitted for a possible transmission line routes from the Bonnie Road Substation to the main transmission line. Two alternatives route the transmission main along Clark Street, which has proposed improvements slated to occur in 2022 that encompass the entire right-of-way. These two alternatives may need to be reconsidered.

Strand conditionally approves the site development review submittal in accordance with the previously mentioned modifications. Strand anticipates an additional review of the final site drawings and stormwater calculations that address the previously mentioned comments. Please call 608-251-4843 if you have any questions.

Sincerely,

STRAND ASSOCIATES, INC.®



Kyela R. Specht



Josh J. Straka, P.E.

c: JJ Larson, Director of Public Works/Utilities, Village of Cottage Grove