



December 21, 2023

Roger Lane
Dane County Zoning Administrator
County of Dane
608-266-9078

Project Name: Equipment Share Cottage Grove WI
Project Location: N Star Rd, Cottage Grove, WI 53527

Dear Mr. Lane:

This letter is in response to your email dated December 1, 2023.

Engineering – Comment Response

Comment 1: In order to meet the standards of obtaining a conditional use permit, a storm water preliminary review from Mr. Tuggle is required to ensure that the site can be developed in accordance with Dane County Storm Water Management requirements. I would strongly suggest working with Mr. Tuggle to address these deficiencies. The primary concern is that the storm water management may affect the overall layout of the site.

Response: Preliminary comments from Jason Tuggle were received. WinSlamm calculations were conducted and have been provided on this resubmittal. For the site we now have 80% TSS reduction via vegetative filter strips and grass swales.

Comment 2: 2. The concerns regarding lighting has improved. The exterior light poles have been reduced to a reasonable height. The photometric plans shows a luminaire mounting height of 28 feet, however, the poles are only 25 feet high. Please explain. The photometric plans show an overall foot-candle less than 3, however, the plan does not show the property lines and the plan is orientated 180 degrees from north. The plan does not list the luminaires that were actually used in the generation of the photometric plan. The plan does not list the mounting height of the wall packs used around the building.

a. Update the electrical plan to orientate the photometric plan correctly (top facing north); show property lines on photometric plan; provide the description (make/model) of the luminaire used on the plan; provide mounting height of wall packs.

b. All luminaires shall have a 4000k temperature intensity. Please change the wall packs to 4000k.

Response:

a. Electric plan has been updated to orient the photometric plan top facing north. Property lines, luminaire description, and mounting height of wall packs have been provided as well.

b. Wall packs changed to 4000k.

Comment 3: The site plan has improved. The secondary access to the site from the unimproved road has been removed. The plans show the correct location of the fencing. Information is needed on the height of the fencing and the details (pictures) of what style of fencing is proposed to provide adequate screening for the outside storage area. Provide information on the Trex and chain-link with slats.

Response: Trex fencing (6' tall) will be used, fence specifications and images have been included with the submittal.

Comment 4: The site plan designates an area in the southwest corner of the property to be used for an on-site septic system. In reviewing preliminary plans for the commercial park, see attached, it appears that the on-site septic system was proposed to be located in the northwest corner of the property. Please provide information that shows that the necessary research has been made to ensure that the septic system can be located in the southwest corner of the property and size of the area is adequate. Please note that septic areas need to be protected before any grading of the property commences

Response: On-site septic system will remain in the northwest corner of the lot. The area will be protected prior to any grading.

If you have any questions or require additional information, please contact me at asharma@bowman.com.

Thank you,

Ajay Sharma
Civil Engineer II
Bowman