

Friday, January 16, 2026

Mike Calkins  
Snyder & Associates, Inc.  
5010 Voges Rd  
Madison, WI 53718

**RE: Skaar Pit Development- Preliminary Review**

Dear Mike Calkins:

I have reviewed the conceptual erosion control and stormwater management plans, dated October 9, 2025, for the Skaar Pit Development located in the Town of Cottage Grove, Dane County Wisconsin. This preliminary review is based on the information provided to date and is consistent with the preliminary review process found in Chapter 14, Dane County Code of Ordinances (DCCO).

The proposed development consists of mass grading for a seven lot commercial subdivision, three outlots, a roadway and stormwater facilities. The proposed development will require shoreland erosion control and stormwater management permits from this office. This site is subject to the erosion control and stormwater management performance standards described in §14.11(3) and §14.12(2) DCCO. The following items will need to be addressed in the erosion control and stormwater management plans:

1. Portions of the site are in close proximity to designated streams, floodplain and a delineated wetland. The proposed grading plan does not appear to directly impact these regulatory features. However, any direct impacts would require additional approvals from Dane County Zoning, WI Department of Natural Resources (DNR) and Army Core of Engineers.
2. Model files were not included for review in this submittal. The maximum pre-development curve numbers used in peak rate modeling must be consistent with county ordinance. Modeling assumptions must be consistent with DNR and Dane County guidance.
3. Provide a description in the report of the per lot impervious assumptions used in the modeling. It is not clear if this plan accounts for all lot development in the plat or if Lot 3 will be permitted separately. If you are seeking stormwater approval for the plat as presented, all lots will need to be accounted for in the stormwater plan.
4. A site evaluation for infiltration per DNR Technical Standard 1002 is not included in this submittal. This will be required at the time of application.

5. Stormwater management practices will need to be designed to meet applicable DNR Technical Standards.
6. Oil and grease control is not met with this design. A single snout separator and filter in the basin outlet is not adequate for this size of development and will be quickly overwhelmed. Oil and grease control should be targeted to source areas of concern on a per lot basis at the time the lots are developed.
7. The erosion control plan must be designed to prevent gully and bank erosion, limit total off-site annual sediment yield from sheet and rill erosion to less than 5.0 tons/acre and provide a stable outlet capable of carry the design flow. Limiting the disturbed area through phasing, and the duration of soil exposure will be key elements in the plan. Critical slopes 3:1 or greater will need to be erosion matted during site stabilization.
8. Proposed swales must be designed for capacity and stability for a 10 year, 24-hr storm. Velocity and stability calculations will be required at the time of application.

It is my opinion that the conceptual plan is feasible, however, items 2, 3 and 4 need to be addressed before I can reasonably state that the site can meet minimum performance standards. All items will need to be addressed as part of the final design. Completed permit applications and plans will need to be submitted for review and approved prior to commencement of any land disturbing activity.

Sincerely,



Jason Tuggle  
Urban Erosion Control Analyst  
Water Resource Engineering  
Dane County Land & Water Resources  
(608) 516-2275, [tuggle.jason@danecounty.gov](mailto:tuggle.jason@danecounty.gov)

Cc: Rachel Holloway, Dane County Zoning (email)  
Kim Banigan, Town of Cottage Grove (email)  
Dennis Richardson (email)  
Wade Huston (email)