

Monday, February 24, 2025

Kayla Sipple
South Central Landscapes
P.O. Box 526
Cambridge, WI 53523

RE: 3140 State Highway 73- Preliminary Review

Dear Kayla Sipple:

Per your request I have reviewed the conceptual site plan dated December 9, 2024 for the proposed commercial development located at 3140 State Highway 73 in the Town of Christiana, Dane County Wisconsin. This preliminary review is based on the information you have provided to date and is consistent with the preliminary review process found in Chapter 14, Dane County Code of Ordinances (DCCO).

The proposed development will require shoreland erosion control and stormwater management permits from this office. The 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. 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. Tracking control, perimeter control, limiting the disturbed area and the duration of soil exposure will be key elements of the plan. The plan must be designed and stamped by a professional engineer licensed in Wisconsin.
2. This property contains or is in close proximity to WDNR designated surface waters, wetlands, floodplain and hydric soil types. Additional soils investigation or delineations may be required to determine the extent of these features.
3. The proposed development will exceed 20,000 SF of cumulative impervious surfaces and therefore is subject to new development standards. The stormwater management plan must be designed to provide peak rate control for the 1, 2, 10, 100 and 200-year, 24 hour storm events; 80% TSS reduction for the 1-year, 24 hour storm event compared to no controls; 90% average annual predevelopment stay-on; oil and grease control from parking and traffic areas; and a stable outlet. This site is not in a thermally sensitive or closed watershed and therefore not subject to those standards.

4. Existing impervious areas appear to have been constructed prior to the effective date of the stormwater ordinance. Any existing impervious areas that are redeveloped would be subject to redevelopment standards. Redevelopment standards include a 40% TSS reduction for the 1-year, 24 hour storm event compared to no controls; capturing the first 0.5 inch of runoff using green infrastructure practices; and a stable outlet.
5. The site plan includes a placeholder for a stormwater management basin, currently labeled as an infiltration basin. The basin appears to be partially located within the 1% annual chance floodplain, which would not receive credit for peak flow reduction for the larger storm events due to the possibility of the basin being inundated by flood waters. You may want to consider relocating the basin outside of the mapped floodplain.
6. The proposed infiltration basin is located partially within hydric soil types, which may have lower permeability or shallow groundwater. A site evaluation for infiltration per WDNR Technical standard 1002 will be required for all infiltration practices. Pretreatment for total suspended solids is required prior to infiltrating runoff. A bioretention basin would not require pretreatment.

It is my opinion that based on the information provided, the performance standards could be met with proper site evaluation and design. The above 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 approval. The required permits must be obtained prior to commencement of any land disturbing activity.

Sincerely,



Jason Tuggle
Urban Erosion Control Analyst
Water Resource Engineering
Dane County Land & Water Resources
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Cc: Rachel Holloway, Dane County Zoning (email)
Majid Allan, Dane County Planning & Development (email)
Roger Lane, Dane County Zoning Administrator (email)