Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS

June 6, 2025

Mr. Michael McKinney
Village of Yorkville
925 15th Avenue
Union Grove, WI 53182

RE: Civil design Review
Twenty Sheds, LLC Commercial Development
Washington Avenue, Union Grove, WI
Parcel No. 194-03-21-07-001-022
NMB No. 2025.0002.13

Dear Mike:

We've reviewed the civil design plans dated May 6, 2025, and prepared by SEH, for the above reference project and offer the following comments:

GENERAL COMMENTS

- Provide owners' and builder's name, address, email, and phone number on the plan sheets.
- Provide updated site plan depicting building setbacks, parking stall counts, private well, and on-site wastewater treatment system.
- Provide typical sections, construction details, and project specifications required for the project.
- Submit a copy of the WDNR Notice of Intent Erosion Control permit, once received.
- Provide a copy of the WisDOT roadway improvement plans and for the private driveway connection and bypass lane design (if applicable).
- Provide a copy of the approved WDOT permits for the private driveway connection, once received.
- Update the scale legend to match the scale of the sheet.

SHEET T1.00 – TITLE

- Update the sheet index to reflect all plan sheets.

SHEET C1.00 – DETAILS

- Detail sheet was not provided, please include in plan set.

SHEET C2.00 – SITE PLAN

- Provide updated site plan depicting building setbacks, parking stall counts, private well, and on-site wastewater treatment system.
- Provide parking stall data and show both the appropriate number of standard and ADA stalls for the proposed development.
- Provide type and location of all ADA parking stall signs.
- Update the private driveway to remove the Easterly green space area North of the proposed North parking lot edge of pavement.
- Label all property lines with bearings and distances and each lot with the CSM information.
- We recommend moving the Construction Notes and General (erosion control) Notes to the grading and erosion plan sheet.
- Update the edge of pavement line types to match each other.
- Add existing rip rap hatching to the rip rap area on the East side of the existing retention basin.

SHEET C2.10 – GRADING & EROSION CONTROL PLAN

- Update the pavement layout to match the site plan and landscape plan sheets.
- Show proposed rip rap from the south edge of pavement, at the pavement swale between the buildings, to the NWL of the basin.
- Revise the private driveway grading to add a crown to the centerline and add ditches/culverts to drain to the existing retention basin. Provide a typical cross section of the driveway and pavement design.
- We recommend lowering the finished yard grades along the south building walls to reduce the steep cross slopes of the pavement.
- Provide additional topo/contours at the Southeast corner of the site to verify that the East side yard swale does drain into the existing retention basin.

SHEET C3.00 – LIGHT & LANDSCAPE PLAN

- Recommend moving the trees and bushes in the east green area of the private driveway out of the proposed bottom of the ditch.
- Remove the Construction and General notes that do not pertain to the landscape plan.

STORM WATER MANAGEMENT COMMENTS

- The existing retention basin on the south side of the site was designed to meet the water quality and quantity requirements of both the Wisconsin Department of Natural

Resources (WDNR) Chapter NR 151 of the State of Wisconsin Administrative Code and the Village of Yorkville Post-construction Storm Water Management Ordinance assuming that the development on the subject property had specific design characteristics.
    - Original SWMP Design Characteristics: Area of parcel draining to basin (5.99 acres), Pavement area (2.06 acres), Gravel area (0.13 acres), Roof area (0.95 acres), Pond area (0.67 acres), Open space (2.18 acres), Composite CN of parcel area draining to basin (89).
- Provide a storm water management narrative including calculations demonstrating that the proposed development does not increase the acreage of imperviousness or the composite CN utilized in the original pond design.
    - If the proposed development results in an increase in either the impervious acreage or the composite CN of the original pond design for the site, then a storm water management plan will need to be prepared demonstrating that basin still meets the water quality and quantity design requirements.

Additional review comments may be forthcoming when updated civil plans and a stormwater management narrative (or plan) have been provided.

Please feel free to contact me if you have any questions.

Sincerely,

Al Jeske
Engineering Technician

Cc: Mark D. Eberle, P.E., Village Engineer

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