



Plan Commission Meeting Agenda

Thursday, September 12, 2024 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Call Meeting to Order

Roll Call

Notice of Open Meeting

Approval of Agenda

Approval of Minutes

1. Approve Plan Commission Minutes from August 8, 2024

Public Hearing

2. Repeal Zoning Code Sections 114-10(13) and 114-145 through 114-155 and Amend and Relocate to Chapter 47 of the City Code.
3. Zoning Map Amendment requesting a change of zoning for Lot 46 of Highland Ridge from Rural Development (RD) to Residential 3 (R3) and Residential 4 (R4).
4. Conditional Use Permit for Outdoor Storage at 115 Commercial Drive

New Business

5. Consider and take action regarding repeal of Zoning Code Sections 114-10(13) and 114-145 through 114-155 (erosion control) and amending and relocating to Chapter 47 of the City Code.
6. Consider and take action on zoning map amendment request for Lot 46 of Highland Ridge from Rural Development (RD) to Residential 3 (R3) and Residential 4 (R4).
7. Consider and take action regarding the Cardinal Heights preliminary plat.
8. Consider and take action regarding the Conditional Use Permit for outdoor storage at 115 Commercial Drive.
9. Request for future agenda items.

Adjourn

*A quorum of city committees and/or commissions may be present at this meeting. No action will be taken or considered by those committees and/or commissions.



Plan Commission Meeting Minutes

Thursday, August 08, 2024 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Call Meeting to Order

The meeting was called to order at 6:30 pm.

Roll Call

PRESENT

Molly Finkler
Andy Traxler
Uriah Monday
Steve Hajewski
Shelly Albright

ABSENT

Mike Meyers

Notice of Open Meeting

Monday acknowledged the agenda was properly noticed.

Approval of Agenda

Motion made by Finkler, Seconded by Hajewski to approve the agenda.

Voting Yea: Finkler, Traxler, Monday, Hajewski, Albright

Approval of Minutes

1. Approve Plan Commission Minutes from July 11, 2024 Meeting– Discussion/Possible Action

Motion made by Finkler, Seconded by Albright to approve the minutes from the July 11, 2024 meeting.

Voting Yea: Finkler, Traxler, Monday, Hajewski, Albright

Public Hearing

2. Conditional Use Permit – Lp Tank at 115 Commercial Drive – Lyco Manufacturing

Monday opened the public hearing at 6:32 pm. Mike Kornmann, Director of Community & Economic Development, gave a brief overview of the proposed project by Lyco. Brad Weber of Lyco Manufacturing discussed the proposed project.

There was no public comment on the conditional permit use application by Lyco.

Monday closed the public hearing at 6:37 pm.

3. Project Plan and Boundary for Tax Increment District (TID) #7

Monday opened the public hearing at 6:42 pm.

There were no public comments on the item.

Monday closed the public hearing at 6:43 pm.

New Business

4. Discussion/Possible Action regarding conditional use permit at 115 Commercial Drive for a Lp Tank to fuel a back up generator

Motion made by Hajewski, Seconded by Albright to approve with staff recommendations.

Voting Yea: Finkler, Traxler, Monday, Hajewski, Albright

5. Discussion/Possible action regarding the project plan and boundary for TID #7

Sonja Kreusel of Vandewalle and Associates provided a presentation of the proposed TID#7.

Motion made by Finkler, Seconded by Albright to forward the project plan and resolution to Council.

Voting Yea: Finkler, Traxler, Monday, Hajewski, Albright

6. Future Agenda Items

Mike Kornmann, Community and Economic Development Director, discussed continued work on updating code.

Adjourn

Motion made by Finkler, Seconded by Albright.

Voting Yea: Finkler, Traxler, Monday, Hajewski, Albright

*A quorum of city committees and/or commissions may be present at this meeting. No action will be taken or considered by those committees and/or commissions.

Please note that these minutes are subject to approval at a future meeting.



Agenda Item Report

Meeting Type: Plan Commission

Meeting Date: September 12, 2024

Item Name: Erosion Control Ordinance removal from Zoning Code and amended and moved to Chapter 47

Submitted By: Mike Kornmann, Director of Community and Economic Development

Detailed Description of Subject Matter:

The updates primarily focus on clarifying the permit and permit process. The relocation out of the zoning is more customary to have outside of the zoning ordinance.

List all Supporting Documentation Attached:

- Chapter 47 Ordinance
- Ordinance Amendment Document

Action Requested of Council:

1. Recommend approval to repeal Zoning Code Sections 114-10(13) and 114-145 through 114-155 and amend and relocate to Chapter 47 of the City Code

CHAPTER 47 - CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL

Sec. 47-1. - Authority.

- (a) This chapter is adopted under the authority granted by §62.234, Wis. Stats. This chapter supersedes all provisions of any ordinance previously enacted under §62.23, Wis. Stats., that relate to construction site erosion control. Except as otherwise specified in §62.234, Wis. Stats., §62.23, Wis. Stats., applies to this chapter and to any amendments to this chapter.
- (b) The provisions of this chapter are deemed not to limit any other lawful regulatory powers of the same governing body.
- (c) The Common Council hereby designates the Administering Authority to administer and enforce the provisions of this chapter.
- (d) The requirements of this chapter do not pre-empt more stringent erosion and sediment control requirements that may be imposed by any of the following:
 - (1) Wisconsin Department of Natural Resources administrative rules, permits or approvals, including those authorized under §§281.16 and 283.33, Wis. Stats.
 - (2) Targeted non-agricultural performance standards promulgated in rules by the Wisconsin Department of Natural Resources under § NR 151.004, Wis. Adm. Code.
 - (3) Dodge County – Chapter 7-Subdivision Design and Improvements for lands of the City located within Dodge County.
 - (4) Columbia County – Soil Erosion Control Standards for lands of the city located within Columbia County.

Sec. 47-2. - Findings of Fact.

The Common Council acknowledges that runoff from land disturbing construction activity carries a significant amount of sediment and other pollutants to the waters of the State in the City of Columbus.

Sec. 47-3. - Purpose.

- (a) It is the purpose of this chapter to maintain safe and healthful conditions; prevent and control water pollution; prevent and control soil erosion and sediment discharge; protect spawning grounds, fish and aquatic life; control building sites, placement of structures and land uses; preserve ground cover and scenic beauty; and promote sound economic growth by minimizing the amount of sediment and other pollutants carried by runoff or discharged from land disturbing construction activity to waters of the State in the City of Columbus.

- (b) Use of this chapter will foster consistent, statewide application of the construction site performance standards for any land disturbing activities related to new development, infill development and redevelopment contained in subchapters III and IV of ch. NR 151, Wis. Adm. Code.

Sec. 47-4. - Applicability and Jurisdiction.

- (a) **Applicability.**
 - (1) Except as provided under par. (2), this chapter applies to any construction site as defined under Sec. 5(f).
 - (2) This chapter does not apply to the following:
 - a. Transportation facilities, except transportation facility construction projects that are part of a larger common plan of development such as local roads within a residential or industrial/commercial development.
 - b. A construction project that is exempted by federal statutes or regulations from the requirement to have a national pollutant discharge elimination system permit issued under chapter 40, Code of Federal Regulations, part 122, for land disturbing construction activity.
 - c. Nonpoint discharges from agricultural facilities and practices.
 - d. Nonpoint discharges from silviculture activities.
 - e. Routine maintenance for project sites that have less than 10,000 SF of land disturbance if performed to maintain the original line and grade, hydraulic capacity or original purpose of the facility. Routine maintenance does not include subgrade alterations or installation of utilities.
 - f. Paving of a gravel surface or mill and overlay of a paved area with no alterations to the subgrade.
 - g. Disturbance under 1,000 SF.
 - (3) Notwithstanding the applicability requirements in par. (1) and the exemptions set forth in par. (2), this chapter applies to construction sites of any size that, as determined by the Administering Authority, are likely to result in runoff that exceeds the safe capacity of the existing drainage facilities or receiving body of water, that causes undue channel erosion, or that increases water pollution by scouring or transporting of particulates.
- (b) **Jurisdiction.** This chapter applies to land disturbing construction activity on lands within the boundaries of the City of Columbus.

Sec. 47-5. - Definitions.

- (a) “Administering Authority” means a governmental employee, or a professional consultant, that is designated by the Common Council of the City of Columbus to administer the provisions of this chapter.
- (b) “Agricultural facilities and practices” has the meaning in §281.16(1), Wis. Stats.
- (c) “Best management practice” or “BMP” means structural or non-structural measures, practices, techniques or devices employed to avoid or minimize soil, sediment or

- pollutants carried in runoff to waters of the State.
- (d) “Business day” means a day the office of the City of Columbus is routinely and customarily open for business.
 - (e) “Cease and desist order” means a court-issued order to halt land disturbing construction activity that is being conducted without the required permit or in violation of a permit issued by the City of Columbus.
 - (f) “Construction site” means an area upon which one or more land disturbing construction activities occur, including areas that are part of a larger common plan of development or sale where multiple separate and distinct land disturbing construction activities may be taking place at different times on different schedules but under one plan. A construction site includes all residential lot construction activities.
 - (g) “Design Storm” means a hypothetical discrete rainstorm characterized by a specific duration, temporal distribution, rainfall intensity, return frequency and total depth of rainfall.
 - (h) “Division of land” means the creation of two or more parcels or building sites from one parcel where such creation occurs at one time.
 - (i) “Erosion” means the process by which the land’s surface is worn away by the action of wind, water, ice or gravity.
 - (j) “Erosion and sediment control plan” means a comprehensive plan developed to address pollution caused by erosion and sedimentation of soil particles or rock fragments during construction.
 - (k) “Final stabilization” means that all land disturbing construction activities at the construction site have been completed and that a uniform perennial vegetative cover has been established with a density of at least 70 percent of the cover for the unpaved areas and areas not covered by permanent structures or that employ equivalent permanent stabilization measures.
 - (l) “Governing body” means the Common Council of the City of Columbus.
 - (m) “Land disturbing construction activity” means any man-made alteration of the land surface resulting in a change in the topography or existing vegetative or non-vegetative soil cover, that may result in runoff and lead to an increase in soil erosion and movement of sediment into waters of the State. Land disturbing construction activity includes, but is not limited to, clearing and grubbing, demolition, excavating, pit trench dewatering, filling, and grading activities.
 - (n) “Land owner” means any person holding fee title, an easement or other interest in land, which allows the person to undertake cropping, livestock management, land disturbing construction activity or maintenance of storm water BMPs on the property.
 - (o) “Performance standard” means a narrative or measurable number specifying the minimum acceptable outcome for a facility or practice.
 - (p) “Permit” means a written authorization made by the administering authority to the applicant to conduct land disturbing construction activity or to discharge post-construction runoff to waters of the State.
 - (q) “Pollutant” has the meaning given in §283.01(13), Wis. Stats.
 - (r) “Pollution” has the meaning given in §281.01(10), Wis. Stats.
 - (s) “Responsible party” means the land owner and any other entity performing services to meet the requirements of this chapter through a contract or other agreement.

- (t) “Runoff” means storm water or precipitation including rain, snow or ice melt or similar water that moves on the land surface via sheet or channelized flow.
- (u) “Sediment” means settleable solid material that is transported by runoff, suspended within runoff, or deposited by runoff away from its original location.
- (v) “Silviculture activity” means activities including tree nursery operations, tree harvesting operations, reforestation, tree thinning, prescribed burning, and pest and fire control. Clearing and grubbing of an area of a construction site is not a silviculture activity.
- (w) “Site” means the entire area included in the legal description of the land on which the land disturbing construction activity is proposed in the permit application.
- (x) “Stop work order” means an order issued by the administering authority which requires that all construction activity on the site be stopped.
- (y) “Technical standard” means a document that specifies design, predicted performance and operation and maintenance specifications for a material, device, or method.
- (z) “Transportation facility” means a highway, a railroad, a public mass transit facility, a public-use airport, a public trail, or any other public work for transportation purposes such as harbor improvements under §85.095(1)(b), Wis. Stats. “Transportation facility” does not include building sites for the construction of public buildings and buildings that are places of employment that are regulated by the Department pursuant to §281.33, Wis. Stats.
- (aa) “Waters of the State” includes all lakes, bays, rivers, streams, springs, ponds, wells, impounding reservoirs, marshes, watercourses, drainage systems and other surface water or groundwater, natural or artificial, public, or private, within this state or its jurisdiction.

Sec. 47-6. - Technical Standards.

All BMPs required for compliance with this chapter shall meet design criteria, standards and specifications based on any of the following:

- (a) Design guidance and technical standards identified or developed by the Wisconsin Department of Natural Resources under subchapter V of chapter NR 151, Wis. Adm. Code.
- (b) Soil loss prediction tools (such as the Universal Soil Loss Equation (USLE) when using an appropriate rainfall or runoff factor (also referred to as the R factor) or an appropriate design storm and precipitation distribution, and when considering the geographic location of the site and the period of disturbance.
- (c) Technical standards and methods approved by the administering authority.

Sec. 47-7. - Performance Standards for Construction Sites Under 10,000 Sq. Ft.

- (a) **Responsible Party.** The responsible party shall comply with this section.
- (b) **Erosion and Sediment Control Practices.** Erosion and sediment control practices at each site where land disturbing construction activity is to occur shall be used to prevent or reduce all of the following:

- (1) The deposition of soil from being tracked onto streets by vehicles or equipment.
 - (2) The discharge of sediment from disturbed areas into public or private storm water inlets or culverts that are located on-site or off-site.
 - (3) The discharge of sediment from disturbed areas into adjacent waters of the State.
 - (4) The discharge of sediment from drainage ways that flow off the site.
 - (5) The discharge of sediment by any dewatering activities.
 - (6) The discharge of sediment eroding from soil stockpiles existing for more than 7 days.
 - (7) The transport by runoff into waters of the State of chemicals, cement, and other building compounds and materials on the construction site during the construction period. However, projects that require the placement of these materials in waters of the State, such as constructing bridge footings or BMP installations, are not prohibited by this chapter.
- (c) **Location.** The BMPs shall be located so that treatment occurs before runoff leaves the construction site or enters waters of the State.
- (d) **Implementation.** The BMPs used to comply with this section shall be implemented as follows:
- (1) Erosion and sediment control practices shall be constructed and correctly installed per manufacture recommendation or approved plans before land disturbing construction activities begin.
 - (2) Erosion and sediment control practices shall be maintained until final stabilization.
 - (3) Final stabilization activity shall commence when land disturbing activities cease and final grade has been reached on any portion of the site.
 - (4) Temporary stabilization activity shall commence when land disturbing activities have temporarily ceased and will not resume for a period exceeding 14 calendar days.
 - (5) BMPs that are no longer necessary for erosion and sediment control shall be removed by the responsible party.

Sec. 47-8. - Performance Standards for Construction Sites of 10,000 Sq. Ft. or More.

- (a) **Responsible Party.** The responsible party shall comply with this section and implement the erosion and sediment control plan developed in accordance with Sec. 47-10.
- (b) **Erosion and Sediment Control Plan.** A written site-specific erosion and sediment control plan shall be developed in accordance with Sec. 47-10 of this chapter and implemented for each construction site. The site plan requirements, in addition to Sec. 47-8(c) shall include features required for reference outlined in section 78-15(d).
- (c) **Erosion and Other Pollutant Control Requirements.** The erosion and sediment control plan required under sub. (b) shall include the following:
- (1) **Erosion and Sediment Control Practices.** Erosion and sediment control practices at each site where land disturbing construction activity is to occur shall be used to prevent or reduce all of the following:
 - a. The deposition of soil from being tracked onto streets by vehicles or

- equipment.
- b. The discharge of sediment from disturbed areas into public or private storm water inlets or culverts that are located on-site or off-site.
 - c. The discharge of sediment from disturbed areas into adjacent waters of the State.
 - d. The discharge of sediment from drainage ways that flow off the site.
 - e. The discharge of sediment by any dewatering activities.
 - f. The discharge of sediment eroding from soil stockpiles existing for more than 7 days.
 - g. The discharge of sediment from erosive flows at outlets and in downstream channels.
 - h. The transport by runoff into waters of the State of chemicals, cement, and other building compounds and materials on the construction site during the construction period. However, projects that require the placement of these materials in waters of the State, such as constructing bridge footings or BMP installations, are not prohibited by this chapter.
 - i. The transport by runoff into waters of the State of untreated wash water from vehicle and wheel washing.
- (2) **Sediment Performance Standards.** In addition to the erosion and sediment control practices under par. (1), the following erosion and sediment control practices shall be employed:
- a. BMPs that, by design, discharge no more than 5 tons per acre from the start of construction to final stabilization or for projects that exceed 12 months, shall not exceed 5 tons per acre in any 12-month period of the sediment load carried in runoff from initial grading to final stabilization.
 - b. No person shall be required to employ more BMPs than are needed to meet a performance standard. Erosion and sediment control BMPs may be combined to meet the requirements of this paragraph.
- (3) **Preventive Measures.** The erosion and sediment control plan shall incorporate all of the following:
- a. Maintenance of existing vegetation, especially adjacent to surface waters whenever possible.
 - b. Minimization of soil compaction and preservation of topsoil.
 - c. Minimization of land disturbing construction activity on slopes of 20 percent or more.
 - d. Development of spill prevention and response procedures.
- (4) **Location.** The BMPs used to comply with this section shall be located so that treatment occurs before runoff leaves the site or enters waters of the State.
- (d) **Implementation.** The BMPs used to comply with this section shall be implemented as follows:
- (1) Erosion and sediment control practices shall be constructed and correctly installed per manufacture recommendation or approved plans before land disturbing construction activities begin in accordance with the erosion and sediment control plan developed in Sec. 47-8(b).
 - (2) Erosion and sediment control practices shall be maintained until final

stabilization.

- (3) Final stabilization activity shall commence when land disturbing activities cease, and final grade has been reached on any portion of the site.
- (4) Temporary stabilization activity shall commence when land disturbing activities have temporarily ceased and will not resume for a period exceeding 14 calendar days.
- (5) BMPs that are no longer necessary for erosion and sediment control shall be removed by the responsible party.

Sec. 47-9. - Permitting Requirements, Procedures and Fees.

- (a) **Permit Required.** No responsible party may commence a land disturbing construction activity subject to this chapter without receiving prior approval of an erosion and sediment control plan for the site and a permit from the administering authority
- (b) **Permit Application and Fees.** The responsible party that will undertake a land disturbing construction activity subject to this chapter shall apply for a permit and shall submit an erosion and sediment control plan that meets the requirements of Sec. 47-10 and shall pay an application fee to the administering authority in the amount specified as calculated by the permit as described in Sec. 47-11. By applying, the applicant is authorizing the administering authority to enter the site to obtain information required for the review of the erosion and sediment control plan to determine approval or rejection of the permit.
- (c) **Permit Application Review and Approval.** The administering authority shall review any permit application that is submitted with an erosion and sediment control plan, and the required fee. The following approval procedure shall be used:
 - (1) Within ten business days of the receipt of a complete permit application, as required by sub. (b), the administering authority shall inform the applicant whether the application and erosion and sediment control plan are approved or rejected based on the requirements of this chapter.
 - (2) If the permit application and erosion and sediment control plan are approved, the administering authority shall issue the permit.
 - (3) If the permit application or erosion and sediment control plan is rejected, the administering authority shall state in writing the reasons for rejection.
 - (4) The administering authority may request additional information from the applicant. If additional information is submitted, the administering authority shall have five business days from the date the additional information is received to inform the applicant that the erosion and sediment control plan is either approved or rejected.
 - (5) Failure by the administering authority to inform the permit applicant of a decision within fifteen business days of a required submittal shall be deemed to mean approval of the submittal and the applicant may proceed as if a permit had been issued.
- (d) **Surety Bond.** As a condition of approval and issuance of the permit, the administering authority may require the applicant to deposit a surety bond or irrevocable letter of credit to guarantee a good faith execution of the approved erosion and sediment control

- plan and any permit conditions.
- (e) **Permit Requirements.** All permits shall require the responsible party to:
- (1) Notify the administering authority within 48 hours of commencing any land disturbing construction activity.
 - (2) Notify the administering authority of completion of any BMPs within 14 days after their installation.
 - (3) Obtain permission in writing from the administering authority prior to any modification pursuant to Sec. 47-10(c) of the erosion and sediment control plan.
 - (4) Install all BMPs correctly and at the size and locations as identified in the approved erosion and sediment control plan.
 - (5) Maintain all road drainage systems, storm water drainage systems, BMPs and other facilities identified in the erosion and sediment control plan.
 - (6) Repair any siltation or erosion damage to adjoining surfaces and drainage ways resulting from land disturbing construction activities and document repairs in a site inspection log.
 - (7) Any approved and installed BMP that may impact the site or adjacent site negatively shall be reported to the administering authority for review of specific issue and consideration of plan modifications.
 - (8) Inspect the BMPs within 24 hours after each rain of 0.5 inches or more which results in runoff during active construction periods, and at least once each week. Make needed repairs and install additional BMPs as necessary and document these activities in an inspection log that also includes the date of inspection, the name of the person conducting the inspection, and a description of the present phase of the construction at the site.
 - (9) Allow the administering authority to enter the site for the purpose of inspecting compliance with the erosion and sediment control plan or for performing any work necessary to bring the site into compliance with the erosion and sediment control plan. Keep a copy of the erosion and sediment control plan at the construction site.
 - (10) Removal all erosion control measures within 45 days after site has been stabilized.
- (f) **Permit Conditions.** Permits issued under this section may include conditions established by administering authority in addition to the requirements set forth in sub. (5), where needed to assure compliance with the performance standards in Sec. 47-7 or Sec. 47-8.
- (g) **Permit Duration.** Construction must begin within 45 calendar days of permit issuance. Delay in starting will require a new permit application to be completed and a review period. Permits issued under this section shall be valid for a period of 180 days from date of permit issuance, or the length of the building permit or other construction authorizations, whichever is longer, from the date of issuance. The administering authority may grant one or more extensions not to exceed 180 days cumulatively. The administering authority may require additional BMPs as a condition of an extension if they are necessary to meet the requirements of this chapter. Extension requests may result in the administering authority requiring a revised or updated plan prior to extension issuance.

- (h) **Maintenance.** The responsible party throughout the duration of the construction activities shall maintain all BMPs installed correctly and at the size and locations necessary to meet the requirements of this chapter until the site has undergone final stabilization.

Sec. 47-10. - Erosion and Sediment Control Plan, Statement and Amendments.

- (a) **Erosion and Sediment Control Plan Statement.** For each construction site identified under Sec. 47-4(a)(3), an erosion and sediment control plan statement shall be prepared. This statement shall be submitted to the administering authority. The erosion and sediment control plan statement shall briefly describe the site size, if partial or entire site, site topography, site drainage systems, proximity to waterways, the development schedule, and the BMPs that will be used to meet the requirements of the chapter. A site map shall also accompany the erosion and sediment control plan statement.
- (b) **Erosion and Sediment Control Plan Requirements.**
- (1) An erosion and sediment control plan shall be prepared and submitted to the administering authority.
 - (2) The erosion and sediment control plan shall be designed to meet the performance standards in Sec. 47-7, Sec. 47-8 and other requirements of this chapter.
 - (3) The erosion and sediment control plan shall address pollution caused by soil erosion and sedimentation during construction and up to final stabilization of the site. The erosion and sediment control plan shall include, at a minimum, the following items:
 - a. Name(s) and address(es) of the land owner or developer of the site, and of any consulting firm retained by the applicant, together with the name of the applicant's principal contact at such firm. The permit application along with the site plans shall also include start and end dates for construction.
 1. Start and end dates shall be used for USLE calculations for sediment loss.
 2. Start and end dates if changed before actual work begins or work is delayed will be required to be updated at the request of the administering authority.
 - i. Change of dates will require revisions to the USLE calculations to verify the site plan still meets requirements for soil loss.
 - b. Description of the construction site and the nature of the land disturbing construction activity, including representation of the limits of land disturbance on a county or City of Columbus tax parcel map showing current parcel boundaries, aerial image and topographic information. .
 - c. Description of the intended sequence of major land disturbing construction activities for major portions of the construction site, including stripping and clearing; rough grading; construction of utilities, infrastructure, and buildings; and final grading and landscaping.

- Sequencing shall identify the expected date on which clearing will begin, the estimated duration of exposure of cleared areas, project phasing, areas of clearing, installation of temporary erosion and sediment control measures, and establishment of permanent vegetation.
- d. Estimates of the total area of the construction site and the total area of the construction site that is expected to be disturbed by land disturbing construction activities.
 - e. Calculations to show the compliance with the performance standard in Sec. 47-8(c)(2)a.
 - f. Existing data describing the surface soil as well as subsoils.
 - g. Depth to groundwater, as indicated by Natural Resources Conservation Service soil information where available or project geotechnical borings.
 - h. Name of the immediate named receiving waters for site runoff.
- (4) The erosion and sediment control plan shall include a site map. The site map shall include the following items and shall be at a scale not greater than 100 feet per inch and at a contour interval not to exceed one foot.
- a. Existing topography, vegetative cover, natural and engineered drainage systems, roads and surface waters. Lakes, streams, wetlands, channels, ditches, and other watercourses on and immediately adjacent to the site shall be shown. Any identified 100-year flood plains, flood fringes and floodways shall also be shown.
 - b. Existing drainage patterns shall be shown with drainage arrows.
 - c. Boundaries of the construction site.
 - d. Proposed drainage patterns and approximate slopes anticipated after major grading activities.
 - e. Areas of soil disturbance.
 - f. Location of major structural and non-structural controls identified in the erosion and sediment control plan.
 - g. Location of areas where stabilization BMPs will be employed.
 - h. Areas which will be vegetated following land disturbing construction activities.
 - i. Area(s) and location(s) of wetland on the construction site, and locations where storm water is discharged to a surface water or wetland within one-quarter mile downstream of the construction site.
 - j. Areas(s) used for infiltration of post-construction storm water runoff.
- (5) Each erosion and sediment control plan shall include a description of appropriate control BMPs that will be installed and maintained at the construction site to prevent pollutants from reaching waters of the State. The erosion and sediment control plan shall clearly describe the appropriate erosion and sediment control BMPs for each major land disturbing construction activity and the timing during the period of land disturbing construction activity that the erosion and sediment control BMPs will be implemented. The description of erosion and sediment control BMPs shall include, when appropriate, the following minimum requirements:
- a. Description of interim and permanent stabilization practices, including a

- BMP implementation schedule. The erosion and sediment control plan shall ensure that existing vegetation is preserved where attainable and that disturbed portions of the site are stabilized.
- b. Description of structural practices to divert flow away from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from the site.
 - c. Management of overland flow at all areas of the construction site, unless otherwise controlled by outfall controls.
 - d. Trapping of sediment in channelized flow.
 - e. Staging land disturbing construction activities to limit exposed soil areas subject to erosion.
 - f. Protection of downslope drainage inlets where they occur. Downslope protection locations are to be determined by slope and inlet capture efficiency. All downslope inlets will be required to be protected that may have bypass flow calculated at a 25-year storm.
 - g. Minimization of tracking at all vehicle and equipment entry and exit locations of the construction site.
 - h. Clean up off-site sediment deposits method and schedule.
 - i. Proper disposal of building and waste material.
 - j. Stabilization of drainage ways.
 - k. Installation of permanent stabilization practices as soon as possible after final grading.
 - l. Minimization of dust. Sites subject to dust dispersion will be required to have a dust control plan that includes method of control and schedule for performing activity for control.
- (6) The erosion and sediment control plan shall require that velocity dissipation devices be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive flow from the structure to a water course so that the natural physical and biological characteristics and functions are maintained and protected.
- (c) **Erosion and Sediment Control Plan Amendments.** The applicant shall amend the erosion and sediment control plan if any of the following occur:
- (a) There is a change in design, phasing, project limits, construction area, operation, or maintenance at the site which has the reasonable potential for the discharge of pollutants off site or to waters of the State and which has not otherwise been addressed in the originally approved erosion and sediment control plan.
 - (b) The actions required by the erosion and sediment control plan fail to reduce the impacts of pollutants carried by construction site runoff.
 - (c) The administering authority notifies the applicant of changes needed in the erosion and sediment control plan.

Sec. 47-11. - Fee Schedule.

The fees referred to in this chapter shall be established by the administering authority approved by motion of the City of Columbus Common Council and may from time to time be

modified by resolution of the Common Council.

Sec. 47-12. - Inspection.

If land disturbing construction activities are occurring without a permit required by this chapter, the administering authority may enter the land pursuant to the provisions of §§66.0119 (1), (2), and (3), Wis. Stats.

Sec. 47-13. - Enforcement.

- (a) The administering authority may post a stop work order if any of the following occurs:
 - (1) Land disturbing construction activity regulated under this chapter is occurring without a permit.
 - (2) Land owner refuses inspection access in Sec. 47-12.
 - (3) The erosion and sediment control plan is not being followed or implemented in good faith.
 - (4) Any of the conditions of the permit are not being met.
 - (5) Responsible party has not made corrections as directed by the administering authority in the time period specified.
- (b) If the responsible party does not cease activity as required in a stop work order posted under this section or fails to comply with the erosion and sediment control plan or permit conditions, the administering authority may revoke the permit.
- (c) If the responsible party, where no permit has been issued or the permit has been revoked, does not cease the activity after being notified by the administering authority or if a responsible party violates a stop work order posted under sub. (a), the administering authority may request the city attorney to obtain a cease-and-desist order in any court of competent jurisdiction.
- (d) The administering authority may retract the stop work order issued under sub. (a) or the permit revocation under sub. (b).
- (e) After posting a stop work order under sub. (a), the administering authority may issue a notice of intent to the responsible party of its intent to perform work necessary to comply with this chapter. The administering authority may go on the land and commence the work after issuing the notice of intent. The costs of the work performed under this subsection by the administering authority, plus interest at the rate authorized by administrative authority shall be billed to the responsible party. In the event a responsible party fails to pay the amount due, the clerk shall enter the amount due on the tax rolls and collect as a special charge against the property pursuant to subch. §66-0627, Wis. Stats.
- (f) Any person violating any of the provisions of this chapter shall be subject to a forfeiture of not less than \$100.00 nor more than \$500.00 plus the costs of prosecution for each violation. Each day a violation exists shall constitute a separate offense.
- (g) Compliance with the provisions of this chapter may also be enforced by injunction in any court with jurisdiction. It shall not be necessary to prosecute for forfeiture or a cease-and-desist order before resorting to injunctive proceedings.

Sec. 47-14. - Appeals.

- (a) **Board of Appeals.** The board of appeals created pursuant to section 114-34 of the City Code pursuant to §62.2 (7)(e), Wis. Stats.:
- (1) Shall hear and decide appeals where it is alleged that there is error in any order, decision or determination made by the administering authority in administering this chapter except for cease-and-desist orders obtained under Sec. 47-13(c).
 - (2) May authorize, upon appeal, variances from the provisions of this chapter which are not contrary to the public interest and where owing to special conditions a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and
 - (3) Shall use the rules, procedures, duties, and powers authorized by statute in hearing and deciding appeals and authorizing variances.
- (b) **Who May Appeal.** Appeals to the board of appeals may be taken by any aggrieved person or by any office, department, board, or bureau of the City of Columbus affected by any decision of the administering authority.

CITY OF COLUMBUS

ORDINANCE _____ - ____

**AN ORDINANCE TO REPEAL CERTAIN SECTIONS OF CHAPTERS 90 AND 114,
AND TO CREATE CHAPTER 47 OF THE CITY CODE CONCERNING
CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL**

The Common Council of the City of Columbus, Columbia County, Wisconsin does hereby ordain as follows:

1. Section 90-295 and Section 90-334(e) are hereby repealed.
2. Sections 114-10(13), and 114-145 through 114-155 are hereby repealed.
3. Chapter 47, Construction Site Erosion and Sediment Control, as set forth on the attached Exhibit A, is hereby created and made part of the City Code of Ordinances.
4. If any provisions of Chapter 90, Chapter 114, or any other provision of the City Code conflict with the provisions set forth in Chapter 47 of the City Code, the stricter provisions, as determined by the City Engineer, shall be applicable and enforced.
5. **Severability.** If any portion of this Ordinance or its application on any person or circumstances is held invalid, the validity of this Ordinance as a whole or any other provision herein or its application shall not be affected.
6. **Effective Date.** This Ordinance shall take effect immediately upon its passage and posting as required by law.

Adopted this ____ day of _____, 2024.

CITY OF COLUMBUS

By: _____
Joseph Hammer, Mayor

By: _____
Susan Caine, Clerk



Agenda Item Report

Meeting Type: Plan Commission

Meeting Date: Sept. 12, 2024

Item Title: Zoning map amendment to Lot 46 of Highland Ridge Plat (parcel 1188.046)

Submitted By: Mike Kornmann, Director of Community and Economic Development

Detailed Description of Subject Matter:

The request for the rezoning of Lot 46 is to implement the City's approved developer's agreement with Lamp's Landing. The agreement includes the development of about 16 single family homes and one multi-family building with 39-42 units. The request is to change the zoning from Rural Development to Residential 3 and Residential 4 (multi-family)

The request is consistent with the City's comprehensive plan in several ways.

- The future land use map identifies the parcel as single family with parcels adjacent to the parcel as multi-family
- The plan directs multi-family uses to arterial road locations and in proximity to highway interchanges
- Policies in the plan include the support for a variety of housing types and lots sizes.

The proposed zoning is also compatible with the surrounding zoning (see attached zoning map) Multi-family is located across the street and R1 is located to the north. The proposed R3 is for the single family lots on the north section of the property and east and west ends. R3 does not allow for multi-family and any two-family homes are permitted by conditional use. No two-family homes are proposed however. The multi-family lot (Lot 1) is on the south side of the plat adjacent to Park Avenue; and is proposed to be R4.

List all Supporting Documentation Attached:

- Zoning Map Amendment Application Request
- Zoning Map of Lot 46 and surrounding area
- Proposed Cardinal Heights preliminary plat

Action Requested of Council:

Recommend approval of the zoning map amendment for Lot 46 of Highland Ridge from RD to R3 and R4.



Current Zoning

Lot 46 and Surrounding Area

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

The City of Columbus does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 393'

City Of Columbus

105 N Dickason Blvd
Columbus, WI 53925
920-623-5900

Print Date: 9/8/2024



CITY OF COLUMBUS

105 N. DICKASON BOULEVARD COLUMBUS, WISCONSIN 53925-1565
920.623.5900 FAX 920.623.5901 www.cityofcolumbuswi.com

APPLICATION FOR ZONING MAP AMENDMENT

FEES:

Application: \$500.00

DEPOSIT:

Residential, single lot - N/A

Residential, more than 1 lot or up to 5 acres - \$1,000

Commercial, Industrial - \$1,000

Instructions to Applicant: To request a change in the Zoning Ordinance, an application for a zoning map amendment must be filed with the City Clerk's Office and a public hearing held before the City's Plan Commission. Normally there are two primary reasons for a change in zoning. One reason is that the zoning ordinance does not comply with the City's Comprehensive Plan; the second is that the activity or use was not addressed or considered at the time the Comprehensive Plan was adopted. The burden of providing substantiating evidence rests with the applicant.

Applications will not be processed unless all required information for the specific application type is submitted and applicable fees are paid. The application deadline is usually 20 working days before the Plan Commission meeting to allow time for staff review and required publishing. **No partial applications will be accepted and final acceptance will be determined by City Staff.**

Applicant information. Applicant will be invoiced for any additional professional fee costs:

Name: RONALD R KLAAS, D'ONOFRIO KOTKE & ASSOC.
Address: 7530 WESTWARD WAY
City: MADISON State: WI ZIP 53717
Phone: (608) 833-7530 Fax: _____
Cell: _____ Email: RKLAAS@DONOFRIO.CC

Property Interest of Applicant:

() Owner () Contract Purchaser () Leasee

☒ Other (please explain) CIVIL ENG & LAND SURVEYOR

Owner information (if different from Applicant):

Name: JOSH LAMP, LAMPS LANDING LLC
Address: 2230 FORDHEM AVE
City: MADISON State: WI ZIP 53704
Phone: (608) 239-2559 Fax: _____
Cell: _____ Email: LAMPJELLS@GMAIL.COM



CITY OF COLUMBUS

105 N. DICKASON BOULEVARD COLUMBUS, WISCONSIN 53925-1565
920.623.5900 FAX 920.623.5901 www.cityofcolumbuswi.com

APPLICATION FOR ZONING MAP AMENDMENT

Primary contact information:

Name: SAME AS APPLICANT

Address: _____

City: _____ State: _____ ZIP: _____

Phone: _____ Fax: _____

Cell: _____ Email: _____

Location of Property

Address: 1400 PARK AVENUE Tax parcel number: _____

Legal Description (attach additional sheets if necessary):

LOT 46, HIGHLAND RIDGE PLAT

Requested Map Amendment: **A narrative or cover letter shall be attached and include the following:**

1. Information about Subject Property:

Current zoning of property: AG

Current use of property: HOUSE, BARN, AG FIELDS

2. Information about the requested zoning map change and what use the amendment would allow:

LOT 1 - R 4 -- 42 UNIT APARTMENT BLDG

LOTS 2-18 R 3 -- 10 NEW HOME SITES PLUS EX. STONE HOUSE

3. Reason for the change to the Zoning Map:

TO ALLOW RESIDENTIAL DEVELOPMENT

105 N. DICKASON BOULEVARD COLUMBUS, WISCONSIN 53925-1565
920.623.5900 FAX 920.623.5901 www.cityofcolumbuswi.com
Celebrate!
COLUMBUS

APPLICATION FOR ZONING MAP AMENDMENT

4. Site Plan

A Site plan must be attached at a scale large enough for clarity showing the following information:

*SITE PLAN FOR APARTMENT BUILDING TO BE SUBMITTED
FOLLOWING PREL. PLAT APPROVAL.*

1. Location and dimensions of the lot showing all easements and all onsite parking.

SEE PRELIM PLAT

2. All structures shown, including signs, the distance between all buildings and all front, side and rear setbacks.

3. All off-street parking spaces.

4. The principal buildings on adjacent lots.

I certify that all the above statements and plans submitted with this application are true and accurate. I consent to the entry in or upon the premises described in this application by any authorized official of the City of Columbus for the purposes of inspection as may be required by law. I understand I will be invoiced for any additional professional fees generated by this application.

8-26-24
Date


Signature of Applicant

Date

Signature of Owner (if different from Applicant)



Agenda Item Report

Meeting Type: Plan Commission

Meeting Date: Sept. 12, 2024

Item Title: Preliminary Plat – Cardinal Heights by Lamp’s Landing

Submitted By: Mike Kornmann, Director of Community and Economic Development

Detailed Description of Subject Matter:

The preliminary plat of Cardinal Heights is consistent with the development agreement between the City and Lamp’s Landing. Ruekert and Mielke has provided a review letter and is attached. Several items have been listed and some have been addressed at the time of this report. The following are the key items to consider.

- **Existing farm house driveway and access to Park Avenue or Obrien Court.** The review letter and discussion by the Development Review Team recommend the farmhouse driveway access Obrien Court rather than Park Avenue. This would provide for better traffic flow and reduce possible confusion from the public and visitors of the Park Avenue driveway as the apartment building access. There are challenges to a driveway to Obrien Court as the driveway would go up hill to the court and would result in storm water flowing towards the house. The driveway has been existing for a long time and is also separated from the apartment complex by the mature oaks designated on the plat.
- **DOT 50-foot setback.** The DOT has existing setback of 50 feet noted on the plat (to be vacated by the City). Recent communications from DOT require this setback to be reduced by a state DOT committee set to meet on Sept. 12th. More information will be shared at the Plan Commission meeting.
- **Sanitary Sewer.** The sanitary sewer is coming to the property from the east and the adjacent church property. Documentation of that easement on the church property is needed. The placement of the sewer is coming across Park Avenue at a 90-degree angle. The proposed layout of the sanitary sewer if practical and further documentation is needed.

List all Supporting Documentation Attached:

- Preliminary Plat
- Plat Narrative/Letter of Intent
- Review Letter from Ruekert and Mielke
- Preliminary engineering plans
- Development Timeline

Action Requested of Council:

- Recommend approval of Cardinal Heights preliminary plat with the conditions that the plat is rezoned to R3 and R4, and the items listed in the review letter area addressed.

{ Please note that if discussion leads to a change in the review letter items, then those items can be addressed in the motion by referencing the number in the review letter }

Letter of Intent—Cardinal Heights Plat

Project Description

The Cardinal Heights Plat will consist of 16 new residential lots, along with the existing stone farmhouse that will remain on its own lot. In addition, a 42 unit apartment building is being proposed on lot 1 of the plat. The single family lots will be rezoned to R3, and the multi-family lot to R4. All components of the zoning code are intended to be met, including size, setbacks, and impervious area. The apartment building Site Plan submittal will be made following approval of the Preliminary Plat, and a parking reduction request will be made at that time. Although there are not any designated historic buildings on the site by either the City or the State, the existing stone farmhouse will be preserved.

Parkland dedication

Land for City parks is not required to be dedicated per the Development Agreement, but the Developer shall make a cash contribution of \$67,000 at the time an occupancy permit is granted for the multi-family building.

City infrastructure

A cul de sac will be constructed per City street standards to serve the plat. Street width will be 36', with a 5' wide sidewalk on each side. Sanitary sewer will be extended from a City manhole on the far side of Park Avenue. This entails crossing the edge of the Church property along Park Avenue. The Church has expressed their willingness to grant the necessary easement, in exchange for having sanitary sewer available to that portion of their property at no cost to them. City water main is adjacent to the project along Park Avenue, and will be extended into the project. A public stormwater management pond will be built within Outlot 1, and per the Development Agreement will be dedicated to the public and the City will take over the maintenance upon final acceptance of the basin.

Access to Park Avenue and setback from Park Avenue

As of January of this year, the City has been granted jurisdiction by the DOT for this section of Park Avenue. It is proposed that there be a public street access to Park Avenue at the intersection

of O'Brien Court with Park Avenue. In addition, we are proposing that the existing driveway to the stone farmhouse remain in place. There are mature trees that will be preserved along this driveway, which will provide separation from the proposed apartment building. A sign will also be placed at the access point to Park Avenue indicating that it is a private driveway. Providing a new driveway to the cul de sac bulb would result in a very steep driveway, removal of some of the trees that we want to save, and drainage towards the farmhouse that we would like to avoid. Regarding the setback from Park Avenue, the Highland Ridge plat established a 50' setback, although no specific reasons or limitations were imposed. We ask that as part of this platting, the City reduce that setback to 25'.

Street trees and street signs

Per the City ordinances, street trees will be planted by the Developer in the terrace, on both sides of the street. Approximate spacing will be 50' and the species will be approved by the City prior to planting. Exact locations to be determined after hydrants, street lights, and transformer/pedestal locations have been finalized. The Developer will also install one stop sign at the intersection with Park Avenue, and a sign installed near the entry into the cul de sac that reads "not a through street".

Environmental Assessment

The Environmental Assessment has been completed, and is part of the Preliminary Plat Application. In addition, we have researched the DNR data base and found that there are no wetlands, watercourses, or floodplain identified within the property. No endangered species have been found or noted. The existing stone farmhouse is currently on well and septic, but with the development of the plat those will be abandoned per State code and a new sewer lateral and water service installed to serve the house.

Traffic impact

The additional traffic to be generated by this project on a daily basis (ADT) is estimated to be 439, based on the Institute of Transportation Engineers (ITE) manual. 50% of the ADT is entering and 50% exiting. The AM peak from the project is estimated to be 37 vehicles, and the PM peak will be approximately 45 vehicles.

September 3, 2024

Mike Kornmann
Director of Community and Economic Development
City of Columbus
105 North Dickason Boulevard
Columbus, WI 53925-1565

Re: Columbus – Cardinal Heights Preliminary Plat Review

Dear Mike:

Ruekert & Mielke, Inc. (R/M) has completed our review of the preliminary plat for the above referenced project, dated August 23, 2024. This review is for the compliance with Wisconsin Administrative Code Chapter A-E 7, Wisconsin Statute Chapter 236 utilizing the Wisconsin plat checklist provided by plat review, and the City of Columbus Ordinances Chapter 90 Article IV and 114. This review does not constitute a recommendation for future phases. This review may not include all city requirements for this submittal. We offer the following comments, clarifications, or concerns:

General:

1. Per Wisconsin Administrative Code Chapter AE-7 - No comments.
2. Per Wisconsin Statute Chapter 236 - No comments.

City of Columbus Ordinances Chapter 90:

1. 90-142 (16) - Structure distance from proposed property lines.
2. 90-142 (26) - Approximate location of any existing onsite sewage treatment and disposal facilities (Lot 2)
3. 90-46 & 147 – Provide a draft copy of any homeowners association documents.
4. 114-99 – Provide vision clearance triangles on Obrien Court.

Other:

1. Surveyors Certificate states City of Madison and Midpoint Meadows, please update.
2. Notes are not numbered sequentially.
3. Note 3 represents existing zoning, please change to “RD” for Rural Development.
4. Engineering recommends existing access for all lots, including lot 2, should be from Obrien Court.
5. 90-248 - Provide off plat easement by separate instrument for sanitary sewer extension for property to east. A separate easement document shall be required that outlines responsibilities and rights of the easement.
6. Confirm 50-foot highway setback from Document #739893 is no longer applicable, provide WisDOT confirmation.
7. Show lot width for setbacks at corner lots, 3,4,5, and 12 to confirm meets zoning requirements.
8. 90-45 - Label purpose and ownership of outlot 1, list Obrien Court is to be dedicated to the public.
9. 90-248 – Storm water easement between lots 17 and 18. City of Columbus Utility will require a 20-foot-wide storm water easement centered on property line. A separate easement document shall be required that outlines responsibilities and rights of the easement.



Mike Kornmann
Cardinal Heights Preliminary Plat Review
September 3, 2024
Page 2

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

Respectfully,

RUEKERT & MIELKE, INC.

Jason P.
Lietha

Digitally signed by Jason
P. Lietha
Date: 2024.09.03
14:00:14 -05'00'

Jason P. Lietha, P.E. (WI, MN, MI)
Vice President/Team Leader
jlietha@ruekert-mielke.com

JPL:cal

cc: Jacob Holbert, City of Columbus Utility
Matt Amundson, City of Columbus
Paul Johnson, City Attorney, Boardman and Clark

CARDINAL HEIGHTS - PRELIMINARY PLAT

LOT 46, HIGHLAND RIDGE, RECORDED IN VOLUME 1 ON PAGE 266 OF PLATS AS DOCUMENT NUMBER 739893 IN THE COLUMBIA COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 14, THE SW1/4 OF THE SW1/4 OF SECTION 13 AND THE NE1/4 OF THE NE1/4 OF SECTION 23, ALL IN TOWNSHIP 10 NORTH, RANGE 12 EAST, CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, hereby certify that, in accordance with the provisions outlined in Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Columbus, I have conducted a survey of Cardinal Heights and that this survey accurately delineates the exterior boundaries of the preliminary plat described as follows:

Lot 46, Highland Ridge, recorded in Volume 1 on page 266 of Plats as Document Number 739893 in the Columbia County Register of Deeds Office, located in the SE1/4 of the SE1/4 of Section 14, the SW1/4 of the SW1/4 of Section 13 and in the NE1/4 of the NE1/4 of Section 23, all in T10N, R12E, City of Columbus, Columbia County, Wisconsin, containing 328,820 square feet (7.549 acres).

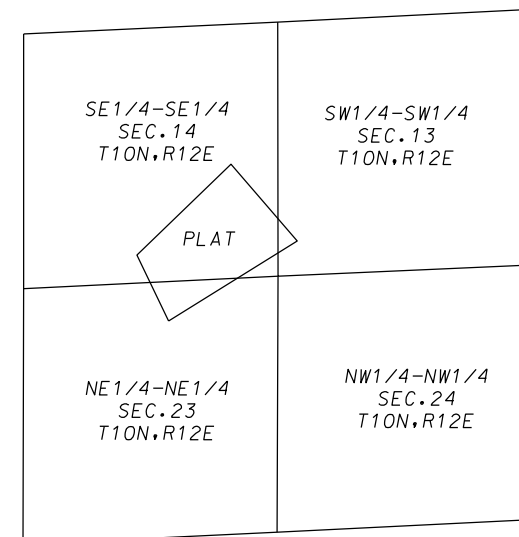
Dated this 6th day of September, 2024

Brett T. Stoffregan
Brett T. Stoffregan, Professional Land Surveyor, S-2742



NOTES

- Outlot 1 will be dedicated to the public for storm water management.
- Zoning: Existing - RD
Proposed - Lot 1 - R-4
Lots 2-18 - R-3
- Planner/Engineer/Surveyor: D'Onofrio Kottke & Assoc.
Owner and Subdivider: Loms Landing, LLC
- Vision corner falls within the existing ROW of Park Avenue and the proposed ROW of O'Brien Court.



LOCATION MAP
1"=1000'



0 60' 120'
1" = 60'

GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM, COLUMBIA COUNTY ZONE, NAD83(2011)

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

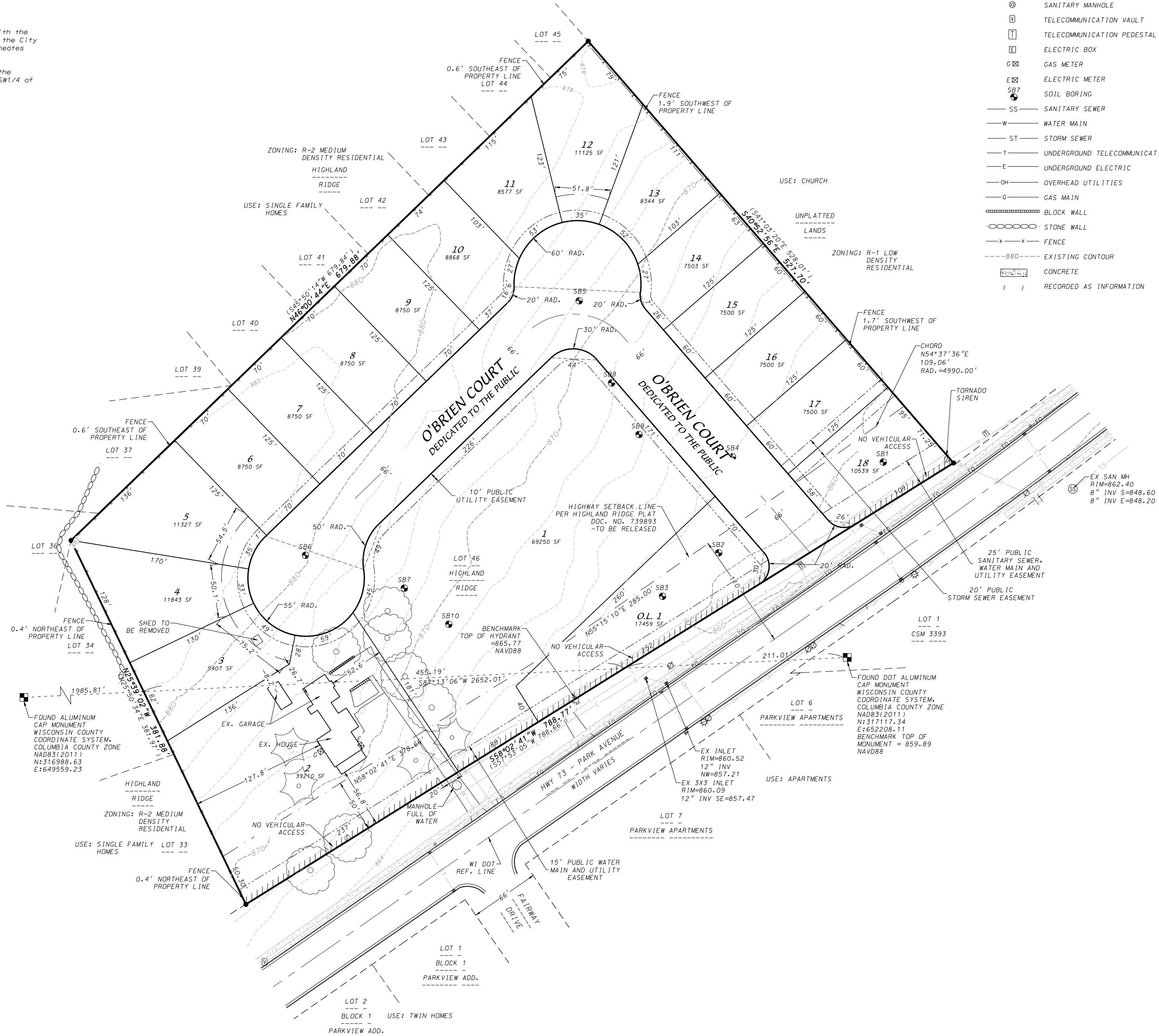
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:24-07-111

Sep 06, 2024-11:40am U:\User\2407111\Drawings\2407111 Preliminary Plat.dwg 2x30 PRELIMINARY PLAT

LEGEND

- FOUND 3/4" REBAR
- ⊕ POWER POLE
- ⊕ POWER POLE W/LIGHT
- ⊕ HYDRANT
- STORM SEWER INLET
- ↓ GUY WIRE
- ⊕ SANITARY MANHOLE
- ⊕ TELECOMMUNICATION VAULT
- ⊕ TELECOMMUNICATION PEDESTAL
- ⊕ ELECTRIC BOX
- ⊕ GAS METER
- ⊕ ELECTRIC METER
- ⊕ SOIL BORING
- SS SANITARY SEWER
- W WATER MAIN
- ST STORM SEWER
- T UNDERGROUND TELECOMMUNICATION LINE
- E UNDERGROUND ELECTRIC
- OH OVERHEAD UTILITIES
- G GAS MAIN
- █ BLOCK WALL
- STONE WALL
- x-x FENCE
- 880--- EXISTING CONTOUR
- CONCRETE
- () RECORDED AS INFORMATION





Agenda Item Report

Meeting Type: Plan Commission

Meeting Date: Sept. 12, 2024

Item Title: Conditional Use Permit at 115 Commercial Drive for Outdoor Storage

Submitted By: Mike Kornmann, Director of Community and Economic Development

Detailed Description of Subject Matter:

- The request is to have outdoor storage on the south side of the building. The fencing on the site plan shows three sides of fencing with the building serving as the fourth. This meets the intent of the ordinance to shield outdoor storage from public view. It also allows for internal traffic flow within the site.

List all Supporting Documentation Attached:

- Site plan for outdoor storage (fence highlighted in yellow)

Action Requested of Council:

Recommend approval of the CUP for outdoor storage with the following conditions:

1. The site plan be followed
2. Fence height not to exceed 8 feet
3. Chain link fence must contain privacy slats
4. Outdoor storage must stay within the fenced area and not exceed height of fence
5. Any major changes will require an amendment to the CUP



APPROXIMATE PROPERTY BOUNDARY

BUILDING SETBACK LINE

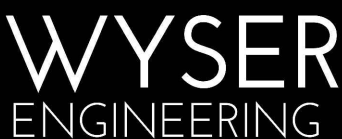
EASEMENT

PROJECT BOUNDARY

BUILDING FOOTPRINT

ASPHALT PAVEMENT

CONCRETE PAVEMENT



1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON NOVEMBER 16, 2022 AND FEBRUARY 20, 2023. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF COLUMBUS STANDARD SPECIFICATIONS.

SITE ADDRESS: 115 COMMERCIAL DRIVE
SITE ACREAGE: 6.08 AC
USE OF PROPERTY: MANUFACTURING
ZONING: I-1

SETBACKS:
FRONT YARD: 20 FEET
REAR YARD: 20 FEET
SIDE YARD: 10 FEET

NEW IMPERVIOUS AREA: 17,466 SQ. FT.

DISTURBED AREA: 40,000 SQ. FT




LYCO MANUFACTURING ADDITION

CITY OF COLUMBUS, COLUMBIA COUNTY, WI

Sheet Title: OVERALL SITE PLAN

Revisions:		
No.	Date:	Description:
	04/05/2023	Plan Updates
	06/08/2023	Plan Updates
	06/27/2023	Plan Updates
	05/03/2024	Plan Updates
	07/17/2024	Plan Updates

Graphic Scale	
Wyser Number	22-0979
Set Type	REVIEW
Date Issued	03/24/2023
Sheet Number	C100



SEPTEMBER 15.

STONE TRACKING PAD (MIN. 50' LONG AND 12" DEEP BY USE OF 3" CLEAR STONE) IN THIS AREA PER WDN TECHNICAL STANDARD 1057. INSTALL AT ANY LOCATION WHERE CONSTRUCTION TRAFFIC MEETS THE EXISTING PAVED DEVELOPMENT AREA.

DITCH CHECK WITHIN THE SWALE PER WDN TECHNICAL STANDARD 1062. REMOVE FOLLOWING SITE STABILIZATION

3'X3' FIELD POURED STORM MANHOLE OVER EXISTING STORM SEWER. NEENAH R-8341-A DITCH GRATE. STOOL TYPE RIM = 847.75. EXISTING INVERT ELEVATION UNKNOWN AND TO BE FIELD DETERMINED.

VALVE BOX TO BE CONSTRUCTED AROUND EXISTING CURB STOP IF LOCATED WITHIN PROPOSED PAVEMENT LIMITS.

BM - 1

BM - 2

CLASS II TYPE B EROSION MATTING IN SWALE.

ADEQUATE COVER FOR CITY STORM SEWER AND SANITARY SEWER WILL NEED TO BE VERIFIED AND MAINTAINED.

TYPE D INLET PROTECTION PER WDN TECHNICAL STANDARD 1060, TYP. INSTALL AT ANY LOCATION WHERE CONSTRUCTION RUNOFF DRAINS INTO THE STORM SEWER SYSTEM.

CONNECT TO EXISTING 10" CLAY SANITARY SEWER WITH 10x4 TEE. CUT EXISTING PIPE 5' BEYOND TEE CONNECTION. REPLACE WITH 10" PVC PIPE WITH FERNCO COUPLINGS. 4" PVC I.E. = 841.7'. CONTRACTOR TO CONFIRM ELEVATION AND REPORT DISCREPANCIES TO ENGINEER.

SILT FENCE PER WDN TECHNICAL STANDARD 1056

TEMPORARY SOIL STOCKPILE LOCATION. REFER TO CONSTRUCTION SITE EROSION CONTROL NOTE NO. 17.

RELOCATION OF GAS MAIN TO BE COORDINATED WITH UTILITY COMPANY PRIOR TO CONSTRUCTION.

EXACT ROUTING OF WATER SERVICE UNKNOWN. WATER SERVICE FOR EXISTING BUILDING TO BE UNINTERRUPTED DURING CONSTRUCTION.

EXISTING LOT DRAIN TO BE REMOVED. EXACT STORM SEWER ROUTING UNKNOWN. EXISTING STORM SEWER UNDER EXISTING BUILDING TO BE REMOVED.

285 LF OF 12" SDR 35 PVC @ 0.75% MINIMUM

154 LF OF 4" SDR 35 PVC @ 2.08% MINIMUM

PROPOSED ADDITION
FFE = 850.50

EXISTING BUILDING
FFE = 850.50

COMMERCIAL DRIVE

EXISTING TRANSFORMER TO BE PROTECTED DURING CONSTRUCTION. COORDINATE WITH UTILITY COMPANY AS NECESSARY.

CAP END OF 12" PVC

EBX

E

GAS

WAT

STM

GM

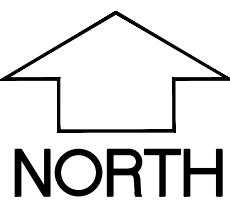
File: W:\2022\220979_Ideal Builders - Lyco Manufacturing Addition.dwg 220979_Civil Design.dwg Layout: Grading Plan User: Adam Plotted: Jul 17, 2024 - 7:33pm

1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
3. FINAL STABILIZATION SHALL OCCUR AS SOON AS PRACTICABLE AFTER THE DISTURBANCE, AND AREAS MUST BE STABILIZED WITHIN 7 DAYS OF REACHING FINAL GRADE.
4. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
5. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
6. INSTALL EROSION CONTROLS AROUND STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
7. MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
8. PERMANENT SEEDING SHALL BE MADISON PARKS BY EARTH CARPET OR SIMILAR APPLIED AT A RATE OF 4.5-1,000 SQ.F.T. NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
9. TEMPORARY STABILIZATION SHALL BE REQUIRED ON ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER AND CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET WITH PROPERLY ANCHORED, CRIMPED STRAW MULCH.
 - b. WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.
10. ALL SLOPES EXCEEDING 3:1 SHALL USE PRESCRIPTIVE COMPLIANCE INCLUDING SLOPE INTERRUPTION PER WDNR TECH. STD. 1071, SOIL STABILIZATION (PERMANENT SEEDING AND CLASS I, TYPE B EROSION MATTING ON SLOPES OR CLASS II, TYPE B MATTING IN DRAINAGE SWALES) AND LIMITING THE MAX PERIOD OF BARE SOIL TO 60 DAYS FOR LAND DISTURBANCE BETWEEN SEPTEMBER 15 AND MAY 1 AND 30 DAYS FOR LAND DISTURBANCE BETWEEN MAY 2 AND SEPTEMBER 15.



NOTE:
SPOT GRADES ARE AS FOLLOWS:
FFE - FINISHED FLOOR GRADE
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
FG - FINISH GRADE
TW - FINISH GRADE ADJACENT TOP
OF WALL
BW - FINISH GRADE ADJACENT
BOTTOM OF WALL (NOT
FOOTING)

	PROPERTY BOUNDARY
	EASEMENT
	BUILDING FOOTPRINT
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	MAJOR CONTOUR
	MINOR CONTOUR
	STORM SEWER
	SANITARY SEWER
	SILT FENCE
	INLET PROTECTION
	DITCH CHECK
	SPOT GRADE
	DRAINAGE GRADE BREAK
	DRAINAGE ARROW



WYSER
ENGINEERING



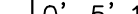
115 COMMERCIAL DRIVE
COLUMBUS WI 53025


LYCO MANUFACTURING ADDITION

CITY OF COLUMBUS, COLUMBIA COUNTY, WI

Sheet Title: EROSION CONTROL & UTILITY PLAN

No.	Date:	Description:
	04/05/2023	Plan Updates
	06/08/2023	Plan Updates
	06/27/2023	Plan Updates
	05/03/2024	Plan Updates
	07/17/2024	Plan Updates

Graphic Scale	
Wyser Number	22-0979
Set Type	REVIEW
Date Issued	03/24/2023
Sheet Number	C200

Graphic Scale	
Wyser Number	22-0979
Set Type	REVIEW
Date Issued	03/24/2023
Sheet Number	C400

