Plan Commission Meeting Agenda

Thursday, March 12, 2026 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 minutes from February 2026 meeting

Regular Business

2. Public hearing regarding conditional use permit for a RV staging area on Commerce Drive - Parcel 1512.18
3. Consider and take action regarding a conditional use permit for RV staging area – Parcel 1512.18 located on Commercial Drive (Robbins Creek Commerce Center)
4. Consider and take action regarding draft zoning rewrite including parking requirements

Adjourn

COLUMBUS
WISCONSIN

Plan Commission Meeting Minutes

Thursday, February 12, 2026 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Call Meeting to Order

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

Roll Call

A quorum consisted of Anfinson, Hajewski, Stapelmann, Monday, Meyers, and Finkler. Staff liaisons Kornmann and Bennett were present along with Vandewalle Associate Planner, Sonja Kreuesel and Clerk Susan Caine.

Notice of Open Meeting

The meeting was confirmed as being posted and noticed according to State law

Approval of Agenda

Finkler motioned to approve the agenda. Hajewski seconded the motion. There was no discussion. Motion was carried unanimously.

Swearing in of new Plan Commissioners - City Clerk Susan Caine

City Clerk Caine led the swearing in of new Plan Commission members Anfinson and Stapelmann.

Approval of Minutes

1. Approve minutes

   Finkler motioned to approve the minutes from the December 11th meeting. Meyers seconded the motion. There was no discussion. Motion was carried unanimously.

Regular Business

2. Consider and take action regarding draft of Part 1 of the Zoning Code - Re-write

   Kreuesel, Associate Planner from Vandewalle and Associates presented the first part of the zoning code rewrite. The presentation focused code organization, article summaries, added graphics and diagrams, and highlighted various zoning topics.

   Some zoning topics that had discussion involved single family lot sizes, updated industrial and commercial districts, historic preservation, data centers, accessory dwelling units, accessory uses, and industrial building height.

3. Consider future agenda items

   Kreuesel will be bringing the zoning map and parking table prior to part 2 of the zoning code rewrite at future meetings. Kornmann brought up a public hearing for a business expansion on a property on Commercial Drive. No additional items were mentioned for future agendas.

Adjourn

Finkler motioned to adjourn the meeting. Meyers seconded the motion. The motion carried unanimously. The meeting was adjourned at 8:04pm.

** These minutes will be approved at a future meeting and may be amended. These minutes are respectfully submitted by David Bennett, Communications and Economic Development Coordinator **

Roussev Engineering Solutions LLC
7563 Driftless Ridge Way
Verona, WI 53593

ROUSSEV ENGINEERING SOLUTIONS LLC

[redacted]

February 9, 2026

City of Columbus
105 N. Dickason Boulevard
Columbus, WI 53925

RE: Project Narrative – Markquart RV Staging Area and Outdoor Display
City of Columbus, Wisconsin

Markquart Columbus, LLC proposes to improve approximately 2 acres of City parcel 1512.18 (total parcel area approximately 4 acres) in the City of Columbus, Wisconsin as a dedicated staging area and outdoor display yard for recreational vehicle (RV) inventory associated with their existing Markquart RV business located across the street. The improved area will function solely as a place to position units awaiting delivery or display; no customer or employee activities will occur on this site, and all customer and employee parking will continue to be accommodated on the primary Markquart RV property. The proposed use is consistent with the intent of the I-1 Light Industrial district as a low-intensity, outdoor commercial storage and display area ancillary to the existing RV dealership.

Because no customer parking, office, or service functions are proposed on parcel 1512.18, the applicant requests that no off-street parking stalls be required for this staging area. This use operates as an extension of the existing business across Commerce Drive rather than as a stand-alone principal use with separate trip generation or on-site staffing. All access to the staging area will be controlled by Markquart RV staff, and the only regular vehicle movements within the site will be by employees repositioning RV units.

The site will be graded and paved primarily with hot-mix asphalt (HMA) to provide a durable, dust-free surface suitable for RV maneuvering and display. A small gravel or reclaimed asphalt (RAP) area is planned near the west edge of the site for occasional overflow parking and low-speed maneuvering, while the primary circulation and display areas—where RVs will be parked in the normal course of business—will be fully paved. This layout limits the extent of unbound surface to the rear of the lot, away from Commerce Drive, while meeting the City's expectations for a hard-surfaced parking and maneuvering area along the frontage.

Striped parking spaces and landscaped islands are not practical or beneficial in this context. RV units vary widely in length, width, and hitch configuration and are routinely rearranged to respond to inventory changes and deliveries. Attempting to stripe stalls to a fixed module would either waste significant area or be routinely ignored in order to fit units efficiently. Instead, RVs will be positioned in an orderly manner by staff on the asphalt staging area, maintaining adequate clearances for fire access and sight distance while avoiding unnecessary pavement markings that would quickly become obsolete as inventory turns over.

Vehicular access to the staging area will use the existing shared curb cut on Commerce Drive that serves both parcel 1512.18 and the neighboring property to the south, avoiding the need for an additional driveway opening on the public street. Perimeter curbing will be provided around the paved area to define the limits of surfacing, protect adjacent green space, and support the site's surface water drainage design.

Stormwater & Grading Plan:

The grading and stormwater management strategy for the staging area is intended to be simple, robust, and consistent with the City's stormwater expectations for low-intensity commercial use. The asphalt surface will be pitched to the perimeter curb and gutter so that runoff is directed away from Commerce Drive and adjoining properties and routed toward the regional stormwater pond to the west.

The project site is located within a regional stormwater management system that includes an existing off-site detention basin designed to control peak discharge rates and achieve required total suspended solids (TSS) removal for the contributing drainage area, with individual lots responsible only for evaluating and providing infiltration where feasible.

For this staging area, site-specific conditions indicate that infiltration BMPs are not practicable. Groundwater at the site is estimated at approximately elevation 841, based on observed normal water surface elevations in the nearby regional pond, and this interpretation is further supported by Web Soil Survey mapping, which classifies the apparent water table in the project area within the 0–20 centimeter depth range, indicating a very shallow seasonal high water table beneath the existing grade.

The proposed staging area grades range from approximately elevation 843 to 845, or only about two to four feet above the estimated groundwater level, so any realistic infiltration basin or swale serving this paved area would have a bottom elevation at or below the estimated groundwater elevation. As a result, the minimum 5-foot separation between the bottom of an infiltration system and seasonal high groundwater required for industrial, commercial, institutional parking lots and roads cannot be met. On this basis, and consistent with NR 151, the applicant intends to request an infiltration exemption for the RV staging area and instead rely on the regional facility for peak-flow and TSS control, while routing site runoff to stable, non-erosive discharge points that do not adversely affect neighboring properties. Under NR 151, runoff from industrial and commercial parking lots and access drives may not be infiltrated where there is less than five feet of separation between the bottom of the infiltration practice and seasonal high groundwater or bedrock. Because the required 5-foot separation cannot be achieved, the RV staging area qualifies for an infiltration prohibition under NR 151, and infiltration BMPs will not be used for this pavement drainage.

The Developer appreciates City of Columbus staff's prompt review and comments on this proposed concept and looks forward to being placed on an upcoming Plan Commission agenda.

SINCERELY,

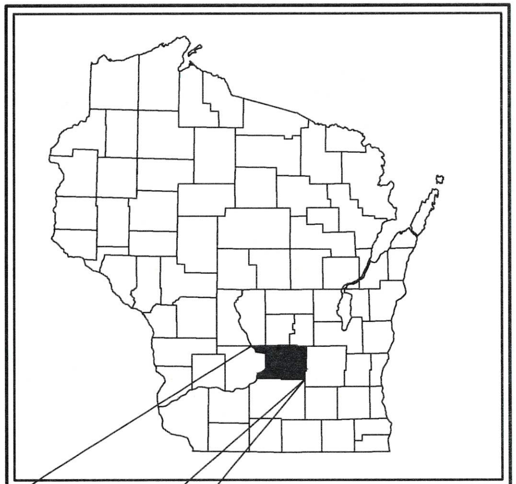
Svet Roussev, PE
Roussev Engineering Solutions
Enclosures

RV STAGING AREA

MARKQUART COLUMBUS LLC

200 Commerce Dr Columbus, WI 53925

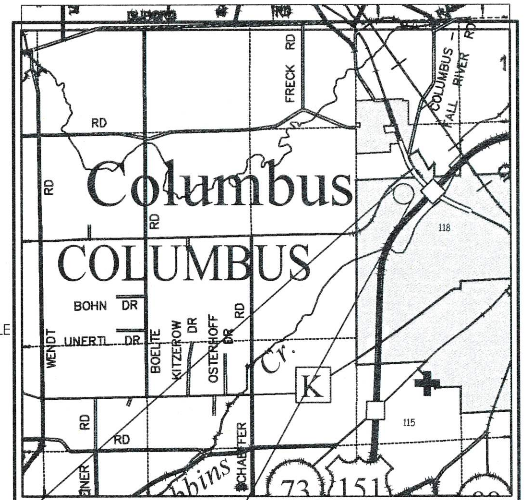
February, 2026



PROJECT LOCATION

N

NO SCALE



CITY OF COLUMBUS, WI
LOCATION PLAN

ABBREVIATION LIST

EOP = EDGE OF PAVEMENT
BOC = BACK OF CURB
TOW = TOP OF WALL
ROW = RIGHT OF WAY
INV = INVERT
ELEV = ELEVATION
PVC = POINT OF VERTICAL CURVE
PVI = POINT OF VERTICAL INTERSECTION
PVT = POINT OF VERTICAL TANGENT
PC = POINT OF CURVE
PI = POINT OF INTERSECTION
PT = POINT OF TANGENT
TYP = TYPICAL
SAN = SANITARY SEWER
ST = STORM SEWER
R = RADIUS
TC = TOP OF CURB
FL = FLOW LINE
STA = STATION
LP = LOW POINT
HP = HIGH POINT
MH = MANHOLE
INL = INLET
PVMT = PAVEMENT
HC = HORIZONTAL CURVE
VC = VERTICAL CURVE
L = LENGTH
CL = CENTERLINE
B-B = BACK TO BACK

EXISTING LINETYPES LEGEND

San	SANITARY SEWER
ST	STORM SEWER
WM	WATER MAIN
FM	FORCE MAIN
E	ELECTRIC
OE	OVERHEAD ELECTRIC
G	GAS
FO	FIBER OPTIC
T	TELEPHONE
TV	TV
X X X X	FENCE
GL GL GL	GRADING LIMITS
SF SF SF	SILT FENCE
DB DB DB	DOUBLE SEDIMENT BARRIER

SYMBOLS LEGEND

EXISTING MANHOLE
PROPOSED MANHOLE
EXISTING HYDRANT
PROPOSED HYDRANT
VALVE
CURB STOP
WELL
PROPERTY CORNER
LIGHT POLE
POWER / TELEPHONE POLE
GUY WIRE
UTILITY PEDESTAL
SIGN
SOIL BORING
MONITORING WELL
MAILBOX
POTENTIAL HAZARD
BENCHMARK
DECIDUOUS TREE
CONIFEROUS TREE
HANDICAP SYMBOL

DIGGERS HOTLINE NOTE

To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin

CALL DIGGERS HOTLINE
1-800-242-8511

Wis Statute 182.0175 (1974)
Requires Min. 3 Work Days
Notice Before You Excavate

NOTES

GENERAL

1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED, BY CONTRACTOR, PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO ALL AFFECTED RESIDENTS FOR ALL PLANNED WATER AND/OR SEWER SERVICE OUTAGES.
3. ALL ASPHALT REPAIRS/REPLACEMENT SHALL BE SAWCUT TO MATCH EXISTING PAVEMENT AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

EROSION CONTROL

1. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
2. SILT FENCE, TEMPORARY SEDIMENT BASIN, & ROCK CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES, INCLUDING CLEARING & GRUBBING.
3. ALL STORM SEWER INLETS SHALL HAVE INLET PROTECTION TYPE-D INSTALLED UPON INLET INSTALLATION.
4. CONTRACTOR IS RESPONSIBLE FOR WEEKLY DNR INSPECTION REPORTS IN ACCORDANCE WITH NR 216.46(9).
5. ADDITIONAL EROSION CONTROL MEASURES MAY BE ADDED ON AN AS-NEEDED BASIS.
6. THE DETENTION BASIN SHALL BE CONSTRUCTED PRIOR TO MASS LAND DISTURBANCE AND UTILIZED AS SEDIMENT BASIN DURING CONSTRUCTION.
7. ANY AREAS WHERE GRADING IS COMPLETED SHALL BE STABILIZED WITH FERTILIZER, SEED, & MULCH AS SOON AS POSSIBLE.
8. ALL BEST MANAGEMENT PRACTICES WILL BE INSTALLED BY THE TIME THE CONSTRUCTION SITE IS CONSIDERED STABILIZED.
9. A COPY OF THIS EROSION CONTROL PLAN SHALL BE KEPT ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
10. STOCKPILES LEFT INACTIVE FOR 7 DAYS SHALL BE SEEDED AND SURROUNDED BY SILT FENCE.
11. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED BY RUNOFF INTO RECEIVING CHANNEL.
12. ALL VEHICLE TRAFFIC IS PROHIBITED WITHIN THE UNDISTURBED LAND BUFFER WHENEVER PRACTICAL.
13. EROSION CONTROL MAT CLASS I, TYPE A WILL BE USED IN NON-CHANNEL AREAS AND CLASS I, TYPE B WILL BE USED IN CHANNEL AREAS.
14. ALL DEWATERING PERMITTING, IF REQUIRED, IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1061.
15. STREETS SHALL BE SWEPT AT THE END OF EACH WORK DAY OR AS DIRECTED BY THE MUNICIPALITY.
16. TRACKING PADS SHALL BE USED AT THE CONSTRUCTION ENTRANCE AND EXITS.
17. ALTHOUGH ROCK CONSTRUCTION TRACKING PADS MAY NOT BE SHOWN ON THE PLANS, THE CONTRACTOR SHALL INSTALL THEM AS NECESSARY OR AS DIRECTED BY THE ENGINEER TO MINIMIZE TRACKING ONTO ADJACENT STREETS. THESE PADS ARE CONSIDERED INCIDENTAL TO THE WORK AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
18. CONTRACTOR WILL BE RESPONSIBLE FOR ALL DUST CONTROL.
19. ALL BANK AREAS DISTURBED SHALL BE STABILIZED WITH EROSION CONTROL MAT IMMEDIATELY.
20. POSITIVE DRAINAGE AWAY FROM THE BUILDING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE CONFIRMED BY THE ENGINEER.
21. DOWN SPOUTS SHALL BE DIRECTED IN A SAFE MANNER AND COMPLY WITH ALL LOCAL AND STATE REGULATIONS.
22. ALL FILL PLACED UNDER BUILDING AND PAVED AREAS SHALL BE STRUCTURALLY SOUND.
23. SEDIMENT WILL BE REMOVED FROM BEHIND SEDIMENT FENCES AND BARRIERS BEFORE IT REACHES A DEPTH THAT IS EQUAL TO HALF THE BARRIER'S HEIGHT.
24. BREAKS AND GAPS IN SEDIMENT FENCES AND BARRIERS WILL BE REPAIRED IMMEDIATELY. DECOMPOSING STRAW BALES WILL BE REPLACED (TYPICAL BALE LIFE IS THREE MONTHS).
25. ALL SEDIMENT THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS WILL BE CLEANED UP BEFORE THE END OF THE SAME WORKDAY. ACCUMULATED SEDIMENT/DEBRIS IN SEWER PIPES SHALL BE CLEANED PRIOR LOCAL MUNICIPALITY TAKING OWNERSHIP.
26. ALL INSTALLED EROSION CONTROL PRACTICES WILL BE MAINTAINED UNTIL THE DISTURBED AREAS THEY PROTECT ARE STABILIZED.
27. ALL EROSION CONTROL MAT SHALL BE INSTALLED WITHIN 24 HOURS OF FINAL GRADES BEING ESTABLISHED.

Sheet List Table

Sheet Number	Sheet Title
G100	TITLE SHEET
C100	EXISTING SITE PLAN
C200	PROPOSED SITE PLAN
C300	GRADING PLAN
C310	GRADING PLAN
C320	PLAN & PROFILE
C400	EROSION CONTROL PLAN
C500	EROSION CONTROL DETAILS
C510	CONSTRUCTION DETAILS

FILE NAME: \\ssr\res\Projects\2026\0126-04 Markquart\CAD\G1.0.dwg

NO. DATE
REVISIONS

SHEET NAME: TITLE SHEET

ADDRESS: COMMERCE DR, COLUMBUS, WI

PROJECT: RV STAGING AREA MARKQUART COLUMBUS, LLC

[redacted]

RES
ROUSSEY ENGINEERING SOLUTIONS, LLC

PROJECT NO: 0126-04
PLOT DATE: 2/9/26
PLOT BY: SSR
PLOT SCALE:

SHEET # G100

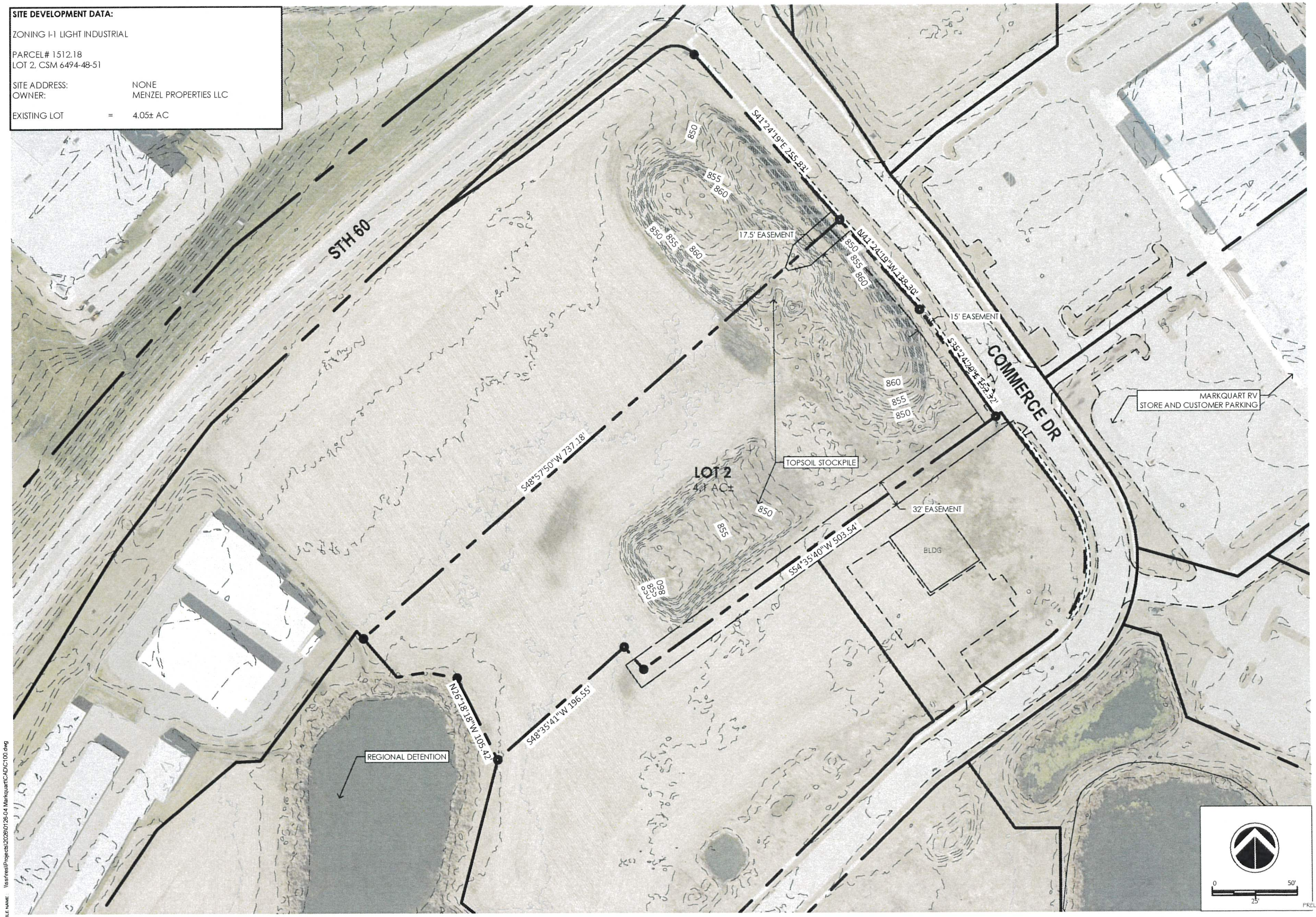
PRELIMINARY NOT FOR CONSTRUCTION

SITE DEVELOPMENT DATA:

ZONING I-1 LIGHT INDUSTRIAL

PARCEL# 1512.18
LOT 2, CSM 6494-48-51

SITE ADDRESS:	NONE
OWNER:	MENZEL PROPERTIES LLC
EXISTING LOT =	4.05± AC



REVISIONS | NO. | DATE

SHEET NAME: EXISTING SITE PLAN

ADDRESS: COMMERCE DR, COLUMBUS, WI

PROJECT: RV STAGING AREA
MARKQUART COLUMBUS, LLC

ROUSSEV ENGINEERING SOLUTIONS, LLC

PROJECT NO: 0126-04
PLOT DATE : 2/9/26
PLOT BY : SSR
PLOT SCALE :

SHEET #C100

PRELIMINARY NOT FOR CONSTRUCTION

FILE NAME: \\ssr\res\Projects\2026\0126-04 Markquart\CAD\C100.dwg

Item #2.

SITE DEVELOPMENT DATA:

ZONING I-1 LIGHT INDUSTRIAL

PARCEL# 1512.18
Lot 2, CSM 6494-48-51

SITE ADDRESS:		NONE
OWNER:		MENZEL PROPERTIES LLC
EXISTING LOT	=	4.05± AC
PAVED STAGING AREA	=	83,260 SF (1.9± ACRES)
RAP OVERFLOW AREA	=	19,140 SF (0.4± ACRES)
CURB AND GUTTER	=	2,588 SF
TOTAL IMPERVIOUS AREA	=	104,988 SF (2.41 ±ACRES) 60%
UNDEVELOPED TURF AREA	=	1.64 ± ACRES OR 40%

VISION TRIANGLE:
NO STRUCTURE OR IMPROVEMENT OF ANY KIND SHALL BE PERMITTED WITHIN THE VISION TRIANGLE. NO VEGETATION WITHIN THE VISION CORNER MAY EXCEED 30 INCHES IN HEIGHT.

FILE NAME: \\ssr\res\Projects\2026\0126-04 Markquart\CAD\C200.dwg

NO. DATE REVISIONS

SHEET NAME: PROPOSED SITE PLAN

ADDRESS: COMMERCE DR, COLUMBUS, WI

PROJECT: RV STAGING AREA
MARKQUART COLUMBUS, LLC

RES
ROUSSEV ENGINEERING SOLUTIONS, LLC

[redacted]

PROJECT NO: 0126-04
PLOT DATE: 2/10/26
PLOT BY: SSR
PLOT SCALE:

SHEET # C200

PRELIMINARY NOT FOR CONSTRUCTION

GRADING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING GRADING OPERATIONS. NOTIFY DIGGERS HOTLINE 5 WORKING DAYS PRIOR TO START OF CONSTRUCTION.
2. ALL MATCHING SIDEWALK ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
3. CONTOUR AND SPOT ELEVATIONS SHOWN REPRESENT FINISH GRADE ELEVATIONS.
4. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENED PRIOR TO ADDITION OF TOPSOIL.
5. SIDEWALKS AND RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% (1:50).
6. SIDEWALK LANDINGS SHALL HAVE A 2.0% (1:50) MAXIMUM CROSS SLOPE OR SLOPE IN ALL DIRECTIONS, INCLUDING DIAGONAL.
8. ALL SIDEWALK SHALL HAVE A MAXIMUM RUNNING SLOPE OF 8%.

GRADING LEGEND

EXISTING CONTOURS
PROPOSED MAJOR CONTOURS (5' INTERVAL)
PROPOSED MINOR CONTOURS (1' INTERVAL)
SAWCUT LINE
843.00' P PAVEMENT ELEVATION
843.50' C CONCRETE PAVEMENT ELEVATION
DRAINAGE ARROWS

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

0 25' 50'

FILE NAME: \\ssr\res\Projects\2026\0126-04 Markquart\CAD\C300.dwg

REVISIONS NO. DATE

SHEET NAME: GRADING PLAN

ADDRESS: COMMERCE DR, COLUMBUS, WI

PROJECT: RV STAGING AREA MARKQUART COLUMBUS, LLC

[redacted]

RES ROUSSEV ENGINEERING SOLUTIONS, LLC

PROJECT NO: 0126-04
PLOT DATE: 2/10/26
PLOT BY: SSR
PLOT SCALE:

SHEET # C300

PRELIMINARY NOT FOR CONSTRUCTION

GRADING NOTES:

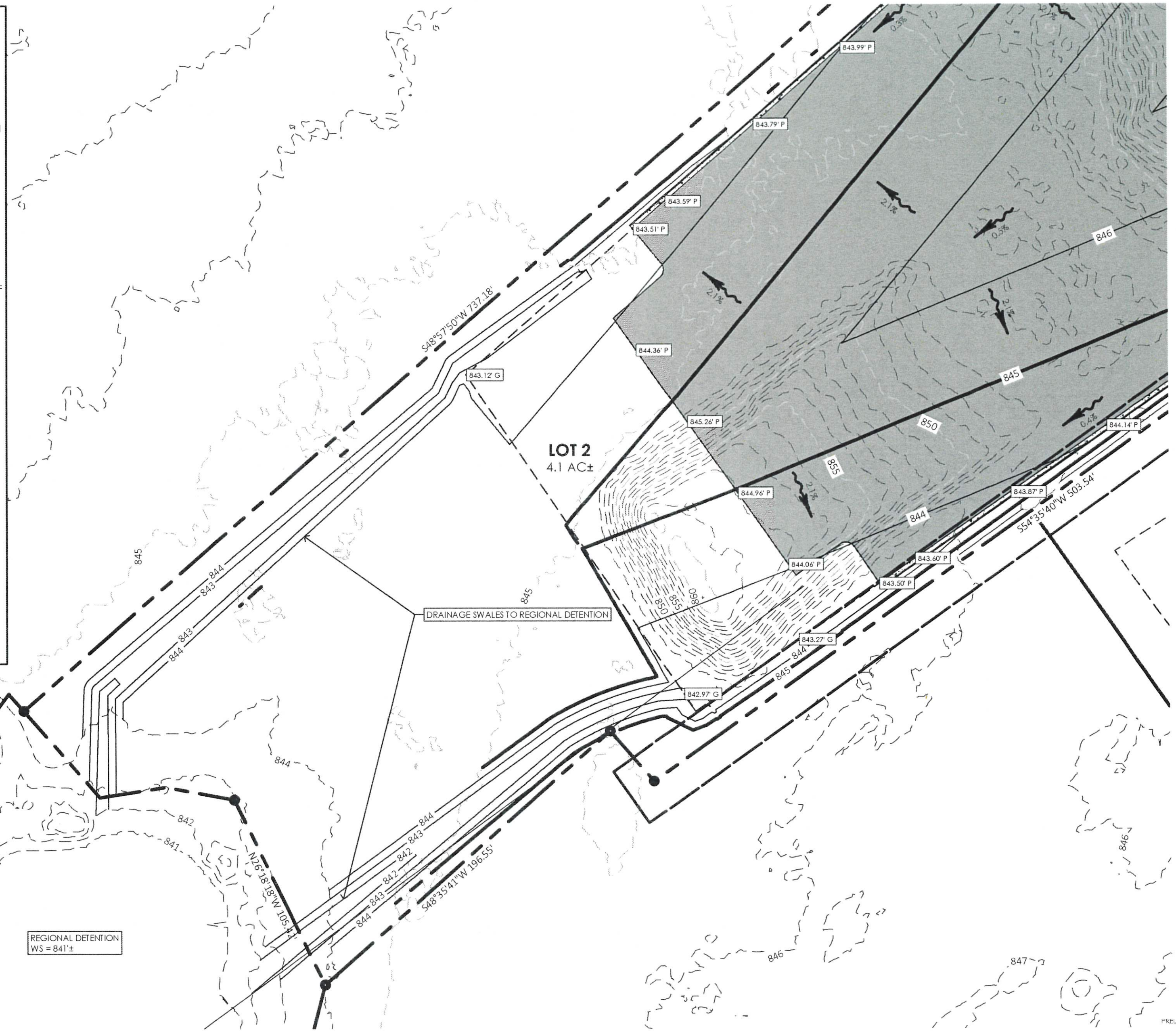
1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING GRADING OPERATIONS. NOTIFY DIGGERS HOTLINE 5 WORKING DAYS PRIOR TO START OF CONSTRUCTION.
2. ALL MATCHING SIDEWALK ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
3. CONTOUR AND SPOT ELEVATIONS SHOWN REPRESENT FINISH GRADE ELEVATIONS.
4. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENED PRIOR TO ADDITION OF TOPSOIL.
5. SIDEWALKS AND RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% (1:50).
6. SIDEWALK LANDINGS SHALL HAVE A 2.0% (1:50) MAXIMUM CROSS SLOPE OR SLOPE IN ALL DIRECTIONS, INCLUDING DIAGONAL.
8. ALL SIDEWALK SHALL HAVE A MAXIMUM RUNNING SLOPE OF 8%.

GRADING LEGEND

— — —	EXISTING CONTOURS
———	PROPOSED MAJOR CONTOURS (5' INTERVAL)
———	PROPOSED MINOR CONTOURS (1' INTERVAL)
— — —	SAWCUT LINE
843.00' P	PAVEMENT ELEVATION
843.50' C	CONCRETE PAVEMENT ELEVATION
	DRAINAGE ARROWS

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

0 25' 50'



FILE NAME: \\ssr\res\Projects\2026\0126-04 Markquart\CAD\C300.dwg

REVISIONS NO. DATE

SHEET NAME: GRADING PLAN

ADDRESS: COMMERCE DR, COLUMBUS, WI

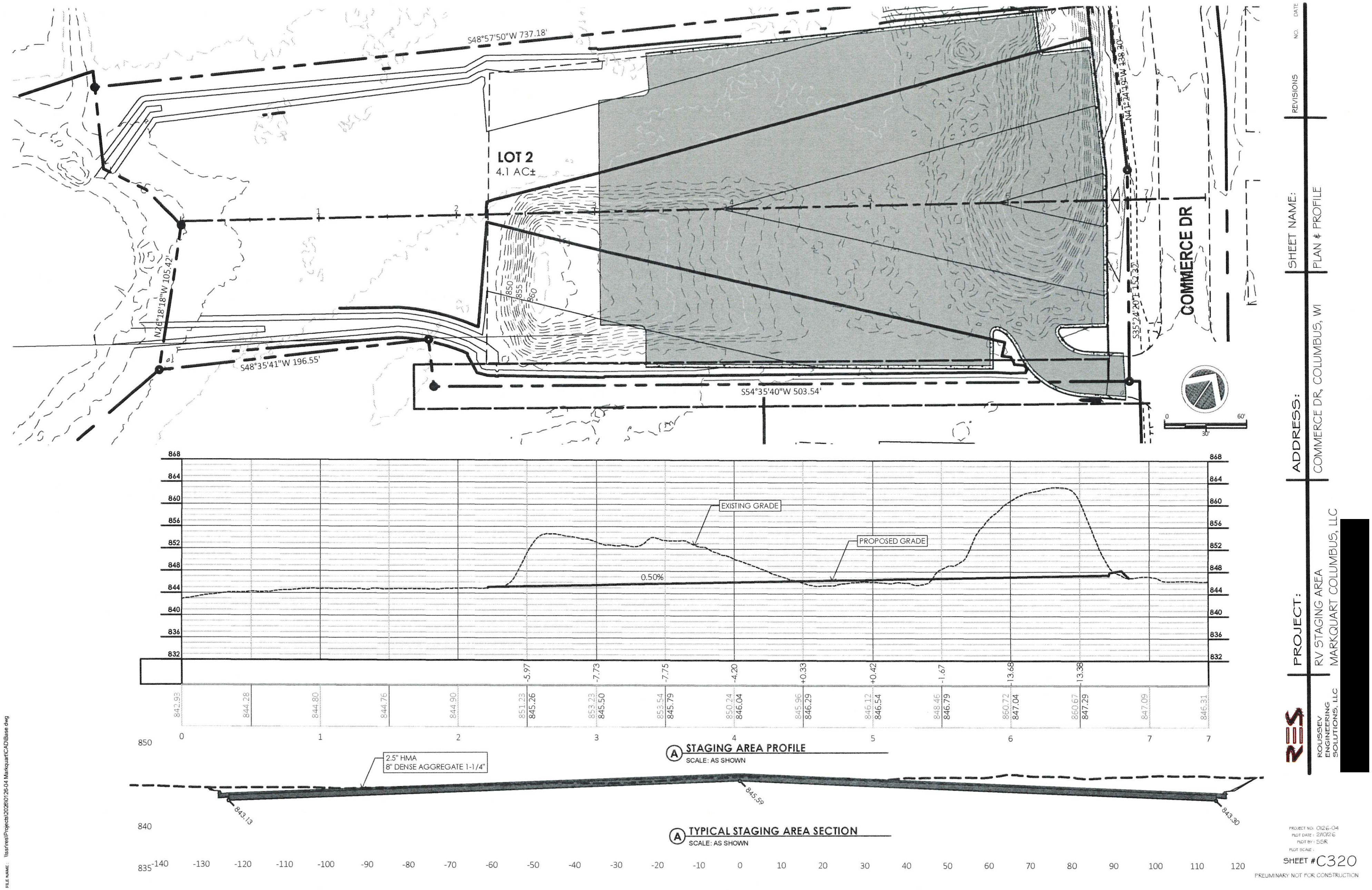
PROJECT: RV STAGING AREA MARKQUART COLUMBUS, LLC

RES ROUSSEV ENGINEERING SOLUTIONS, LLC

PROJECT NO: 0126-04
PLOT DATE: 2/10/26
PLOT BY: SSR
PLOT SCALE:

SHEET # C310

PRELIMINARY NOT FOR CONSTRUCTION



S48°57'50"W 737.18'
LOT 2
4.1 AC±
N26°18'18"W 105.42'
S48°35'41"W 196.55'
S54°35'40"W 503.54'
N41°24'19"W 138.30'
S35°24'20"E 152.32'
COMMERCE DR
850
855
860
0
30'
60'
EXISTING GRADE
PROPOSED GRADE
0.50%
-5.97
-7.73
-7.75
-4.20
+0.33
+0.42
-1.67
13.68
13.38
842.93
844.28
844.80
844.76
844.90
851.23
845.26
853.23
845.50
853.54
845.79
850.24
846.04
845.96
846.29
846.12
846.54
848.46
846.79
860.72
847.04
860.67
847.29
847.09
846.31
STAGING AREA PROFILE
SCALE: AS SHOWN
2.5" HMA
8" DENSE AGGREGATE 1-1/4"
843.13
845.59
843.30
TYPICAL STAGING AREA SECTION
SCALE: AS SHOWN
850
840
835
REVISIONS
NO.
DATE
SHEET NAME:
PLAN & PROFILE
ADDRESS:
COMMERCE DR, COLUMBUS, WI
PROJECT:
RV STAGING AREA
MARKQUART COLUMBUS, LLC
ROUSSEV ENGINEERING SOLUTIONS, LLC
PROJECT NO: 0126-04
PLOT DATE: 2/10/26
PLOT BY: SSR
PLOT SCALE:
SHEET # C320
PRELIMINARY NOT FOR CONSTRUCTION

Item #2.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CITY EROSION CONTROL AND STORMWATER ORDINANCE AND THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
3. CLEANING RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY WITHOUT HYDRAULIC FLUSHING.
4. RESTORATION RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.
5. INSPECTION THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
6. STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, TONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
7. INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH TYPE D INLET PROTECTION OR APPROVED EQUAL. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
8. EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.
9. TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
10. STABILIZATION. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
11. TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
12. SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.
13. STOCKPILES. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
14. DEWATERING SHALL FOLLOW DNR TECHNICAL STANDARD 1061.
15. CONCRETE WASHOUT AREA SHALL BE DESIGNATED PER STANDARD DETAIL.

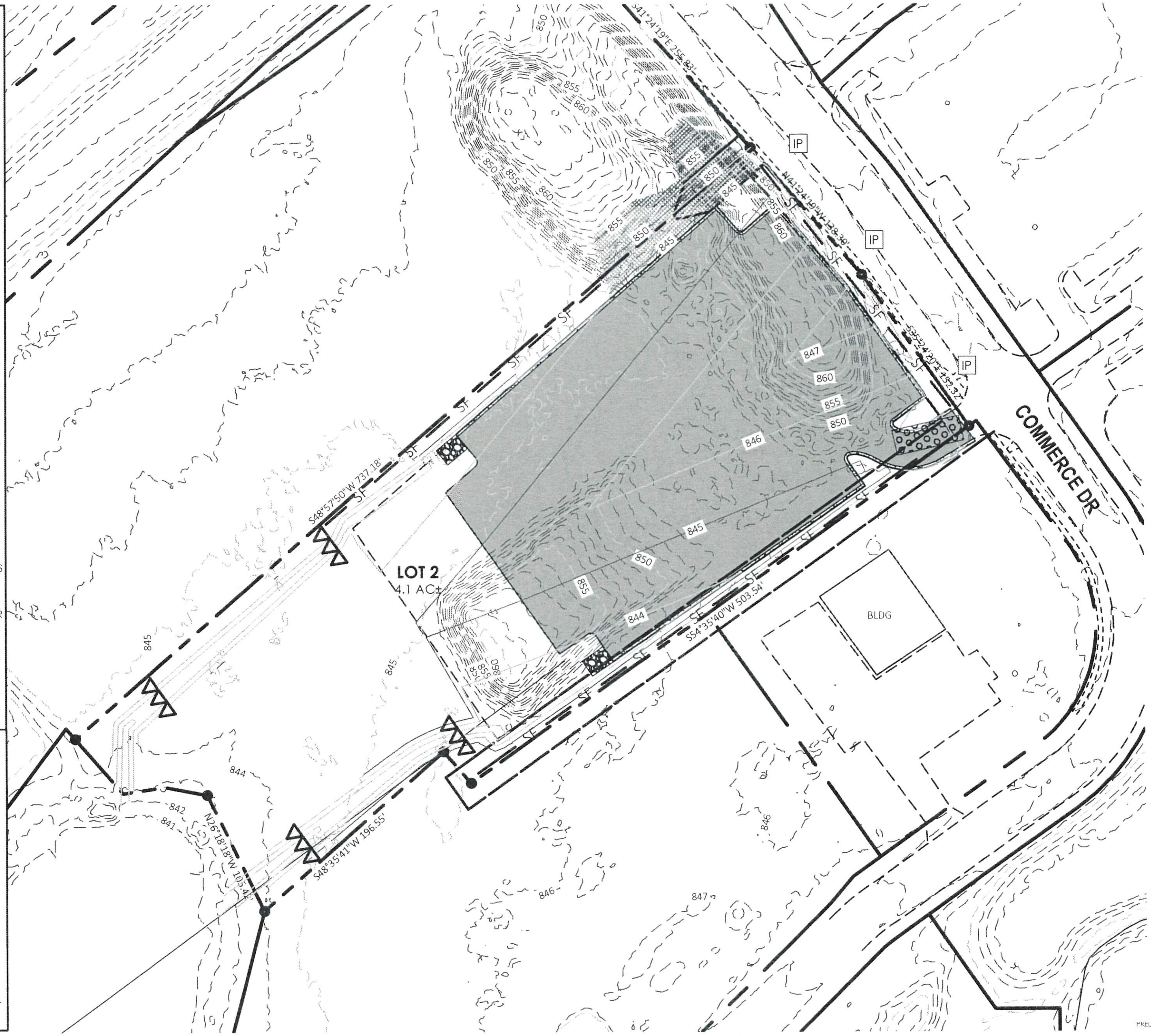
EROSION CONTROL KEY

- TRACKING PAD
- — SF — SILT FENCE, TYP.
- IP INLET PROTECTION, TYP.
- CLASS II RIP-RAP @ STORM SEWER OUTLET, TYP.
- EROSION MAT
- TEMPORARY DITCH CHECK, TYP.

0 40' 80'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

FILE NAME: \\ssr\res\Projects\2026\0126-04 Markquart\CAD\C400.dwg



REVISIONS | NO. | DATE

SHEET NAME: EROSION CONTROL PLAN

ADDRESS: COMMERCE DR, COLUMBUS, WI

PROJECT: RV STAGING AREA, MARKQUART COLUMBUS, LLC

RES — ROUSSEV ENGINEERING SOLUTIONS, LLC

PROJECT NO: 0126-04
PLOT DATE: 2/10/26
PLOT BY: SSR
PLOT SCALE:

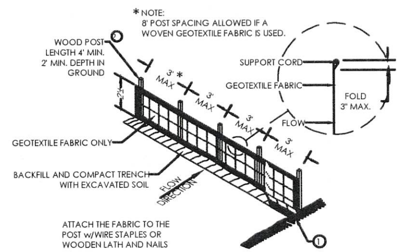
SHEET # C400

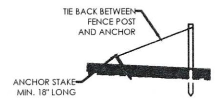
PRELIMINARY NOT FOR CONSTRUCTION

Item #2.

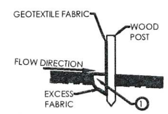
NOTES:

1. TRENCH SHALL BE A MINIMUM OF 4" WIDE BY 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC, FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
   HORIZONTAL BRACE WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POST AS DIRECTED BY THE ENGINEER.
2. WOOD POST SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
3.

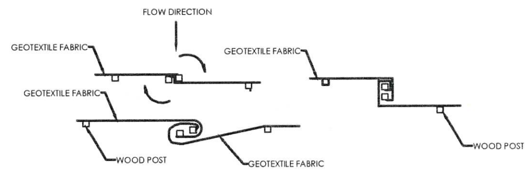




SILT FENCE TIE BACK DETAIL



TRENCH DETAIL



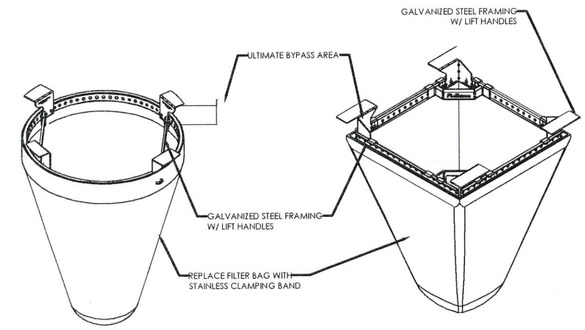
JOINING LENGTHS OF SILT FENCE

1-SILT FENCE

TYPE D

NEENAH CASTING	INLET TYPE	GRATE SIZE	OPENING SIZE	ADS P/N
1040/1642/1733	ROUND	26	24	62MRDFX
3067 W/FLAP	CURB BOX	35.25X11.75	33.0X15.0	62LCBEXTFX
3067 EXTENDED BACK	CURB BOX	35.25X17.75	33.0X15.0	62LCBEXTFX
3246A	CURB BOX	35.75X23.875	33.5X21.0	62LCBFX
3030	SQUARE/RECT	23X16	20.5X13.5	62MCBFX
3067-C	SQUARE/RECT	35.25X17.75	33X15	62LSQFX

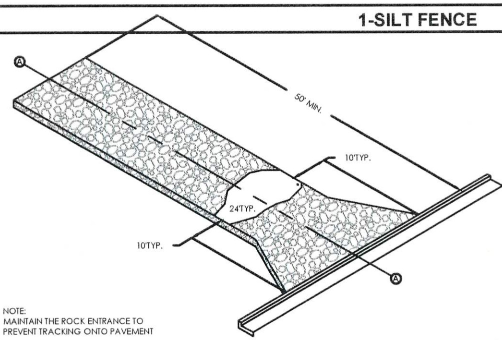
WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR



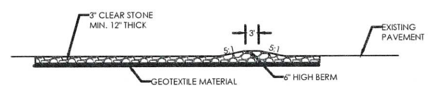
FLEXSTORM CATCH-IT INLET FILTERS FOR ROUND OPENING

FLEXSTORM CATCH-IT INLET FILTERS FOR SQUARE /RECTANGULAR OPENING

4-INLET PROTECTION



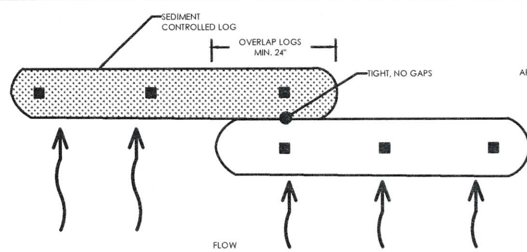
NOTE:
MAINTAIN THE ROCK ENTRANCE TO PREVENT TRACKING ONTO PAVEMENT

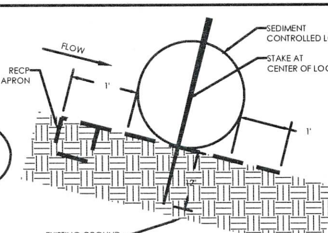


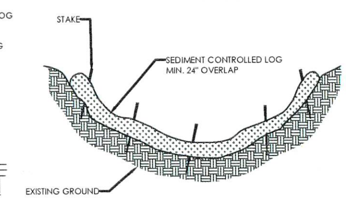
SECTION A-A

1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH - MINIMUM OF 50'.
3. WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES 'MTH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
5. STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

2-TRACKING PAD







DITCH CHECKS

3-TEMPORARY DITCH CHECK

FILE NAME: \\ssr\res\Projects\2026\0126-04 Markquart\CAD\C0.dwg

REVISIONS NO. DATE

SHEET NAME: EROSION CONTROL DETAILS

ADDRESS: COMMERCE DR, COLUMBUS, WI

PROJECT: RV STAGING AREA MARKQUART COLUMBUS, LLC

[redacted]

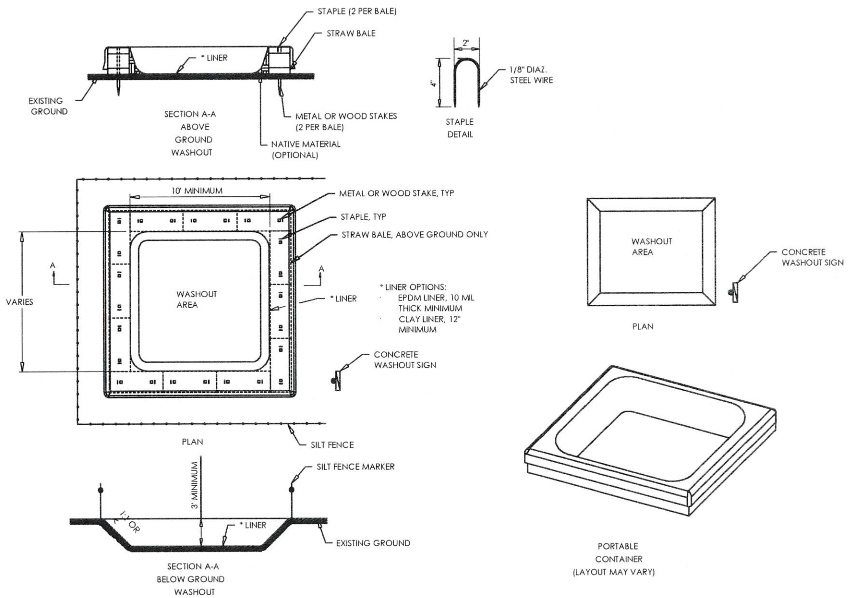
ROUSSEV ENGINEERING SOLUTIONS, LLC

299 E NORTH ST
POYNETTE, WI 53955
(608) 224-3310

PROJECT NO: 0126-04
PLOT DATE: 2/9/26
PLOT BY: SSR
PLOT SCALE:

SHEET # C500

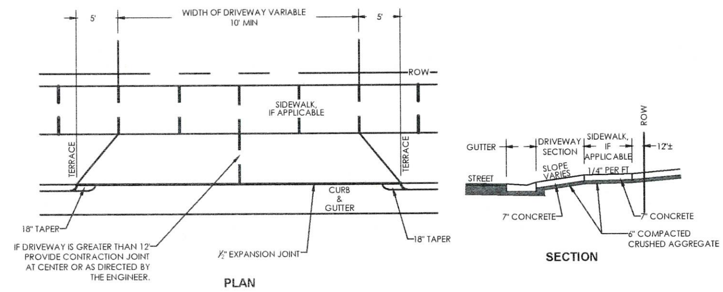
Item #2.



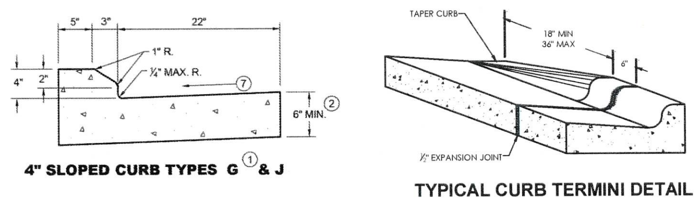
GENERAL NOTES:

- WASHOUT LOCATION SHALL BE MARKED WITH A SIGN. IF PROJECT SITE WARRANTS, ADDITIONAL SIGNAGE MAY BE REQUIRED TO DIRECT CONCRETE WASHOUT ACTIVITIES TO THE WASHOUT LOCATION(S).
- WASHOUT SHALL BE INSPECTED DAILY FOR LEAKS AND REPAIRED AS NECESSARY.
- PUMPING OF WASH WATER MAY BE REQUIRED IF ADEQUATE SPACE IS NOT AVAILABLE FOR NEXT CONCRETE POUR.
- REPLACEMENT WASHOUT, SHALL BE CONSIDERED INCIDENTAL.
- PORTABLE CONTAINERS SHALL BE IMPERMEABLE AND EASILY MOVED WITHOUT OVERFLOW.

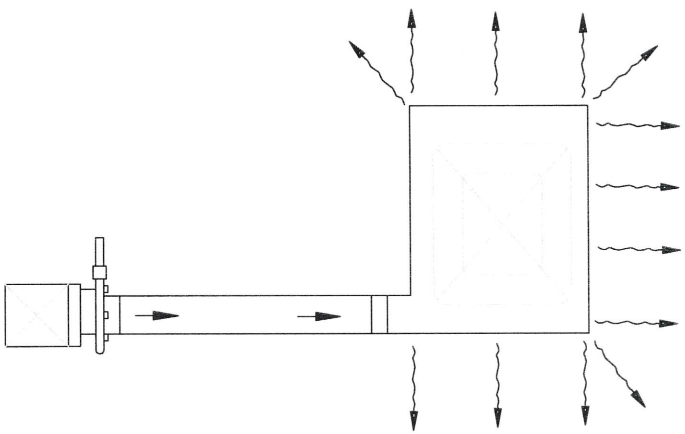
CONCRETE WASHOUT DETAIL



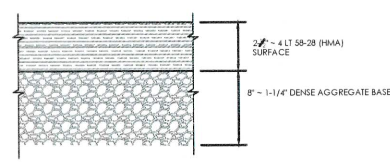
TYPICAL DRIVEWAY DETAIL



TYP. CURB DETAILS



TRENCH DEWATERING



TYPICAL ASPHALT PAVEMENT

NO. DATE REVISIONS

SHEET NAME: CONSTRUCTION DETAILS

ADDRESS: COMMERCE DR, COLUMBUS, WI

PROJECT: RV STAGING AREA MARKQUART COLUMBUS, LLC

ROUSSEV ENGINEERING SOLUTIONS, LLC

209 E NORTH ST POYNETTE, WI 53955 (608) 224-3310

PROJECT NO: 0126-04
PLOT DATE: 2/3/26
PLOT BY: SSR
PLOT SCALE:

SHEET # C510

FILE NAME: \\ssr\res\Projects\2026\0126-04 Markquart\CAD\CD.dwg

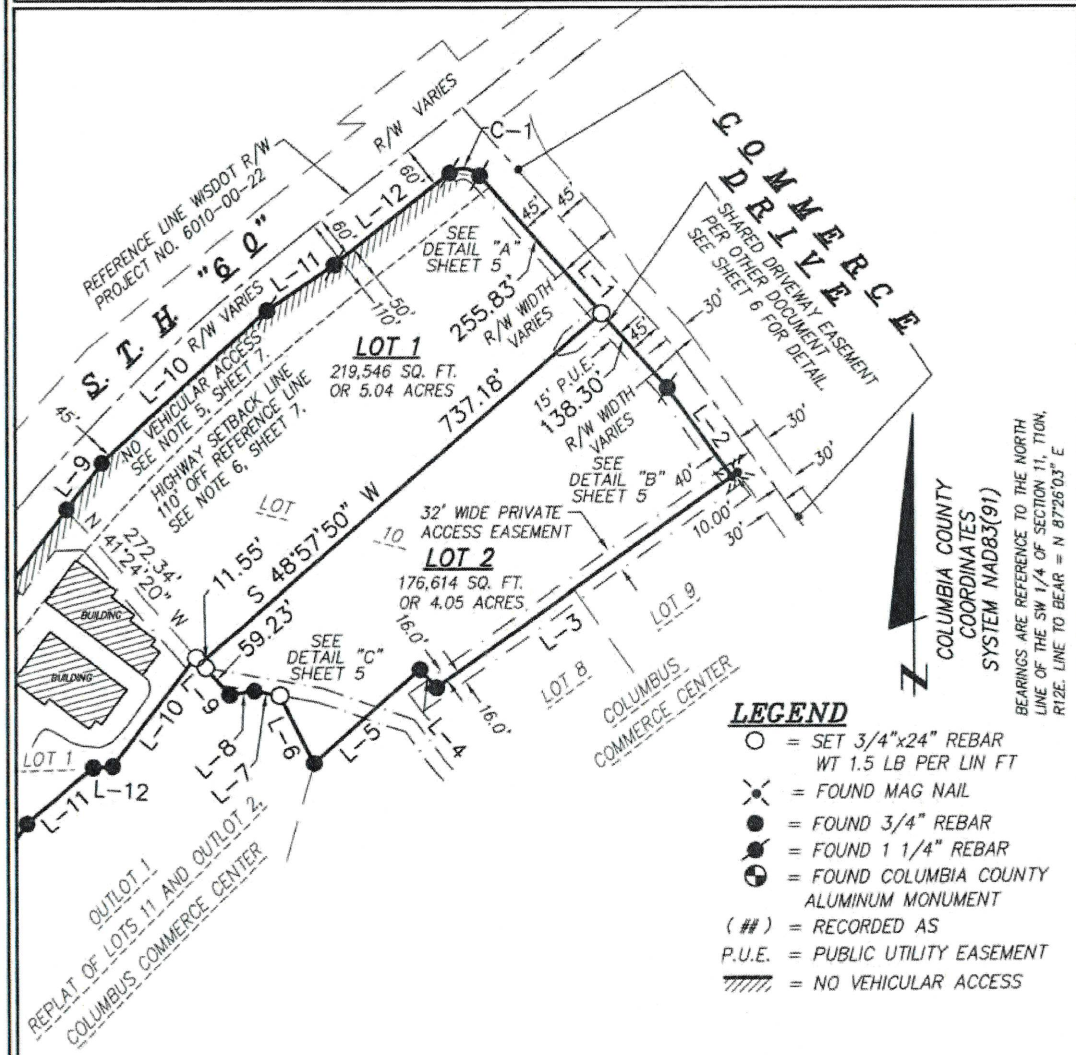
APPENDIX A

General Maps & Additional Information

COLUMBIA COUNTY CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
608-255-5705

Lot 10, Columbus Commerce Center and Lot 1, Replat of Lots 11 and Outlot 2, Columbus Commerce Center. Located in the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 11, T10N, R12E, City of Columbus, Columbia County, Wisconsin.



NOTES:

1.) SEE SHEETS 3, 4, 5 AND 6 FOR LOT DETAILS.

2.) SEE SHEET 7 FOR ALL OTHER NOTES, LINE TABLE, AND CURVE TABLE.

SCALE 1" = 200'

0' 100' 200' 400' 600'

SURVEYORS SEAL

WISCONSIN
CHRIS W ADAMS
S-2748
WAUNAKEE
WI
LAND SURVEYOR
1-13-22

21W-138

COLUMBIA COUNTY CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
608–255–5705

Lot 10, Columbus Commerce Center and Lot 1, Replat of Lots 11 and Outlot 2, Columbus Commerce Center. Located in the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 11, T10N, R12E, City of Columbus, Columbia County, Wisconsin.

CURVE TABLE:

CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	LENGTH	DELTA
C–1	30.00'	45.54'	S 84°53'43.5" E	41.29'	86°58'47"

LINE TABLE:

L–#	BEARING	DIST.	L–13	S 34°15'29" W	335.54'
L–1	S 41°24'19" E	394.13'	L–14	S 07°23'17" W	141.45'
L–2	S 35°24'20" E	152.32'	L–15	N 56°18'06" W	123.11'
L–3	S 54°35'40" W	503.54'	L–16	N 00°02'12" E	252.70'
L–4	N 41°24'22" W	34.16'	L–17	N 32°04'39" E	334.77'
L–5	S 48°35'41" W	196.55'	L–18	N 37°10'18" E	392.64'
L–6	N 26°18'18" W	105.42'	L–19	N 47°29'08" E	309.76'
L–7	N 79°38'02" W	35.97'	L–20	N 55°36'06" E	115.93'
L–8	S 80°59'34" W	34.49'	L–21	N 51°36'54" E	204.70'
L–9	N 41°24'21" W	70.78'	L–22	S 52°49'42" E	20.00'
L–10	S 37°33'51" W	191.67'	L–23	N 37°10'18" E	75.00'
L–11	S 86°51'51" W	27.99'	L–24	N 87°56'31" E	38.73'
L–12	S 49°51'51" W	120.28'	L–25	S 41°24'20" E	221.19'

SETBACKS: (PER PLAT)
ZONED INDUSTRIAL.
MINIMUM FRONT YARD: 20'
MINIMUM REAR YARD: 20'
MINIMUM SIDE YARD: INTERIOR SIDE 10'
CORNER SIDE 20'
SIDE YARD NOTE: BUILDINGS OVER TWO STORIES IN HEIGHT SHALL REQUIRE 5' FOR EACH ADDITIONAL STORY IN ADDITION TO THE REQUIRED MINIMUM SIDE YARDS.

NOTES CONTINUED:

3.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

4.) ALL SECTION CORNER TIES WERE FOUND AND VERIFIED FOR THE WEST 1/4 CORNER AND CENTER OF SECTION OF SECTION 11, T10N, R12E.

5.) ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT–OF–WAY OF USH 151, STH 60, AND STH 16; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN s.236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS. ACCESS IS RESTRICTED PURSUANT TO WISDOT PROJECTS T–06–2(11), T017–2(35), F06–2–(16), 6010–00–22.

6.) NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT–OF–WAY AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION BE FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT WISDOT FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

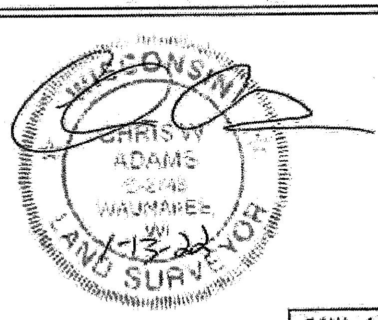
7.) THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING LEVELS IN s. TRANS 405.04, TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH–LANE CAPACITY.

8.) BASED UPON THE TRAFFIC IMPACT ANALYSIS (TIA) ANALYSIS COMPLETED BY WISDOT AND SUBSEQUENT COMMENTS SUBMITTED JULY 6, 2012 TO THE CITY OF COLUMBUS AND ITS REPRESENTATIVES FROM GRAEF, A MEMORANDUM OF UNDERSTANDING (MOU) SHALL BE DEVELOPED AND APPROVED BY THE CITY OF COLUMBUS AND WISDOT. THE MOU SHALL DETAIL THE FUTURE ROADWAY IMPROVEMENTS OUTLINED IN THE REPORT AND DOCUMENT THAT THEY ARE THE RESPONSIBILITY OF THE CITY OF COLUMBUS.

9.) POLE AND LINE GRANT ALONG WEST LINE OF THE NE 1/4–SW 1/4 TO WP&L PER VOL. 171 OF DEEDS, P. 100, # 194996 FOR EXISTING OVERHEAD LINES, NO EASEMENT WIDTH STATED IN DOCUMENT.

10.) WETLAND AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINATED OR SHOWN AS PART OF THIS SURVEY.

SURVEYORS SEAL

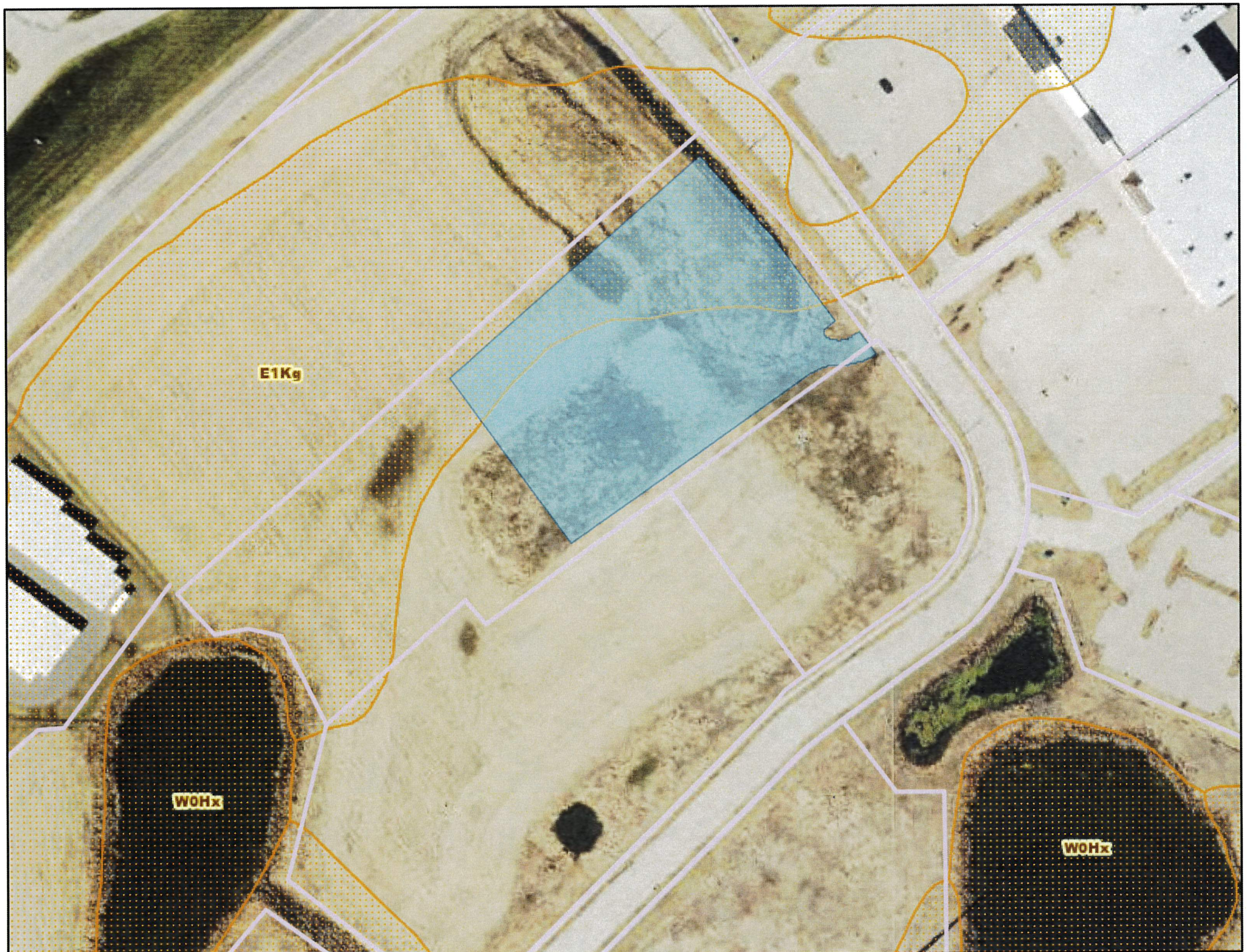


Sheet 7 of 7

21W–138

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Wetland Inventory



Map projection: NAD 1983 HARN Wisconsin TM

Map: 0 140 280 Feet
0 40 80 Meters

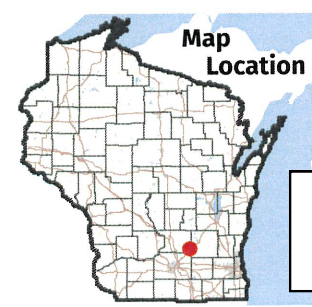
Legend: (some map layers may not be displayed)

Wetland Class Areas

Latest Leaf Off Index

Latest Leaf Off Imagery

Notes:



Service Layer Credits:
DNR Basic Feature VTL (WTM): Wisconsin Department of Natural Resources, GIS Section, Latest Leaf Off: , Surface Water (Cached): WiDNR, USGS, and other data, Wetland Inventory NWI (Dynamic): Calvin Lawrence, Dennis Weise, Nina Rihn

map is a product generated by a DNR web mapping application.

map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: https://dnr.wisconsin.gov/legal.

Date Printed: 2/9/2026 4:32 PM

Item #2.

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
3911 Fish Hatchery Rd.
Fitchburg, , 53711

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

08/20/2021

Jim Hartung
353 Forest Grove Drive, Suite 105
Pewaukee, WI 53072

EXE-SC-2021-11-02995

RE: Nonfederal Wetland Exemption Determination for an area described as Wetlands1,2, and 4 within parcel 11211-1512.10. Including Wetland 3 within parcel 11211-1512.09 located at NE SW T10N R12E S11 in the City of COLUMBUS, Columbia County.

Dear Mr. Hartung:

This letter is in response to your request for a nonfederal wetland exemption determination for the above mentioned wetlands.

According to 281.36 (4n), State Stat., a nonfederal wetland is a wetland that is not federally jurisdictional. Projects impacting nonfederal wetlands in urban areas must be less than 1 acres of total impact. In addition, DNR must also consider whether the nonfederal wetland is a rare and high quality wetland as defined in s 281.36(4n)(a)3, Wis. Stat.

The Department reviewed the following materials to aid in our exemption determination:

The request narrative including project scope and purpose.
Site location map and photographs that show different angles and views of the wetlands.
Botanical survey results.
Wetland delineation information and concurrence with DNR on wetland boundaries.

Below is a summary of our findings:

Request Narrative
According to the request narrative the total wetland impacts will be for an area described as Wetlands1,2, and 4 within parcel 11211-1512.10. Including Wetland 3 within parcel 11211-1512.09. The purpose of this project is for Development.

Site Location and Photographs
The site location confirms that the wetland is located in an urban area. Wetland photographs also shows the wetlands of low quality vegetation.

Botanical Survey
The botanical survey demonstrations that the wetland is not a rare and high quality wetland.

Wetland Delineation Information
The wetland delineation shows views of the wetlands. Hydrology, vegetation, and soils data of each wetland.

Stormwater Compliance Information
The documentation demonstrated that the project will be completed in compliance with applicable WPDES stormwater permits and stormwater ordinances adopted under s. 59.693, 60.627, 61.354, or 62.234, Wis. Stats.

Mitigation Summary Worksheet
No mitigation is required for these two parcels because wetland impacts are under 10,000 S.F per parcel.

Conclusion:

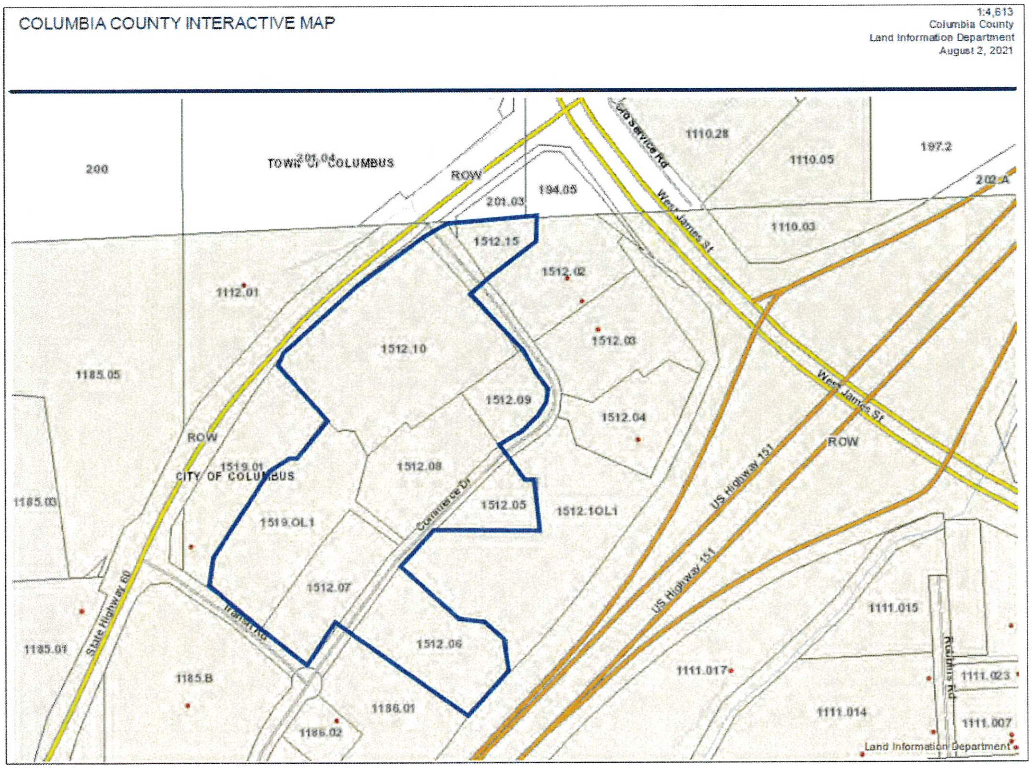
Based upon the documentation provided above, the project meets the eligibility criteria pursuant to s. 281.36 (4n), State Stat. If you have any questions or would like to schedule a meeting to discuss this approval, please call me at (608) 228-4067 or email Allen.Ramminger@wisconsin.gov

Sincerely,

Allen Ramminger
Water Management Specialist

Copy to: DNR WMS
USACE Project Manager
County Zoning Administrator
Consultant

Parcel	Wetland ID	Wetland Type	Wetland Area (ac)	Potential Wetland Impact (ac)	Potential Wetland Impact (ft)
11211-1512.05	None	N/A	N/A	N/A	N/A
11211-1512.06	8	emergent/wet meadow	0.0049	0.0049	213
	9	emergent/wet meadow	0.9710	0.0000	0
	Parcel Total		*0.9759*	*0.0049*	*213*
11211-1512.07	7	emergent/wet meadow	0.0195	0.0195	849
11211-1512.08	5	emergent/wet meadow	0.0133	0.0133	579
	6	emergent/wet meadow	0.0094	0.0094	409
	Parcel Total		*0.0227*	*0.0227*	*989*
11211-1512.09	3	emergent/wet meadow	0.0041	0.0041	179
11211-1512.10	1	emergent/wet meadow	0.0716	0.0716	3,119
	2	emergent/wet meadow	0.0314	0.0314	1,368
	4	emergent/wet meadow	0.0693	0.0693	3,019
	Parcel Total		*0.1723*	*0.1723*	*7,505*


COLUMBIA COUNTY INTERACTIVE MAP
1:4,613
Columbia County
Land Information Department
August 2, 2021
TOWN OF COLUMBUS
CITY OF COLUMBUS
State Highway 60
West James St
US Highway 151
Commerce Dr
Robbins Rd
ROW
Land Information Department

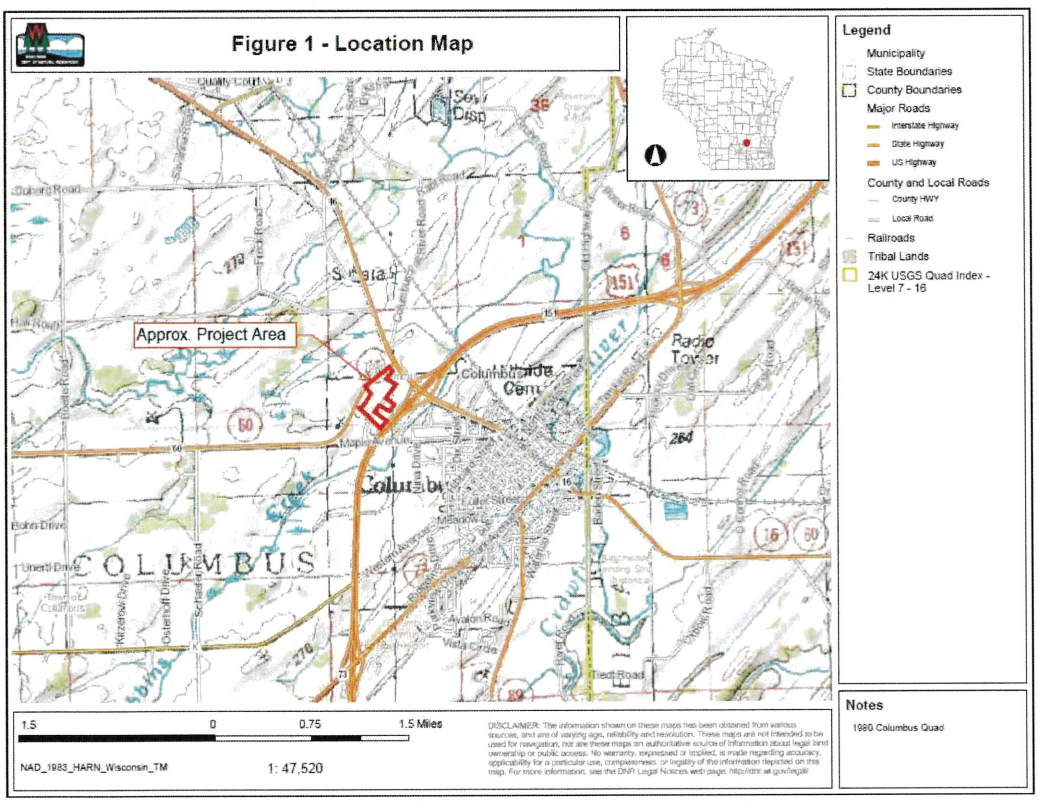


Figure 1 - Location Map
Approx. Project Area
COLUMBUS
Legend
Municipality
State Boundaries
County Boundaries
Major Roads
Interstate Highway
State Highway
US Highway
County and Local Roads
County HWY
Local Road
Railroads
Tribal Lands
24K USGS Quad Index - Level 7 - 16
Notes
1980 Columbus Quad
1.5 0 0.75 1.5 Miles
NAD_1983_HARN_Wisconsin_TM
1: 47,520

Soil Map

Map Scale: 1:1,290 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

Item #2.

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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Survey Area Data: Version 22, Sep 10, 2025

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Date(s) aerial images were photographed: Aug 4, 2022—Sep 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7498A	Ossian silt loam, 0 to 3 percent slopes	2.9	100.0%
Totals for Area of Interest		**2.9**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Columbia County, Wisconsin

7498A—Ossian silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: g6hj
Landscape: Plains
Elevation: 780 to 1,480 feet
Mean annual precipitation: 28 to 35 inches
Mean annual air temperature: 36 to 57 degrees F
Frost-free period: 135 to 170 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Ossian and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ossian

Setting

Landscape: Plains
Landform: Drainageways
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Silty deposits

Typical profile

Ap - 0 to 8 inches: silt loam
A,AB,Bg,Cg - 8 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: Occasional
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very high (about 12.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: B/D
Ecological site: F095XB004WI - Wet Loamy or Clayey Lowland
Forage suitability group: High AWC, high water table (G095BY007WI)
Other vegetative classification: High AWC, high water table (G095BY007WI)
Hydric soil rating: Yes

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Custom Soil Resource Report
Map—Hydrologic Soil Group

Map Scale: 1:1,290 if printed on A landscape (11" x 8.5") sheet.

0 15 30 60 90 Meters

0 50 100 200 300 Feet

N

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

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Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
7498A	Ossian silt loam, 0 to 3 percent slopes	B/D	2.9	100.0%
Totals for Area of Interest			**2.9**	**100.0%**

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Water Features

Water Features include ponding frequency, flooding frequency, and depth to water table.

Depth to Water Table

"Water table" refers to a saturated zone in the soil. It occurs during specified months. Estimates of the upper limit are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Custom Soil Resource Report
Map—Depth to Water Table

Map Scale: 1:1,290 if printed on A landscape (11" x 8.5") sheet.

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

N

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- 0 - 25
- 25 - 50
- 50 - 100
- 100 - 150
- 150 - 200
- > 200
- Not rated or not available

Soil Rating Lines
- 0 - 25
- 25 - 50
- 50 - 100
- 100 - 150
- 150 - 200
- > 200
- Not rated or not available

Soil Rating Points
- 0 - 25
- 25 - 50
- 50 - 100
- 100 - 150
- 150 - 200
- > 200
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
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Table—Depth to Water Table

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
7498A	Ossian silt loam, 0 to 3 percent slopes	15	2.9	100.0%
Totals for Area of Interest			**2.9**	**100.0%**

APPENDIX B

Site Project Specific Maps

Item #2.

PUBLIC HEARING NOTICE

PLAN COMMISSION
CITY OF COLUMBUS

Notice is here[illegible] City of Columbus Pla[illegible]will hold a Public Hearing at the Columbus City Hall 105 N. Dickason Blvd., Columbus, Wisconsin on Thursday, March 12, 2026, at 6:30 p.m. to deliberate and make recommendation regarding a Conditional Use Permit for the Outdoor Sale of Recreational Campers located on Commercial Drive (parcel 1512.18). Questions regarding Conditional Use Permit should be directed to the Director of Community and Economic Development 105 N. Dickason Blvd, Columbus, WI Monday through Thursday 8:00 a.m. t[illegible]m. and Friday, 8:00 a.m. to N[illegible]
Or email at mkornmar[illegible]nbuswi.gov .
Or phone at 920-623-5900.
BDC: March 5, 2026
WNAXLP

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COLUMBUS
WISCONSIN

Agenda Item Report

Meeting Type: Plan Commission

Meeting Date: March 12, 2026

Item Title: Consider and take action regarding a conditional use permit for RV staging area – Parcel 1512.18 located on Commercial Drive (Robbins Creek Commerce Center)

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

Detailed Description of Subject Matter: Markquart RV who obtained a CUP in 2024 is looking to expand its business by utilizing the property across Commerce Drive (parcel 1512.18). The application explains that the primary use is for staging RV trailers for eventual sale at 200 Commerce Drive.

The review letter lists a number of items that need to be addressed in the site plan. The City Engineer requests that striping be added. However, as Zoning Administrator, my reading of the zoning code says a parking lot is for more than five motorized vehicles. Furthermore, other properties on the same street do not have striping for their outdoor sales displays. This use is a hybrid of a parking lot and outdoor merchandise sales. Staff and the City Engineer are reviewing the storm water requirements for this property. While served by a regional stormwater system, our new storm water ordinance adopted December of 2024 likely requires additional storm water management. The City Engineer continues to review the submitted plans for compliance.

Conditions for consideration are listed in the requested action section. These are similar to the ones for the 200 Commerce Drive CUP but adapted for the "staging" land use on the other parcel.

List all Supporting Documentation Attached:

- Conditional Use Narrative
- Site Plan
- Appendix A
- Review Letter from City Engineer

Action Requested: Take action on application and consider the following conditions if you decide to approve the CUP:

A. Allows for the outdoor display and staging of recreational trailers
B. New CUP needed if property changes ownership or if significant changes are needed on the site
C. Revise the site plan to reflect the items in the review letter except parking lot striping
D. No parking spaces required for customers or employees unless buildings are added to the property or pavement expanded
E. Obtain storm water permit (that meets current ordinance), erosion control, sign, and driveway permits
F. The CUP shall remain in effect as long as the conditions upon which the permit were issue are followed
G. Request an official address for the property from the city clerk
H. Refuse shall be stored on the primary business premises at 200 Commerce Drive
I. Damaged trailers shall be stored on the primary business premises at 200 Commerce Drive
J. Maintain landscaping per municipal code

K. Store recreational vehicles for repair on the 200 Commerce Drive property

Ruekert·Mielke
4630 S. Biltmore Lane, Madison, WI 53718 608-819-2600

February 19, 2026

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

Re: Columbus – Markquart RV Staging Area Review

Dear Mr. Kornmann:

Ruekert & Mielke, Inc. (R/M) has completed our review of the parking lot plan for the above referenced project, with an application date of February 10, 2026. The submittal was reviewed in accordance with Columbus Municipal Code. This review does not constitute a recommendation for future phases. Future phases for development on this lot shall require additional review and approval. This review may not include all City requirements for this submittal. We offer the following comments, clarifications, or concerns:

General Information:

1. Please submit a Stormwater Management Plan that complies with Chapter 48 of the Columbus Municipal Code and any required permits.
2. An executed stormwater maintenance agreement is required.
3. Per Section 114-125(4) of the Columbus Municipal Code, parking lot screening is required for any newly constructed parking lot over 10,000 square feet.
4. Refer to Section 114-125(8) of the Columbus Municipal Code for requirements on parking lot striping.
5. Refer to section 114-127 of the Columbus Municipal Code for lighting requirements.
6. Provide an erosion control plan that complies with Chapter 47 of the Columbus Municipal Code and any required permits.
7. Please provide a landscaping plan with restoration limits, seeding areas, and parking lot bordering.
8. Please provide a copy of the WDNR NOI once obtained.
9. Provide a construction timeline along with USLE calculations.
10. Confirm that no sewer, water, or electric services need to be extended into the site for future development.
11. Please provide the complete CSM. Confirm whether curb/pavement can be placed within the access easement.
12. Provide full copy of the wetland delineation report from MSA (2021).
13. Provide a stop sign at parking lot driveway entrance.

Sheet G100:

1. Add a note stating that any work within the right-of-way will require a City permit.

Sheet C100:

1. The existing stockpile on the lot to the northwest does not exist, contours for the site should be updated and verified.
2. Show all utility easements on the drawing from the CSM. The 40-foot utility easement on the west end of Lot 2 is missing.

Sheet C200:

1. Please confirm that all existing soil stockpiles will be removed from the site and that no new ones are being added.
2. Clearly define the limits of the overflow area.

Sheet C300:

1. Please provide existing elevations of the sidewalk along the lot and proposed slopes from back of curb to sidewalk.

Sheet C400:

1. Add inlet protection to both sides of Commerce Drive.
2. Provide temporary rock ditch checks and detail. Silt logs are not allowed for this application.
3. Are the riprap areas where curb ends permanent?
4. Provide riprap where drainage channels terminate into the stormwater pond.

Sheet C500:

1. Show the location of the trench dewatering area on the plans.
2. Show the location of the concrete washout area on the plans.
3. Clarify whether this project is replacing the existing driveway opening with a standard apron as shown in the detail.

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

Respectfully,

RUEKERT & MIELKE, INC.

Zachary Schinke Digitally signed by Zachary Schinke Date: 2026.02.19 14:43:20-06'00'

Zach Schinke
Project Engineer
zschinke@ruekert-mielke.com

ZMS:cal
cc: Matt Amundson, City of Columbus
Paul Johnson, Boardman & Clark
Randall Myrum, Utility Director
Jason P. Lietha, P.E., City Engineer

City of Columbus Zoning Code Rewrite
Overview of Draft Parking Requirements Table

Content Included in the Draft Parking Requirements Table

The draft Zoning Code provides parking requirements based on land uses. The first draft of the new parking standards has been completed and will be discussed during the Plan Commission meeting.

- Column A lists the Land Uses within the draft Zoning Code where the parking requirements apply.
- Column B lists the comparable existing parking requirements for each land use.
- Columns C and D list the proposed new minimum and maximum parking requirements for each land use.

The proposed new parking standards are designed to require less parking than today (lower minimums) and potentially provide a cap on the amount of parking that can be provided (maximums).

The parking requirements generally fall into one of the following types of ratios. These ratios were chosen to reduce the administrative burden of calculating overcomplicated formulas:

- Parking spaces per dwelling unit
- Parking spaces per square feet of gross floor area
- Parking spaces per employee on the largest work shift
- Parking spaces per person at the maximum capacity

This memo contains four big picture topics for Plan Commission discussion to obtain feedback on the approach to these requirements.

Topics for Discussion

1. Creating Parking Maximums

Wisconsin communities have begun to adopt parking maximums in addition to minimum requirements. Columbus's existing Zoning Code does not require maximums. This leaves the City with no mechanism to prevent a project from having excessive parking. The draft Zoning Code generally allows 50% more parking than the required minimum and also includes language that allows the Plan Commission to reduce minimums or exceed maximums depending on additional data being provided such as a parking study. This approach gives the City another tool to make sure the parking provided on site is right-sized for the project. A potential downside to this approach is that minimums and maximums together create a narrow window associated with how much parking is permitted for a given land use, which some communities view as too restrictive.

Please circle your opinion on the following approach:

Keep Approach　　　　Remove Approach　　　　Need To Modify Approach

Comments: ____

____

____

2. Reducing Parking Minimums for Residential and Commercial Uses

The draft parking requirements lower the minimums for residential and commercial uses. This is a widely recognized best practice for zoning code reforms and has many positive effects, including:

- Promote walkability of key commercial and residential areas
- Reduce impervious surfaces, runoff, and stormwater issues.
- Increase the tax base (parking lots are among the lowest taxable value in the city)
- Reduce costs of new construction and development delays
- Address housing affordability issues

Reducing minimum parking standards for **residential land uses**. Please circle your opinion on the following approach:

Keep Approach   Remove Approach   Need To Modify Approach

Comments: ____

____

____

Reducing minimum parking standards for **commercial land uses**. Please circle your opinion on the following approach:

Keep Approach   Remove Approach   Need To Modify Approach

Comments: ____

____

____

3. Downtown Parking Requirements

Most comparable communities do not have parking minimums in downtown districts. The draft zoning code has no parking minimums from properties within the DMU, the Downtown Mixed-Use District. The benefits of this approach include:

- Flexibility for infill development, redevelopment, and land use changes within existing buildings
- Lower cost for new projects
- Higher tax base
- Ability for developers to customize their project to the parking needs based on the overall market

Please circle your opinion on the following approach:

Keep Approach Remove Approach Need To Modify Approach

Comments: ____

____

____

4. Bicycle Parking

Bicycling serves both as a mode of transportation and a recreational activity for residents. As part of future development considerations, the community may wish to evaluate whether bicycle parking should be required for new multi-family, commercial, industrial, or institutional projects. The intent is not simply to introduce an additional regulation, but to ensure that individuals who choose to bike have access to safe, convenient, and functional parking options. Incorporating bicycle infrastructure can provide several community benefits, including:

- Supporting local businesses through increased accessibility
- Connecting regional and city-wide recreational and business assets
- Improving access for residents, employees, and visitors
- Reducing vehicle trips and overall parking demand
- Encouraging physical activity and promoting public health

Choose one of the following (multi-family)

- Require bicycle parking for multi-family, at least 1 bicycle space per unit and guest parking
- Require per unit parking, but not guest
- Do not require minimum bicycle parking for multi family

Choose one or both of the following (other uses)

- Require 4 spaces flat per commercial, industrial, and institutional uses
- Require more bicycle parking for larger lots

Comments: ____

____

____

Additional Comments:

Do you have any additional questions or concerns about the draft Parking Requirements?

____

____

____

____

Use
Single-family, two-family and multifamily, watchman/service quarters
Mobile home parks
Senior housing
Family day care home, adult family home, community living arrangements, and others regulated by the state
Rooming houses, dormitories, fraternities, sororities
Convent, rectory or monastery
Office, Personal or Professional Services, Indoor sales or services, Outdoor Display, Indoor Maintenance Service
In-vehicle sales or service
Indoor commercial entertainment.
Outdoor commercial entertainment
Commercial animal boarding
Commercial indoor lodging
Bed-and-breakfast establishment
Group day-care center (nine or more children)
Campground
Boardinghouse
Sexually oriented business
Vehicle repair and maintenance service, Artisan studio or artisan production shop
Convenient cash businesses
Medical offices and health clinics
Building maintenance service
Business service
Catering service
Dry cleaning establishment
Funeral home
Furniture and appliance rental and leasing
Household maintenance and repair service
Laundromat
Personal service
Tool/equipment rental facility
Animal boarding facility
Animal grooming or training facility
Animal hospital or clinic
Gas station
Body shop
Repair facility
Sales or rental facility, retail and limited wholesale

Item #4.

Car wash, automatic
Car wash, self service
Car wash, portering service
Assembly hall
Bed and breakfast
Hotel, commercial and residential
Restaurant, sit-down
Restaurant, fast-food/carry-out
Taverns
Clubs and lodges
Entertainment establishments, general and adult
Golf courses, general
Golf courses, mini
Golf, driving ranges
Marina
Recreation or sports facility, indoor
Recreation or sports facility, outdoor
Theater, indoor
Drive-through service lanes
Schools: Elementary or middle school (public or private)
Schools: Senior high (public or private)
Colleges, junior colleges, or universities (public or private)
Schools: Specialty or personal instruction
Day care center other than family day care homes
Community center
Cultural institution
Library
Religious assembly
Hospital
Nursing home
Utility and Public Service Uses, general
Industrial uses, general
Processing or Recycling of Mined Materials
Plant nursery or greenhouse
St
Recycling
Storage, general
Mini-warehouse (self-storage) facility
Wholesale Trade, general

Transportation uses, general
Seasonal market
Temporary real estate sales office
Other temporary uses

Columbus Standards
Residential
Two garaged spaces per dwelling unit and one additional space per dwelling unit
Two per lot
One space per bedroom and one space per employee*. Of this total, garaged spaces must be provided in an amount equal to 0.5 garaged spaces per dwelling unit
As required by type of dwelling unit. If not specified, to be determined by plan commission
One space per bed
One space per bed, unless otherwise determined by plan commission
Commercial
One space per 300 square feet of gross floor area
One space per 50 square feet of gross floor area. Each drive-up lane shall have a minimum stacking length of 100 feet behind the pass-through window and 40 feet beyond the pass-through window
One space per every three patron seats or lockers (whichever is greater) or one space per three persons at the maximum capacity of the establishment (whichever is greater)
One space for every three persons at the maximum capacity of the establishment
One space per every 1,000 square feet of gross floor area
One space per bedroom, plus one space for each employee on the largest work shift
One space per each bedroom
One space per five students, plus one space for each employee on the largest work shift
One and 1/2 spaces per campsite
One space per room for rent, plus one space per each employee on the largest work shift
One space per 300 square feet of gross interior floor area of all buildings on the premises or one space per four patron seats at the maximum capacity of any building on the premises, whichever number of
One space per 300 square feet of gross floor area. Adequate on-site parking is required for all customer and employee vehicles
One parking space per 300 square feet of gross floor area of the business
Five spaces per 1,000 square feet, and one space per employee*
Three spaces per 1,000 square feet
Three spaces per 1,000 square feet
Three spaces per 1,000 square feet
Six spaces per 1,000 square feet of customer service area
One space for each three patrons at maximum capacity and one space for each employee or ten spaces per chapel unit, whichever is greater
Three spaces per 1,000 square feet
Three spaces per 1,000 square feet
Six spaces per 1,000 square feet
Six spaces per 1,000 square feet
Three spaces per 1,000 square feet
Three spaces per 1,000 square feet
Three spaces per 1,000 square feet
Five spaces per 1,000 square feet, and one space per employee*
Six spaces per 1,000 square feet, plus one space per employee*
Three spaces per 1,000 square feet, plus one space per employee*
Three spaces per 1,000 square feet, plus one space per employee*
Three spaces per 1,000 square feet, plus one space per employee*

One space per employee*, plus stacking space for four cars going in and two cars coming out
One space per employee*, plus stacking space for two cars going in and two cars coming out
Six spaces per 1,000 square feet, plus one space per employee* One space per three seats based on the maximum capacity of the facility, plus one space per
One space per room or suite, plus one space per employee and/or owner-occupant*
One space per room or suite, plus one space per employee*, plus one space per three persons, based on the maximum capacity of all public meeting and/or banquet rooms
One space per every three seats (one seat = ten square feet of gross dining area), plus one space per
Same as for sit-down restaurants, plus stacking space for six vehicles per service lane
One space per every three seats (one seat = ten square feet of gross dining area), plus one space per One space per three seats based on maximum capacity, plus one space per employee*
One space per three seats, based on maximum capacity, plus one space per employee*
Eight spaces per hole, plus any spaces required for other uses which are a part of the facility
Two spaces per hole
One space per tee, plus one space per employee*
As determined by the plan commission
Six spaces per 1,000 square feet
As determined by the plan commission
Thirty percent of capacity
Stacking space for five vehicles per service lane, for all uses where not otherwise specified
Institutional
One space for every ten students at maximum enrollment, plus one space per employee
One space for every two students at maximum enrollment, plus one space per employee
One space for each two students on campus during the highest attendance period, and one space per
Six spaces per 1,000 square feet, plus one space per employee*
Six spaces per 1,000 square feet, plus one space per employee* Four spaces per 1,000 square feet
Four spaces per 1,000 square feet
1 space per 1,000 square feet, plus one space per employee*
One space per six seats based on the maximum capacity of the facility
One-half space per bed and one space per employee
One space per four patient beds, and one space per employee*
One space per employee* and any other spaces as determined by plan commission
Industrial
Two spaces per 1,000 square feet (for industrial uses under 50,000 square feet in size) One and one-half spaces per 1,000 square feet (for industrial uses between 50,000 square feet and
One space per employee*
Agricultural
Four spaces per 1,000 square feet of indoor sales/service, plus one space per 1,000 square feet of greenhouse or outdoor sales and display area, plus one space per employee*
torage or Disposal Land Use
Two spaces per 1,000 square feet
Two spaces per 1,000 square feet
One customer parking space per ten storage cubicles
Two spaces per 1,000 square feet
Transportation Land Uses

As determined by the plan commission
Accessory Land Uses
One space per 1,000 square feet of outdoor sales and display area, plus one space per employee*
Three spaces per 1,000 square feet
As determined by the plan commission

* means "per employee for the work shift with the largest number of employees"

Existing and Proposed Parking Standards

Land Uses	Existing Standards	Proposed Minimum Standards	Proposed Maximum Standards
Residential Land Uses			
Apartments/Multiplex, Townhouse	Two garaged spaces per dwelling unit and one additional space per dwelling unit	1 per studio/1-bedroom, 1.5 per 2+ bedroom	None
Boarding House Living Arrangment	One space per bed	1 space per room for rent	None
Duplex, Twin House, Two-Flat	Two garaged spaces per dwelling unit and one additional space per dwelling unit	1 per dwelling unit	None
Single Family Dwelling Unit, Manufactured Home, Manufactured Home Park	Two garaged spaces per dwelling unit and one additional space per dwelling unit , per single-family unit Two per Moblie Home Lot	1 per dwelling unit	None
DMU Zoned Lots (Downtown Mixed Use)			
All Land Uses in the DMU Zoning District	Refer to the parking requirements per specific land use	None	None
Mixed-Use Land Uses			
Mixed Use Building, Live/Work Unit	Refer to the parking requirements per specific land use	Per the minimum of each individual land use	Per the maximum of each individual land use
Commercial Land Uses			
All Commercial Land Uses, Unless Specified Below		1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Adult-Oriented Entertainment Business	One space per three seats, based on maximum capacity, plus one space per employee*	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Artisan Production Shop	n/a	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Bed and Breakfast	One space per room or suite, plus one space per employee and/or owner-occupant*	1 space per each bedroom, plus 1 per dwelling unit	1.5 space per each bedroom, plus 1 per dwelling unit
Campground	n/a	1 space per campsite	None
Commercial Animal Boarding	Three spaces per 1,000 square feet	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Commercial Animal Daycare	n/a	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Commercial Indoor Lodging	One space per room or suite, plus one space per employee*, plus one space per three persons, based on the maximum capacity of all public meeting and/or banquet rooms	1 space per room for rent, plus 1 space for each employee on the largest work shift	1.5 spaces per room for rent, plus 1 space for each employee on the largest work shift
Commercial Kitchen	n/a	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Drive-Through & In-Vehicle Sales or Service	space per employee*, plus stacking space for four cars going in and two cars coming	Refer to the parking requirements of the other land use activities on the site, such as Indoor Sales and Service land uses for a gas station/convenience store, or Office land uses for a bank.	Refer to the parking requirements of the other land use activities on the site, such as Indoor Sales and Service land uses for a gas station/convenience store, or Office land uses for a bank.
Golf Course	Eight spaces per hole, plus any spaces required for other uses which are a part of the facility	1 per 500 square feet of gross floor area, 1 space for each employee on the largest shift	None
Group Daycare Center (9+ children)	required by type of dwelling unit. If not specified, to be determined by plan commiss	1 space for each employee on the largest work shift	1.5 spaces for each employee on the largest work shift
Indoor Commercial Entertainment	er every three seats (one seat = ten square feet of gross dining area), plus one space p	1 space for every 5 persons at the maximum capacity	1.5 space for every 5 persons at the maximum capacity
Indoor Maintenance Service	Three spaces per 1,000 square feet, plus one space per employee*	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Indoor Sales or Services	00 square feet, in excess of 2,000 square feet* (for retail establishments, under 60,000	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Indoor Shooting Range	n/a	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Intensive Outdoor Activity	n/a	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Office	Three spaces per 1,000 square feet	1 space for every 5 persons at the maximum capacity	1.5 space for every 5 persons at the maximum capacity
Outdoor Commercial Entertainment	As determined by the plan commission	1 space per 1,000 square feet of gross outdoor display area	1.5 space per 1,000 square feet of gross outdoor display area
Outdoor Maintenance Service	n/a	1 space for each employee on the largest work shift	1 space for each employee on the largest work shift
Outdoor Sales and Display	sales/service, plus one space per 1,000 square feet of greenhouse or outdoor sales an	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Personal or Professional Service	Six spaces per 1,000 square feet	1 space per employee on the largest work shift	None
Vehicle and Boat Sales	Three spaces per 1,000 square feet, plus one space per employee*	1 space per employee on the largest work shift	None
Vehicle Service and Repair	Three spaces per 1,000 square feet, plus one space per employee*	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Institutional Land Uses			
Active Outdoor Recreation, Passive Outdoor Recreation	N/A	Determined by the Plan Commission	Determined by the Plan Commission
Community Living Arrangement 1-8	As required by type of dwelling unit. If not specified, to be determined by plan commission	1 space per employee on the largest work shift	1.5 spaces per employee on the largest work shift
Community Living Arrangement 9-15	As required by type of dwelling unit. If not specified, to be determined by plan commission	1 space per employee on the largest work shift	1.5 spaces per employee on the largest work shift
Community Living Arrangement 16+	As required by type of dwelling unit. If not specified, to be determined by plan commission	1 space per employee on the largest work shift	1.5 spaces per employee on the largest work shift
Small Scale Public Services and Utilities	One space per employee* and any other spaces as determined by plan commission	none	none
Indoor Institutional	unique requirements for libraries, museums, community center, churches, places of assembly, and funeral homes	Determined by the Plan Commission	Determined by the Plan Commission

Institutional Residential	unique requirements for dormitories, fraternities, sororities, rectory, monastery, and nursing homes	Determined by the Plan Commission	Determined by the Plan Commission
Large Scale Public Services and Utilities	One space per employee* and any other spaces as determined by plan commission	1 space per employee on the largest work shift	1.5 spaces per employee on the largest work shift
Outdoor Open Space Institutional	As determined by the plan commission	none	none
Industrial Land Uses			
All Industrial Land Uses, Unless Specified Below		1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Data Center	n/a	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Heavy Industrial	Two spaces per 1,000 square feet (for industrial uses under 50,000 square feet in size) or One and one-half spaces per 1,000 square feet (for industrial uses between 50,000 square feet and 80,000 square feet in size)	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Indoor Food Production and Processing	n/a	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Light Industrial	Two spaces per 1,000 square feet (for industrial uses under 50,000 square feet in size) or One and one-half spaces per 1,000 square feet (for industrial uses between 50,000 square feet and 80,000 square feet in size)	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Medium Industrial	Two spaces per 1,000 square feet (for industrial uses under 50,000 square feet in size) or One and one-half spaces per 1,000 square feet (for industrial uses between 50,000 square feet and 80,000 square feet in size)	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Production Greenhouse	Four spaces per 1,000 square feet of indoor sales/service, plus one space per 1,000 square feet of greenhouse or outdoor sales and display area, plus one space per employee*	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Storage Land Uses			
All Storage Land Uses, Unless Specified Below		1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Indoor Storage and Wholesaling	Two spaces per 1,000 square feet	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Outdoor Storage and Wholesaling	Two spaces per 1,000 square feet	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Personal Storage Facility	One customer parking space per ten storage cubicles	1 space for each employee on the largest work shift.	1.5 spaces for each employee on the largest work shift.
Transportation Land Uses			
Airport	n/a	Determined by the Plan Commission	Determined by the Plan Commission
Distribution Center	As determined by the plan commission	1 space per each employee on the largest work shift	1.5 spaces per each employee on the largest work shift
Freight Terminal	As determined by the plan commission	1 space per each employee on the largest work shift	1.5 spaces per each employee on the largest work shift
Heliport	n/a	none	none
Off-Site Parking Lot	n/a	none	none
Off-Site Structured Parking	n/a	none	none
Transit Center	As determined by the plan commission	Determined by the Plan Commission	Determined by the Plan Commission
Telecommunications Land Uses			
Communication Tower	n/a	none	none
Extraction and Disposal Land Uses			
All Extraction and Disposal Land Uses, Unless Specified Below		1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Composting	n/a	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Extraction	One space per employee*	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Indoor Recycling Facility	Two spaces per 1,000 square feet	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Salvage or Junkyard	n/a	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Sand and Mineral Processing	One space per employee*	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Waste Disposal/Landfill	One space per employee* and any other spaces as determined by plan commission	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Energy Production Land Uses			
Large Solar Energy System, Large Wind Energy System	n/a	none	none
Agricultural Land Uses			
Agricultural Services	n/a	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Community/Market Garden	One space per 1,000 square feet of outdoor sales and display area, plus one space per employee*	none	none
Cultivation	n/a	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Husbandry	n/a	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
On-Site Agricultural Retail	n/a	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Accessory and Temporay Uses			
Accessory Dwelling Units	n/a	none	none
Home Occupation	n/a	1 space per non-resident employee	none
Short-Term Residential Rental	1 space per bedroom	Minimum of one off-street parking space per sleeping room shall be provided on the subject property for each Short-Term Residential Rental	none

All Other Accessory Uses	None, except as required for the principal land use	None, except as required for the principal land use	None, except as required for the principal land use
All Temporary Uses	None, except as required for the principal land use	None, except as required for the principal land use	None, except as required for the principal land use
Bicycle Parking Standards			
Multi-Family and Nonresidential Land Uses	None	1 space per 10 parking stalls, up to 20 total bicycle parking spaces	none
Notes			
1. Minimum parking requirements may be reduced by the Plan Commisison through the Conditional Use, Planned Development, or Site Plan review process based on a Parking Study.			
2. Maximum parking requirements may be exceeded by the Plan Commission through the Conditional Use process based on a Parking Study and meeting defined criteria such as use requires greater parking demand, etc.			
3. Joint parking facilities may be approved by the Plan Commission to reduce the minimum required parking on-site.			
4. Additional bicycle parking may be approved by the Plan Commission to reduce the minimum required parking on-site.			

* means "per employee for the work shift with the largest number of employees"