

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.

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