

December 26, 2024

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

Re: Columbus – Zion Lutheran Church and School CUP

Dear Mr. Kornmann:

Ruekert & Mielke, Inc. has completed our review of the site plan for the above referenced project, with an application date of December 9, 2024. The submittal was reviewed in accordance with Columbus Ordinance 114, Division 3 - Conditional Use, Chapter 47 - Erosion Control and Chapter 48 - Storm Water Management. 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:

1. The Fire Department will need to comment since site circulation has been cut off from Fuller Street to Western Ave. Trucks need to be able to turn around on Fuller Street. Hydrant placement requirements for new construction. Confirm building addition sprinkler requirements and any building connection locations.
2. Confirm all trees on site that will be impacted are shown on the plan, it appears trees in the location of the storm water facility are not shown on the plan.
3. Provide a site lighting plan to show existing and proposed lighting, submit lighting photometric plan showing lighting levels at property line and lighting fixture sheets.
4. Erosion Control Plan is missing, provide plan and calculations in accordance with chapter 47.
5. All permits will be required for erosion control, storm water, driveway, and work in the right-of-way required for construction.

Sheet C2.1

1. No grinding of curbs allowed in City right-of-way on Warner Street, remove and replace in accordance with City standards.
2. Show trees removed for storm water pond and driveway on site plan.

Sheet C2.2

1. Confirm parking is compliant with ordinance requirements with zoning administrator, if a lower number of stalls are shown than required, a reduction must be requested per the ordinance.
2. The driveway on Warner Street needs to be compliant with City driveway standards for width and tapers.
3. Incorrect spelling for Warner Street for street label.
4. Add culvert under driveway onto Western Avenue.
5. Relocate speed limit sign due to conflict with driveway on Western Avenue.
6. Fuller Street extension requirements needed for dead end created by new building.

Mr. Mike Kornmann
City of Columbus
December 26, 2024
Page 2

7. Sidewalk extension on Warner Street required from existing to Western Avenue.

Sheet C2.3

1. Provide storm water management plan and agreement for new site improvements in accordance with chapter 48. Consider designing site to accommodate the future expansion with new stormwater facility.

Sheet C2.4

1. Show sanitary sewer lateral and connection for new facility to sanitary sewer main.
2. Show water service and connection for new facility to water main.

Sheet C2.5

1. No landscaping allowed in Fuller Street right-of-way, consider dumpster enclosure to match architecture for dumpster screening or an opaque fence.
2. Provide grasses for screening on berm along Western Avenue.
3. Add tree to eastern island in parking lot.
4. Show areas of seeding limits and label on plan
5. Provide information on trees removed to determine replacement requirements.

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

Respectfully,

RUEKERT & MIELKE, INC.

Jason P.
Lietha

Digitally signed by Jason
P. Lietha
Date: 2024.12.26
10:57:55 -06'00'

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

JPL:sjs

cc: Matt Amundson, City of Columbus
Paul Johnson, Boardman & Clark