

August 6, 2026

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

Re: Columbus – Tower Drive Condos Phase 1 Review

Dear Mr. Kornmann:

Ruekert & Mielke, Inc. has completed our review of the site plan for the above referenced project, with an application date of July 15, 2026. The submittal was reviewed in accordance with Columbus Ordinance Chapter 90 - Subdivision and Chapter 114 - Zoning, 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:

Condominium Plat:

1. In the Surveyor's Certificate, change Lot 4 to Lot 2.
2. The 314.36' length of the east line of Lot 2 of the proposed CSM is shown as 314.37' on the CSM.
3. On Sheet 2 of the condo plat, note which units (all?) the basement and the first floor plans represent.
4. Provide the recorded CSM number on the face of the plat prior to signatures.

Storm Water Management Plan:

1. An executed stormwater maintenance agreement is required for the stormwater facilities.
2. Please provide a copy of the WDNR NOI once obtained.
3. Confirm if storm water P1 for phase 1 is being constructed now, it shows bold as if constructed with phase 1 but is listed to be constructed with multifamily in phase 2.
4. Inlet in proposed basin 14 doesn't appear to collect water with current grading plan
5. South basin P1 – there is no slope on underdrain device
6. Basin P1 and P2 – device #2 has concrete coefficient for plastic pipe

Site Plan Review

General Information:

1. Provide lighting plan for phase 1 with photometrics at all property lines.
2. Street trees are required per 90-294
3. Provide full copy of the wetland delineation report.
4. City permits for the driveway and street opening have been received and will be reviewed closer to construction, provide a start of construction date.
5. Coordinate with Electric for exact location of service and impact to utility easement needs.
6. Easement for utilities need to have an easement document to define use and rights
7. Storm water permit will need to be submitted and fees paid prior to earthwork
8. Erosion control permit will need to be submitted and fees paid prior to earthwork

Sheet C200:

1. There is an existing curb opening across from Meadow Lane. Please show it as being removed and replaced with full head curb if it is not used.

Sheet C300:

1. The driveway apron within the Right-Of-Way is required to be concrete. Please provide a detail in the plans for this showing apron to match city standard detail.
2. Install sidewalk section in driveway apron along Tower Drive for future sidewalk installation.
3. Confirm sidewalk along Western Avenue be construction with phase 1. Unless there is known future intent to connect to the western end of the sidewalk, it should terminate within the Rights-Of-Way.
4. The new curb on Western Ave. is behind shoulder, show new pavement between existing pavement and new curb. Verify grades and cross slope of pavement for drainage. Provide cross section typical detail to confirm drainage.

Sheet C400/401:

1. Please revise grading/contours so that all grading activity is within property limits.
2. Add inlet protection to both sides of Tower Drive.
3. Adjust silt fence to be within property limits.
4. Show construction entrances and tracking pad locations on plans.
5. Show the location and detail of a concrete washout area on the plans.

Sheets C402/403:

1. Provide detail on plugs to be planted in basin 1 and 2.
2. Storm lines that cross from lot 1 into and over lot 2 require easements.
3. How will storm pond 2 be maintained with condominium plat, will there be an association that will be responsible for and sign the storm water maintenance agreement?
4. Pond 2 overflow contours on grading do not match SWMP information.
5. Should underdrain connect into outlet structure detail for pond 2.
6. Pond 2- missing invert and label for 3 inch orifice on structure detail.

Sheet C405:

1. ST – 20 need to catch water draining towards street, revise contours and rim elevation. Casting is R3067, define as flat top.
2. Appears that grading will be filling up to 1.5 feet of fill where existing utility boxes are located along Western Ave. In past project there was a significant cost to relocation utility boxes, confirm if you intend to fill in that area and or adjust / relocate boxes.
3. The terrace is shown to be regraded along a portion of Tower Drive, confirm intent and why this is proposed.

Sheet C500:

1. Existing sanitary sewer manhole shall be cored, booted and new bench formed in bottom for new connection.
2. Install phase 2 sanitary sewer lateral stub with phase 1 construction.
3. Verify long sewer laterals for lot 2 do not need cleanouts.
4. Provide note with detail on proposed tie-ins to existing watermain. Live tap both water main connections with existing 12 inch water main.
5. Move valve closer to tap location on Tower Drive

6. Add valve on 8 inch to isolate phase 1 and future phase 2 near sanitary manhole 2.
7. Please call out angles of proposed watermain bends.
8. Show insulation on all water main crossing with storm sewer on plan.
9. WDNR public water plan review and permit will be required for this project.
10. WDNR public sanitary sewer plan review and permit will be required for this project.
11. Is the intent for the phase 2 building do be connected to the proposed watermain? If so, please add their lateral with a valve in this design. Please size accordingly to meet fire flow requirements for the buildings sprinkler system.
12. Provide a valve for hydrant lead.
13. Please add note that City shall verify all sawcut within the Right-Of-Way prior to removals.
14. Relocate 6 inch underdrain discharge so it doesn't directly discharge across property line. Add cleanouts on this line for future maintenance at bends and in basin 1.

Sheet C700:

1. Add a note stating that any work within the Right-Of-Way will require a City permit.
2. All testing should be completed and approved by the city prior to paving Tower Drive.
3. Trench patch should be restored so saw cut is 3 feet beyond the edge of trench on either side
4. Trench patch on Tower Drive should consist of 12 inch CABC and 4 inches of asphalt in 2 layers, 2.25 inch base and 1.75 inch surface
5. Replace Tower Drive curb with city standard curb where it is impacted by improvements for water main and driveways.
6. Sanitary sewer shall be televised prior to acceptance.
7. Trench compaction testing will be required for all public utility trenches
8. Sewer, water and additional utility notes that are applicable should refer to city standards.

Sheet C703:

1. Use city sidewalk standard detail
2. Sanitary lateral detail is mislabeled.

Sheet C704:

1. Use city sanitary manhole standard detail

Sheet C706:

1. Water valve and hydrant details should be city standard detail
2. No poly wrap on water main pipe, remove bedding detail and follow city standards for water main installation.

Sheet L200:

1. Update plan to remove seeding across property line.

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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: 2026.08.06
14:28:36 -05'00'

Jason P. Lietha P.E.
Chief Operating Officer
jlietha@ruekert-mielke.com

JPL:alc

cc: Matt Amundson, City of Columbus Administrator
Paul Johnson, Boardman & Clark
Randall Myrum, Columbus Utility Director
Zach Schineke, Ruekert & Mielke