

November 4, 2024

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

Re: Columbus – Cardinal Heights Final Plat Review

Dear Mike:

Ruekert & Mielke, Inc. has completed our review of the final plat for the above referenced project, dated October 22, 2024. This review is for the compliance with Wisconsin Administrative Code Chapter A-E 7, Wisconsin Statute Chapter 236 utilizing the Wisconsin plat checklist provided by plat review, and the City of Columbus Ordinances Chapter 90 Article IV and 114. This review does not constitute a recommendation for future phases. This review may not include all City requirements for this submittal. We offer the following comments, clarifications, or concerns:

General:

1. Per Wisconsin Administrative Code AE-7 - No comments
2. Per Wisconsin Statute Chapter 236
 - A. 236.20 (3)(d) – The names of adjoining streets, state or county highways, subdivisions drawn in their proper location, underscored by dotted or dashed lines. Lots 1 and 2 of Parkview Addition are in Block 2 not Block 1, and CSM 3393 should be listed as Lot 2 instead of Lot 1.

City of Columbus Ordinances:

1. 90-182 – Show length and bearing of centerline on Obrien Court.
2. 114-90 – Show vision triangle at Obrian Court intersection.

Other:

1. Add a note that Lot 2 shall have driveway access from STH 73 only in the location shown on the face of the plat.
2. Special exception request from WisDOT for highway setback shall be approved and approval sent to City of Columbus.
3. Final plat shall be in conformance with trans 233 requirements.
4. Remove note “any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits and revocable. “
5. Add note that all grading for lots shall conform with the master storm water plan approved and on file with the City of Columbus for Cardinal Heights.

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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: 2024.11.04
14:59:51 -06'00'

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

JPL:sjs

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