

July 1, 2026

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

Re: Tower Drive - Lamp CSM Review

Dear Mike:

Ruekert & Mielke, Inc. (R/M) has completed our review of the Certified Survey Map for the above-referenced project, dated June 5, 2026. This review is for the compliance with Wisconsin Administrative Code Chapter A-E 7, Wisconsin Statute Chapter 236 utilizing the Wisconsin CSM checklist provided by plat review, and the City of Columbus Ordinances Chapter 90, Article VI. 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:

- We note that no existing easements have been shown. If any exist, they should be depicted on the CSM with document numbers. We didn't not have the title report to review, please confirm no existing easement affect this CSM.
- Show sidewalk easement along Western Avenue
- All easements for sidewalk, water and sanitary that are public should have a separate easement document to accompany the CSM for use and rights.
- Show any drainage easement required for site development that may impact future outlot dedication.

Per Wisconsin Administrative Code AE-7:

s. 236.34(1m)(a) Each Sheet of the final recordable CSM must be signed, sealed and dated by the Wisconsin PLS.

s. 236. 34(1m)(c) The map shall be prepared with a binding margin 1.5 inches wide and a 0.5 inch margin on all other sides on durable white media that is 8 1/2 inches wide by 14 inches long, or on other media that is acceptable to the register of deeds, with a permanent nonfading black image. We recommend changing the text of the abutting subdivisions and the section line notes to black rather than gray, as it may be rejected by the register of deeds.

s. 236.20(2)(c) The length and bearing of the exterior boundaries, the boundary lines of all blocks, public grounds, streets, and alleys, and all lot lines. The length of the east line of the CSM, shown as 640.79' totals 640.78'. The adjustment will affect multiple sheets and possibly the legal description.

Per Ch. 90 – City of Columbus, WI Code of Ordinances:

s. 90-212.-Required information:

(1) Inset map of the area concerned showing the location of the proposed certified survey map in relation to the U.S. Public Land Survey section and quarter-section lines and abutting and nearby public streets and highways.

(5) Location, dimensions, and area of any sites to be reserved or dedicated for parks, playgrounds, drainage ways, open space preservation, or other public use. Outlot 1 will be dedicated for public purposes, show on CSM dedication and purpose.

(6) Building or setback lines. Add to map.

(7) Location and names of any adjoining streets, highways, subdivisions, parks, cemeteries, public lands, and watercourses, including impoundments. The owners of record of abutting unplatted lands shall also be shown. Add owner of unplatted lands to the west of the CSM.

(8) Length and bearing of the centerline of all streets. The lengths shall be given to the nearest 0.01 foot and the bearings to the nearest one second of arc. The arc, chord, and radius lengths, and the chord bearing, together with the bearings of the radii of the ends of the arcs and chords, shall be given for all curved lines. Add to map.

s. 90-213.- Additional information:

(5) Boundaries of wetlands. The boundaries of wetlands shall be shown. The wetland boundaries shall be determined by a qualified professional on the basis of a field survey made to identify, delineate, and map those boundaries; and the name of the person, agency, or firm identifying, delineating, and mapping the boundaries shall be provided together with the date of the field survey concerned.

(6) Boundaries of the FW floodway district and the FF flood fringe district in accordance with chapter 46 of the Municipal Code pertaining to floods.

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: 2026.07.01
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Jason P. Lietha, P.E.
Chief Operating Officer
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JPL:alc

cc: Matt Amundson, Columbus City Administrator
Randall Myrum, Columbus Utilities
Paul Johnson, City Attorney