

September 3, 2024

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

Re: Columbus – Cardinal Heights Preliminary Plat Review

Dear Mike:

Ruekert & Mielke, Inc. (R/M) has completed our review of the preliminary plat for the above referenced project, dated August 23, 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 Chapter AE-7 - No comments.
2. Per Wisconsin Statute Chapter 236 - No comments.

City of Columbus Ordinances Chapter 90:

1. 90-142 (16) - Structure distance from proposed property lines.
2. 90-142 (26) - Approximate location of any existing onsite sewage treatment and disposal facilities (Lot 2)
3. 90-46 & 147 – Provide a draft copy of any homeowners association documents.
4. 114-99 – Provide vision clearance triangles on Obrien Court.

Other:

1. Surveyors Certificate states City of Madison and Midpoint Meadows, please update.
2. Notes are not numbered sequentially.
3. Note 3 represents existing zoning, please change to “RD” for Rural Development.
4. Engineering recommends existing access for all lots, including lot 2, should be from Obrien Court.
5. 90-248 - Provide off plat easement by separate instrument for sanitary sewer extension for property to east. A separate easement document shall be required that outlines responsibilities and rights of the easement.
6. Confirm 50-foot highway setback from Document #739893 is no longer applicable, provide WisDOT confirmation.
7. Show lot width for setbacks at corner lots, 3,4,5, and 12 to confirm meets zoning requirements.
8. 90-45 - Label purpose and ownership of outlot 1, list Obrien Court is to be dedicated to the public.
9. 90-248 – Storm water easement between lots 17 and 18. City of Columbus Utility will require a 20-foot-wide storm water easement centered on property line. A separate easement document shall be required that outlines responsibilities and rights of the easement.

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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: 2024.09.03
14:00:14 -05'00'

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

JPL:cal

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