

APPENDIX A

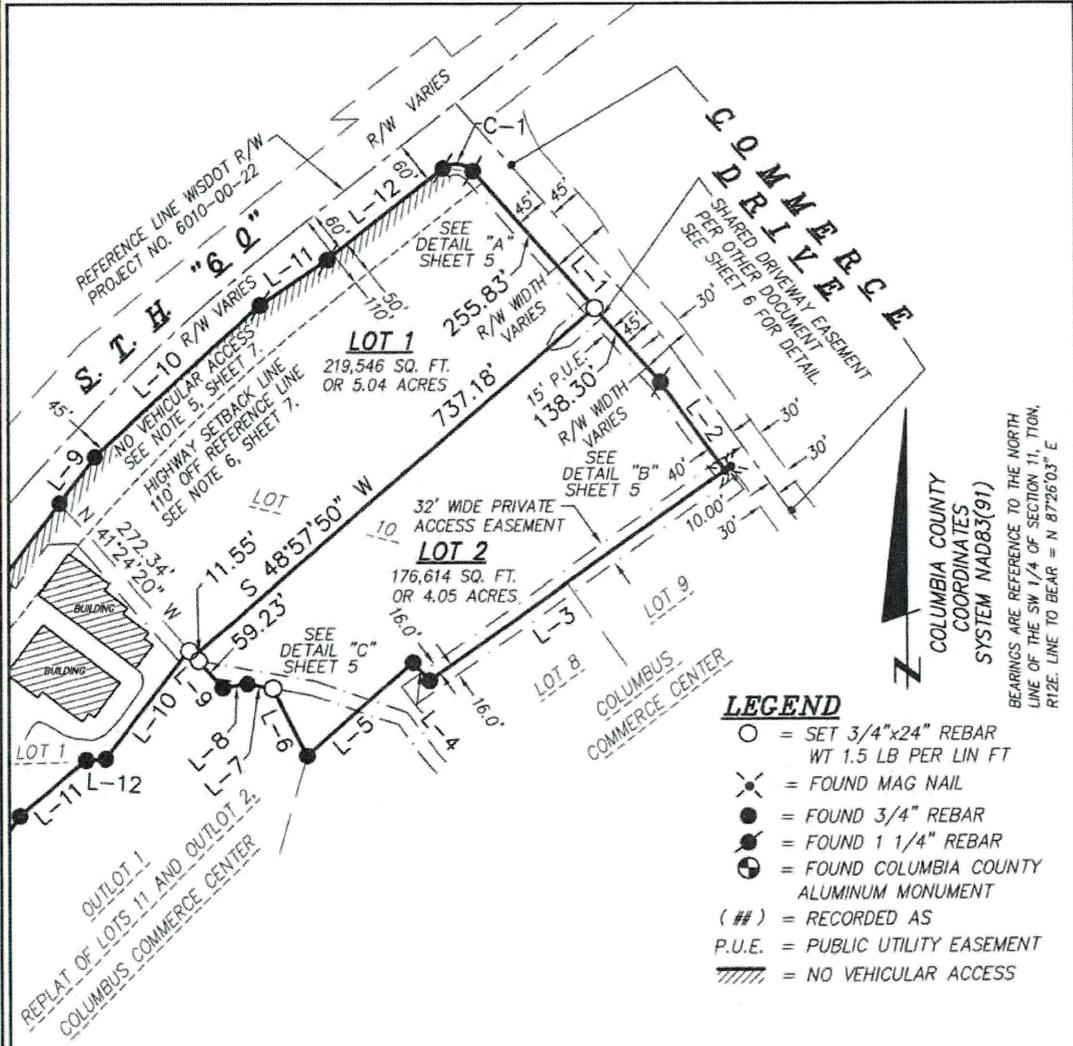
General Maps & Additional Information

COLUMBIA COUNTY CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
608-255-5705

Lot 10, Columbus Commerce Center and Lot 1, Replot of Lots 11 and Outlot 2, Columbus Commerce Center. Located in the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 11, T10N, R12E, City of Columbus, Columbia County, Wisconsin.



COLUMBIA COUNTY
COORDINATES
SYSTEM NAD83(91)
BEARINGS ARE REFERENCE TO THE NORTH
LINE OF THE SW 1/4 OF SECTION 11, T10N,
R12E. LINE TO BEAR = N 87°26'03" E

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- ⊗ = FOUND MAG NAIL
- = FOUND 3/4" REBAR
- = FOUND 1 1/4" REBAR
- ⊙ = FOUND COLUMBIA COUNTY
ALUMINUM MONUMENT
- (##) = RECORDED AS
- P.U.E. = PUBLIC UTILITY EASEMENT
- //// = NO VEHICULAR ACCESS

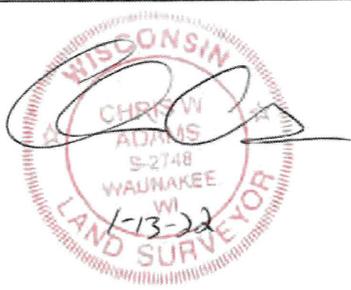
NOTES:

- 1.) SEE SHEETS 3, 4, 5 AND 6 FOR LOT
DETAILS.
- 2.) SEE SHEET 7 FOR ALL OTHER NOTES,
LINE TABLE, AND CURVE TABLE.

SCALE 1" = 200'



SURVEYORS SEAL



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Lot 10, Columbus Commerce Center and Lot 1, Replat of Lots 11 and Outlot 2, Columbus Commerce Center. Located in the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 11, T10N, R12E, City of Columbus, Columbia County, Wisconsin.

CURVE TABLE:

CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	LENGTH	DELTA
C-1	30.00'	45.54'	S 84°53'43.5" E	41.29'	86°58'47"

LINE TABLE:

L-#	BEARING	DIST.	L-13	S 34°15'29" W	335.54'
L-1	S 41°24'19" E	394.13'	L-14	S 07°23'17" W	141.45'
L-2	S 35°24'20" E	152.32'	L-15	N 56°18'06" W	123.11'
L-3	S 54°35'40" W	503.54'	L-16	N 00°02'12" E	252.70'
L-4	N 41°24'22" W	34.16'	L-17	N 32°04'39" E	334.77'
L-5	S 48°35'41" W	196.55'	L-18	N 37°10'18" E	392.64'
L-6	N 26°18'18" W	105.42'	L-19	N 47°29'08" E	309.76'
L-7	N 79°38'02" W	35.97'	L-20	N 55°36'06" E	115.93'
L-8	S 80°59'34" W	34.49'	L-21	N 51°36'54" E	204.70'
L-9	N 41°24'21" W	70.78'	L-22	S 52°49'42" E	20.00'
L-10	S 37°33'51" W	191.67'	L-23	N 37°10'18" E	75.00'
L-11	S 86°51'51" W	27.99'	L-24	N 87°56'31" E	38.73'
L-12	S 49°51'51" W	120.28'	L-25	S 41°24'20" E	221.19'

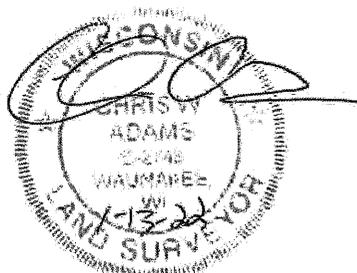
SETBACKS: (PER PLAT)

ZONED INDUSTRIAL.
MINIMUM FRONT YARD: 20'
MINIMUM REAR YARD: 20'
MINIMUM SIDE YARD: INTERIOR SIDE 10'
CORNER SIDE 20'
SIDE YARD NOTE: BUILDINGS OVER TWO STORIES IN HEIGHT SHALL REQUIRE 5' FOR EACH ADDITIONAL STORY IN ADDITION TO THE REQUIRED MINIMUM SIDE YARDS.

NOTES CONTINUED:

- 3.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 4.) ALL SECTION CORNER TIES WERE FOUND AND VERIFIED FOR THE WEST 1/4 CORNER AND CENTER OF SECTION OF SECTION 11, T10N, R12E.
- 5.) ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF USH 151, 5TH 60, AND 5TH 16; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN s.236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS. ACCESS IS RESTRICTED PURSUANT TO WISDOT PROJECTS T-06-2(11), T017-2(35), F06-2-(16), 6010-00-22.
- 6.) NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY AND THE HIGHWAY SETBACK LINE, IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION BE FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT WISDOT FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.
- 7.) THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING LEVELS IN s. TRANS 405.04, TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAYS THROUGH-LANE CAPACITY.
- 8.) BASED UPON THE TRAFFIC IMPACT ANALYSIS (TIA) ANALYSIS COMPLETED BY WISDOT AND SUBSEQUENT COMMENTS SUBMITTED JULY 6, 2012 TO THE CITY OF COLUMBUS AND ITS REPRESENTATIVES FROM GRAEF, A MEMORANDUM OF UNDERSTANDING (MOU) SHALL BE DEVELOPED AND APPROVED BY THE CITY OF COLUMBUS AND WISDOT. THE MOU SHALL DETAIL THE FUTURE ROADWAY IMPROVEMENTS OUTLINED IN THE REPORT AND DOCUMENT THAT THEY ARE THE RESPONSIBILITY OF THE CITY OF COLUMBUS.
- 9.) POLE AND LINE GRANT ALONG WEST LINE OF THE NE 1/4-SW 1/4 TO WP&L PER VOL. 171 OF DEEDS, P. 100, # 194996 FOR EXISTING OVERHEAD LINES, NO EASEMENT WIDTH STATED IN DOCUMENT.
- 10.) WETLAND AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN AS PART OF THIS SURVEY.

SURVEYORS SEAL



Wetland Inventory



Legend: (some map layers may not be displayed)

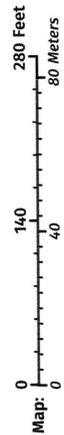
-  Wetland Class Areas
-  Latest Leaf Off Index
-  Latest Leaf Off Imagery

Notes:



Map projection: NAD 1983 HARN Wisconsin TM

Service Layer Credits:
 DNR Basic Feature VTL (WTM): Wisconsin Department of Natural Resources, GIS Section, Latest Leaf Off.
 Surface Water (Cached): WIDNR, USGS, and other data, Wetland Inventory NWI (Dynamic): Calvin Lawrence,
 Dennis Weise, Nina Rihm



This map is a product generated by a DNR web mapping application.
 This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>

Date Printed: 2/9/2026 4:32 PM

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
3911 Fish Hatchery Rd.
Fitchburg, WI 53711

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



08/20/2021

Jim Hartung
353 Forest Grove Drive, Suite 105
Pewaukee, WI 53072

EXE-SC-2021-11-02995

RE: Nonfederal Wetland Exemption Determination for an area described as Wetlands 1, 2, and 4 within parcel 11211-1512.10. Including Wetland 3 within parcel 11211-1512.09 located at NE SW T10N R12E S11 in the City of COLUMBUS, Columbia County.

Dear Mr. Hartung:

This letter is in response to your request for a nonfederal wetland exemption determination for the above mentioned wetlands.

According to 281.36 (4n), State Stat., a nonfederal wetland is a wetland that is not federally jurisdictional. Projects impacting nonfederal wetlands in urban areas must be less than 1 acres of total impact. In addition, DNR must also consider whether the nonfederal wetland is a rare and high quality wetland as defined in s 281.36(4n)(a)3, Wis. Stat.

The Department reviewed the following materials to aid in our exemption determination:

- The request narrative including project scope and purpose.
- Site location map and photographs that show different angles and views of the wetlands.
- Botanical survey results.
- Wetland delineation information and concurrence with DNR on wetland boundaries.

Below is a summary of our findings:

Request Narrative

According to the request narrative the total wetland impacts will be for an area described as Wetlands 1, 2, and 4 within parcel 11211-1512.10. Including Wetland 3 within parcel 11211-1512.09. The purpose of this project is for Development.

Site Location and Photographs

The site location confirms that the wetland is located in an urban area. Wetland photographs also shows the wetlands of low quality vegetation.

Botanical Survey

The botanical survey demonstrates that the wetland is not a rare and high quality wetland.

Wetland Delineation Information

The wetland delineation shows views of the wetlands. Hydrology, vegetation, and soils data of each wetland.

Stormwater Compliance Information

The documentation demonstrated that the project will be completed in compliance with applicable WPDES stormwater permits and stormwater ordinances adopted under s. 59.693, 60.627, 61.354, or 62.234, Wis. Stats.

Mitigation Summary Worksheet

No mitigation is required for these two parcels because wetland impacts are under 10,000 S.F per parcel.

Conclusion:

Based upon the documentation provided above, the project meets the eligibility criteria pursuant to s. 281.36 (4n), State Stat. If you have any questions or would like to schedule a meeting to discuss this approval, please call me at (608) 228-4067 or email Allen.Ramminger@wisconsin.gov

Sincerely,



Allen Ramminger
Water Management Specialist

Copy to: DNR WMS
USACE Project Manager
County Zoning Administrator
Consultant

Parcel	Wetland ID	Wetland Type	Wetland Area (ac)	Potential Wetland Impact (ac)	Potential Wetland Impact (ft)
11211-1512.05	None	N/A	N/A	N/A	N/A
11211-1512.06	8	emergent/wet meadow	0.0049	0.0049	213
	9	emergent/wet meadow	0.9710	0.0000	0
	<i>Parcel Total</i>		<i>0.9759</i>	<i>0.0049</i>	<i>213</i>
11211-1512.07	7	emergent/wet meadow	0.0195	0.0195	849
11211-1512.08	5	emergent/wet meadow	0.0133	0.0133	579
	6	emergent/wet meadow	0.0094	0.0094	409
	<i>Parcel Total</i>		<i>0.0227</i>	<i>0.0227</i>	<i>989</i>
11211-1512.09	3	emergent/wet meadow	0.0041	0.0041	179
11211-1512.10	1	emergent/wet meadow	0.0716	0.0716	3,119
	2	emergent/wet meadow	0.0314	0.0314	1,368
	4	emergent/wet meadow	0.0693	0.0693	3,019
	<i>Parcel Total</i>		<i>0.1723</i>	<i>0.1723</i>	<i>7,505</i>

Custom Soil Resource Report
Soil Map



Map Scale: 1:1,290 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Columbia County, Wisconsin
Survey Area Data: Version 22, Sep 10, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 4, 2022—Sep 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Streams and Canals
 Borrow Pit	 Transportation
 Clay Spot	 Rails
 Closed Depression	 Interstate Highways
 Gravel Pit	 US Routes
 Gravelly Spot	 Major Roads
 Landfill	 Local Roads
 Lava Flow	 Background
 Marsh or swamp	 Aerial Photography
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7498A	Ossian silt loam, 0 to 3 percent slopes	2.9	100.0%
Totals for Area of Interest		2.9	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Columbia County, Wisconsin

7498A—Ossian silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: g6hj
Landscape: Plains
Elevation: 780 to 1,480 feet
Mean annual precipitation: 28 to 35 inches
Mean annual air temperature: 36 to 57 degrees F
Frost-free period: 135 to 170 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Ossian and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ossian

Setting

Landscape: Plains
Landform: Drainageways
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Silty deposits

Typical profile

Ap - 0 to 8 inches: silt loam
A,AB,Bg,Cg - 8 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: Occasional
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very high (about 12.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: B/D
Ecological site: F095XB004WI - Wet Loamy or Clayey Lowland
Forage suitability group: High AWC, high water table (G095BY007WI)
Other vegetative classification: High AWC, high water table (G095BY007WI)
Hydric soil rating: Yes

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Custom Soil Resource Report
Map—Hydrologic Soil Group



Map Scale: 1:1,290 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



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Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

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MAP LEGEND

 Area of Interest (AOI)	 C
 Area of Interest (AOI)	 C/D
Soils	 D
Soil Rating Polygons	 Not rated or not available
 A	Water Features
 A/D	 Streams and Canals
 B	Transportation
 B/D	 Rails
 C	 Interstate Highways
 C/D	 US Routes
 D	 Major Roads
 Not rated or not available	 Local Roads
Soil Rating Lines	Background
 A	 Aerial Photography
 A/D	
 B	
 B/D	
 C	
 C/D	
 D	
 Not rated or not available	
Soil Rating Points	
 A	
 A/D	
 B	
 B/D	

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
7498A	Ossian silt loam, 0 to 3 percent slopes	B/D	2.9	100.0%
Totals for Area of Interest			2.9	100.0%

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition
Component Percent Cutoff: None Specified
Tie-break Rule: Higher

Water Features

Water Features include ponding frequency, flooding frequency, and depth to water table.

Depth to Water Table

"Water table" refers to a saturated zone in the soil. It occurs during specified months. Estimates of the upper limit are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Custom Soil Resource Report
Map—Depth to Water Table



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MAP LEGEND

 Area of Interest (AOI)	<input type="checkbox"/> Not rated or not available
Soils	Water Features
Soil Rating Polygons	 Streams and Canals
0 - 25	Transportation
25 - 50	 Rails
50 - 100	 Interstate Highways
100 - 150	 US Routes
150 - 200	 Major Roads
> 200	 Local Roads
Not rated or not available	Background
Soil Rating Lines	 Aerial Photography
0 - 25	
25 - 50	
50 - 100	
100 - 150	
150 - 200	
> 200	
Not rated or not available	
Soil Rating Points	
0 - 25	
25 - 50	
50 - 100	
100 - 150	
150 - 200	
> 200	
Not rated or not available	

Custom Soil Resource Report

Table—Depth to Water Table

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
7498A	Ossian silt loam, 0 to 3 percent slopes	15	2.9	100.0%
Totals for Area of Interest			2.9	100.0%

APPENDIX B

Site Project Specific Maps