

July 2, 2025

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

Re: Oldenburg 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 9, 2025. 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:

- Per Wisconsin Administrative Code AE-7 – No comments
- Per Wisconsin Statute Chapter 236.20 (2)(k) – When a street is on a circular curve, the main chords of the right-of-way lines shall be drawn as dotted or dashed lines in their proper places.
- Per Wisconsin Statute Chapter 236.20 (2)(k) – The tangent bearing shall be shown for each end of the main curve
- Per Wisconsin Statute Chapter 236.20 (3) (e) – Abutting street and state highway lines of adjoining plats shown in their proper location by dotted or dashed lines. The width of these streets and highways shall be given also. For width add a note width varies.
- Per Wisconsin Statute Chapter 236.20 (1m) (e) – Owners Certificate: *Add the following phrase to the end of the Owner's Certificate on Sheet 3: "I/We also certify that this Certified Survey Map is required to be submitted to the following for approval: City of Columbus."*
- Per the City of Columbus Ordinances 90-212 (4) - *Add additional required information regarding the two existing buildings shown on Sheet 1.*
- Per the City of Columbus Ordinances 90-212 (6) – Add building setback information to CSM.
- Vicinity is misspelled by inset map.
- On sheet 3 change the year in the approval certificate to 2025.
- A shared parking easement will be required for both parcels
- Per the City of Columbus Ordinances 86-191 - A joint driveway will need to be approved by the Columbus Council, if approved a joint driveway easement will be required.
- Lot size doesn't meet the zoning requirement for B2 zoning.
- Lot frontage doesn't meet the zoning requirement for B2 zoning.

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: 2025.07.02
15:26:29 -05'00'

Jason P. Lietha, P.E.
Senior Vice President
Jlietha@ruekert-mielke.com

JPL:

cc: Matt Amundson, Columbus City Administrator

~8117-10021.149 > Kornmann-20250702-Oldenburg CSM Review.docx~

[Your Infrastructure Ally](#)

ruekertmielke.com