

December 11, 2025

Mr. Mike Kornmann
Director of Community and Economic Development
City of Columbus
105 N. Dickason Blvd
Columbus, WI 53925

RE: Cardinal Heights – Letter of Credit Reduction

Dear Mike,

Ruekert & Mielke, Inc. (R/M) has reviewed the attached information at the request of the Developer and Contractor to reduce the Letter of Credit for the project listed above. The original outstanding Letter of Credit is \$1,414,836.00. Based on the progress of the development and the obligations fulfilled by the Contractor and Developer, a reduction of the Letter of Credit will be granted. We are recommending the letter of amount shall be set at **\$365,040.00**, this represents the outstanding work that remains plus the required markup for administration per the development agreement.

This new amount is the result of outstanding items that need to be completed per the attached punch list dated December 10, 2025. This list may or may not be all of the items that are needed to be completed prior to City acceptance of the street and utilities.

Some additional work remains to be completed in Spring however based on the work completed we determined this project is Substantially Complete as of December 1, 2025, by definition of the development agreement. This will start the 1-year warranty process until December 1, 2026, for any repairs need and completion per the developer's agreement.

If you have any questions or comments, please feel free to contact me.

Respectfully,

RUEKERT & MIELKE, INC.

Brian Toczyski

Digitally signed by Brian Toczyski
DN: C=US,
E=btochyski@ruekert-mielke.com,
CN=Brian Toczyski
Date: 2025.12.11 10:52:01-06'00'

Brian E. Toczyski
Project Engineer
btochyski@ruekert-mielke.com

BET:ied

cc: Matt Amundson, City Administrator
Randy Myrum, Utility Director
Duane Millard, Director of Public Works
Jason Lietha, Sr. Vice President Ruekert-Mielke
Jason Forest, Forest Landscape
Josh Lamp, Developer

December 10, 2025

Mr. Jason Forest
Forest Landscape and Construction
W8583 Finch Brothers Rd.
Lake Mills, WI 53551

RE: City of Columbus – Cardinal Heights Punch List

Dear Jason,

An inspection of this project was completed on 11/20/25. Several items require attention. Please notify Ruekert & Mielke, Inc. (R/M) when these items are completed in order to schedule a follow-up inspection. The items that require attention are listed below:

1. A 6-inch extension shall be installed for the hydrant at the end of the cul-de-sac (STA 17+90). This hydrant also requires an additional pressure test that must be performed.
2. Tracer wire for sanitary manhole #7 shall be cut and stowed properly.
3. Clear all storm inlets of debris. Inlet protection can be removed from all storm inlets within the site once restoration is complete provided they will be fully cleared of debris.
4. Both the 18" endwall within O.L 1 and the 12" endwall coming from storm inlet #2 need their tie bar bolts tightened on the inside and the unused portions trimmed off.
5. Install sanitary locate boxes. Each locate box shall be installed to line up with the "S" corresponding to that lot located on the curb & gutter.
6. All marker boards shall be straightened after restoration and spray painted accordingly (blue/green) to match the service that they are identifying.
7. Bring curb stop boxes to grade and remove the stakes identifying them once restoration has been completed. Ensure that no sanitary locate boxes and curb stops are covered by erosion blankets from restoration.
8. Grade out and restore bioretention basin within O.L. 1 to match proposed design on sheet 7 of plan set. Rip rap shall be added with geotextile fabric underneath for 18" endwall entering O.L. 1.
9. Remove and replace concrete that was poured in the rain on November 18, 2025. Any other damaged curb or sidewalk will be reviewed at the warranty walk through for replacement.
10. Complete restoration across the site for all lots and terraces. Restore and reseed any site areas that are still bare 1 square foot or greater after restoration has been completed.
11. Plant street trees in accordance with sheet 16 of the plan set.
12. Install stop sign and paint curb per sheet 17 of the plan set.

Please let me know if you have any questions or need any clarifications of the items listed above.

Respectfully,

RUEKERT & MIELKE, INC.

Brian Toczyski

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Brian E. Toczyski
Project Engineer
btoczyski@ruekert-mielke.com

BET:ied

cc: Duane Millard, Columbus Director of Public Works
Matt Amundson, Columbus City Administrator
Randall Myrum, Columbus Utility Director
Dalton Hiley, Columbus Utilities Lead Lineman
Peter Gallun, Columbus Lead Wastewater Operator
Turner Moen, Forest Landscaping & Construction

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