



Plan Commission Meeting Agenda

Thursday, August 13, 2026 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Call Meeting to Order

Roll Call

Notice of Open Meeting

Approval of Agenda

Approval of Minutes

1. Approve minutes

Regular Business

2. Public Hearing: Amendment of parking spaces requirements - municipal code 114-126
3. Consider and take action regarding the repeal and replacement of municipal code 114-126 regarding required parking spaces.
4. Consider and take action regarding Condominium Plat – Lamps Landing LLC located on Tower Drive
5. Consider and take action regarding a land division in the Town of Elba/Dodge County (City of Columbus extraterritorial jurisdiction) – Phyllis Hammann Estate – Dodge County Activity No. 260352
6. Consider and take action regarding the subdivision of land in the Town of Elba (Dodge County) Activity number 2026-0356 - David & Marie O’Kroley
7. Consider and take action regarding the housing survey in support of the updating of the city’s comprehensive plan
8. Future agenda items

Adjourn



Plan Commission Meeting Minutes

Thursday, July 09, 2026 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Call Meeting to Order

The meeting was called to order at 6:30pm by Monday.

Roll Call

A quorum of commissioners that were present included Anfinson, Stapelmann, Hajewski, Monday, Meyers, and Albright. Staff liaisons Kornmann and Bennett along with Gary Tucker and Brian Arcand were also present.

Notice of Open Meeting

The meeting was noted to have been posted according to law.

Approval of Agenda

Anfinson motioned to approve the meeting agenda as presented; Hajewski seconded. There was no discussion and the motion was carried by unanimous vote.

Approval of Minutes

1. Approve minutes

Hajewski motioned to approve the meeting minutes as presented from June 11, 2026; seconded by Anfinson. There was no discussion and the motion was carried by unanimous vote.

Regular Business

2. Public comments (limit 3 minutes per person)

There were no members of the public in attendance and there was no correspondence available for public comment of items not included in the agenda.

3. Consider and take action regarding certified survey map for parcel 1114.1 – located on Tower Drive – Lamps Landing LLC

Kornmann presented a summary of the Tower Drive housing project. The certified survey map (CSM) is intended to split the lot into three parcels with one proposed lot to include the apartment building, another to include a condo plat of four twin-homes (8 residences), and the third lot includes 1.23 acres dedicated back to the City for park land. All of the proposals are included in the R-4 zoning. The CSM includes water and sanitary easements through the property.

There was discussion about how the plans would be reviewed. Brian Arcand, Civil Engineer from Snyder & Associates, Inc. noted that a site plan has been submitted for lot 2, but work is being done for the site plan for the apartment building. Kornmann noted that the lot 2 condo plat would be reviewed by the Plan Commission in August and the apartment plat would be staff reviewed.

Additional discussion involved clarification of the easement, additional fire review items, stormwater, and terminology. It was noted that stormwater permits are approved by staff.

Hajewski motioned to recommend to Council the approval of the CSM with the condition that the items in the review letter be addressed; Stapelmann seconded the motion. There was no additional discussion. The motion was carried by unanimous vote.

4. Consider and take action regarding a request for a waiver to the driveway ordinance for a second driveway – 353 W. School Street/Gary Tucker

Kornmann presented an update to the driveway ordinance from 2025 that allows for the application of a waiver to allow a property to be exempted from only having one driveway. If the Plan Commission allows the waiver, all applicable design, materials, etc. would be subject to the existing driveway permitting code. The second driveway proposed establishes re-use of the original driveway on the property.

Gary Tucker presented photos of the property prior to remodeling and the installation of the current driveway. Tucker cited the need for additional parking due to winter parking restrictions and having three vehicles on premises. Tucker plans to widen the current driveway to comfortably park two vehicles and the proposed second driveway would be used to park the third vehicle. It was noted that the proposed driveway would replace the old curb cut with updated standards and meet all the driveway requirements in the current code.

There was discussion about having a deadline for the project. Tucker affirmed that he planned to have both concrete projects done at the same time and estimated that the second driveway would be completed by the end of summer 2026.

Motion by Anfinson to approve the waiver to the driveway ordinance to allow for a second driveway at 353 W. School Street, with the driveway to be completed no later than July 9, 2027; seconded by Stapelmann. There was no additional discussion. The motion was carried by unanimous vote.

5. Consider and discuss the draft zoning map and related mapping issues

Kornmann presented the draft zoning map that aligns with the new proposed zoning terms. Kornmann highlighted the proposed zoning categories and proposed up-zoning and down-zoning. The new proposed zoning map continues existing conditional uses, while reducing them in the future.

Discussion of how current farmland will be designated as some of those areas are currently zoned industrial. It was noted that some will be down zoned to agricultural, while others could be zoned parks and recreational such as the golf courses. There was additional discussion regarding overlay districts. Planned Development was also highlighted during the presentation.

Some of the existing districts would not be directly converted to the new zoning districts. Sonja Kreusel, Associate Planner from Vandewalle and Associates, noted examples of lots that could have increased use or decreased use. The approach of the new zoning map is to reduce down zoning if possible. Lots could have flexible zoning if they meet minimum size and setback requirements. Properties potentially down zoned would have the owners notified. Lots where there is no activity and doesn't match future land use may be down zoned to prevent conflicts with the future land use map. The property could be rezoned if need be. There were concerns about non-conforming use lots. These would be matched to the future land use map. City and Utility owned lots would be rezoned to institutional to allow more flexibility.

The commissioners will need to discuss design standards for select business park areas that would increase the standards from the current light industrial. There were concerns about how to zone partially developed lots.

No action was taken.

6. Consider and take action regarding parking zoning requirements and possible August public hearing

Kornmann highlighted a financing tool through the Wisconsin Housing and Economic Development Authority that could be used to help further revitalize downtown by assisting with the residential second and third floors in downtown buildings. The low-interest loan is currently being sought by a local developer. In order to utilize this funding, three requirements must be met: 1) updating the housing chapter of the City's comprehensive plan, 2) city-wide reduction in housing costs; this could include parking reductions, and 3) a specific project-related cost reduction. The application period would take place prior to the overall zoning rewrite. Kornmann suggested adopting an updated parking section of the code prior to the entirety of the zoning code being updated.

Kreusel noted that the request would be the same as the draft parking code discussed at a previous meeting. Kornmann would like to replace the existing parking code with the draft code.

Albright motioned to set up a public hearing at the August 2026 Plan Commission meeting to discuss parking code requirements; Meyers seconded. There was no additional discussion. The motion was carried by unanimous vote.

7. Consider the role of legacy signs as a section of the draft sign code

Kreusel highlighted the issue regarding character signs and legacy signs and was looking for feedback. This issue would be addressed by abandoned sign code. Kreusel noted that there has to be uniformed and consistent enforcement and highlighted that signs can be enforced by time period. A sign could be maintained if it's from a specific time period and demonstrates the historical relationship, even if the business no longer exists.

There was discussion about permanent signage that was built into the building itself, for example, an original owner, builder name in the masonry of the building. Kruesel noted that dated cornerstones and other identifiers built into the building can be exempted.

There was additional discussion regarding a cut-off date to determine a historic sign. There were questions about when the sign's use ceases. There was clarification that if a business ceases, the land use does not cease, but the sign does. The goal of the legacy sign section of the draft sign code would be to design an exemption for historically important signs.

No action was taken.

8. Future Agenda Items

There were no additional items to be added for future agendas.

Adjourn

Anfinson motioned to adjourn the meeting; Hajewski seconded. There was no discussion. The meeting was adjourned at 8:09pm.

** These minutes will be approved at a future meeting and may be amended. These minutes are respectfully submitted by David Bennett, Communications and Economic Development Coordinator **



Agenda Item Report

Meeting Type: Plan Commission

Meeting Date: August 13, 2026

Item Title: Consider and take action regarding the repeal and replacement of municipal code 114-126 regarding required parking spaces.

Submitted By: Mike Kornmann, Director of Community and Economic Development

Detailed Description of Subject Matter: The application period for WHEDA housing loans to support downtown residential development opens and closes this fall. A WHEDA application is in the works for a project in downtown.

One of the requirements of state statutes and the WHEDA loan program is a reduction in some aspect of housing regulation across the city. The proposed amendment would meet that state statute requirement. The attached ordinance is in line with our discussions throughout the entire zoning re-write process. However, you may want to discuss the parking requirements for accessory dwelling units. It is zero as currently proposed.

List all Supporting Documentation Attached:

- Revised code of required parking spaces

Action Requested: Consider recommending approval to council

CITY OF COLUMBUS

ORDINANCE NO. _____

AN ORDINANCE TO REPEAL AND RECREATE SECTION 114-126 OF THE CITY CODE OF ORDINANCES REGARDING REQUIRED PARKING SPACES

The Common Council of the City of Columbus, Columbia County, Wisconsin does hereby ordain as follows:

1. Section 114-126, Columbus Cable Commission is repealed and recreated to now read as follows:
 - (1) *Minimum required parking per land use category.* The following table describes the minimum number of off-street parking spaces required for all new development in the City of Columbus. In the case of redevelopment, parking shall be provided to meet these requirements where feasible, however it is recognized that some parcels pose limitations for the availability of parking area due to existing lot sizes and development patterns.

Figure 114.06.06a: Number of Off-Street Parking Spaces Required by Land Use

Land Use		Minimum Number of Off-Street Parking Spaces Required	Maximum Number of Off-Street Parking Spaces Permitted
Residential	Apartments/Multiplex, Townhomes	1.5 space per studio/one-bedroom unit, 2 per two-bedroom or greater unit	None
	Boarding Housing Living Arrangement	1 space per room for rent	None
	Duplex, Twin House, Two-Flat	2 space per dwelling unit	None
	Single-Family Dwelling Unit, Mobile Home, Mobile Home Subdivision or Park	2 space per dwelling unit	None
DMU Zoning	All Land Uses In the DMU Zoning District	None	None
Mixed -Use	Mixed-Use Building, Live/Work Unit	Per the minimum of each individual land use	Per the maximum of each individual land use
Commercial	All Commercial Land Uses, Unless Specified Below	1 space per 500 square feet of gross floor area	2 spaces per 500 square feet of gross floor area
	Bed and Breakfast	1 space per bedroom, plus minimum required for principal residence	2 spaces per bedroom, plus maximum required for principal residence
	Campground	1 space per campsite	None

Land Use		Minimum Number of Off-Street Parking Spaces Required	Maximum Number of Off-Street Parking Spaces Permitted
	Commercial Indoor Lodging	1 space per room for rent, plus 1 space per each employee on the largest work shift	2 space per room for rent, plus 2 space per each employee on the largest work shift
	Drive-Through and In-Vehicle Sales and Service	Per the minimum of all other principal land use	Per the maximum of all other principal land use
	Golf Course	1 space per 500 square feet of gross floor area, plus 1 space per each employee on the largest work shift	None
	Daycare Center (9+ children), Indoor Vehicle and Boat Sales, Outdoor Maintenance Service, Outdoor Vehicle and Boat Sales	1 space per each employee on the largest work shift	2 spaces per each employee on the largest work shift
	Indoor Commercial Entertainment, Intensive Outdoor Activity, Outdoor Commercial Entertainment, Water Related Recreation	1 space for every 5 persons at maximum capacity	2 spaces for every 5 persons at maximum capacity
	Outdoor Sales and Display	1 space per 500 square feet of gross outdoor display area	2 spaces per 500 square feet of gross outdoor display area
Institutional	Active Outdoor Recreation, Passive Outdoor Recreation, Indoor Institutional, Institutional Residential	Determined by the Plan Commission	Determined by the Plan Commission
	Community Living Arrangement 1-8, 9-15, 16+	1 space per each employee on the largest work shift	1.5 space per each employee on the largest work shift
	Small Scale Public Services and Utilities, Outdoor Open Space Institutional	None	None
	Large Scale Public Services and Utilities	1 space per each employee on the largest work shift	1.5 space per each employee on the largest work shift
Industrial	All Industrial Land Uses	1 space per each employee on the largest work shift	1.5 space per each employee on the largest work shift
Storage	All Storage Land Uses	1 space per each employee on the largest work shift	1.5 space per each employee on the largest work shift
Transportation	Airport and Transit Center	Determined by the Plan Commission	Determined by the Plan Commission
	Distribution Center and Freight Terminal	1 space per each employee on the largest work shift	1.5 space per each employee on the largest work shift
	Heliport, Off-Site Parking Lot, Off-Site Structure Parking	None	None

Land Use		Minimum Number of Off-Street Parking Spaces Required	Maximum Number of Off-Street Parking Spaces Permitted
Telecommunication	Communication Tower	None	None
Extraction	All Extraction and Disposal Land Uses	1 space per each employee on the largest work shift	1.5 space per each employee on the largest work shift
Energy	Large Solar Energy System, Large Wind Energy System	None	None
Agricultural	Agricultural Services, Cultivation, Husbandry, Intensive Agriculture	1 space per each employee on the largest work shift	None
	Community Garden	None	None
	On-Site Agricultural Retail	1 space per 500 square feet of gross floor area	None
Accessory	All Accessory Land Uses	None, except as required for the principal land use	None, except as required for the principal land use
	Accessory Dwelling Unit	none	None
	Home Occupation	1 space per non-resident employee	None
	Short-Term Residential Rental	A minimum of one off-street parking space per sleeping room shall be provided on the subject property for each Short-Term Residential Rental	None
Temporary	All Temporary Land Uses	None, except as required for the principal land use	None, except as required for the principal land use

*The Plan Commission may consider alternative available off-site parking to satisfy the minimum off-street parking space requirements of Figure 114.06.06a. Said alternative available off-site parking shall not include a City-owned public parking facility or on-street public parking facility. See joint parking facility requirements.

Figure 114.06.06b: Number of Handicap Off-Street Parking Spaces Required by Land Use*

Total Parking Spaces Provided		Required Minimum Number of Accessible Spaces
All Land Uses	1 to 25	1
	26 to 50	2
	51 to 75	3
	76 to 100	4
	101 to 150	5
	151 to 200	6
	201 to 300	7
	301 to 400	8
	401 to 500	9
	501 to 1,000	2% of total
	More than 1,000	20 plus one for each 100 over 1,000

* Per IBC Section 1106.1. Any existing parking areas intended to be restriped shall provide accessible parking spaces per the requirements above in accordance with the 2010 ADA Standards for Accessible Design.

2. **Severability.** If any portion of this Ordinance or its application on any person or circumstances is held invalid, the validity of this Ordinance as a whole or any other provision herein or its application shall not be affected.
3. **Effective Date.** This Ordinance shall take effect immediately upon its passage and publication.

Adopted this 18 day of August, 2026.

CITY OF COLUMBUS

By: /s/
Joseph Hammer, Mayor

By: /s/
Susan L. Caine, City Clerk



Agenda Item Report

Meeting Type: August 13, 2026

Meeting Date: Plan Commission

Item Title: Consider and take action regarding Condominium Plat – Lamps Landing LLC located on Tower Drive

Submitted By: Mike Kornmann, Director of Community and Economic Development

Detailed Description of Subject Matter: The submitted plans for the Tower Drive twin home development are attached. At the last meeting the CSM was approved and the attached plans implement the 8 twin home dwelling units as described in the development agreement.

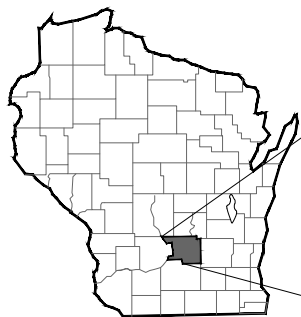
List all Supporting Documentation Attached:

1. Condo Plat
2. Review Letter from city engineer

Action Requested: The plan commission may consider approving the condo plat with following conditions:

1. Items in the review letter be addressed
2. A sewer tap application for all dwellings on the parcel be submitted to Columbus Utilities and all fees paid in full.

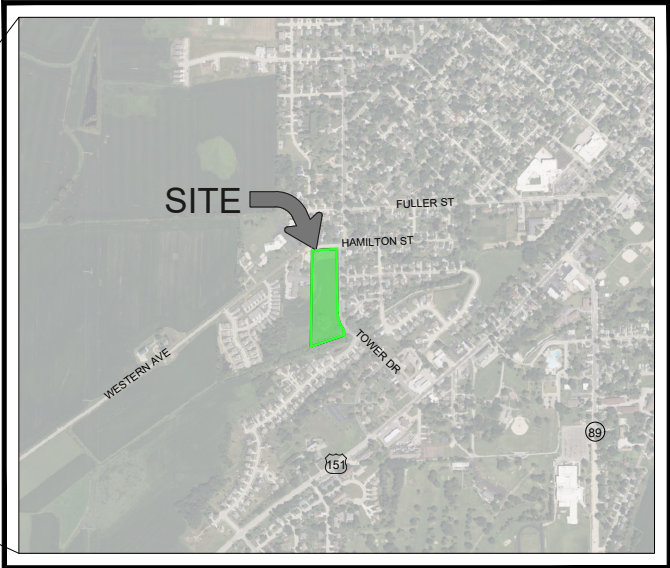
TOWER DRIVE CONDOMINIUMS PHASE 1
SECTION 14, TOWNSHIP 10N, RANGE 12E



REGIONAL MAP



COLUMBIA COUNTY



SITE LOCATION MAP

COLUMBUS,
COLUMBIA COUNTY, WISCONSIN





TO OBTAIN LOCATION OF
PARTICIPANTS' UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

CAUTION:
CERTAIN UNDERGROUND UTILITIES HAVE BEEN LOCATED ON THE PLANS. THESE LOCATIONS SHALL NOT BE TAKEN AS CONCLUSIVE. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER SHOWN ON THE DRAWING OR NOT, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. FOR EXACT LOCATION CONTACT DIGGERS HOTLINE 1-800-242-8511

Index of Sheets	
C100	TITLE
C200	EXISTING SITE PLAN
C300	SITE PLAN
C400	GRADING PLAN
C401	EROSION CONTROL PLAN
C402	NORTH BASIN DETAILS
C403	SOUTH BASIN DETAILS
C404	BASIN DETAIL NOTES
C405	DETAILED GRADING PLAN
C500	UTILITY PLAN
C700	NOTES
C701	EROSION CONTROL NOTES
C702	EROSION CONTROL DETAILS
C703	SITE PAVEMENT DETAILS
C704	SANITARY DETAILS
C705	STORM DETAILS
C706	WATER DETAILS
L-100	LANDSCAPE NOTES
L-101	LANDSCAPE DETAILS
L-200	PLANTING PLAN

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD		
Technician: TECH	Date: 06-30-2026	T-R-S: 10N	Item #4.
Project No: 126.0634.30		Sheet C100	

TOWER DRIVE CONDOMINIUMS PHASE 1

COLUMBIA COUNTY, WISCONSIN

COLUMBUS, COLUMBIA CO, WI

TITLE

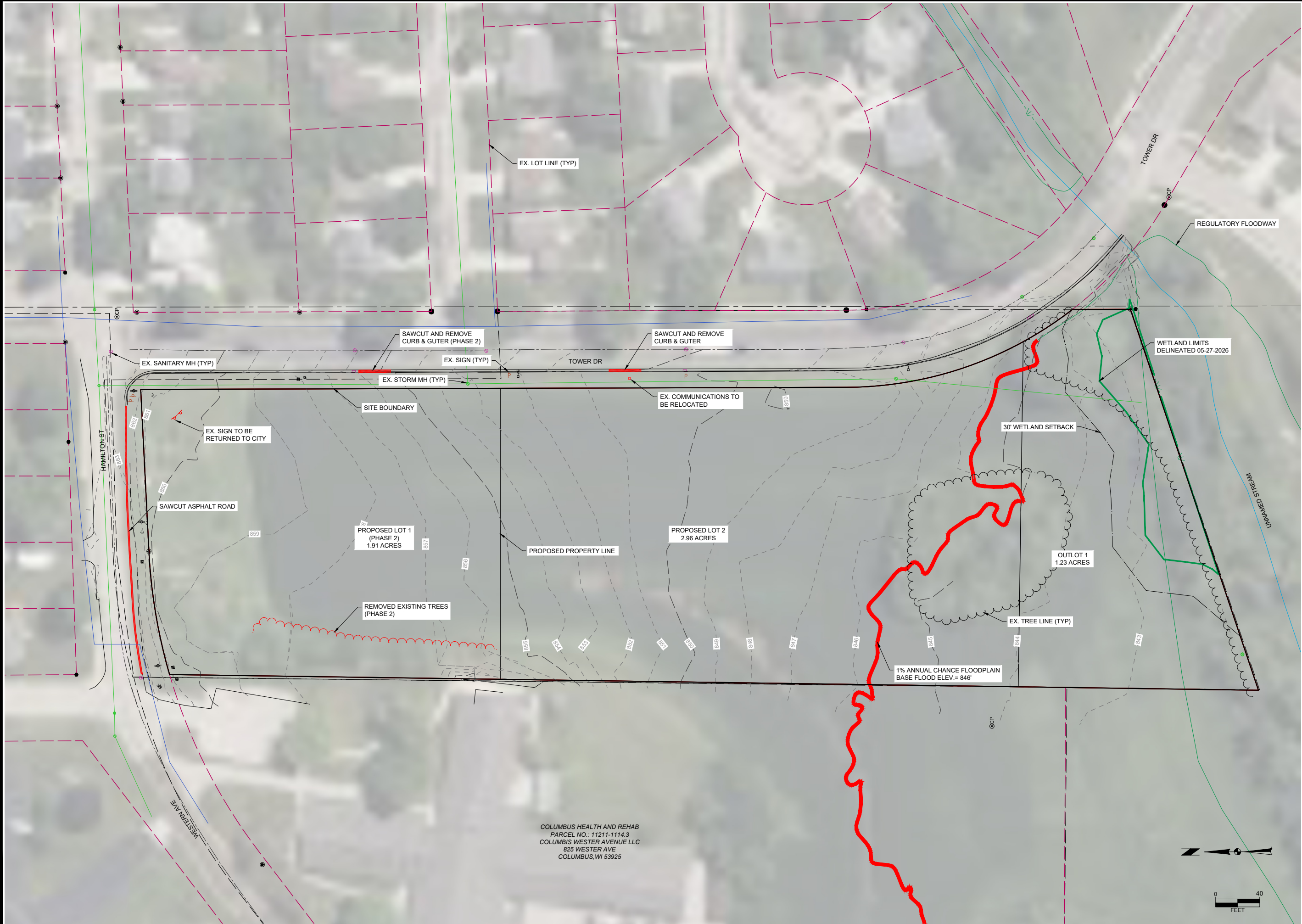
SNYDER & ASSOCIATES, INC. |

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com



SNYDER
& ASSOCIATES

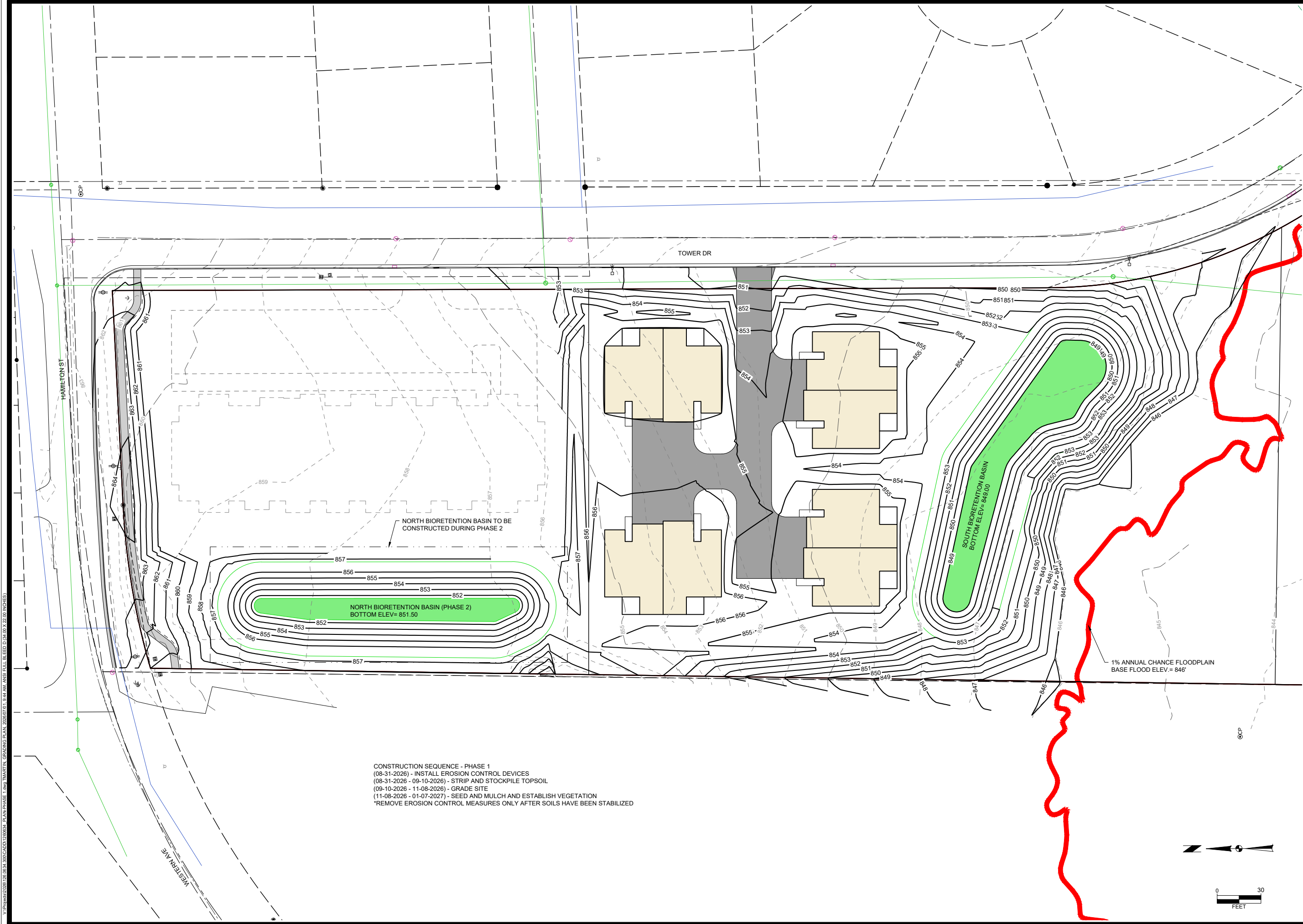
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COLUMBUS HEALTH AND REHAB
PARCEL NO.: 11211-1114.3
COLUMBUS WESTER AVENUE LLC
825 WESTER AVE
COLUMBUS, WI 53925

TOWER DRIVE CONDOMINIUMS PHASE 1		COLUMBUS, COLUMBIA CO, WI		Item #4.	
EXISTING SITE PLAN		SNYDER & ASSOCIATES, INC.		Sheet C200	
		Project No: 126.0634		12	
Sheet C200		Project No: 126.0634.30		Sheet C200	
900 BELL DRIVE S.W. CEDAR RAPIDS, IOWA 52404 319-362-9394 www.snyder-associates.com		Engineer: ENGR Checked By: CHKD Date: 06-30-2026 T-R-S: 10N		REVISION DATE BY	

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CONSTRUCTION SEQUENCE - PHASE 1
(08-31-2026) - INSTALL EROSION CONTROL DEVICES
(08-31-2026 - 09-10-2026) - STRIP AND STOCKPILE TOPSOIL
(09-10-2026 - 11-08-2026) - GRADE SITE
(11-08-2026 - 01-07-2027) - SEED AND MULCH AND ESTABLISH VEGETATION
*REMOVE EROSION CONTROL MEASURES ONLY AFTER SOILS HAVE BEEN STABILIZED



0 30
FEET



Project No: 126.0634

Sheet C400

14

TOWER DRIVE CONDOMINIUMS PHASE 1

GRADING PLAN

COLUMBUS, COLUMBIA CO, WI

SNYDER & ASSOCIATES, INC. |

900 BELL DRIVE S.W.
CEDAR RAPIDS, IOWA 52404
319-362-9394 | www.snyder-associates.com

MARK

REVISION

ENGR

Checked By: CHKD

Date: 06-30-2026

Technician: TECH

T-R-S: 10N

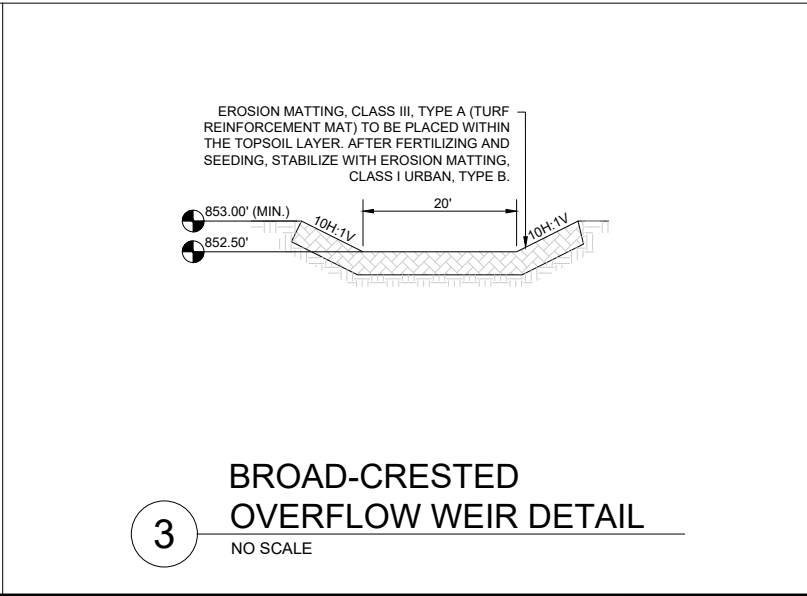
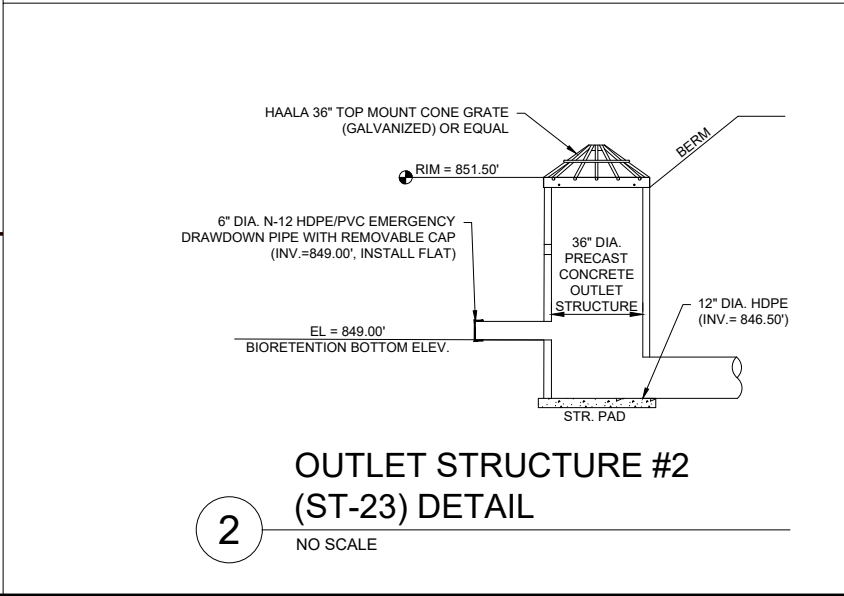
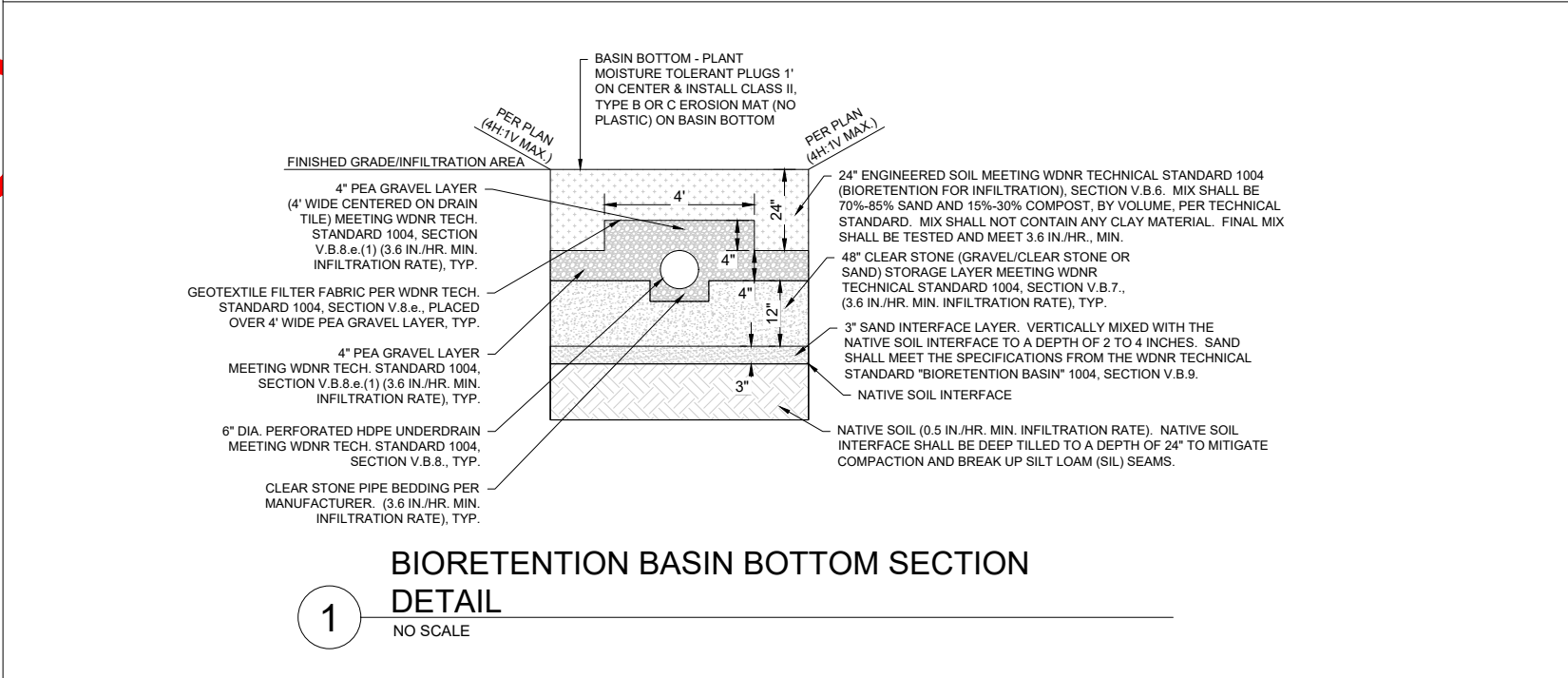
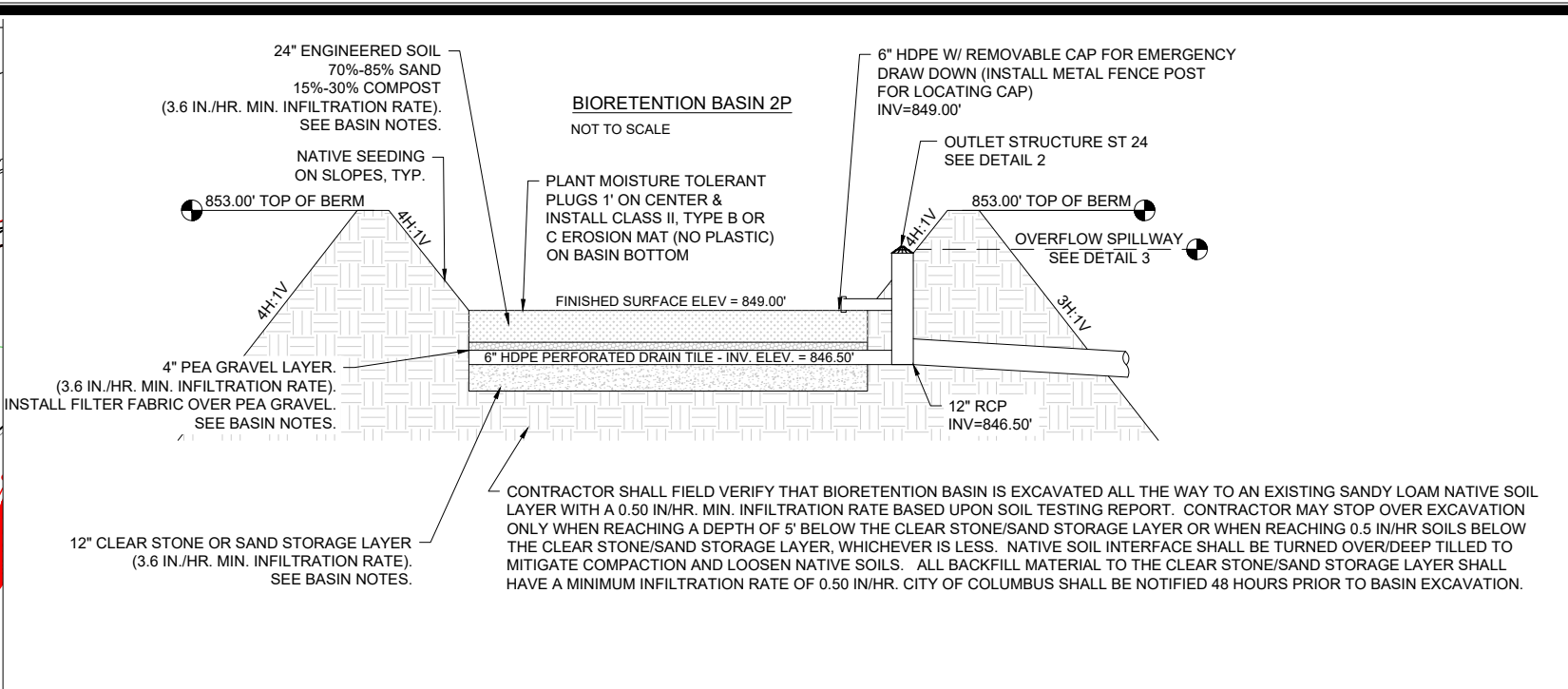
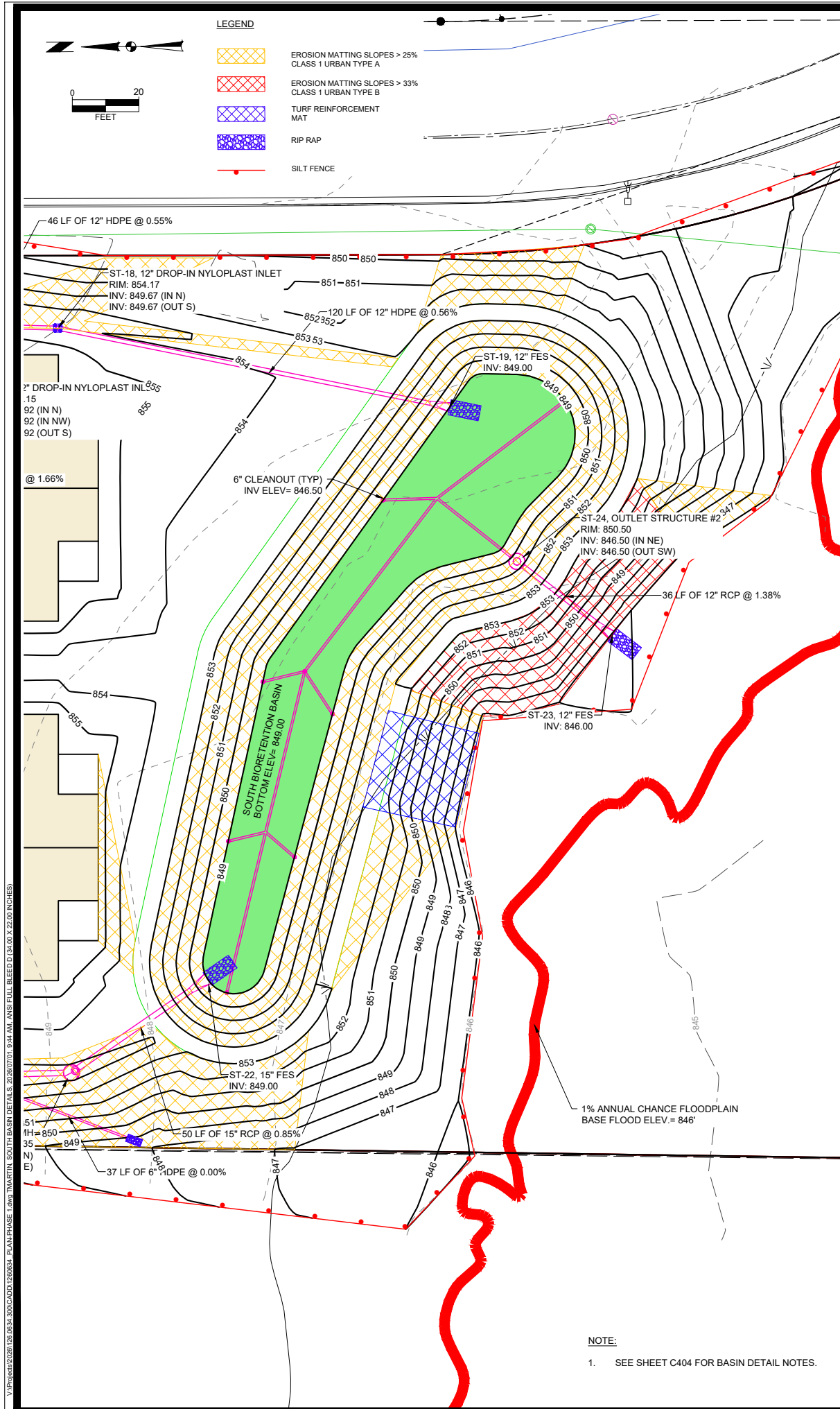
DATE

BY

Item #4.

Project No: 126.0634.30

Sheet C400



Item #4.	
DATE	BY
REVISION	Checked By: CHKD
ENGR	Date: 06-30-2026
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Project No: 126 0634.30	
Sheet C403	

TOWER DRIVE CONDOMINIUMS PHASE 1

SOUTH BASIN DETAILS

COLUMBUS, COLUMBIA CO, WI

SNYDER & ASSOCIATES, INC. I

900 BELL DRIVE S.W.
CEDAR RAPIDS, IOWA 52404
319-362-9394 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 126.0634

Sheet C403

17

V:\p04\4172001\20.0534.300\A001\00054_Plan\PHASE 4.dwg THARTIN, BASIN DETAIL NOTES, 2/26/2021, 9:44 AM, ANSI FULL BLEED, 0.31, 0.0 X 22.03 INCHES

BIORETENTION BASIN NOTES:

1. BIORETENTION BASIN CONSTRUCTION METHODS, MATERIALS, OPERATION, AND MAINTENANCE SHALL BE IN ACCORDANCE COLUMBUS STORMWATER MANUAL, WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARD "BIORETENTION BASIN" 1004, AND THE PROJECT SPECIFICATIONS. FOR TECH. STANDARD 1004, SEE WEBSITE <https://dnr.wisconsin.gov/sites/default/files/topic/Stormwater/1004Bioretention.pdf>
2. MAXIMUM DRAINAGE AREA - THE AREA DRAINING TO THE BIORETENTION BASIN(S) SHALL NOT EXCEED 2 ACRES, UNLESS SPECIFICIED ON PLANS.
3. ROUGH GRADING & DRAINAGE - INFILTRATION AREA SHALL BE GRADED AND LEFT ONE FOOT ABOVE FINISHED GRADE DURING CONSTRUCTION. IF PONDING OR DRAINAGE ISSUES OCCUR WHILE LEAVING BASIN BOTTOM ONE FOOT ABOVE FINISHED GRADE, CONTRACTOR SHALL NOTIFY ENGINEER. FINAL GRADING AND INSTALLATION SHALL TAKE PLACE AFTER SITE DRAINING TO THE BASIN IS SEEDED AND VEGETATION IS ESTABLISHED. FOR BASINS WHERE MULTIPLE LOTS/PARCELS SUCH AS A RESIDENTIAL SUBDIVISION DRAIN TO THE BASIN, BRINGING THE BASIN ON-LINE SHALL BE IN ACCORDANCE WITH WDNR TECH. STANDARD 1003, SECTION V.C.2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE TO THE BASIN PER PLAN. SNOW SHALL NOT BE PLACED ON THE BASIN BOTTOM.
4. EXCAVATION & BACKFILLING - CONTRACTOR MUST EXCAVATE BASINS UNTIL REACHING THE SANDY LOAM SOIL LAYER (0.5 IN./HR., MIN.) OR A MINIMUM OF FIVE (5) FEET BELOW THE CLEAR STONE/SAND STORAGE LAYER, WHICHEVER IS LESS. BACKFILL TO THE CLEAR STONE/SAND STORAGE LAYER SHALL CONSIST OF NATIVE SOIL OR SAND MEETING THE 0.5 IN./HR. MINIMUM INFILTRATION RATE.
5. FIELD INFILTRATION TESTING - IMMEDIATELY AFTER ROUGH GRADING OF STORMWATER BIOINFILTRATION AND INFILTRATION DEVICES, PROVIDE FIELD INFILTRATION TESTING (COMMONLY TEST PITS) CONDUCTED BY A THIRD-PARTY TESTING AGENCY TO VERIFY INFILTRATION RATES FOR ALL STORMWATER BIOINFILTRATION AND INFILTRATION DEVICES. DETERMINE INFILTRATION RATES IN ACCORDANCE WITH WDNR "SITE EVALUATION FOR STORMWATER INFILTRATION", TECH. STANDARD 1002. FREQUENCY OF TESTING SHALL BE 1 TEST PER 5000 SQUARE FEET OF SURFACE AREA OF THE STORMWATER INFILTRATION DEVICE MEASURED AT THE DESIGN HIGH WATER LEVEL AND AT LEAST TWO TESTS PER DEVICE. FURNISH A REPORT OF THE TEST RESULTS TO ENGINEER.
6. SLOPES - LONGITUDINAL SLOPE ON THE BASIN BOTTOM, IF APPLICABLE, SHALL NOT EXCEED 1 PERCENT. BASIN BOTTOM SHALL NOT HAVE LATERAL SLOPES. ALL SIDE SLOPES FOR INTERIOR AND EXTERIOR BERMS SHALL HAVE 4H:1V SLOPES (2H:1V MAX) OR FLATTER, UNLESS SPECIFIED ON PLANS. SEE PLANS AND DETAILS.
7. EARTHEN BERM/EMBANKMENT CONSTRUCTION - REMOVE A MINIMUM OF 6 INCHES OF PARENT MATERIAL, INCLUDING ALL VEGETATION, STUMPS, ETC., BENEATH THE PROPOSED BASE OF THE EMBANKMENT. FOR EMBANKMENTS WHERE THE BASIN IS PONDED 3 FEET OR MORE AGAINST THE EMBANKMENT, INCLUDE A CORE TRENCH OR KEY-WAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PONDING ELEVATION TO PREVENT SEEPAGE AT THE JOINT BETWEEN THE EXISTING SOIL AND THE FILL MATERIAL. THE CORE TRENCH OR KEY-WAY SHALL BE A MINIMUM OF 2 FEET BELOW THE EXISTING GRADE AND 8 FEET WIDE WITH A SIDE SLOPE OF 1H:1V OR FLATTER. FOLLOW THE CONSTRUCTION AND COMPACTION REQUIREMENT DETAILED IN WDNR TECHNICAL STANDARD "WET DETENTION BASIN" 1001, V.B.2.D.iii FOR COMPACTION AND FILL MATERIAL. CONSTRUCT ALL EMBANKMENTS WITH NON-ORGANIC SOILS AND COMPACT TO 90% STANDARD PROCTOR ACCORDING TO THE PROCEDURES OUTLINED IN ASTM D-698 OR BY USING COMPACTION REQUIREMENTS OF USDA NATURAL RESOURCES CONSERVATION SERVICE, WISCONSIN CONSTRUCTION SPECIFICATION 3. DO NOT BURY TREE STUMPS, OR OTHER ORGANIC MATERIAL IN THE EMBANKMENT. INCREASE THE CONSTRUCTED EMBANKMENT HEIGHT BY A MINIMUM OF 5% TO ACCOUNT FOR SETTLING. SEE BASIN DETAIL FOR MORE INFORMATION. EMBANKMENTS AND EMBANKMENT CORE TRENCH OR KEY-WAY SHALL CONFORM WITH WDNR TECHNICAL STANDARD "WET DETENTION BASIN" 1001. FOR TECH. STANDARD 1001, SEE WEBSITE <https://dnr.wisconsin.gov/sites/default/files/topic/Stormwater/1001WetDetentionPond.pdf>
8. MAINTENANCE ACCESS - THE TOP WIDTH OF THE EARTHEN BERM/EMBANKMENT SHALL BE A MINIMUM OF 4 FEET, OR 12 FEET (10 FEET MIN.) IF ACCESS FOR MAINTENANCE IS NEEDED. SEE BASIN DETAIL FOR MORE INFORMATION.
9. INFLOW POINTS - BIORETENTION BASIN(S) SHALL HAVE ENERGY DISSIPATION MEASURES SUCH AS RIP RAP DESIGNED TO PREVENT SCOUR DURING PEAK FLOWS PRODUCED BY THE 10-YR., 24-HOUR DESIGN STORM. SEE BASIN DETAIL FOR MORE INFORMATION.
10. OUTLETS - BIORETENTION BASIN(S) SHALL HAVE AN EMERGENCY SPILLWAY/OVERFLOW WEIR AND A PRINCIPAL OUTLET PER PLAN. THE PRINCIPAL WATER QUALITY OUTLET DIAMETER SHALL BE AT LEAST 4 INCHES IN DIAMETER UNLESS A SMALLER DIAMETER IS SPECIFICALLY CALLED OUT ON PLANS. THE PRINCIPAL OUTLET SHALL BE DESIGNED SO THAT RUNOFF UP TO AND INCLUDING THE 10-YEAR, 24-HOUR DESIGN RAINFALL DOES NOT FLOW THROUGH THE EMERGENCY SPILLWAY/OVERFLOW WEIR. PREVENT DAMAGE BY INCORPORATING TRASH ACCUMULATION PREVENTIVE FEATURES AND MEASURES FOR PREVENTING ICE DAMAGE AND SCOUR AT THE OUTFALL. DIRECT OUTLETS TO CHANNELS, PIPES, OR SIMILAR CONVEYANCES DESIGNED TO HANDLE PROLONGED FLOWS. DISCHARGES TO WETLANDS SHALL INCORPORATE LEVEL SPREADERS OR RIP RAP TO PREVENT CHANNELIZATION, EROSION, AND REDUCE SEDIMENTATION IN THE WETLANDS.
11. EMERGENCY SPILLWAY / OVERFLOW WEIR - ALL BIORETENTION BASINS SHALL HAVE AN EMERGENCY SPILLWAY / OVERFLOW WEIR. THE EMERGENCY SPILLWAY / OVERFLOW WEIR SHALL SAFELY PASS THE 100-YR., 24-HOUR DESIGN STORM ROUTED THROUGH THE POND WITHOUT DAMAGE TO THE STRUCTURE. SEE BASIN DETAIL FOR MORE INFORMATION.
12. FREEBOARD - ENSURE THAT THE TOP OF THE EARTHEN BERM/EMBANKMENT ELEVATION, AFTER SETTLING, IS PER PLAN. IF NOT STATED ON PLAN, TOP OF THE EARTHEN BERM/EMBANKMENT ELEVATION, AFTER SETTLING, SHALL BE A MINIMUM OF 1 VERTICAL FOOT ABOVE THE FLOW DEPTH FOR THE 100-YR., 24-HOUR STORM OR 1 VERTICAL FOOT ABOVE THE EMERGENCY SPILLWAY / OVERFLOW WEIR, WHICHEVER IS GREATER. SEE BASIN DETAIL FOR MORE INFORMATION.
13. PIPE INSTALLATION BEDDING & BACKFILL - IF PIPES ARE INSTALLED AFTER CONSTRUCTION OF THE EMBANKMENT, THE PIPE TRENCH SHALL HAVE SIDE SLOPES OF 1H:1V OR FLATTER. BED AND BACKFILL ANY PIPES EXTENDING THROUGH THE EMBANKMENT WITH EMBANKMENT OR EQUIVALENT SOILS. COMPACT THE BEDDING AND BACKFILL IN LIFTS AND TO THE SAME STANDARD AS THE ORIGINAL EMBANKMENT.
14. DRAW DOWN DEVICE / BYPASS / DEWATERING - A MEANS SHALL BE PROVIDED TO QUICKLY REMOVE STANDING WATER FROM THE BASIN(S) FOR MAINTENANCE AND WINTER DIVERSION. SEE PLANS AND DETAILS.
15. DESIGN PONDING DEPTH - THE MAXIMUM DESIGN PONDING DEPTH OF ALL INFILTRATION CELLS WITHIN A BIORETENTION BASIN FACILITY SHALL BE PER PLAN (12 INCHES MAX. IF NOT STATED ON PLAN). THE MAXIMUM DESIGN PONDING DEPTH IS THE DIFFERENCE IN ELEVATION FROM THE SURFACE ELEVATION AT THE BASIN BOTTOM TO THE INVERT ELEVATION OF THE LOWEST OUTLET ABOVE GROUND. SEE PLANS AND DETAILS.
16. INFILTRATION CELLS / LEVEL SPREADER(S) - IF APPLICABLE, LEVEL SPREADERS CONSISTING OF EARTHEN BERMS, STONE TRENCH/TRENCHES, AND/OR STONE WEEPERS SHALL BE INSTALLED TO MAXIMIZE THE EFFECTIVE INFILTRATION AREA AND TO PREVENT CHANNELIZED FLOWS. SEE PLANS AND DETAILS. LEVEL SPREADERS SHALL CONFORM WITH WDNR TECHNICAL STANDARD "INFILTRATION BASIN" 1003 & PROJECT SPECIFICATIONS. FOR TECH. STANDARD 1003, SEE WEBSITE <https://dnr.wisconsin.gov/sites/default/files/topic/Stormwater/1003InfiltrationBasin.pdf>
17. UNDERDRAIN / DRAIN TILE - A PERFORATED UNDERDRAIN/DRAIN TILE IS REQUIRED UNLESS THERE IS NO SUITABLE PIPE OUTLET OR THE RISK OF INFILTRATION FAILURE AT THE NATIVE SOIL INTERFACE IS MINIMAL DUE TO THE DESIGN INFILTRATION RATE OF THE NATIVE SOIL BEING 3.6 IN./HR. OR GREATER. IF A UNDERDRAIN IS PROPOSED (SEE PLAN), THE UNDERDRAIN SHALL BE IN ACCORDANCE WITH WDNR TECH. STANDARD "BIORETENTION FOR INFILTRATION" 1004, SECTION V.B.8., WHICH SHALL INCLUDE BUT NOT LIMITED TO; A FLEXIBLE PIPE WITH A MINIMUM DIAMETER OF 6 INCHES HAVING PERFORATIONS, HAVE PROTECTION FROM CLOGGING BY USE OF A COVER OF PEA GRAVEL (FILTER FABRIC, FILTER SOCK IF SAND STORAGE LAYER, OR PEA GRAVEL), AND HAVE CLEANOUT PORT(S) INSTALLED. FOR TECH. STANDARD 1004, SEE WEBSITE <https://dnr.wisconsin.gov/sites/default/files/topic/Stormwater/1004Bioretention.pdf>
18. OBSERVATION WELLS - IF THERE IS NOT AN UNDERDRAIN/DRAIN TILE PROPOSED, ONE OR MORE OBSERVATION WELLS SHALL BE INSTALLED TO MONITOR DRAINAGE FROM THE DEVICE. THERE SHALL BE A MINIMUM OF ONE WELL PER 1,000 SQUARE FEET OF EFFECTIVE INFILTRATION AREA. THE OBSERVATION WELLS SHALL CONFORM WITH WDNR TECH. STANDARD "BIORETENTION FOR INFILTRATION" 1004.
19. WEATHER & SITE CONDITIONS - CONSTRUCTION SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOW MELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR SOIL SMEARING, CLUMPING, OR OTHER FORMS OF COMPACTION.
20. COMPACTION AVOIDANCE, MITIGATION, & REMEDIATION - COMPACTION AVOIDANCE, MITIGATION, AND REMEDIATION SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECH. STANDARD 1004, UNDER THE "CONSTRUCTION SEQUENCING AND OVERSIGHT" SECTION. IT IS RECOMMENDED THAT TRACKED VEHICLES BE USED IN CONSTRUCTION, THAT NO DISTURBANCE TAKE PLACE ON THE BASIN BOTTOM AREA, AND THAT THE BOTTOM AREA BE FENCED OFF TO PREVENT HEAVY EQUIPMENT FROM ACCESSING THE AREA DURING CONSTRUCTION. THE BASIN IS REQUIRED TO DRAW DOWN WITHIN 24 HOURS AFTER A RAINFALL EVENT IS COMPLETE. CONTRACTOR IS RESPONSIBLE FOR ANY CORRECTIVE ACTIONS REQUIRED DUE TO CONSTRUCTION METHODS, MATERIALS, AND MAINTENANCE, INCLUDING COMPACTION, THAT PREVENT THE BASIN FROM DRAWING DOWN IN THE REQUIRED AMOUNT OF TIME. IF THE ENGINEER OR REVIEWING AGENCY DETERMINES THE BASIN IS NOT FUNCTIONING OR DRAWING DOWN PER PLAN, A GEOTECHNICAL ENGINEER MAY BE REQUIRED TO INSPECT THE BASIN AND PROVIDE RECOMMENDATIONS FOR CORRECTIVE ACTIONS AND/OR CORRECTIVE ACTIONS SPECIFIED IN WDNR TECHNICAL STANDARD 1004 MAY BE REQUIRED AT THE CONTRACTOR'S EXPENSE.
21. ENGINEERED SOIL - THE 24" (24" MIN., 18" MIN. WHERE GRADES JUSTIFY) ENGINEERED SOIL MIXTURE SHALL MEET THE REQUIREMENTS OF WDNR TECH. STANDARD 1004, SECTION V.B.6.d., HAVE A MINIMUM 3.6 IN./HR. INFILTRATION RATE, AND BE THOROUGHLY MIXED. PLACEMENT OF ENGINEERED SOIL SHALL CONFORM TO WDNR TECHNICAL STANDARD 1004, UNDER THE "CONSTRUCTION SEQUENCING AND OVERSIGHT" SECTION. SOILS BENEATH THE 24" ENGINEERED SOIL MIXTURE SHALL BE UNDERCUT AS NEEDED TO REACH A PERMEABLE LAYER MEETING REQUIREMENTS.
23. PEA GRAVEL - IF THE STORAGE LAYER USES CLEAR STONE/GRAVEL, A LENS OF PEA GRAVEL NOT TO EXCEED 4 INCHES THICK SHALL SEPARATE THE ENGINEERED SOIL FROM THE STORAGE LAYER. THE PEA GRAVEL SHALL COVER THE UNDERDRAIN/DRAIN TILE, IF APPLICABLE, AND MEET THE REQUIREMENTS OF WDNR TECH. STANDARD 1004, SECTION V.B.8.e.(1).
24. STORAGE LAYER - A STORAGE LAYER IS REQUIRED WHEN THE DESIGN INFILTRATION RATE OF THE NATIVE SOIL IS LESS THAN 3.6 IN./HR. THE STORAGE LAYER SHALL CONSIST OF 48" (48" MAX.) OF CLEAR STONE (GRAVEL/CLEAR STONE OR SAND) MEETING THE REQUIREMENTS OF WDNR TECHNICAL STANDARD "BIORETENTION BASIN" 1004, SECTION V.B.7. SOILS BENEATH THE 48" CLEAR STONE (GRAVEL/CLEAR STONE OR SAND) STORAGE LAYER SHALL BE UNDERCUT AS NEEDED TO REACH A PERMEABLE LAYER MEETING REQUIREMENTS.
25. SAND/NATIVE SOIL INTERFACE LAYER - AN INTERFACE LAYER IS REQUIRED WHEN THE DESIGN INFILTRATION RATE OF THE NATIVE SOIL IS LESS THAN 3.6 IN./HR. THE INTERFACE LAYER SHALL CONSIST OF THREE INCHES OF SAND PLACED BELOW THE GRAVEL OR SAND STORAGE LAYER AND VERTICALLY MIXED WITH THE NATIVE SOIL INTERFACE TO A DEPTH OF 2 TO 4 INCHES. THE SAND USED FOR THE INTERFACE LAYER SHALL MEET THE SPECIFICATIONS FROM THE WDNR TECHNICAL STANDARD "BIORETENTION BASIN" 1004, SECTION V.B.9.
26. VEGETATION / PLANTING PLAN - BIORETENTION BASIN BOTTOM VEGETATION SHALL BE PER PLAN. IF NOT SPECIFIED IN PLAN, PRIVATELY OWNED BIORETENTION BASIN BOTTOM(S) SHALL BE VEGETATED USING MOISTURE TOLERANT ROOTSTOCK AND PLUGS WITH A PLANTING DENSITY OF 1 FOOT ON CENTER TO ESTABLISH TREES, SHRUBS, AND HERBACEOUS PERENNIALS USING SPECIES RECOMMENDED BY A QUALIFIED LOCAL NURSERY. SEE WDNR TECHNICAL STANDARD 1004, SECTION V.I.R., V.I.S., AND V.I.T. FOR MORE INFORMATION ON PRIVATELY OWNED BIORETENTION BASIN BOTTOM VEGETATION. IF NOT SPECIFIED IN PLANS, PUBLICLY OWNED BIORETENTION BASIN BOTTOM(S) SHALL BE VEGETATED PER THE STANDARD SPECIFICATIONS AND DETAILS FOR THE LOCAL MUNICIPALITY. TURF GRASS SHOULD NOT BE USED ON THE BIORETENTION BASIN BOTTOM. BIORETENTION BASIN SIDE SLOPES SHALL USE NATIVE SEEDING OR PLAN, IF SPECIFIED. IF BIORETENTION BASIN SIDE SLOPE SEEDING IS NOT SPECIFIED, NATIVE SEEDING WITH A MIX AND APPLICATION RATE AS REQUIRED BY REVIEWING AUTHORITY, PER RECOMMENDATION FROM A QUALIFIED NATIVE NURSERY IN THE PROJECT AREA IF NO LOCAL REQUIREMENTS EXIST, OR PER PLAN IF SPECIFIED. SEE BASIN DETAILS AND LANDSCAPE PLAN, IF APPLICABLE, FOR FURTHER INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR VEGETATION GROWTH AND SURVIVAL AND MAY NEED TO WATER THE BASIN TO ENSURE VEGETATION GROWTH AND SURVIVAL UNTIL THE PROJECT IS COMPLETE AND THE OWNER AND/OR MUNICIPALITY HAVE ACCEPTED THE BASIN(S). BASIN VEGETATION SHALL FOLLOW THE WDNR TECHNICAL STANDARD "BIORETENTION BASIN" 1004 & PROJECT SPECIFICATIONS. FOR TECH. STANDARD 1004, SEE WEBSITE <https://dnr.wisconsin.gov/sites/default/files/topic/Stormwater/1004Bioretention.pdf>
27. SURFACE EROSION CONTROL MAT / MULCH LAYER - A CLASS II EROSION CONTROL MAT/BLANKET OR SHREDDED HARDWOOD MULCH/CHIPS, AGED A MINIMUM OF 12 MONTHS AND FREE OF FOREIGN MATERIAL, SHALL BE PLACED ON THE SURFACE OF THE BIORETENTION AREA. IF USED, MULCH/CHIPS SHALL BE 2 TO 3 INCHES IN DEPTH AND COVERED WITH A CLASS II EROSION MAT THAT IS OVERLAPPED AND ANCHORED WITH HARDWOOD STAKES TO PREVENT THE MULCH/CHIPS FROM FLOATING. SEE BASIN DETAILS FOR MORE INFORMATION.
28. SEPARATION FROM WELLS / POWTS - BIORETENTION BASINS SHALL NOT BE CONSTRUCTED WITHIN 400 FEET FROM A COMMUNITY WELL (NR 811, WIS. ADMIN. CODE) AND NOT WITHIN 100 FEET FROM NON-COMMUNITY AND PRIVATE WELLS (NR 812, WIS. ADMIN. CODE) OR WITHIN A SEPARATION REQUIREMENT BY STATE OR LOCAL ORDINANCE. BIORETENTION BASINS SHALL BE A MINIMUM OF 50 FROM ANY PRIVATE ONSITE WASTEWATER TREATMENT SYSTEM (POWTS) AND SHALL NOT BE HYDRAULICALLY CONNECTED TO THE POWTS DISPERSAL CELL OR CAUSE NEGATIVE IMPACTS SUCH AS CROSS CONTAMINATION (WDNR TECH. STD. 1004).
29. PRIVATE BIORETENTION BASIN SUBSURFACE PLUMBING SETBACKS - PRIVATELY OWNED STORMWATER AND CLEARWATER SUBSURFACE INFILTRATION PLUMBING SYSTEMS SHALL BE LOCATED TO FOLLOW THE HORIZONTAL SETBACKS SET FORTH BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES, SPS 382.365(3)(f), TABLE 382.365-4.
30. SEEPAGE & EXISTING SLOPES SETBACKS - THE BASIN SHALL NOT BE HYDRAULICALLY CONNECTED TO FOUNDATIONS OR PAVEMENTS, OR CAUSE NEGATIVE IMPACTS TO STRUCTURES. THE BOTTOM OF THE BASIN SHALL BE A MINIMUM OF 10 FEET HORIZONTALLY FROM FOUNDATIONS. INFILTRATION SHALL NOT CAUSE SEEPAGE, CONTRIBUTE TO HILL SLOPE FAILURE, OR INCREASE EROSION ON DOWN GRADIENT SLOPES. A MINIMUM HORIZONTAL SETBACK DISTANCE OF 200 FEET SHALL BE MAINTAINED FROM DOWN GRADIENT SLOPES GREATER THAN 20% UNLESS SLOPE STABILITY CALCULATIONS DEMONSTRATE THAT THE SLOPE IS STABLE UNDER SATURATED CONDITIONS AT A SHORTER DISTANCE FROM THE PRACTICE. SEEPAGE AND EXISTING SLOPE REQUIREMENTS SHALL CONFORM WITH WDNR TECHNICAL STANDARD "INFILTRATION BASIN" 1003 & PROJECT SPECIFICATIONS. FOR TECH. STANDARD 1003, SEE WEBSITE <https://dnr.wisconsin.gov/sites/default/files/topic/Stormwater/1003InfiltrationBasin.pdf>
31. STABILIZATION - SIDE SLOPES SHALL BE STABILIZED PER THE EROSION CONTROL PLAN AND SIDE SLOPES 5H:1V OR STEEPER REQUIRE EROSION MATTING AS SPECIFIED ON THE PLAN. THE BASIN BOTTOM SHALL BE PROTECTED FROM EROSION AND WASHOUTS BY INSTALLING A CLASS II, TYPE B OR C, EROSION MAT THAT USES ONLY ORGANIC MATERIAL (NO PLASTIC), SUCH AS COCONUT MATTING, AND CONFORMS TO THE WISCONSIN DOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL). MORE INFORMATION FOR WISDOT PAL CAN BE FOUND AT THE WEBSITE <https://wisconsin.dot.gov/Pages/doing-bus-eng-consultants/cnsilt-rsrces/tools/pal/default.aspx>. MULCHING SHALL CONFORM TO THE WDNR TECH. STANDARD "MULCHING FOR CONSTRUCTION SITES" 1058. FOR TECH. STANDARD 1058, SEE WEBSITE <https://dnr.wisconsin.gov/sites/default/files/topic/Stormwater/1058Mulching.pdf>
32. CONTRACTOR RECORD LOG - CONTRACTOR SHALL KEEP RECORD LOGS THROUGHOUT CONSTRUCTION AND PROVIDE TO THE ENGINEER AND/OR REVIEWING AUTHORITY WHEN REQUESTED. RECORD LOGS SHOULD NOTE WHEN MAJOR MILESTONES ARE STARTED AND COMPLETED, INCLUDING BUT NOT LIMITED TO;

32.A. INSTALLATION OF EROSION AND SEDIMENT CONTROL

32.B. LAND DISTURBANCE (I.E. STRIP TOPSOIL)

32.C. MASS GRADING

32.D. INSTALLATION OF UTILITIES

32.E. VERIFICATION OF NATIVE SOILS (IF APPLICABLE)

32.F. INSTALLATION OF LINER, STORAGE LAYER, ENGINEERED SOIL, ETC. (IF APPLICABLE)

32.G. SPREAD TOPSOIL

32.H. SEEDING, FERTILIZER, AND MULCHING

32.I. INSTALLATION OF EROSION MAT AND TURF REINFORCEMENT MAT (IF APPLICABLE)

32.J. BASIN RESTORATION COMPLETE

32.K. WATERING (IF APPLICABLE)
33. CONSTRUCTION PHOTOS - CONTRACTOR SHALL PROVIDE PHOTOS OF THE BASIN AND ASSOCIATED CONSTRUCTION PROCESSES (I.E. OUTLET STRUCTURES, PIPES INSTALLATION, ETC.) THROUGHOUT THE CONSTRUCTION PROCESS AND PHOTOS OF THE COMPLETED FACILITY. PROVIDE PHOTOS TO THE ENGINEER.
34. AS-BUILT CERTIFICATION - THE BASIN SHALL BE CONSTRUCTED TO THE GRADES, ELEVATIONS, AND SPECIFICATION IN THE PLAN. AFTER GRADING AND SPREADING TOPSOIL, THE LOCATION, ELEVATIONS, STORM SEWER STRUCTURES/PIPES, RIP RAP/TURF REINFORCEMENT MAT, STORAGE VOLUME, AND ANY OTHER PERTINENT COMPONENTS OF THE BASIN SHALL BE SURVEYED FOR CONFORMANCE TO THE DESIGN SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CORRECTIVE ACTIONS REQUIRED WHERE THE BASIN DEVIATES FROM THE PROPOSED PLAN. CONTRACTOR SHALL PROVIDE AS-BUILT/CONSTRUCTION RECORDS TO THE ENGINEER ONCE CONSTRUCTION IS COMPLETE. ANY ITEMS THAT DEVIATE FROM THE PROPOSED PLAN SHALL BE RECORDED, MARKED UP, AND SENT TO THE ENGINEER.

TOWER DRIVE CONDOMINIUMS PHASE 1

BASIN DETAIL NOTES

COLUMBUS, COLUMBIA CO, WI

SNYDER & ASSOCIATES, INC. |



SNYDER & ASSOCIATES

Project No: 126.0634

Sheet C404

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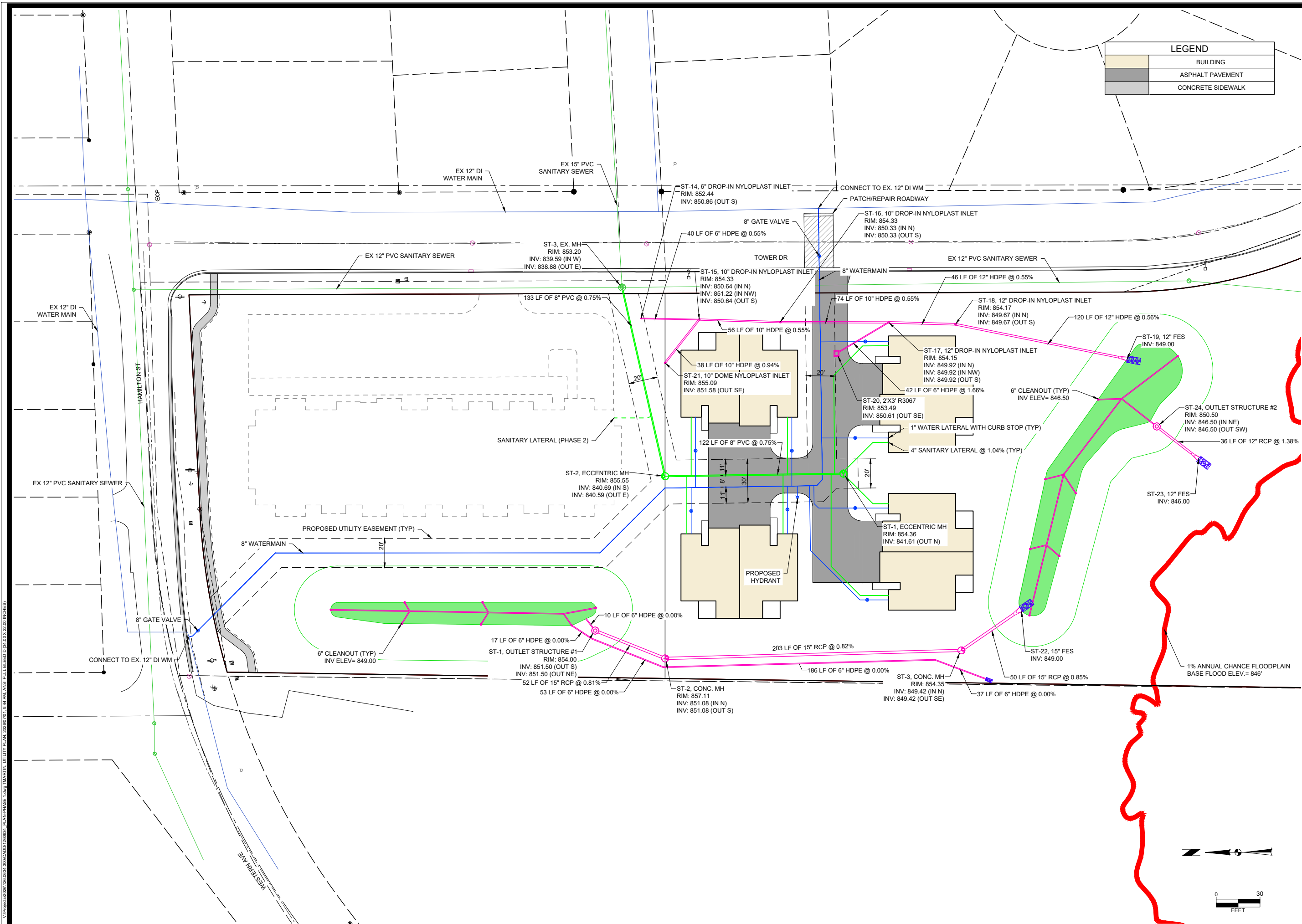
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Project No: 126.0634.30

900 BELL DRIVE S.W.
CEDAR RAPIDS, IOWA 52404
319-362-9394 | www.snyder-associates.com

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LEGEND	
	BUILDING
	ASPHALT PAVEMENT
	CONCRETE SIDEWALK

TOWER DRIVE CONDOMINIUMS PHASE 1

UTILITY PLAN

COLUMBUS, COLUMBIA CO, WI

SNYDER & ASSOCIATES, INC. |



Project No: 126.0634

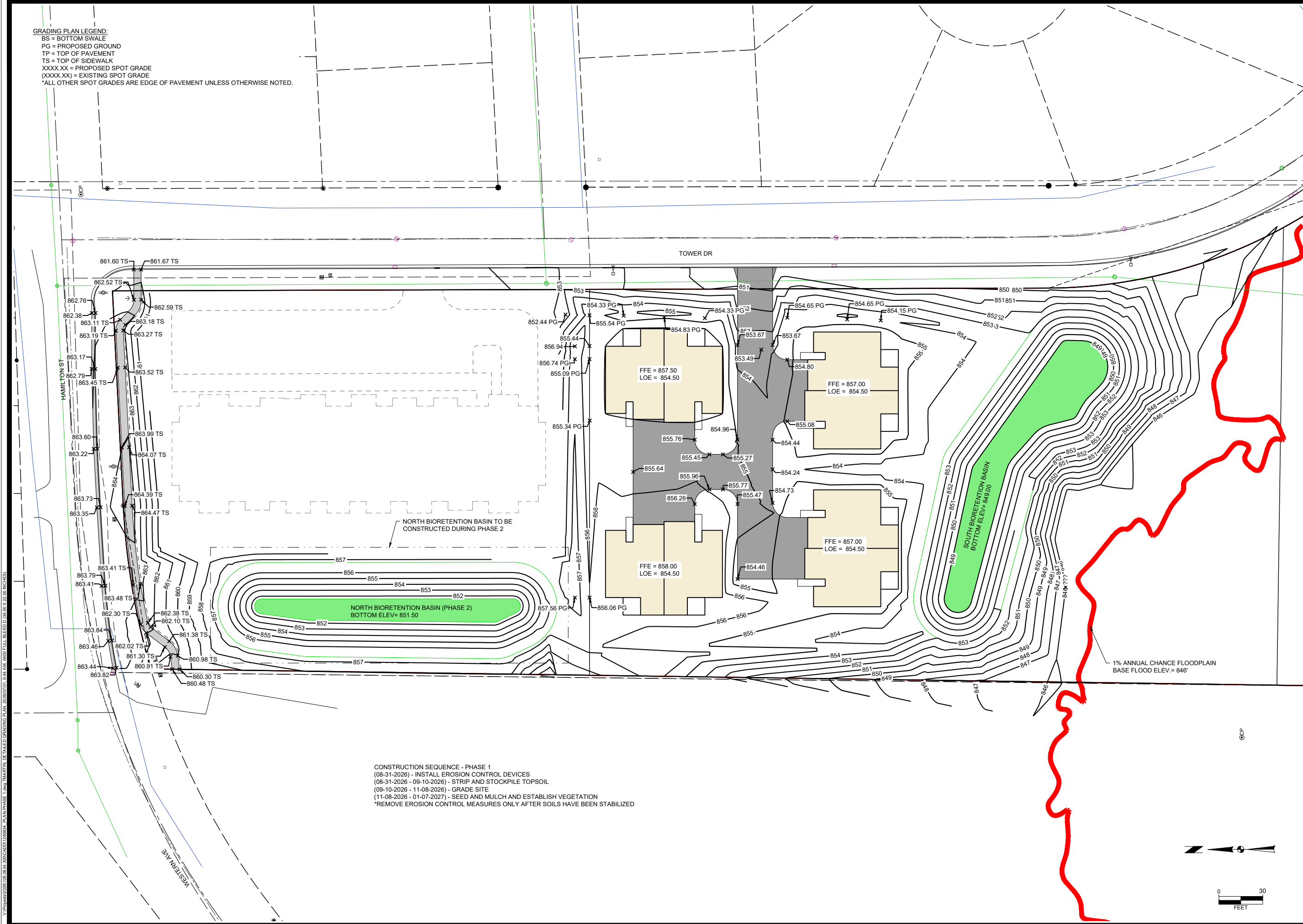
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Item #4.	
DATE	BY
06-30-2026	CHD
REVISION	ENGR
06-30-2026	TECH
T-R-S: 10N	
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Project No: 126.0634.30	

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GRADING PLAN LEGEND:
BS = BOTTOM SWALE
PG = PROPOSED GROUND
TP = TOP OF PAVEMENT
TS = TOP OF SIDEWALK
XXXX.XX = PROPOSED SPOT GRADE
XXXX.XX = EXISTING SPOT GRADE
*ALL OTHER SPOT GRADES ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.



CONSTRUCTION SEQUENCE - PHASE 1
(08-31-2026) - INSTALL EROSION CONTROL DEVICES
(08-31-2026 - 09-10-2026) - STRIP AND STOCKPILE TOPSOIL
(09-10-2026 - 11-08-2026) - GRADE SITE
(11-08-2026 - 01-07-2027) - SEED AND MULCH AND ESTABLISH VEGETATION
*REMOVE EROSION CONTROL MEASURES ONLY AFTER SOILS HAVE BEEN STABILIZED

TOWER DRIVE CONDOMINIUMS PHASE 1		COLUMBUS, COLUMBIA CO, WI		Item #4.	
DETAILED GRADING PLAN		SNYDER & ASSOCIATES, INC.		Sheet C405	
Project No: 126.0634		Sheet C405		Project No: 126.0634.30	
900 BELL DRIVE S.W. CEDAR RAPIDS, IOWA 52404 319-362-9394 www.snyder-associates.com		SNYDER & ASSOCIATES		T-R-S: 10N	
0 30 FEET		REVISION		Checked By: CHKD	
DATE		Engineer: ENGR		Date: 06-30-2026	
MARK		Technician: TECH			

GENERAL CONDITIONS

1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY TWO WORKING DAYS (48 HOURS) PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
3. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN HIS PROPOSAL. HE SHALL BASE HIS BID ON HIS OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
6. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
7. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
9. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
10. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.

STORM SEWER & STORM WATER MANAGEMENT NOTES

STORM SEWER AND STORMWATER MANAGEMENT SHALL BE AS FOLLOWS:

1. STORM SEWER PIPE BEDDING SHALL BE CLEAR STONE.
2. MINIMUM COVER FOR ALL STORM SEWER SHALL BE 2'.
3. EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE PUBLIC SERVICES DIRECTOR SHALL BE HAULED OFF-SITE AND SELECT TRENCH BACKFILL WILL BE REQUIRED.
4. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER AND WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS AND FUTURE PARKING AREA AS SPECIFIED ON PLANS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
5. PRIOR TO FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
7. STORM SEWER WITHIN STREET RIGHT-OF-WAYS SHALL BE REINFORCED CONCRETE PIPE.
8. EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE ENGINEER SHALL BE REMOVED AND REPLACED WITH SELECT TRENCH BACKFILL.
9. MANHOLES 3' DEEP AND GREATER SHALL BE CONSTRUCTED WITH STEPS.
10. INLETS AT LOW POINTS SHALL HAVE TYPE NEENAH TYPE R GRATES. INLETS ON GRADE SHALL BE DIRECTIONAL TYPE L. INLETS SHALL ALL BE STAMPED "DRAINS TO RIVER".
11. ALL INFILTRATION BASINS SHALL INCLUDE ENGINEERED SOILS OR PERMATATRIX SOIL AMENDMENT APPLIED PER MANUFACTURER RECOMMENDATIONS.
12. ALL STORM WATER MANAGEMENT FACILITIES SHALL BE SEEDDED WITH A NATIVE SEED MIXTURE WITHIN THE LIMITS OF THE OUTLOT OR EASEMENT. THE NATIVE SEED MIXTURE SHALL BE APPROVED BY THE ENGINEER.
13. ALL STORM WATER FACILITIES SHALL CONFORM TO WisDNR TECHNICAL STANDARDS FOR PRE AND POST CONSTRUCTION STORM WATER MANAGEMENT.
14. THE LAST TWO PIPES SHALL BE STRAPPED TOGETHER AT END SECTIONS ON ALL PIPES 18" AND GREATER.
15. TRASH GRATES SHALL BE PROVIDED ON ALL END SECTIONS ON ENCLOSED STORM SEWER NETWORKS.
16. EROSION MAT IS REQUIRED FOR ALL RESTORATION ON SLOPES AT OR GREATER THAN 4:1, AND IN AREAS THAT CHANNEL WATER.
17. BIODEGRADABLE EROSION MAT AND BIODEGRADABLE STAPLES ARE REQUIRED ON ALL SLOPES LESS THAN 3:1 OUTSIDE OF DRAINAGE CHANNELS WHERE EROSION MAT IS REQUIRED. EROSION MAT SHALL BE PROVIDED IN ALL STREET TERRACES.
18. SILT FENCE AND INLET PROTECTION REMOVAL IS REQUIRED AFTER VEGETATION HAS BEEN ESTABLISHED.
19. STORM SEWER SHALL BE HDPE UNLESS OTHERWISE SPECIFIED ON PLANS.
20. NYLOPLAST STRUCTURES SHALL MEET ALL MANUFACTURERS INSTALLATION RECOMMENDATIONS.
21. NYLOPLAST STRUCTURES SHALL HAVE STANDARD FRAMES/GRATES UNLESS OTHERWISE NOTED ON THE PLAN SET.
22. ADJUSTMENT RINGS SHALL HAVE A MINIMUM HEIGHT OF 4" AND A MAXIMUM HEIGHT OF 12". ADJUSTMENT RINGS FOR STORM MANHOLES SHALL BE POLYETHYLENE PLASTIC OR APPROVED EQUIV. CURB INLET ADJUSTMENT RINGS SHALL BE CONCRETE.

SANITARY SEWER

1. SANITARY SEWER SHALL BE PVC AND BEDDED WITH CLASS C BEDDING (CLEAR STONE). SEWER SHALL BE SDR-35 FOR DEPTHS UP TO 20' AND SDR-26 FOR DEPTHS GREATER THAN 20'.
2. TRACER WIRE SHALL BE INSTALLED WITH ALL NEW LATERALS IN ACCORDANCE TO THE STANDARD DETAIL DRAWINGS.
3. TRACER WIRE BOXES SHALL BE PROVIDED. "SEWER" SHALL BE STAMPED IN THE LID OF THE ACCESS BOX.
4. ALL MANHOLE CASTINGS SHALL BE NEENAH R-1550 WITH TYPE B NON-ROCKING LIDS AND CONCEALED PICK HOLES. EXTERNAL CHIMNEY SEALS SHALL BE INSTALLED.
5. EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE ENGINEER SHALL BE REMOVED AND REPLACED WITH SELECT TRENCH BACKFILL.
6. MANDREL TESTING IS REQUIRED ON ALL SANITARY SEWER. LOW PRESSURE AIR TESTS ARE REQUIRED ON ALL NEW SANITARY SEWER CONSTRUCTION.
7. LATERAL ENDS SHALL BE CAPPED WITH A GLUED ON CAP AND MARKED WITH A PAINTED 4X4 POST.
8. ALL SANITARY SEWER CONSTRUCTION SHALL MEET THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
9. MANHOLES SHALL BE CONSTRUCTED WITH STEPS.
10. ALL MANHOLE JOINTS SHALL BE WRAPPED WITH GATOR WRAP OR APPROVED EQUAL.
11. ADJUSTMENT RINGS SHALL HAVE A MINIMUM HEIGHT OF 4" AND A MAXIMUM HEIGHT OF 12". ADJUSTMENT RINGS SHALL BE POLYETHYLENE PLASTIC OR APPROVED EQUAL

WATER MAIN

1. WATER MAIN SHALL BE DUCTILE IRON UNLESS OTHERWISE APPROVED, AND BEDDED WITH TYPE 3 EMBEDMENT (SAND OR SAND SCREENINGS). BEDDING SHALL BE A MINIMUM OF 6" UNDER AND 12" OVER TOP OF THE PIPE.
2. WATER MAIN SHALL BE INSTALLED WITH TRACER WIRE. TRACER WIRE SHALL EXTEND TO THE SURFACE AT ALL HYDRANTS IN A TRACER WIRE ACCESS BOX.
3. MECHANICAL JOINT FITTINGS WITH MEGA LUGS ARE REQUIRED FOR ALL DIRECTIONAL CHANGE FITTINGS AND WATERMAIN ENDS. ALL BOLTS SHALL BE STAINLESS STEEL. ALL FITTINGS SHALL BE "MADE IN AMERICA" CERTIFIED.
4. LATERAL ENDS SHALL BE MARKED WITH A PAINTED 4X4 WOOD POST.
5. WATER MAINS SHALL UNDERGO A PRESSURE AND LEAKAGE TEST. SERVICES SHALL BE TESTED TO THE CURB STOP. SERVICES 4" AND LARGER WITH JOINTED PIPE SHALL BE TESTED AGAINST THE VALVE WITH A SECOND TEST OUT TO THE PLUG. THE SECOND TEST MAY BE OF SHORTER DURATION AS APPROVED BY THE PUBLIC SERVICES DIRECTOR.
6. EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE ENGINEER SHALL BE REMOVED AND REPLACED WITH SELECT TRENCH BACKFILL.
7. ALL WATER MAIN CONSTRUCTION SHALL MEET THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
8. INSULATION SHALL BE PROVIDED AT ALL STORMS SEWER CROSSINGS OF MAINS AND LATERALS.
9. WATER SERVICES 2" OR SMALLER SHALL BE TYPE "K" COPPER OR APPROVED EQUAL.
10. WATER MAIN SHALL HAVE A MINIMUM COVER OF 6.5' WITH PROPER CLEARANCES BETWEEN THE WATERMAIN AND STORM/SANITARY SEWERS.
11. FIRE HYDRANTS SHALL BE WATERLOUS PACER WB67 OR APPROVED EQUAL WITH A 5' FIBERGLASS ROD WITH SPRING; RED AND WHITE IN COLOR. A STORZ NOZZLE SHALL BE PROVIDED.
12. CURB BOXES SHALL BE BINGHAM AND TAYLOR BUFFALO TYPE OR APPROVED EQUAL AND INSTALLED WITH THE EXTENSION ROD AND GUIDE RING.
13. CURB VALVES SHALL BE MUELLER H15209 OR APPROVED EQUAL FOR 1" SERVICES OR EQUIVALENT FOR LARGER SERVICES.
14. CORPORATION STOPS SHALL BE MUELLER H15008 OR APPROVED EQUAL FOR 1" SERVICES OR EQUIVALENT FOR LARGER SERVICES.
15. WATER VALVES SHALL BE AMERICAN FLOW CONTROL SERIES 2500 RESILIENT WEDGE GATE VALVES OR APPROVED EQUAL.

ADDITIONAL UTILITY NOTES

- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
2. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
3. PRIOR TO FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
4. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
5. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO WISCONSIN ADMINISTRATIVE CODE. SECTION SPS 382-384, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
6. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS.
7. PROPOSED SANITARY SEWER, WATER MAIN, AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. STORM SEWER CONNECTING TO EXTERIOR DOWN SPOUTS SHALL BE PER DETAILS ON THE ARCHITECTURAL PLANS. THE EXACT LOCATION OF ALL DOWN SPOUTS SHALL BE PER THE ARCHITECTURAL PLANS.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER AND WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
9. TRACER WIRE SHALL BE INSTALLED ON ALL BURIED NON-METALLIC SANITARY SEWERS, PRIVATE SANITARY INTERCEPTOR MAIN SEWERS, STORM BUILDING SEWERS, AND PRIVATE STORM INTERCEPTOR MAIN SEWERS THAT DISCHARGE TO MUNICIPAL MAINS. TRACER WIRE SHALL BE A MINIMUM OF 12-GAUGE, INSULATED, SINGLE-CONDUCTOR COPPER WIRE OR EQUIVALENT. TRACER WIRE COLOR SHALL BE BLUE FOR POTABLE WATER, GREEN FOR SANITARY SEWER, AND BROWN FOR STORM SEWER.

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				Project No: 126.0634 Sheet C700 21			

CONSTRUCTION SEQUENCE

1. INSTALL AND MAINTAIN THE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXITS. ADDITIONALLY INSTALL CONSTRUCTION EQUIPMENT PARKING AREAS. STABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS CONSTRUCTION TAKES PLACE. THE TEMPORARY ACCESS POINT SHALL BE PLACED IN THE LOCATION SHOWN ON THE GRADING AND EROSION CONTROL PLAN. THE ENTRANCE/EXITS WILL BE INSPECTED DAILY. IF THE AGGREGATE WITHIN THE TEMPORARY ACCESS PADS BECOMES COVERED WITH SOIL OR IF SIGNIFICANT QUANTITIES OF SOIL ARE TRACKED ONTO THE EXISTING ROADWAY THEN ADDITIONAL AGGREGATE WILL BE INSTALLED TO ALLOW THE ENTRANCE/EXITS TO FUNCTION PROPERLY.
2. INSTALL EROSION AND SEDIMENT CONTROL BARRIERS (SILT FENCE) IMMEDIATELY DOWNSLOPE OF AREAS TO BE DISTURBED DURING CONSTRUCTION AS SHOWN ON THE APPROVED GRADING PLAN. THE BARRIERS MUST BE INSTALLED PARALLEL TO THE SITE CONTOURS TO THE EXTENT PRACTICABLE WITH THE ENDS EXTENDED UPSLOPE ONE TO TWO FEET TO PREVENT FLANKING OF THE RUNOFF. AT NO TIME FROM THE START OF ROUGH GRADING UNTIL SITE STABILIZATION SHALL AN UNBROKEN SOLEXIST BETWEEN DISTURBED AREAS AND THE RECEIVING WATERS.
3. STRIP TOPSOIL FROM THE AREAS OF THE SITE THAT WILL BE GRADED WITHIN 48 HOURS. ANY AREAS THAT WILL NOT BE IMMEDIATELY GRADED MUST NOT BE STRIPPED OF TOPSOIL UNTIL THE PRECEDING AREAS ARE TOPSOILED, SEEDED AND MULCHED. PLACE SOIL STOCKPILES AT LEAST 25 FEET AWAY FROM ANY DOWNSLOPE STREET, DRIVEWAY, OR DITCH. ALL TOPSOIL PILES WILL HAVE SILT FENCE PLACED ON THEIR DOWNSLOPE SIDES. TOPSOIL PILES WILL BE SEEDED WITH ANNUAL RYE IF THEY ARE IN PLACE FOR MORE THAN 7 DAYS. ANY AREAS LEFT INACTIVE FOR MORE THAN 7 DAYS WILL BE STABILIZED IMMEDIATELY WITH SEED AND MULCH.
4. GRADING WILL BE PHASED TO THE EXTENT PRACTICABLE TO LIMIT THE AMOUNT OF THE EXPOSED SOIL AT ANY ONE TIME AND TO PROVIDE A BUFFER BETWEEN THE GRADED AREAS AND THE RECEIVING WATERS. THE INTENT OF THESE GRADING RESTRICTIONS IS TO PROVIDE AN UNDISTURBED BUFFER AREA ALLOWING ADDITIONAL EROSION AND SEDIMENTATION PROTECTION DURING CONSTRUCTION.
5. TOPSOIL, SEED AND MULCH ALL AREAS WHICH ARE AT FINAL GRADE AND WHICH WILL NOT BE DISTURBED DURING SUBSEQUENT PHASES OF CONSTRUCTION. ANY AREAS LEFT INACTIVE FOR MORE THAN 7 DAYS MUST BE STABILIZED IMMEDIATELY.
6. INSTALL ALL UTILITIES.
7. COMPLETE FINAL GRADING FOR PARKING LOT AND STABILIZE WITH GRAVEL.
8. COMPLETE FINAL GRADE OF THE SITE.
9. UTILITY TRENCHES SHALL BE FILLED WITH SUITABLE BACKFILL MATERIAL AND COMPACTED AS NEEDED. TOPSOIL SHALL BE REPLACED, FERTILIZED, SEEDED AND PROTECTED AS CALLED FOR BELOW IN ITEMS 11 AND 12. UTILITY CONSTRUCTION SHALL BE COORDINATED WITH OTHER GRADING ACTIVITIES SO THAT RESTORATION CAN BE COMPLETED AS SOON AS POSSIBLE AFTER CONSTRUCTION.
10. WITHIN 7 DAYS OF THE COMPLETION OF FINAL GRADING, A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REPLACED ON ALL DISTURBED SURFACES THAT ARE TO BE REVEGETATED. PRIOR TO PLACING TOPSOIL AND INSTALLATION OF PLANT MATERIALS OR SEEDING, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 1"-2" BELOW THE HARD PAN LAYER OR COMPACTION ZONE. TOPSOIL SHALL BE UNIFORMLY PLACED, GRADED SMOOTH AND SCARIFIED FOR SEEDING.

11. FERTILIZE ALL AREAS TO BE SEEDDED OR SODDED WITH 500LBS. PER ACRE OF 16-8-8 (MINIMUM). INCORPORATE THE FERTILIZER INTO THE SOIL BY SCARIFYING AS INDICATED. SEED ALL DISTURBED AREAS WITH THE FOLLOWING SEEDING MIXTURE:
- 30.50 LBS/ACRE OF KENTUCKY BLUEGRASS
 - 17.50 LBS/ACRE OF RED FESCUE
 - 17.50 LBS/ACRE OF HARD FESCUE
 - 22.00 LBS/ACRE OF PERENNIAL RYE GRASS
- THE OWNER RESERVES THE RIGHT TO REVISE THE SEEDING MIXTURE SUBJECT TO APPROVAL BY THE LOCAL MUNICIPALITY.

SOD MAY BE SUBSTITUTED FOR SEEDING ON ALL AREAS TO BE SEEDDED AND IS RECOMMENDED FOR ALL AREAS WITH SLOPES OF 5:1 OR STEEPER.

MULCH ALL SEEDDED AREAS WITH 1.5 TONS PER ACRE OF CLEAN STRAW. STRAW SHALL BE ANCHORED IN PLACE WITH SUITABLE EQUIPMENT OR STAKING WITH TWINE.

FOR AREAS ON WHICH GRADING IS COMPLETED AFTER
SEPTEMBER 30.

TEMPERARY SEED SHALL INCLUDE A SOIL STABILIZING POLYMER AND COVER CROP OF WINTER RYE (AT A RATE OF 75#/ACRE) AND MUST BE APPLIED AS SOON AS THESE AREAS REACH THEIR FINAL GRADE. ADDITIONAL EROSION CONTROL BARRIERS MAY BE NEEDED DOWNSLOPE OF THESE AREAS UNTIL FINAL SEEDING OR SODDING IS COMPLETED IN SPRING (BY JUNE 1). ANY AREAS WITH SLOPES GREATER THAN 6:1 MUST BE SEEDDED AND MULCHED BUT NOT TOPSOILED. AREAS WITH SLOPED LESS THAN 6:1 MUST BE TOPSOILED, SEEDDED AND MULCHED. ALL AREAS MUST BE TOPSOILED, SEEDDED AND MULCHED AS DESCRIBED ABOVE IN THE FOLLOWING SPRING.

12. WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION. TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PILES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION.
13. SILT FENCE MAINTENANCE: EROSION CONTROL BARRIERS (SILT FENCE) MUST BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OF 0.5-INCHES OR MORE, AND DAILY DURING PERIODS OF PROLONGED RAINFALL. REPAIRS OR REPLACEMENT SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS ON THE UPSLOPE SIDE ON THE SILT FENCES SHALL BE REMOVED WHEN THE DEPOSITS REACH HALF THE HEIGHT OF THE SILT FENCE.
14. GRAVEL TRACKING PAD MAINTENANCE: ADDITIONAL STONE IS REQUIRED IF EXISTING STONE BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM TIRES. SEDIMENT THAT IS TRACKED ONTO THE ROADWAY MUST BE REMOVED IMMEDIATELY. TRACKING PADS MAY REQUIRE PERIODIC CLEANING TO MAINTAIN THE EFFECTIVENESS OF THE PRACTICE, WHICH MAY INCLUDE THE REMOVAL AND RE-INSTALLATION OF THE STONE.

EROSION CONTROL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING WISDNR WPDES DISCHARGE PERMIT (IF APPLICABLE), COUNTY AND LOCAL EROSION CONTROL PERMIT. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.
3. ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WisDNR) TECHNICAL STANDARD, FOUND AT: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.
4. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH ALL APPLICABLE PERMITS ISSUED FOR THE PROJECT.
5. ALL EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. REPAIRS SHALL BE MADE IMMEDIATELY TO EROSION CONTROL PRACTICES AS NECESSARY.
6. TEMPORARY STOCKPILES SHALL BE STABILIZED IF NOT REMOVED IN 10 DAYS. PERIMETER CONTROL ON THE DOWNHILL SIDE SHALL BE IN PLACE AT ALL TIMES (SILT FENCE OR APPROVED EQUAL).
7. TEMPORARY SEED MIXTURE SHALL CONFORM TO 630.2.1.5.1.4 OF THE WisDOT STANDARD SPECIFICATIONS USE WINTER WHEAT OR RYE FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 1.
8. DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WisDNR TECHNICAL STANDARD 1050.
9. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS TO MAINTAIN A THREE FOOT DEPTH OF TREATMENT, MEASURED BELOW THE NORMAL WATER ELEVATION. SEDIMENT WILL BE REMOVED FROM THE DIVERSION DITCHES WHEN IT REACHES HALF THE HEIGHT OF THE DITCH. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE AND DITCH CHECKS WHEN IT REACHES HALF THE HEIGHT OF THE FENCE/BALE THE SILT FENCE AND DITCH CHECKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
10. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED IN ACCORDANCE WITH WisDNR TECHNICAL STANDARD 1061 PRIOR TO DISCHARGE TO WATERS OF THE STATE, WETLANDS, OR OFFSITE.
11. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING ON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL TEMPORARY EROSION CONTROL AND/OR SEDIMENT TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT. TEMPORARY SEDIMENT TRAPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH WisDNR TECHNICAL STANDARD 1063.
12. TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE LOCAL MUNICIPALITY.
13. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WisDNR TECHNICAL STANDARD 106B.
14. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EROSION CONTROL FACILITIES AND MEASURES NECESSARY TO CONTROL EROSION AND SEDIMENTATION AT THE PROJECT SITE. THESE FACILITIES AND MEASURES MAY OR MAY NOT BE SHOWN ON THE DRAWINGS AND THEIR ABSENCE ON THE DRAWINGS DOES NOT ALLEVIATE THE CONTRACTOR FROM PROVIDING THEM. ANY MEASURES AND FACILITIES SHOWN ON THE DRAWINGS ARE THE MINIMUM ACTIONS REQUIRED.

15. ERODED MATERIAL THAT HAS LEFT THE CONSTRUCTION SITE SHALL BE COLLECTED AND RETURNED TO THE SITE BY THE CONTRACTOR.
16. AFTER FINAL VEGETATION IS ESTABLISHED, REMOVE ALL EROSION CONTROL FACILITIES. RESTORE AREAS DISTURBED BY THE REMOVALS.
17. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
18. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE. CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WisDNR TECHNICAL STANDARDS.
19. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
20. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES 5:1 BUT LESS THAN 2.5:1, USE CLASS I URBAN TYPE B EROSION CONTROL MATTING. FOR SLOPES GREATER THAN 2.5:1 USE CLASS I TYPE B. WHEN SHOWN OR CALLED OUT ON PLANS, CONTRACTOR SHALL USE THE EROSION CONTROL MATTING SHOWN ON PLANS. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WisDOT'S FACILITIES DEVELOPMENT MANUAL AND INSTALL AND MAINTAIN PER WisDNR TECHNICAL STANDARDS.
21. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. WHEN SHOWN OR CALLED OUT ON PLANS, CONTRACTOR SHALL USE THE EROSION CONTROL MATTING SHOWN ON PLANS. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WisDOT'S FACILITIES DEVELOPMENT MANUAL; INSTALL AND MAINTAIN PER WisDNR TECHNICAL STANDARDS.
22. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE COVERED WITH A BIO-DEGRADABLE EROSION MAT INCLUDING BIO-DEGRADABLE STAPLES.
23. ALL BIO-DEGRADABLE EROSION MAT SHALL BE CURLEX NET FREE OR APPROVED EQUAL.
24. WATERING OF NEW SEEDING SHALL BE OF A DURATION AND FREQUENCY ADEQUATE TO ENSURE PROPER ESTABLISHMENT OF NEW SEEDING.
25. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

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TOWER DRIVE CONDOMINIUMS PHASE 1

EROSION CONTROL NOTES

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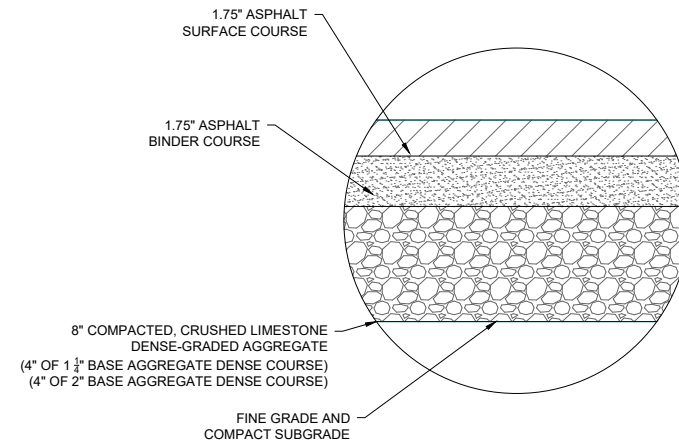
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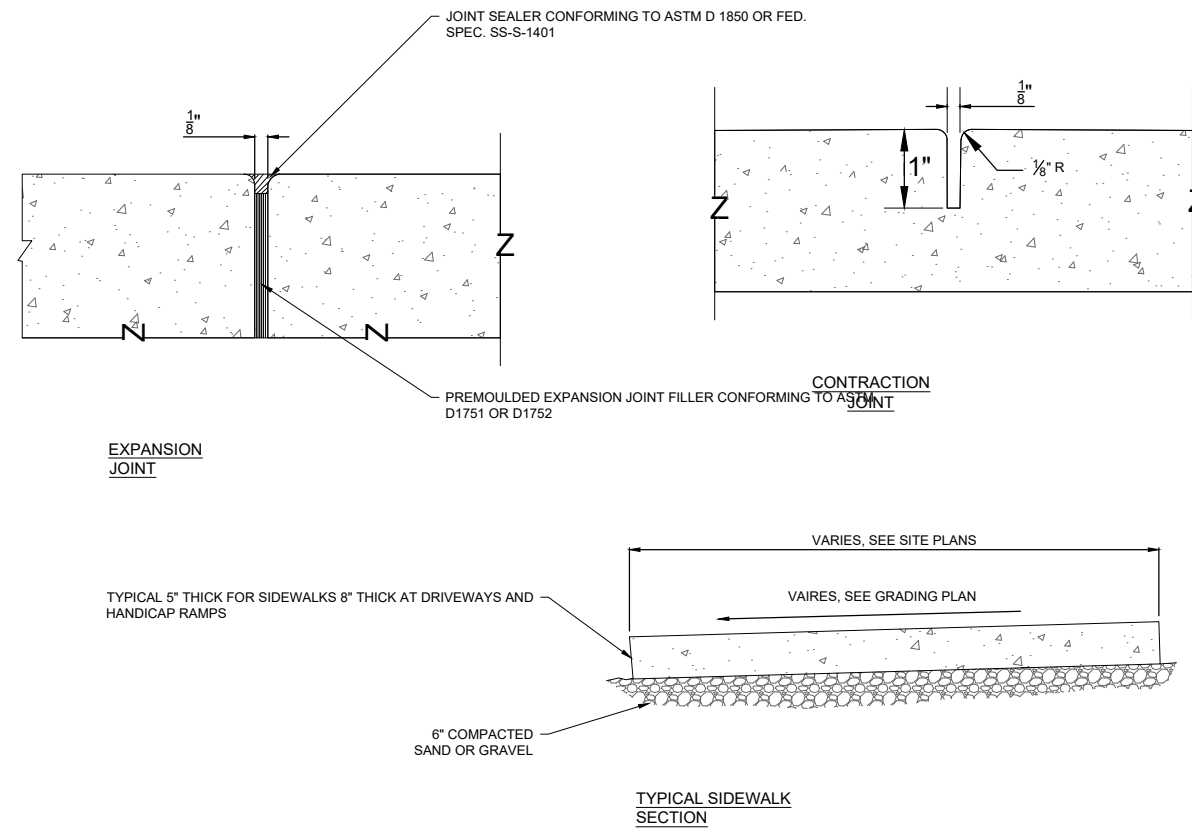
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1. HMA PAVEMENT SHALL BE TYPE LT 58-28.
2. ASPHALT PAVING SHALL BE COMPLETED IN CONFORMANCE WITH APPLICABLE WisDOT SPECIFICATION.
3. THE CONSTRUCTED BASE COURSE SHALL PASS A PROOF ROLL PRIOR TO PLACEMENT OF ASPHALT PAVING.



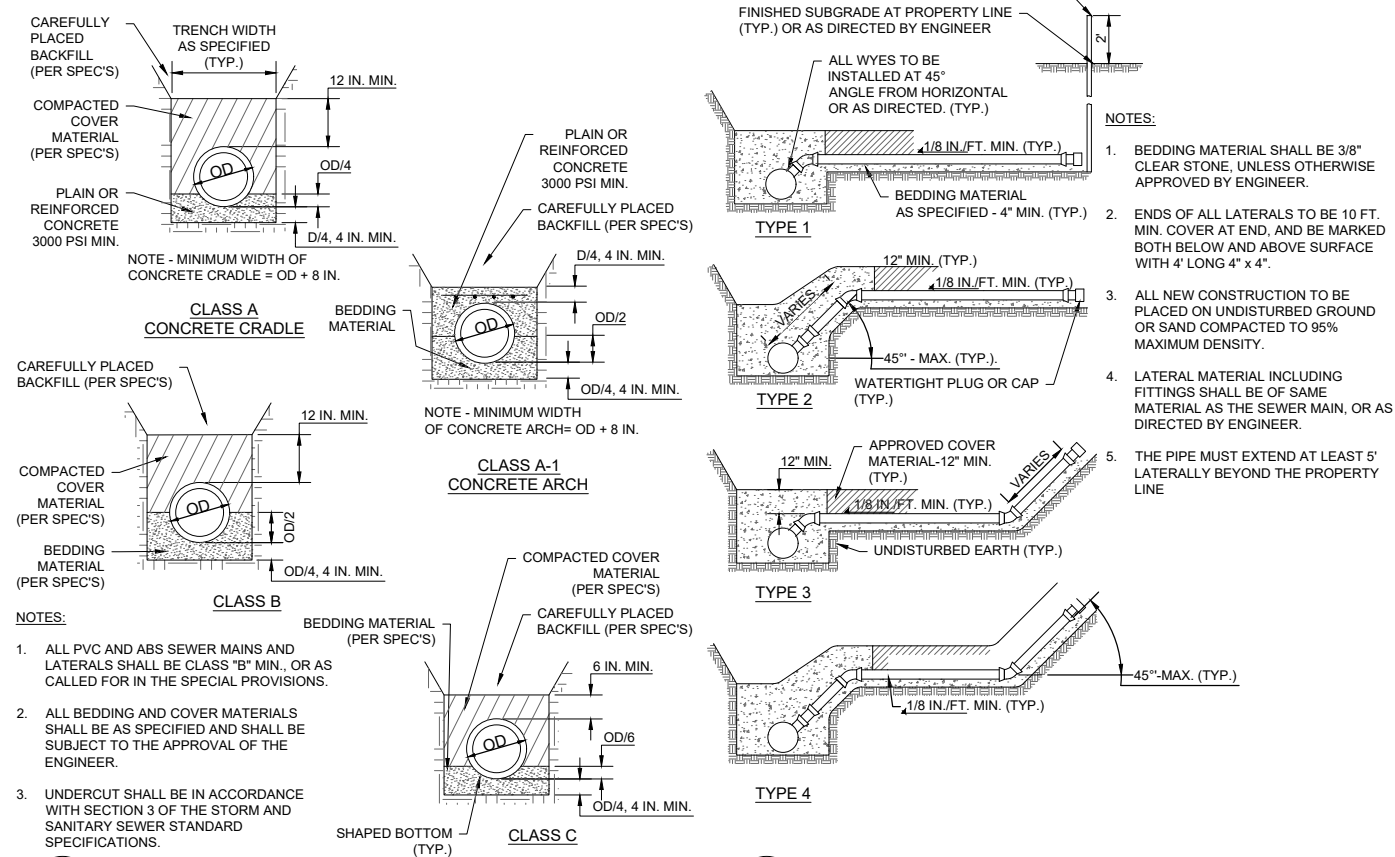
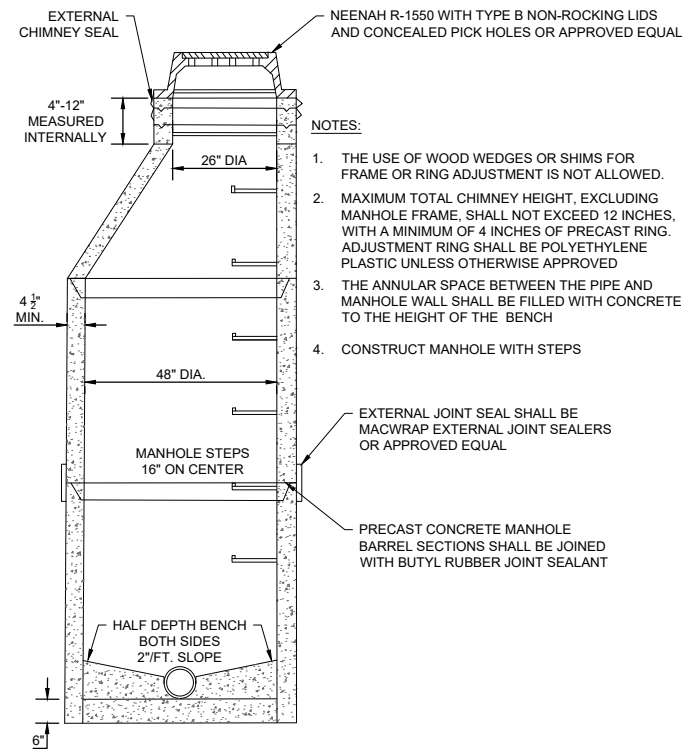
1 LIGHT DUTY ASPHALT PAVING DETAIL
SCALE: N.T.S

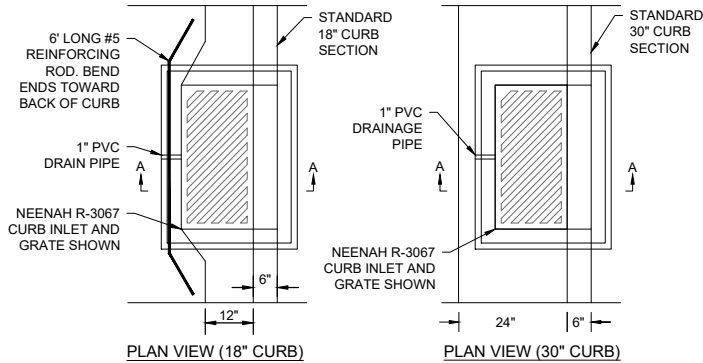


2 SIDEWALK DETAIL

SCALE: 1" = 6"

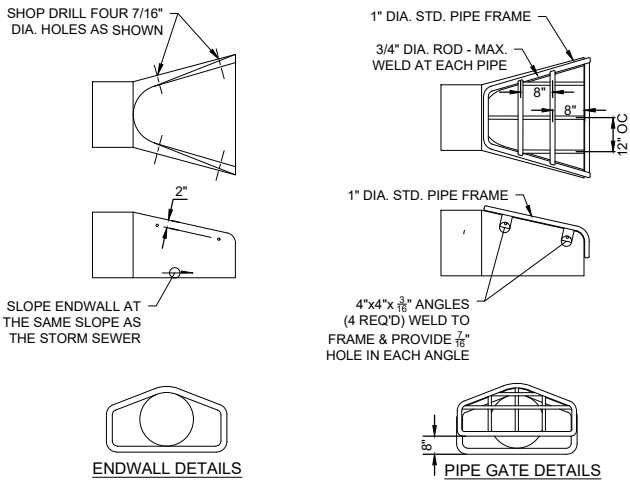
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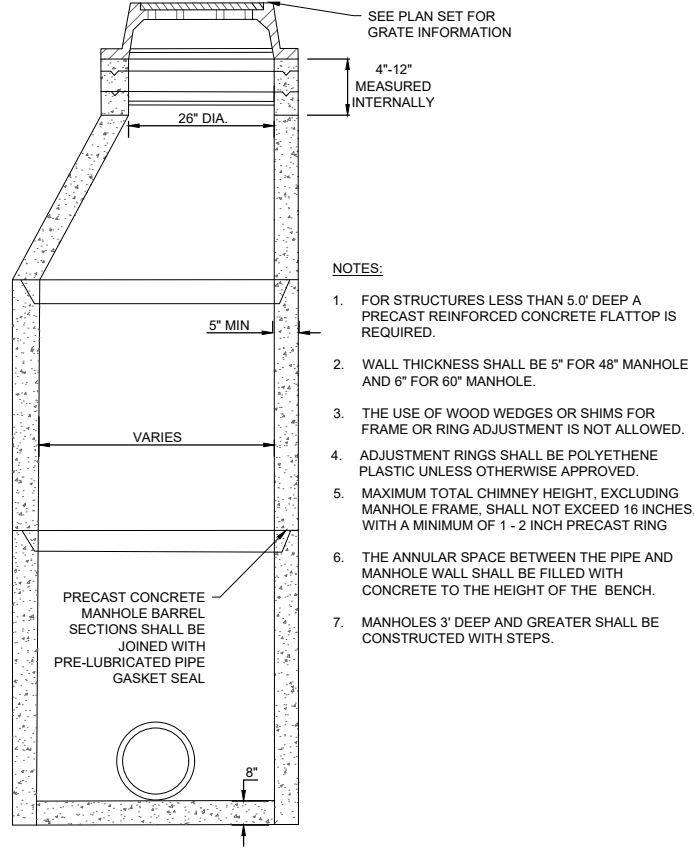
- NOTES:**
1. TOP OF CURB AND PIPE INVERT ELEVATIONS ARE SHOWN ON THE PLANS.
 2. THE GRATE ELEVATION SHALL BE DEPRESSED 0.1' FROM STRAIGHT GUTTER GRADE STARTING 5' FROM THE INLET AND EXTENDING IN BOTH DIRECTIONS.
 3. THE CASTING SHALL BE NEENAH FOUNDRY R-3067 CURB INLET WITH REVERSIBLE GRATES WHERE RUNOFF REACHES THE INLET FROM BOTH DIRECTIONS. WHERE RUNOFF REACHES THE INLET FROM ONE DIRECTION A NEENAH R-3067-L CASTING SHALL BE USED. DIRECTIONAL SLOTS TO BE LOCATED TO DIRECT THE FLOW INTO THE STREET INLET.
 4. FRAME ADJUSTING RINGS SHALL BE AT LEAST TWO CONCRETE RINGS OF VARIABLE THICKNESS. MASTIC BETWEEN RINGS AND BACKPLASTER A SMOOTH LAYER OF GROUT OVER THE ENTIRE INNER AND OUTER SURFACES OF THE RINGS.

1 CURB INLET DETAIL
N.T.S



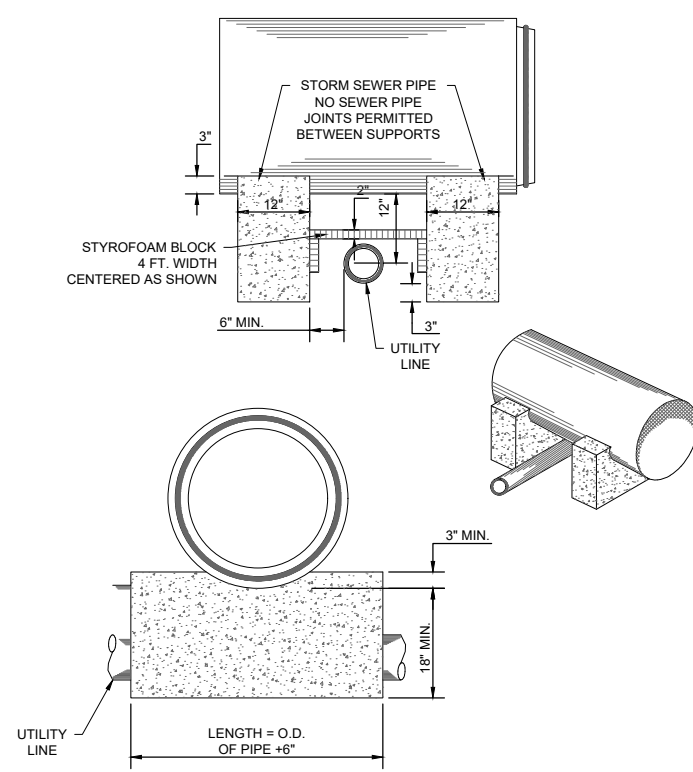
- NOTE:**
1. THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH FOUR 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.
- PAINTING SPECIFICATION:**
1. THE PIPE GATE SHALL RECEIVE THE FOLLOWING PREPARATION & PAINTING. THE FIRST COAT SHALL BE RUS-OLEUM X-60 RED BARE METAL PRIMER OR APPROVED EQUAL. THE SECOND COAT SHALL BE RUS-OLEUM 960 ZINC CHROMATE PRIMER OR APPROVED EQUAL. THE THIRD COAT SHALL BE RUS-OLEUM 1282 HIGH GLOSS METAL FINISH OR APPROVED EQUAL.
- PREPARATION STEPS:**
1. BARE METAL SURFACES - TREAT WITH THE THREE-COAT PAINTING SYSTEM LISTED AFTER A THOROUGH SCRAPING, WIRE BRUSHING & CLEANING.
 2. EACH COAT OF PAINT SHALL BE APPLIED OVER THE ENTIRE GATE SURFACE.
 3. ALLOW 24-48 HOURS DRYING TIME AT 60° OR ABOVE BETWEEN COATS.

2 APRON ENDWALL DETAIL
N.T.S



- NOTES:**
1. FOR STRUCTURES LESS THAN 5.0' DEEP A PRECAST REINFORCED CONCRETE FLATTOP IS REQUIRED.
 2. WALL THICKNESS SHALL BE 5" FOR 48" MANHOLE AND 6" FOR 60" MANHOLE.
 3. THE USE OF WOOD WEDGES OR SHIMS FOR FRAME OR RING ADJUSTMENT IS NOT ALLOWED.
 4. ADJUSTMENT RINGS SHALL BE POLYETHENE PLASTIC UNLESS OTHERWISE APPROVED.
 5. MAXIMUM TOTAL CHIMNEY HEIGHT, EXCLUDING MANHOLE FRAME, SHALL NOT EXCEED 16 INCHES, WITH A MINIMUM OF 1 - 2 INCH PRECAST RING
 6. THE ANNULAR SPACE BETWEEN THE PIPE AND MANHOLE WALL SHALL BE FILLED WITH CONCRETE TO THE HEIGHT OF THE BENCH.
 7. MANHOLES 3' DEEP AND GREATER SHALL BE CONSTRUCTED WITH STEPS.

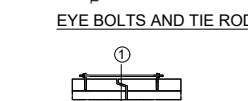
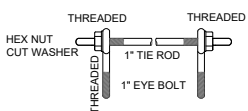
3 STORM MANHOLE DETAIL
N.T.S



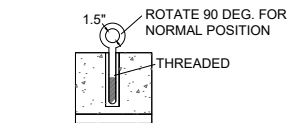
- NOTE:**
1. EACH PAIR OF SUPPORTS IN ANY SIZE IS ONE PAY ITEM.

4 CONCRETE PIPE SUPPORT DETAIL
N.T.S

ALTERNATE 1
EYE BOLT AND TIE ROD ASSEMBLY
(JOINT TIES FOR 12" TO 66"
AND OVER CONCRETE PIPE)

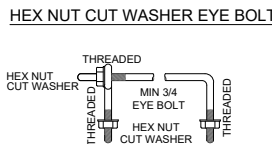
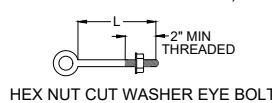


2. INSERT. CAST-IN-PLACE WELDED EYE BOLT OR APPROVED EQUAL DURING FABRICATION FOR 1" DIA. EYE BOLT



CAST-IN-PLACE THREADED INSERT LONGITUDINAL SECTIONS

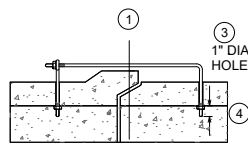
ALTERNATE 2
EYE BOLT AND TIE ROD ASSEMBLY
(JOINT TIES FOR 18" TO 66"
DIA. CONCRETE PIPE)



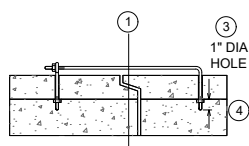
- NOTE:**
1. TWO EYE BOLTS MAY BE USED WITH A 30° LONG THREADED ROD IN LIEU OF THE 90 DEG BENT TIE ROD EYE BOLT AND TIE ROD

PIPE SIZE	TONGUE AND GROOVE PIPE	MODIFIED BELL PIPE
18" TO 24"	4 1/2"	6 1/4"
30"	5"	7"
36"	5 1/2"	7"
42"	6	
48"	6 1/2"	
60"	7 1/2"	
66"	8"	

EYE BOLT DIMENSION TABLE

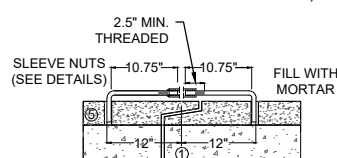


MODIFIED BELL PIPE LONGITUDINAL SECTION



TONGUE AND GROOVE PIPE LONGITUDINAL SECTION

ALTERNATE 3
ADJUSTABLE TIE ROD
(JOINT TIES FOR 12" TO 108" DIA. CONCRETE PIPE)

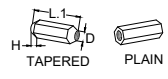


LONGITUDINAL SECTION

1. > OF TONGUE AND GROOVE OR BELL AND SPIGOT JOINT
2. THE INSIDE OF THE THREADED INSERTS SHALL BE CLEAN TO ALLOW THE INSERTION OF THREADED EYE BOLTS
3. HOLES SHALL BE CAST-IN-PLACE OR DRILLED, 12" FROM > OF TONGUE AND GROOVE
4. BOLT PROJECTION INSIDE OF PIPE SHALL NOT EXCEED 2"
5. ROD DIAMETER = 1 INCH

PIPE DIAMETER	TIE ROD DIAMETER	D	L1	H	R
12" TO 30"	1/2"	1/2"	5"	1/2"	1 3/4"
36" TO 84"	3/4"	3/4"	5"	1/2"	5"
90" TO 104"	1"	1"	7"	1/2"	7 1/2"

ADJUSTABLE TIE ROD TABLE



RIGHT AND LEFT THREADS SLEEVE NUT

GENERAL NOTES:

1. CONCRETE CULVERT PIPE SHALL BE TIED TOGETHER IN THE MANNER ILLUSTRATED BY THIS DETAIL AND PER STANDARD SPEC. 502.7 (D)
2. THE CONTRACTOR MAY USE EITHER ALTERNATE 1, 2, OR 3 FOR DRAINAGE STRUCTURES. UNLESS OTHERWISE STATED IN THE CONTRACT, THE MATERIALS, FABRICATION AND WORK NECESSARY TO THE CULVERT PIPE AS SHOWN ON THIS DETAIL WILL BE CONSIDERED INCIDENTAL TO THE CULVERT PIPE.

PLACEMENT OF (2)
CAST-IN-PLACE
INSERTS OR HOLES
DURING FABRICATION
FOR PIPE SECTIONS
REQUIRING TIE RODS



TRANSVERSE SECTION

DETAILED DRAWINGS FOR
PROPOSED ALTERNATE
DESIGNS FOR JOINT TIES
SHALL BE SUBMITTED TO
THE ENGINEER FOR
APPROVAL.

5 CONCRETE PIE JOINT TIES DETAIL
N.T.S

Item #4.	Sheet C704
Project No: 126.0634.30	
Checked By: CHKD	Date: 06-30-2026
Engineer: ENGR	Technician: TECH
MARK	

TOWER DRIVE CONDOMINIUMS PHASE 1

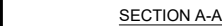
STORM DETAILS

COLUMBUS, COLUMBIA CO, WI

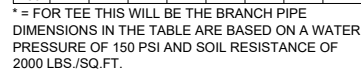
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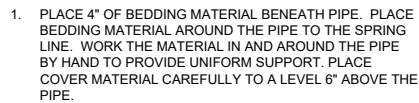




1



5



4



V:\P0634\2026126.0634_300\ADD126634_LAND PLAN.dwg, ASSEEMAN, LANDSCAPE NOTES, 2026/07/08, 2:42 PM, ANSI FULL, BLEED D (34.00 X 22.00 INCHES)

GENERAL LANDSCAPE NOTES

1. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

2. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.

3. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.

4. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).

5. MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE.

6. ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.

7. TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.

8. LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM MAY 1 THROUGH OCTOBER 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY LANDSCAPE ARCHITECT. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW, ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.

9. PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY, CONSULTANT OR LANDSCAPE ARCHITECT WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.

10. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.

11. ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.

12. CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY AND THEFT.

13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.

14. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.

15. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.

16. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.

17. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. IF IRRIGATION IS INCLUDED, COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.

18. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.

19. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" .

20. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION PER RATE IDENTIFIED BY A SOIL TEST.

21. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.

22. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.

23. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.

24. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.

25. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.

26. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.

27. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.

28. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.

29. WHEN PLANTER POTS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED, UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S), CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.

30. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.

31. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
TREES						
	AI	4	Acer miyabei 'Morton'	State Street™ Miyabe Maple	2" Cal.	B&B
	GA	1	Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Maidenhair Tree	2" Cal.	B&B
	GS	3	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	2" Cal.	B&B
EVERGREEN TREES						
	PA	5	Picea abies	Norway Spruce	6' Ht.	B&B
	TI	6	Thuja x 'Green Giant'	Green Giant Arborvitae	6' Ht.	B&B
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS						
	BG	32	Buxus x 'Green Gem'	Green Gem Boxwood	3 gal.	Pot
	PL	24	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	3 gal.	Pot
	PO	48	Physocarpus opulifolius 'Donna May' TM	Little Devil Dwarf Ninebark	3 gal.	Pot
	PP2	16	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	3 gal.	Pot
	SR2	24	Spiraea cantoniensis	Reeves Spirea	3 gal.	Pot
	SD	16	Spiraea x 'NCSX2' TM	Double Play Doozie Spirea	3 gal.	Pot
	SO	48	Syringa x 'SMNJRP' TM	Bloomerang Dwarf Pink Lilac	3 gal.	Pot
	TN	24	Taxus cuspidata 'Nana Aurescens'	Dwarf Golden Japanese Yew	3 gal.	Pot
GRASSES						
	SP	96	Sporobolus heterolepis	Prairie Dropseed	1 gal.	Pot
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
GROUND COVERS						
	NN	11,135 sf	Native Seed Mix	See Construction Notes for Type	Seed	
	TD	29,103 sf	Turf Seed	See Construction Notes for Type	Seed	
	TB2	25,599 sf	Turf Sod	See Construction Notes for Type	Sod	
	WC	4,224 sf	Wood Mulch	See Construction Notes for Type	Mulch	
BIORETENTION PLUGS						
	BP	5,407	Bio Plugs	See Civil for Type	4"	Plug

TOWER DRIVE CONDOMINIUMS PHASE 1

LANDSCAPE NOTES

COLUMBUS, COLUMBIA CO, WI



Project No: 126.0634.30

Sheet L-100

SNYDER & ASSOCIATES, INC. I

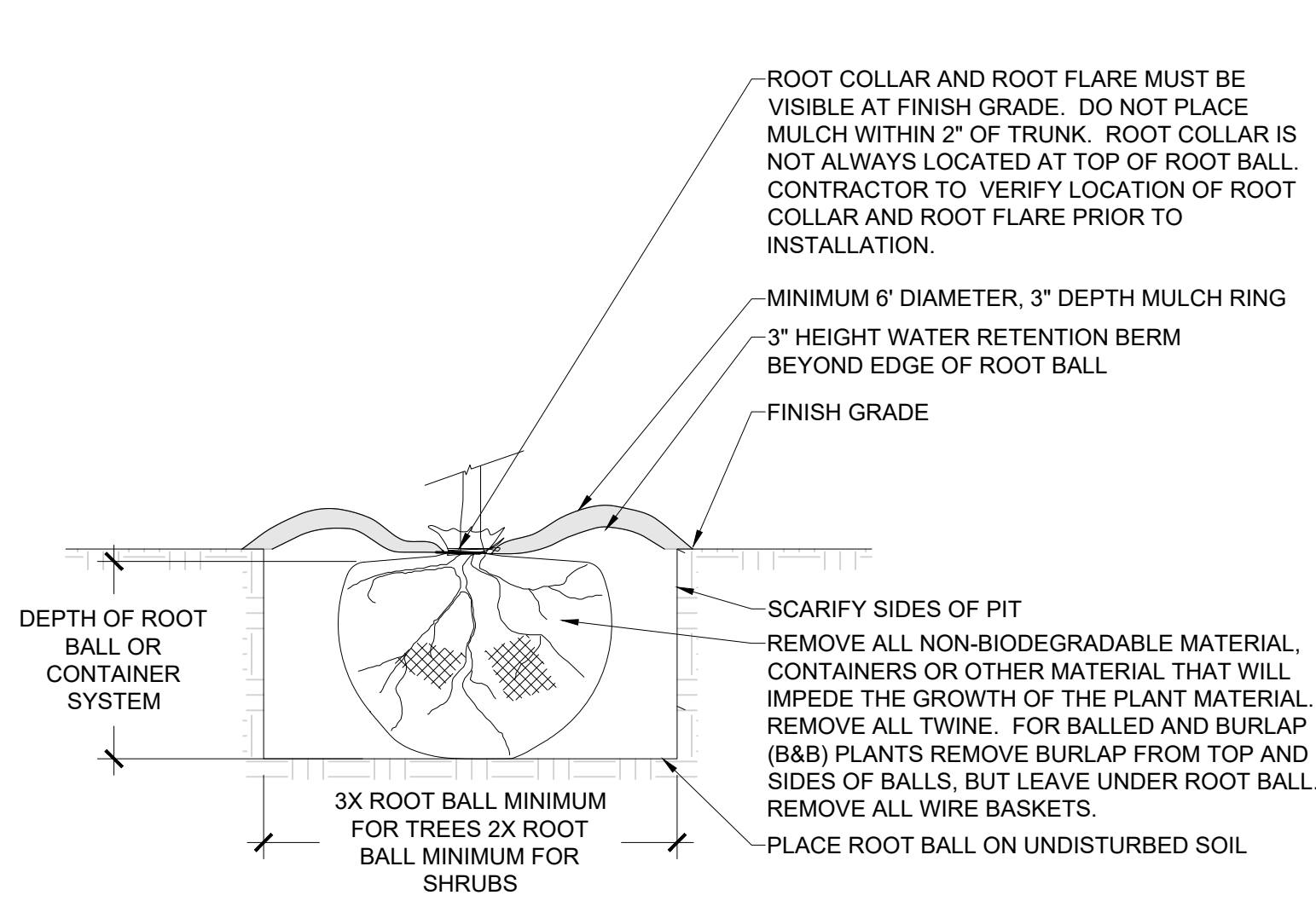
5010 VOGES ROAD
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608-638-0444 | www.snyder-associates.com

Project No: 126 0634 30

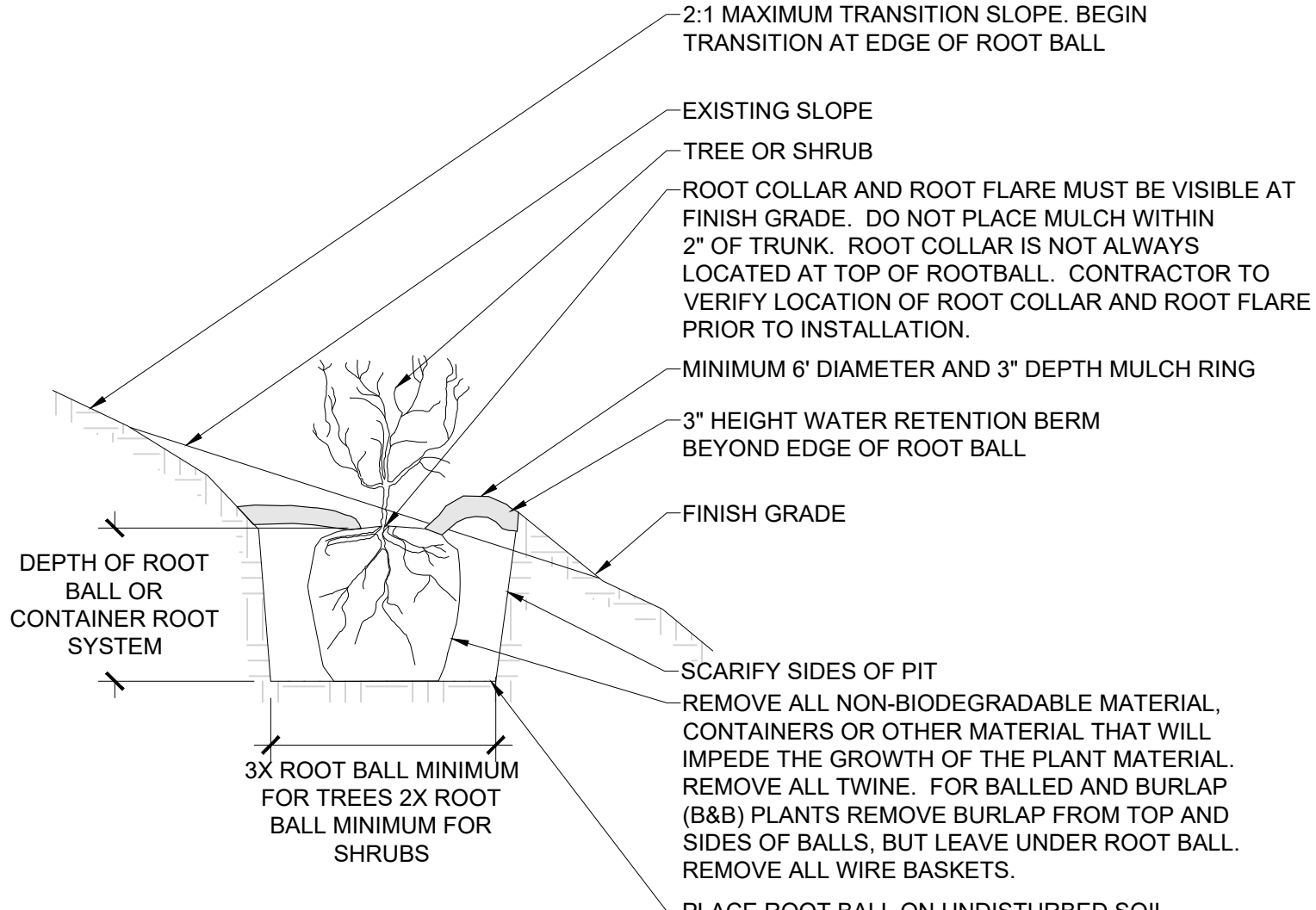
Sheet L-100

Item #4.

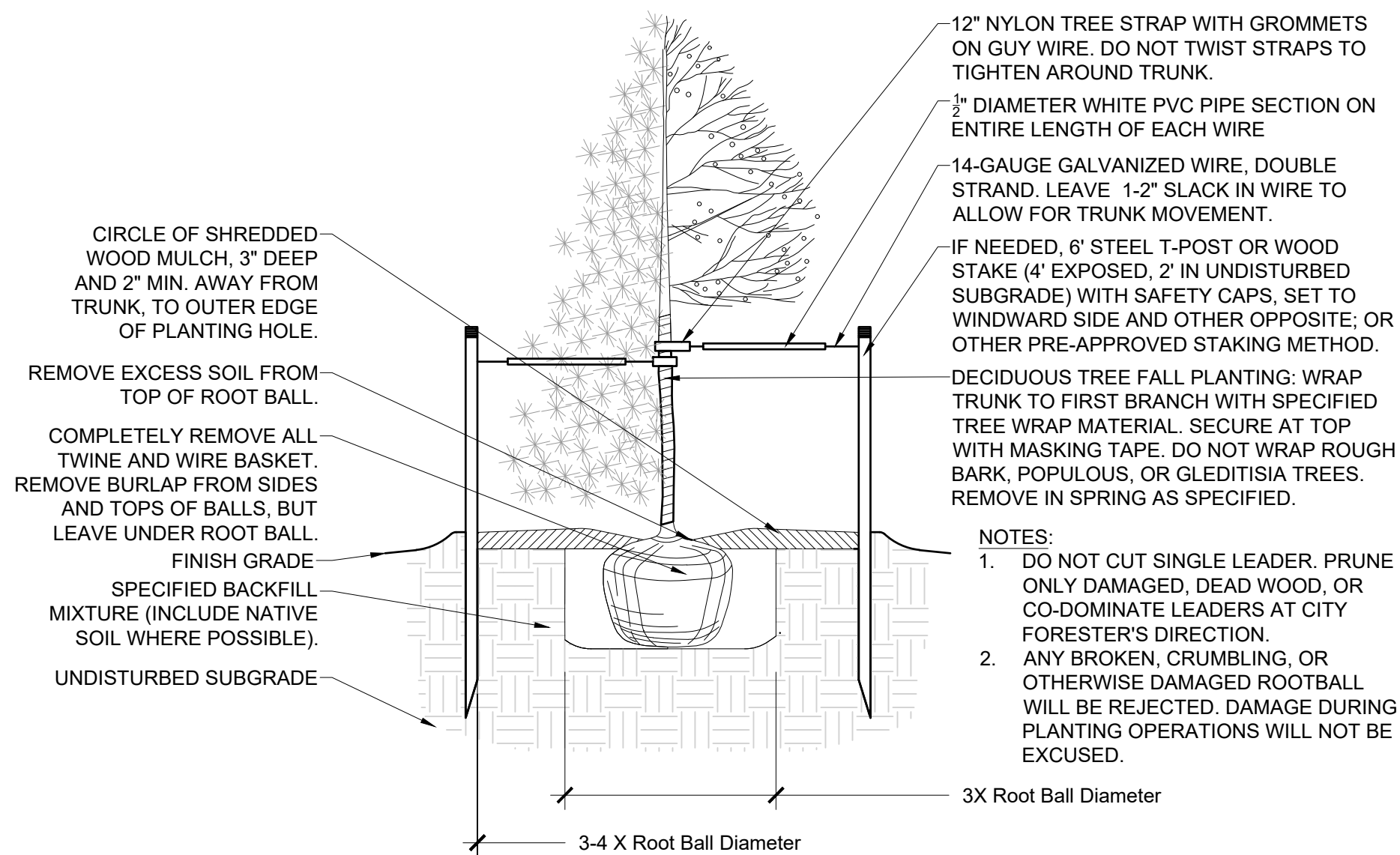
\\p0964\20251226\54.300\AD\0126634_LAND PLAN.dwg, ASNEHAN, LANDSCAPE DETAILS, 20260708, 2:55 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



TYPICAL PLANTING PIT DETAIL



SLOPE PLANTING PIT DETAIL



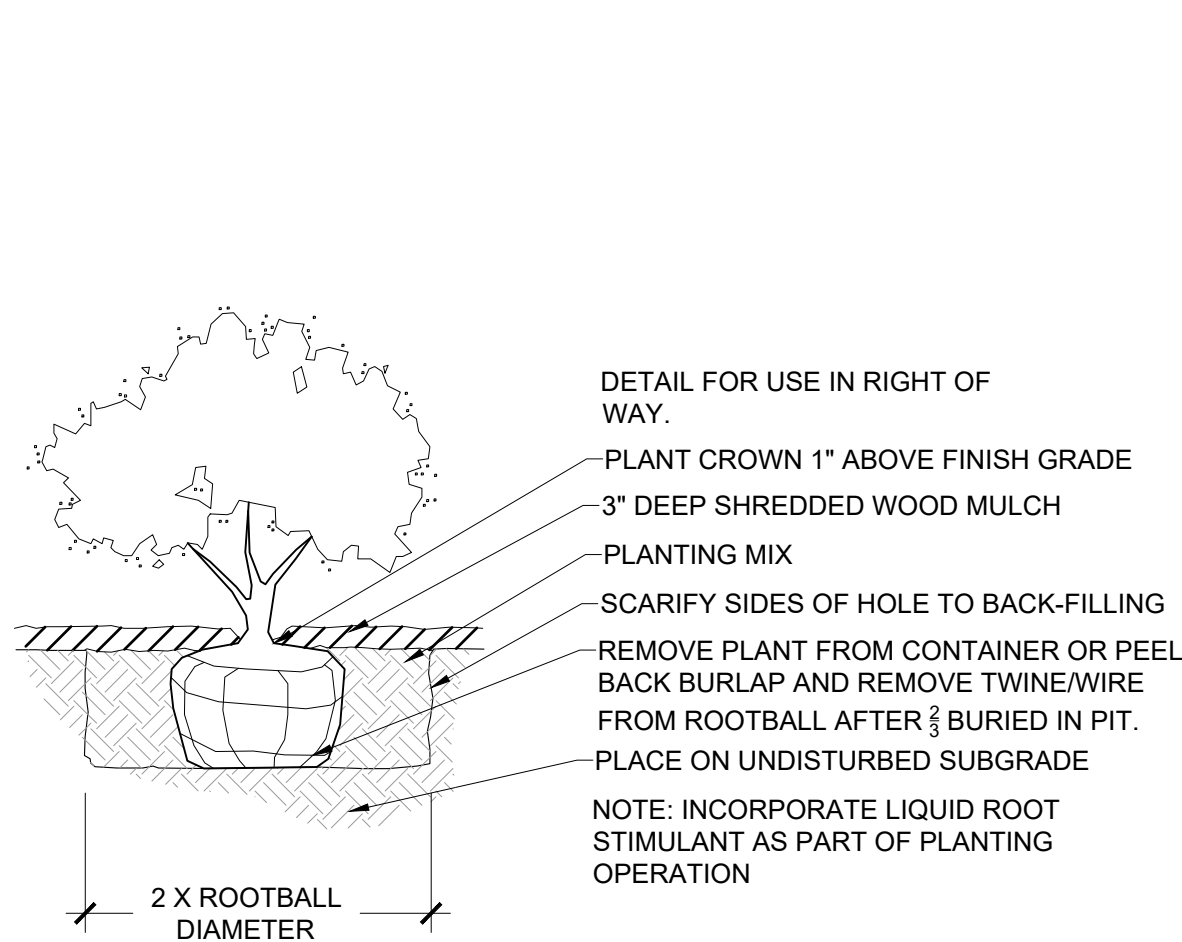
- NOTES:
- DO NOT CUT SINGLE LEADER. PRUNE ONLY DAMAGED, DEAD WOOD, OR CO-DOMINATE LEADERS AT CITY FORESTER'S DIRECTION.
 - ANY BROKEN, CRUMBLING, OR OTHERWISE DAMAGED ROOTBALL WILL BE REJECTED. DAMAGE DURING PLANTING OPERATIONS WILL NOT BE EXCUSED.

1 PLANTING PIT

NO SCALE

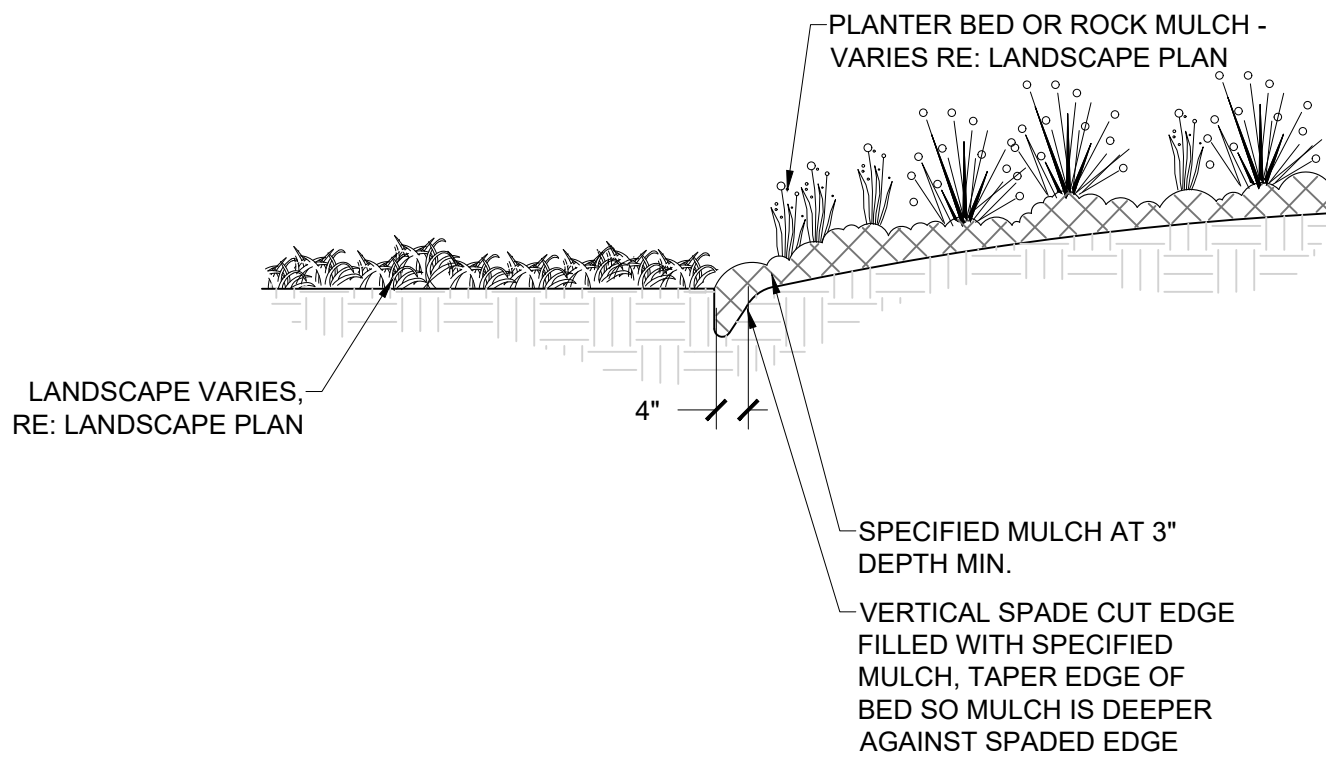
2 TREE PLANTING

SCALE: 1/2" = 1'-0"



3 SHRUB PLANTING

SCALE: 1/2" = 1'-0"



4 SPADE CUT EDGE

SCALE: 1/2" = 1'-0"

TOWER DRIVE CONDOMINIUMS PHASE 1

LANDSCAPE DETAILS

COLUMBUS, COLUMBIA CO, WI

SNYDER & ASSOCIATES, INC. I



Project No: 126.0634.30

Sheet L-101

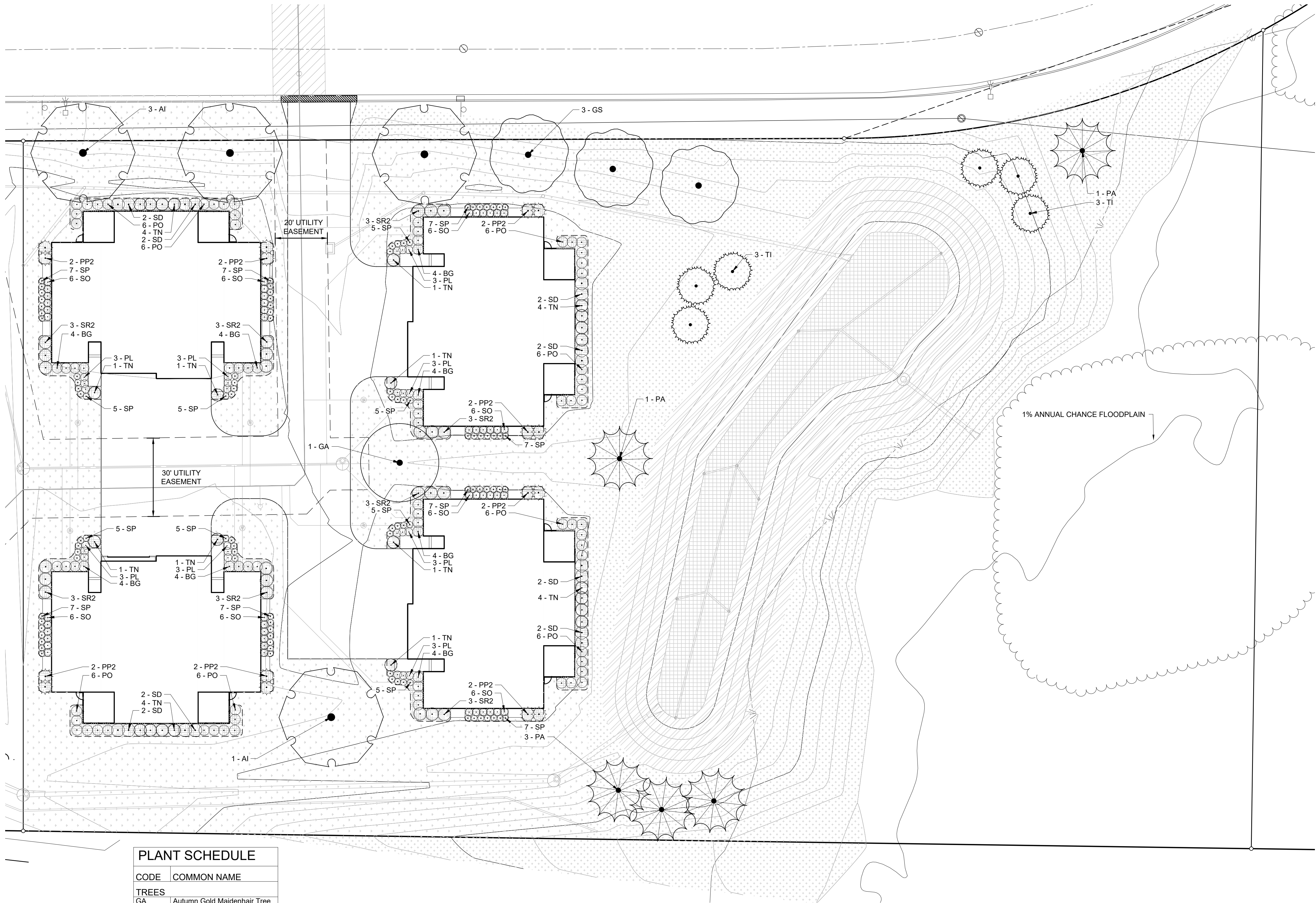
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Project No: 126.0634.30

Sheet L-101

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Date: 06-30-2026	T-R-S: 10N-12E-14
Technician: TECH			

V:\Projects\2025\126.0634_300\LAND\DWG\SNYDER\LANDSCAPE\PLANTING PLAN_20250708_2.53 PM_ANSI FULL BLEED D (34.00 X 22.00 INCHES)



PLANT SCHEDULE

CODE	COMMON NAME
TREES	
GA	Autumn Gold Maidenhair Tree
GS	Shademaster Honey Locust
AI	State Street™ Miyabe Maple
EVERGREEN TREES	
TI	Green Giant Arborvitae
PA	Norway Spruce
SHRUBS	
SO	Bloomerang Dwarf Pink Lilac
SD	Double Play Doozie Spirea
TN	Dwarf Golden Japanese Yew
PP2	Dwarf Mugo Pine
BG	Green Gem Boxwood
PO	Little Devil Dwarf Ninebark
PL	Little Spire Russian Sage
SR2	Reeves Spirea
GRASSES	
SP	Prairie Dropseed

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
GROUND COVERS		
	Native Seed Mix	See Construction Notes for Type
	Turf Seed	See Construction Notes for Type
	Turf Sod	See Construction Notes for Type
	Wood Mulch	See Construction Notes for Type
BIORETENTION PLUGS		
	Bio Plugs	See Civil for Type

LANDSCAPE CONSTRUCTION NOTES

- NATIVE SEED SHALL BE LAND RESTORATION SEED MIX FOR MEDIUM SOILS PROVIDED BY PRAIRIE NURSERY (prairienursery.com) OR APPROVED EQUAL. HYDROMULCHING AND HYDROSEEDING NOT PERMITTED.
- WOOD MULCH: PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEOTEXTILE WEED CONTROL FABRIC. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADE CUT EDGER WHEN PERIMETER IS NOT CONCRETE CURB. NO WEED FABRIC AT GROUND COVER OR PERENNIAL PLANTS.
- TURF SOD SHALL BE BLUEGRASS SOD FROM NORTHERN SOD FARM (northernsodfarms.net)

LANDSCAPE LEGEND

----- SPADE CUT EDGER, RE: DETAIL 4/L-101



TOWER DRIVE CONDOMINIUMS PHASE 1

PLANTING PLAN

COLUMBUS, COLUMBIA CO, WI

SNYDER & ASSOCIATES, INC. |



Project No: 126.0634.30

Sheet L-200

MARK

Engineer: ENGR

Checked By: CHKD

Technician: TECH

Date: 06-30-2026

REVISION

DATE

BY

Project No: 126.0634.30

Sheet L-200

5010 VOGES ROAD

MADISON, WISCONSIN 53718

608-535-0444 | www.snyder-associates.com

August 6, 2026

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

Re: Columbus – Tower Drive Condos Phase 1 Review

Dear Mr. Kornmann:

Ruekert & Mielke, Inc. has completed our review of the site plan for the above referenced project, with an application date of July 15, 2026. The submittal was reviewed in accordance with Columbus Ordinance Chapter 90 - Subdivision and Chapter 114 - Zoning, Chapter 47 - Erosion Control and Chapter 48 - Storm Water Management. This review does not constitute a recommendation for future phases. Future phases for development on this lot shall require additional review and approval. This review may not include all City requirements for this submittal. We offer the following comments, clarifications, or concerns:

Condominium Plat:

1. In the Surveyor's Certificate, change Lot 4 to Lot 2.
2. The 314.36' length of the east line of Lot 2 of the proposed CSM is shown as 314.37' on the CSM.
3. On Sheet 2 of the condo plat, note which units (all?) the basement and the first floor plans represent.
4. Provide the recorded CSM number on the face of the plat prior to signatures.

Storm Water Management Plan:

1. An executed stormwater maintenance agreement is required for the stormwater facilities.
2. Please provide a copy of the WDNR NOI once obtained.
3. Confirm if storm water P1 for phase 1 is being constructed now, it shows bold as if constructed with phase 1 but is listed to be constructed with multifamily in phase 2.
4. Inlet in proposed basin 14 doesn't appear to collect water with current grading plan
5. South basin P1 – there is no slope on underdrain device
6. Basin P1 and P2 – device #2 has concrete coefficient for plastic pipe

Site Plan Review

General Information:

1. Provide lighting plan for phase 1 with photometrics at all property lines.
2. Street trees are required per 90-294
3. Provide full copy of the wetland delineation report.
4. City permits for the driveway and street opening have been received and will be reviewed closer to construction, provide a start of construction date.
5. Coordinate with Electric for exact location of service and impact to utility easement needs.
6. Easement for utilities need to have an easement document to define use and rights
7. Storm water permit will need to be submitted and fees paid prior to earthwork
8. Erosion control permit will need to be submitted and fees paid prior to earthwork

Mr. Mike Kornmann
Columbus – Tower Drive Condos Phase 1 Review
August 6, 2026
Page 2

Sheet C200:

1. There is an existing curb opening across from Meadow Lane. Please show it as being removed and replaced with full head curb if it is not used.

Sheet C300:

1. The driveway apron within the Right-Of-Way is required to be concrete. Please provide a detail in the plans for this showing apron to match city standard detail.
2. Install sidewalk section in driveway apron along Tower Drive for future sidewalk installation.
3. Confirm sidewalk along Western Avenue be construction with phase 1. Unless there is known future intent to connect to the western end of the sidewalk, it should terminate within the Rights-Of-Way.
4. The new curb on Western Ave. is behind shoulder, show new pavement between existing pavement and new curb. Verify grades and cross slope of pavement for drainage. Provide cross section typical detail to confirm drainage.

Sheet C400/401:

1. Please revise grading/contours so that all grading activity is within property limits.
2. Add inlet protection to both sides of Tower Drive.
3. Adjust silt fence to be within property limits.
4. Show construction entrances and tracking pad locations on plans.
5. Show the location and detail of a concrete washout area on the plans.

Sheets C402/403:

1. Provide detail on plugs to be planted in basin 1 and 2.
2. Storm lines that cross from lot 1 into and over lot 2 require easements.
3. How will storm pond 2 be maintained with condominium plat, will there be an association that will be responsible for and sign the storm water maintenance agreement?
4. Pond 2 overflow contours on grading do not match SWMP information.
5. Should underdrain connect into outlet structure detail for pond 2.
6. Pond 2- missing invert and label for 3 inch orifice on structure detail.

Sheet C405:

1. ST – 20 need to catch water draining towards street, revise contours and rim elevation. Casting is R3067, define as flat top.
2. Appears that grading will be filling up to 1.5 feet of fill where existing utility boxes are located along Western Ave. In past project there was a significant cost to relocation utility boxes, confirm if you intend to fill in that area and or adjust / relocate boxes.
3. The terrace is shown to be regraded along a portion of Tower Drive, confirm intent and why this is proposed.

Sheet C500:

1. Existing sanitary sewer manhole shall be cored, booted and new bench formed in bottom for new connection.
2. Install phase 2 sanitary sewer lateral stub with phase 1 construction.
3. Verify long sewer laterals for lot 2 do not need cleanouts.
4. Provide note with detail on proposed tie-ins to existing watermain. Live tap both water main connections with existing 12 inch water main.
5. Move valve closer to tap location on Tower Drive

~8117-10021.156 >Kornmann-20260806-Tower Drive Condos Review.docx~

Mr. Mike Kornmann
Columbus – Tower Drive Condos Phase 1 Review
August 6, 2026
Page 3

6. Add valve on 8 inch to isolate phase 1 and future phase 2 near sanitary manhole 2.
7. Please call out angles of proposed watermain bends.
8. Show insulation on all water main crossing with storm sewer on plan.
9. WDNR public water plan review and permit will be required for this project.
10. WDNR public sanitary sewer plan review and permit will be required for this project.
11. Is the intent for the phase 2 building do be connected to the proposed watermain? If so, please add their lateral with a valve in this design. Please size accordingly to meet fire flow requirements for the buildings sprinkler system.
12. Provide a valve for hydrant lead.
13. Please add note that City shall verify all sawcut within the Right-Of-Way prior to removals.
14. Relocate 6 inch underdrain discharge so it doesn't directly discharge across property line. Add cleanouts on this line for future maintenance at bends and in basin 1.

Sheet C700:

1. Add a note stating that any work within the Right-Of-Way will require a City permit.
2. All testing should be completed and approved by the city prior to paving Tower Drive.
3. Trench patch should be restored so saw cut is 3 feet beyond the edge of trench on either side
4. Trench patch on Tower Drive should consist of 12 inch CABC and 4 inches of asphalt in 2 layers, 2.25 inch base and 1.75 inch surface
5. Replace Tower Drive curb with city standard curb where it is impacted by improvements for water main and driveways.
6. Sanitary sewer shall be televised prior to acceptance.
7. Trench compaction testing will be required for all public utility trenches
8. Sewer, water and additional utility notes that are applicable should refer to city standards.

Sheet C703:

1. Use city sidewalk standard detail
2. Sanitary lateral detail is mislabeled.

Sheet C704:

1. Use city sanitary manhole standard detail

Sheet C706:

1. Water valve and hydrant details should be city standard detail
2. No poly wrap on water main pipe, remove bedding detail and follow city standards for water main installation.

Sheet L200:

1. Update plan to remove seeding across property line.

Mr. Mike Kornmann
Columbus – Tower Drive Condos Phase 1 Review
August 6, 2026
Page 4

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: 2026.08.06
14:28:36 -05'00'

Jason P. Lietha P.E.
Chief Operating Officer
jlietha@ruekert-mielke.com

JPL:alc

cc: Matt Amundson, City of Columbus Administrator
Paul Johnson, Boardman & Clark
Randall Myrum, Columbus Utility Director
Zach Schineke, Ruekert & Mielke



Agenda Item Report

Meeting Type: Plan Commission

Meeting Date: August 13, 2026

Item Title: Consider and take action regarding a land division in the Town of Elba/Dodge County (City of Columbus extraterritorial jurisdiction) – Phyllis Hammann Estate – Dodge County Activity No. 260352

Submitted By: Mike Kornmann, Director of Community and Economic Development

Detailed Description of Subject Matter: This minor subdivision is located in the city's extra-territorial area. You may approve or deny it based on city policies. The Town of Elba also has a vote in the approval after the city's process. The split will not violate any land use policies or impact future growth of the city.

List all Supporting Documentation Attached: Certified survey map

Action Requested: Approve the Dodge County Activity No. 260352 subdivision request by the Phyllis Hammann Estate



DODGE COUNTY
WISCONSIN

Dodge County

Land Resources and Parks Department

RECEIVED JUL

Item #5.

127 East Oak Street • Juneau, WI 53039
PHONE: (920) 386-3700 • EMAIL: landresources@co.dodge.wi.us
WEBSITE: co.dodge.wi.gov

DATE SENT TO CITY:

JULY 21, 2026

DEADLINE FOR CITY RESPONSE:

AUGUST 20, 2026

LETTER OF INTENT NOTIFICATION

Please find attached a copy of the minor subdivision letter of intent(s)
submitted to our department for approval.

NAME
PHYLLIS HAMMANN ESTATE

CITY
COLUMBUS
(TOWN OF ELBA)

ACTIVITY NUMBER
2026-0352

Please notify our department of your City's position on the enclosed letter of intent. If your City does not return the completed form by the above deadline or file a request that the County review be delayed until a date after which your City has reviewed the proposal, we will assume that the City is in favor of the land division request.

CONTACT: Land Resources & Parks Department
ATTN: Land Division
127 E. Oak Street
Juneau, WI 53039

Phone: (920) 386-3700 x2
E-mail: landresources@co.dodge.wi.us

CITY RECOMMENDATION

APPROVE

☐

DENY

☐

NO RECOMMENDATION

☐

LAYOVER TO DATE:

☐

COMMENTS:

CITY REPRESENTATIVE

**DODGE COUNTY LAND RESOURCES AND PARKS DEPARTMENT**

127 E OAK STREET • JUNEAU, WI 53039
PHONE: (920) 386-3700 • FAX: (920) 386-3979
E-MAIL: landresources@co.dodge.wi.us

**MINOR LAND DIVISION
LETTER OF INTENT FORM**

THIS AREA FOR OFFICE USE ONLY		
Activity No. 260352	Expiration Date	Item #5.
Application Date: 7-20-2026	Receipt #: 14404-005	

Application Fee: \$75 (Non-Refundable)

NAMES & MAILING ADDRESSES *		PROPERTY DESCRIPTION	
Applicant (Agent) Logan DeBoer		Parcel Identification Number (PIN) * 014-1013-1821-000	
Street Address 625 East Slifer Street		Town Elba	T N R E 10 13
City • State • ZipCode Portage, WI 53901		1/4 1/4 Section SE NW 18	Acreage of Parent Parcel * 56.561
Property Owner (If different from applicant) Phyllis J. Hammann Estate		Acreage of Proposed Lot(s) 33.154	
Street Address N4015 Baden Street		Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot) N/A	
City • State • ZipCode Columbus, WI 53925		Site Address Of Property (DO NOT Include City/State/ZipCode) * N4015 Baden Street	
		Is this property connected to public sewer? ☐ Yes ☒ No	
SURVEYOR INFO *			
Name and daytime phone number (include area code) of a surveyor we can contact if we have any questions about your application.			
Surveyor Name: <u>Logan DeBoer</u> Daytime Phone (<u>608</u>) <u>742</u> - <u>7788</u> Email: <u>Ldeboer@grothman.com</u>			
CURRENT PROPERTY USE *		PROPOSED USE *	
☒ Vacant Property ☒ Single Family Residential ☐ Duplex (Two-Family Residential) ☐ Multi-Family Residential • Number of residential units: _____ ☐ Active Working Farm Operation ☐ Recreational / Wetlands / Wooded Parcel ☐ Business / Industrial / Commercial Use (Describe Below) ☐ Other (Describe Below)		☐ Single Family Residential ☐ Duplex (Two-family Residential) ☐ Multi-Family Residential • Number of residential units: _____ ☐ Agricultural Use Only – No residential structures ☐ Open Space Recreational / Wetlands - No residential structures ☐ Business / Industrial / Commercial Use (Describe Below) ☒ Other (Describe Below) No Change to current Use	
A SKETCH PLAN SHOWING THE PROPOSED LAND DIVISION IS REQUIRED TO BE SUBMITTED WITH THIS APPLICATION.			
CERTIFICATE *			
I, the undersigned, hereby apply for Minor Land Division approval and certify that all the information both above and attached is true and correct to the best of my knowledge. I hereby authorize members of the Dodge County Land Resources and Parks Department to enter the above-described property for purposes of obtaining information pertinent to my request.			
Contact Person (Print) <u>Logan DeBoer</u> Daytime Contact Phone (<u>608</u>) <u>742</u> - <u>7788</u> Email: <u>Ldeboer@grothman.com</u>			
Signature <u>Logan DeBoer</u> Date <u>7-14-2026</u>			
OFFICE USE ONLY			
☐ CUP Required (App _____)		☐ REZONE Required (App _____)	
☐ Restriction Release Required			
Notes: A-2			
APPROVED ☐	DENIED ☐	LAND RESOURCES AND PARKS DEPARTMENT Date _____	

As prepared by:

GA GROTHMAN
& ASSOCIATES S.C.
 PROFESSIONAL SERVICES
 625 EAST SLUFR STREET, P.O. BOX 373 PORTAGE, WI 53001
 PHONE: PORTAGE: (800) 742-7788 SAUK: (800) 644-8877
 FAX: (800) 742-0434 E-MAIL: surveying@grothman.com
 (RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 426-198

DRAFTED BY: L. DEBOER

CHECKED BY: SPH

PROJ. 426-198

DWG. 426-198

SHEET_1_OF_4

SEAL:



DODGE COUNTY CERTIFIED SURVEY MAP

GENERAL LOCATION

BEING PART OF THE FRACTIONAL WY/2 OF THE NW1/4, PART OF THE NE1/4 OF THE NW1/4 AND PART OF THE SE1/4 OF THE NW1/4, SECTION 18, T. 10 N, R. 13 E, TOWN OF ELBA, DODGE COUNTY, WISCONSIN.

LEGEND

- 3/4" X 24" IRON ROD SET
 (WT. = 1.5 LBS. / L.F.)
 ◎ 1" IRON PIPE FND.
 ☉ F1 BERNTSEN ALUM. MON. FND.
 ☉ W1 BERNTSEN ALUM. MON. FND.
 ☒ SAWCUT CROSS IN CONCRETE
 (W) WELL
 (T) SEPTIC TANK COVER
 (V) SEPTIC VENT

SCALE: 1" = 300'

UNPLATTED LANDS BY OWNER

NE1/4-NW1/4

S89°55'45"E - 1194.26'

LOT 1
1,427,800 SQ. FT.±
32.777 AC.±
1,419,752 SQ. FT.
32.593 AC. TO M/L

PARCEL 014-1013-1821-000
(DOC. 737555)
(DOC. 1069649)

SE1/4-NW1/4

LOT_1
C.S.M. 1792
BY OTHERS

LOT 2
C.S.M. 1792
BY OTHERS

BASIS OF BEARINGS:

IS THE EAST LINE OF THE NW1/4,
SECTION 18, WHICH BEARS
S00°09'40"W AS REFERENCED TO
GRID NORTH DODGE CO.
COORDINATE SYSTEM NAD83(91).




NW COR.
SEC. 18

2109.61'
N89°57'48"E

N1/4 COR.
SEC. 18

24' WIDE ACCESS
EASEMENT BY
OTHER INSTRUMENT

UNPLATTED
LANDS
BY OWNER

NW1/4-NE1/4
(DOC. 677558)

UNPLATTED
LANDS BY
B&K LAND
CORPORATION

SW1/4-NE1/4
PARCEL
014-1013-1814-001

OWNER/CLIENT:

PHYLLIS J. HAMANN ESTATE
529 VISTA CIRCLE
COLUMBUS, WI 53925

39

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
 PROFESSIONAL SERVICES
 625 EAST SLIPPER STREET, P.O. BOX 373 PORTAGE, WI 53901
 PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
 FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
 (RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 426-198DRAFTED BY: L. DEBOERCHECKED BY: SPHPROJ. 426-198DWG. 426-198 SHEET 3 OF 4

SEAL:



DODGE COUNTY CERTIFIED SURVEY MAP GENERAL LOCATION

BEING PART OF THE FRACTIONAL W1/2 OF THE NW1/4, PART OF THE NE1/4 OF THE NW1/4 AND PART OF THE SE1/4 OF THE NW1/4, SECTION 18, T. 10 N, R. 13 E, TOWN OF ELBA, DODGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of the **Phyllis J. Hamann Estate**, I have surveyed, monumented, mapped, and divided part of the fractional West half of the Northwest Quarter, part of Northeast Quarter of the Northwest Quarter and part of the Southeast Quarter of the Northwest Quarter, Section 18, Town 10 North, Range 13 East, Town of Elba, Dodge County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 18;
 thence South 00°09'40" West along the East line of the Northwest Quarter, 801.35 feet;
 thence North 89°55'45" West, 24.00 feet to the East line of lands described and recorded in Document No. 737555 and being the point of beginning;
 thence South 00°09'40" West along the East line of said lands, 1,391.23 feet to the Northeasterly right-of-way line of the Canadian Pacific Railway;
 thence North 63°27'43" West along said Northeasterly right-of-way line, 1,446.54 feet to the West line of the Southeast Quarter of the Northwest Quarter;
 thence North 00°09'34" East along said West line, 65.58 feet to the Southeast corner of lands described and recorded in Document No. 1069649;
 thence North 63°27'43" West along the Southerly line of said lands, 81.50 feet to the West line of said lands and the Southeast corner of Lot 6, Block 5, Birdsey and Ingalsbe's Addition to Columbus;
 thence North 00°14'48" East along the West line of said lands and the East line of Lots 3, 4, 5, and 6, Block 5 of Birdsey and Ingalsbe's Addition, 241.37 feet to the Northeast corner of said Lot 3;
 thence North 00°53'57" East along the East right-of-way line of Baden Street, 60.00 feet to the Southwest corner of lands described and recorded in Document No. 1215122;
 thence South 89°34'01" East along the Southerly line of said lands, 14.00 feet to the Southeast corner thereof;
 thence North 00°53'57" East along the East line of said lands, 242.69 feet to a point which lies South 00°53'57" West, 20 feet, more or less, from the water's edge of the Crawfish River and being the beginning of a meander line along said river;
 thence North 57°19'58" East along said meander line, 186.18 feet to a point which lies South 89°55'45" East, 29 feet more or less from the water's edge of the Crawfish River and being the end of said meander line;
 thence South 89°55'45" East, 1,218.26 feet to the point of beginning.
 Containing 1,444,200 square feet (33.154 acres), more or less, and including all lands lying between the meander line herein described and the centerline, also known as the thread, of the Crawfish River lying between true Westerly and Northerly extensions of the Northerly and Westerly lines herein described. Also intending to include all lands lying between the water's edge of the Crawfish River and the centerline, also known as the thread, of the Crawfish River lying between a true Northerly extension of the Westerly line of lands herein described and the Northerly extension of the East line if said Block 4, and being subject to servitudes and easements of use or record if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and the Subdivision Provisions of the Dodge County Land Use Code and the Town of Elba Subdivision Ordinance to the best of my knowledge and belief.

SCOTT P. HEWITT

Professional Land Surveyor, No. 2229

Dated: June 30, 2026

File No.: 426-198

OWNER/CLIENT: PHYLLIS J. HAMANN ESTATE
 529 VISTA CIRCLE
 COLUMBUS, WI 53925

As prepared by:

G GROTHMAN
& ASSOCIATES S.C.
 PROFESSIONAL SERVICES
 625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53901
 PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
 FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
 (RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 426-198DRAFTED BY: L. DEBOERCHECKED BY: SPHPROJ. 426-198DWG. 426-198SHEET 4 OF 4

SEAL:



DODGE COUNTY CERTIFIED SURVEY MAP

GENERAL LOCATION

BEING PART OF THE FRACTIONAL W1/2 OF THE NW1/4, PART OF THE NE1/4 OF THE NW1/4 AND PART OF THE SE1/4 OF THE NW1/4, SECTION 18, T. 10 N, R. 13 E, TOWN OF ELBA, DODGE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

As Owner(s), I/we hereby certify that we caused the land on this certified survey map to be surveyed, divided, and mapped as represented on this certified survey map.

Witness the hand and seal of said Owner this _____ day of _____, 20_____.

 Phyllis J. Hamann Estate

STATE of WISCONSIN)
 SS)

COUNTY OF _____)

Personally came before me this _____ day of _____, 20_____, the above named **Phyllis J. Hamann** to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My commission expires: _____

 Notary Public

DODGE COUNTY LAND RESOURCES AND PARKS DEPARTMENT APPROVAL

This land division is hereby approved by Dodge County on this _____ day of _____, 20_____.

 Dodge County Land Use Administrator or Designee - Print Name

 Signature

LRP Activity Number _____

OWNER/CLIENT: PHYLLIS J. HAMANN ESTATE
 529 VISTA CIRCLE
 COLUMBUS, WI 53925



Agenda Item Report

Meeting Type: Plan Commission

Meeting Date: August 13, 2026

Item Title:

Consider and take action regarding the subdivision of land in the Town of Elba (Dodge County) Activity number 2026-0356 - David & Marie O'Kroley

Submitted By:

Mike Kornmann, Director of Community and Economic Development

Detailed Description of Subject Matter: This item is a subdivision in the extra-territorial jurisdiction of the City of Columbus. The parcel split does not impact the future development of the city and does not violate any policies in the comprehensive plan.

List all Supporting Documentation Attached: CSM – Town OF Elba

Action Requested: Approval of subdivision Activity no. 2026-0356 - David & Marie O'Kroley



DODGE COUNTY
WISCONSIN

Dodge County Land Resources and Parks Department

127 East Oak Street • Juneau, WI 53039
PHONE: (920) 386-3700 • EMAIL: landresources@co.dodge.wi.us
WEBSITE: co.dodge.wi.gov

RECEIVED AUG 03 2026
Item #6.

DATE SENT TO CITY:

JULY 28, 2026

DEADLINE FOR CITY RESPONSE:

AUGUST 27, 2026

LETTER OF INTENT NOTIFICATION

Please find attached a copy of the minor subdivision letter of intent(s)
submitted to our department for approval.

NAME
DAVID & MARIE O'KROLEY

CITY
COLUMBUS
(TOWN OF ELBA)

ACTIVITY NUMBER
2026-0356

Please notify our department of your City's position on the enclosed letter of intent. If your City does not return the completed form by the above deadline or file a request that the County review be delayed until a date after which your City has reviewed the proposal, we will assume that the City is in favor of the land division request.

CONTACT: Land Resources & Parks Department
ATTN: Land Division
127 E. Oak Street
Juneau, WI 53039

Phone: (920) 386-3700 x2
E-mail: landresources@co.dodge.wi.us

CITY RECOMMENDATION

APPROVE ☐

DENY ☐

NO RECOMMENDATION ☐

LAYOVER TO DATE: _____

☐

COMMENTS: _____

CITY REPRESENTATIVE



DODGE COUNTY
WISCONSIN

DODGE COUNTY LAND RESOURCES AND PARKS DEPARTMENT

127 E OAK STREET • JUNEAU, WI 53039
PHONE: (920) 386-3700 • FAX: (920) 386-3979
E-MAIL: landresources@co.dodge.wi.us

MINOR LAND DIVISION
LETTER OF INTENT FORM

THIS AREA FOR OFFICE USE ONLY	
Activity No. 260356	Expiration Date
Application Date: 7-23-26	Receipt #: 14506-0007

Item #6.

Application Fee: \$75 (Non-Refundable)

NAMES & MAILING ADDRESSES *		PROPERTY DESCRIPTION	
Applicant (Agent) Diane Fox (Trustee)		Parcel Identification Number (PIN) * 014-1013-2041-002	
Street Address 5409 Starker Ave		Town Elba	T N R E 10 13
City • State • Zip Code Madison, WI 53716		1/4 1/4 Section NE SE 20	Acreage of Parent Parcel * 75.327
Property Owner (If different from applicant) David W. & Marie P. O'Kroley Family Trust		Acreage of Proposed Lot(s) 33/42	
Street Address W11685 Ninabuck Rd		Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot) W11685 Ninabuck Rd	
City • State • Zip Code Columbus, WI 53925		Site Address Of Property (DO NOT include City/State/ZipCode) * W11685 Ninabuck Rd	
		Is this property connected to public sewer? ☐ Yes ☒ No	
SURVEYOR INFO *			
Name and daytime phone number (include area code) of a surveyor we can contact if we have any questions about your application.			
Surveyor Name: Michelle Burse Daytime Phone (608) 250-9263 Email: mburse@bse-inc.net			
CURRENT PROPERTY USE *		PROPOSED USE *	
☐ Vacant Property ☒ Single Family Residential ☐ Duplex (Two-Family Residential) ☐ Multi-Family Residential • Number of residential units: _____ ☐ Active Working Farm Operation ☐ Recreational / Wetlands / Wooded Parcel ☐ Business / Industrial / Commercial Use (Describe Below) ☒ Other (Describe Below) Ag1 Zoned under Managed Forest Law (MFL)		☒ Single Family Residential ☐ Duplex (Two-family Residential) ☐ Multi-Family Residential • Number of residential units: _____ ☒ Agricultural Use Only – No residential structures ☐ Open Space Recreational / Wetlands - No residential structures ☐ Business / Industrial / Commercial Use (Describe Below) ☒ Other (Describe Below) Parcel A: MFL Parcel B: Single Family Residential and MFL	
A SKETCH PLAN SHOWING THE PROPOSED LAND DIVISION IS REQUIRED TO BE SUBMITTED WITH THIS APPLICATION.			
CERTIFICATE *			
I, the undersigned, hereby apply for Minor Land Division approval and certify that all the information both above and attached is true and correct to the best of my knowledge. I hereby authorize members of the Dodge County Land Resources and Parks Department to enter the above-described property for purposes of obtaining information pertinent to my request.			
Contact Person (Print) Diane Fox Daytime Contact Phone (608) 778-3998 Email: idesign.dianefox@gmail.com			
Signature <i>Diane Fox</i>		Date <i>July 22, 2026</i>	
608 OFFICE USE ONLY			
☐ CUP Required (App _____)		☒ REZONE Required (App _____)	
☐ Restriction Release Required			
Notes: <i>A-1 → A-2</i>			
APPROVED ☐	DENIED ☐	LAND RESOURCES AND PARKS DEPARTMENT Date _____	

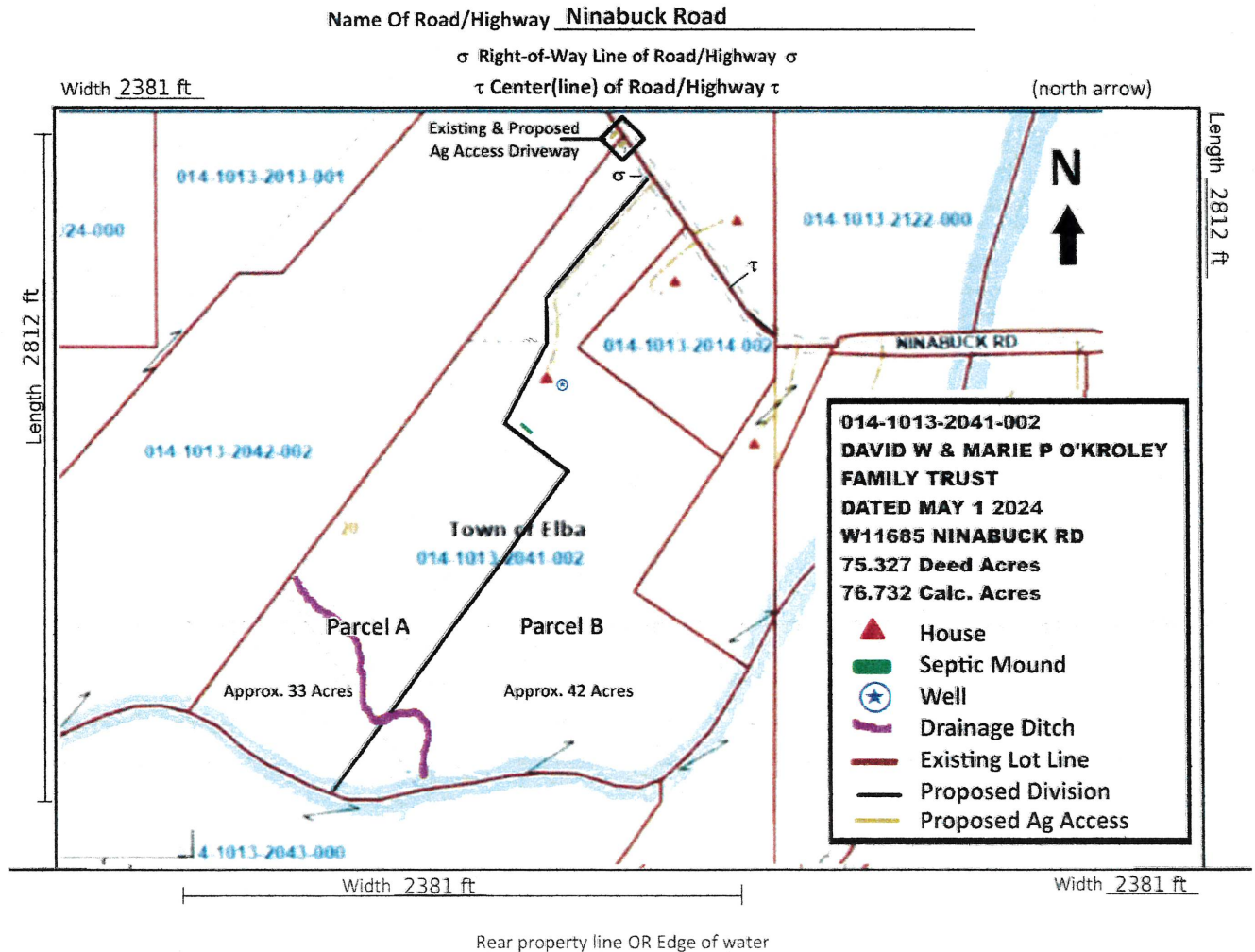
SKETCH MAP

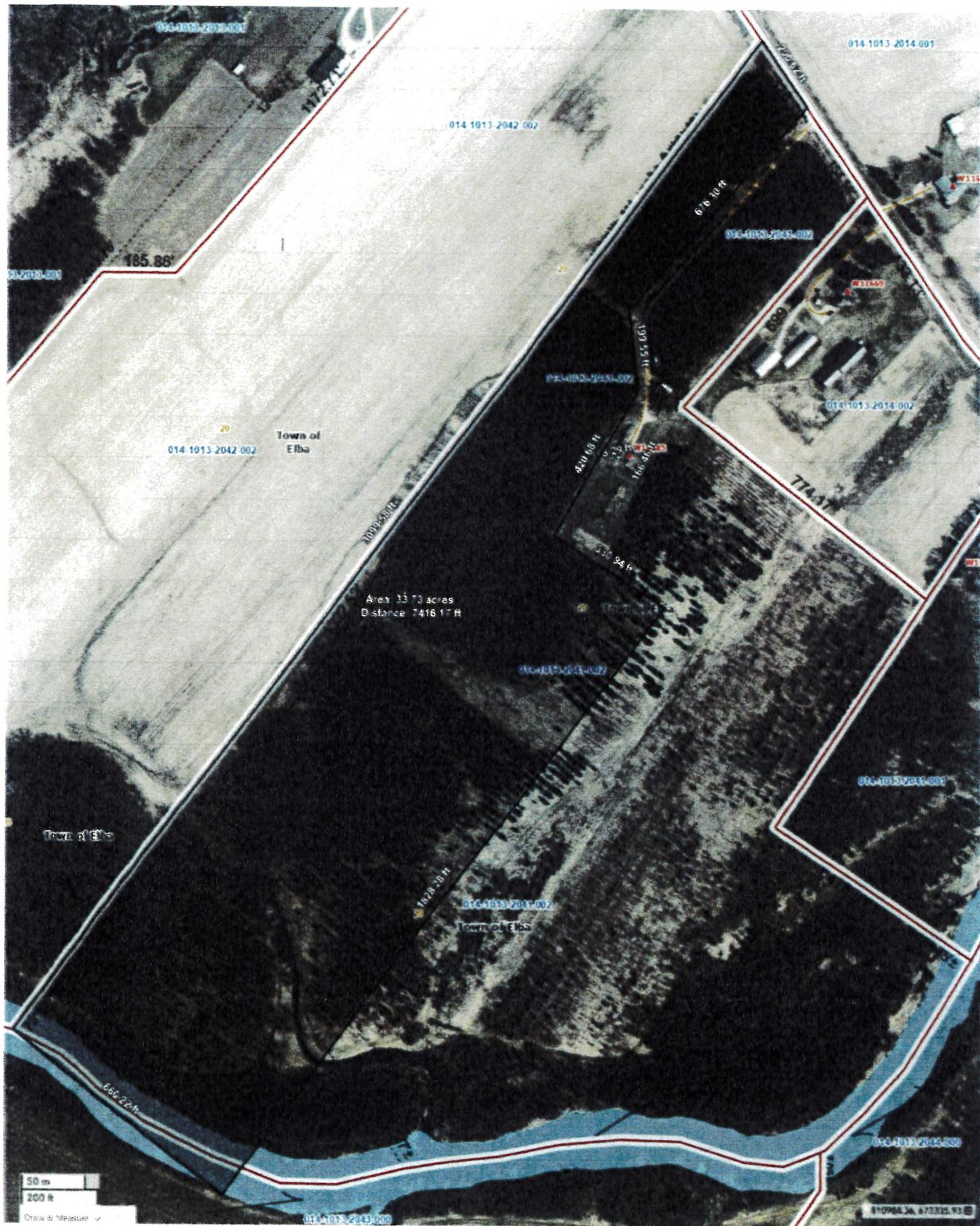
INSTRUCTIONS

Sketch the proposed land division in the space provided below or attach a sketch map or aerial photo of the proposed land division to the application. The sketch map or aerial photo shall be at a scale of 1" = 200' or other appropriate scale. This sketch map or aerial photo shall include the following information:

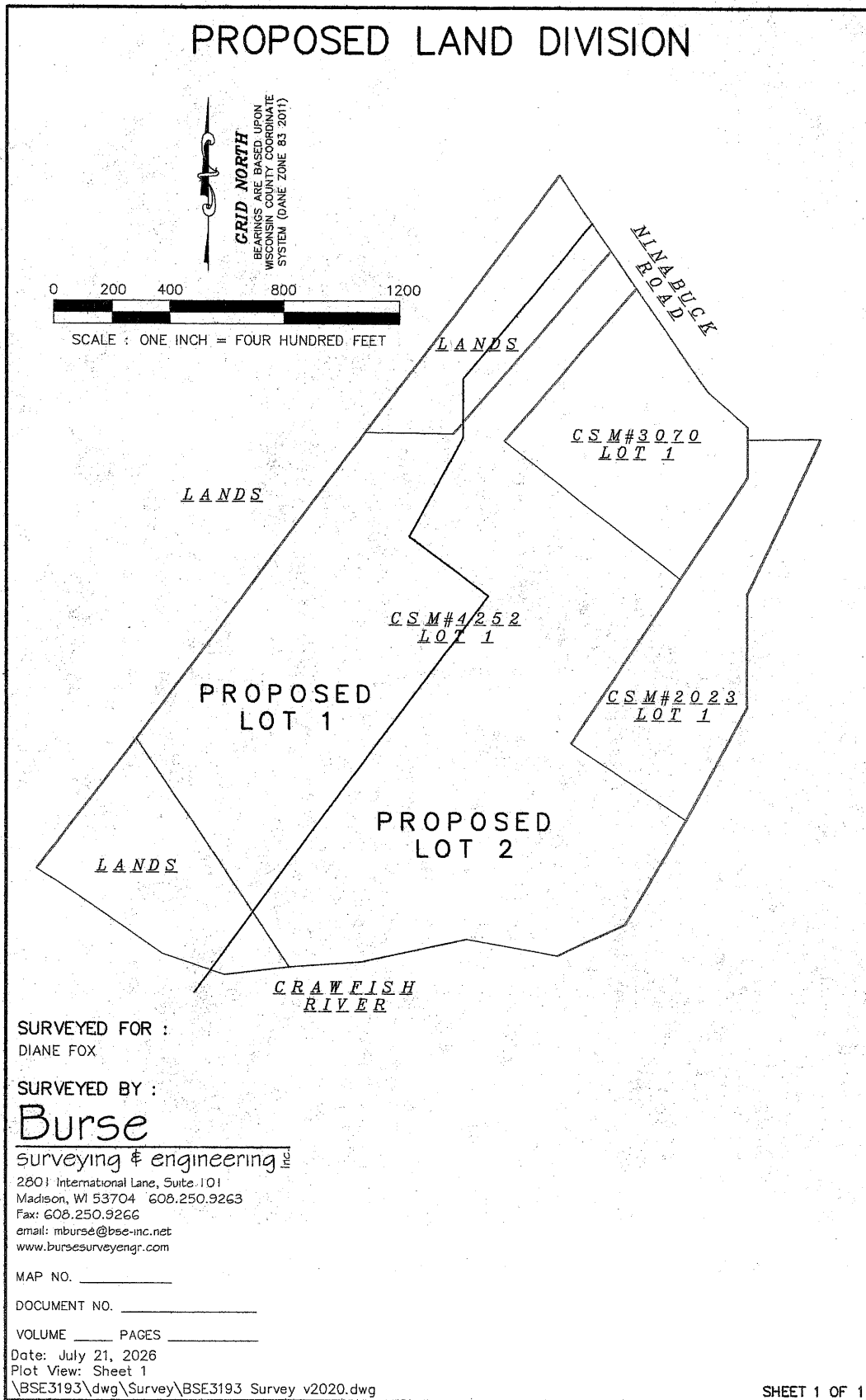
1. North arrow, date and scale;
2. Reference to a section corner or existing lot line;
3. The dimensions of the existing parcel;
4. The location and dimensions of the proposed lot(s);
5. The location of the existing and proposed lot lines;
6. The location and dimensions of any existing or proposed easements;
7. The location of any existing buildings, water wells, septic systems, water courses, drainage ditches and other features pertinent to proper division;
8. The location and name of existing roads, easements of record, public access to navigable waters and dedicated areas;
9. The location of existing and proposed driveways;
10. Any other additional information pertinent to this land division;

(An aerial photo of your site may be available through the Dodge County Planning, Development and Parks Department. Please contact our office for additional information (920) 386-3700)



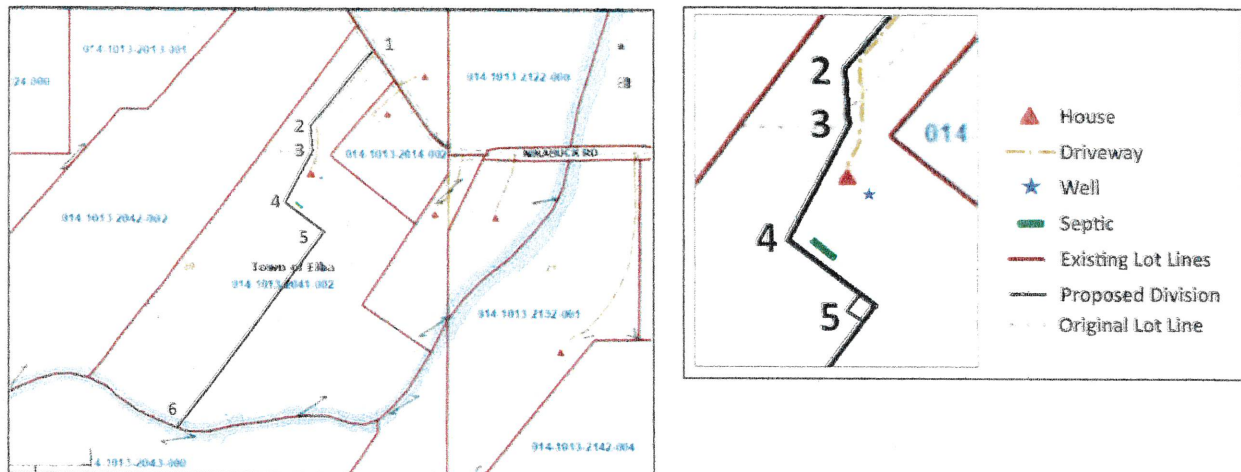


Overlay of Proposed Lot 1 & 2 over aerial photo of Parcel 014-1013-2041-002



Proposed Division of Parcel 014-1013-2041-002

The following is a proposal to divide Parcel 014-1013-2041-002 to settle the estate of David W. O'Kroley. The existing parcel is zoned Ag 1. It consists of approximately 73 acres under Managed Forest Law (MFL) with an additional 2 acres for the primary residence. The original purchase consisted of Lot 1 in a certified survey and two addition parcels, Parcel A & B. The location of the well and septic mound are shown in enlarged image, west of the proposed division line.



Description of Proposed Division

The proposed division would create two parcels: Proposed Lot 1 is approximately 33 acres of MFL land. Proposed Lot 2 consists of the existing residence with 2 additional acres and approximately 40 acres of MFL land. Points 1-6 mark the proposed division.

Point 1 would be the northerly point of Proposed Lot 2, approximately 270 ft. from the northerly most marker of Parcel 014-1013-2014-002. Points 5 & 6 would be 660 ft. from the property boundary with Parcel 014-1013-2042-002.

Exact acreage, distances, and locations of Points 2 thru 5 will be determined when new monument pipes are set. Key factors include the location of the existing driveway, the electrical service (east of Point 3), the wood lot west of the residence, and maintaining a minimum of 25 ft. between the property line and the house foundation.

Existing and proposed driveways

- The existing driveway for Parcel 014-1013-2041-002 will serve Parcel B.
- Access to Parcel A would require a driveway next to Parcel 014-1013-2042-002 unless shared access is permitted.

Location and name of existing roads, easements of record, public access to navigable waters and dedicated areas

- The northern property boundary is Ninabuck Rd.
- The southern boundary of the property is the Crawfish River. Beginning 75 ft from the center of the river frontage, the measured distance noted on the most recent county plot map was 2588.72 ft.
The nearest official public access point to the Crawfish River is located at Astico County Park.
- The only easements on record relates to access to maintain the existing drainage ditch, which measures approximately 1230 ft. Running water is noted year-round and part is navigable.

Additional information pertinent to this land division

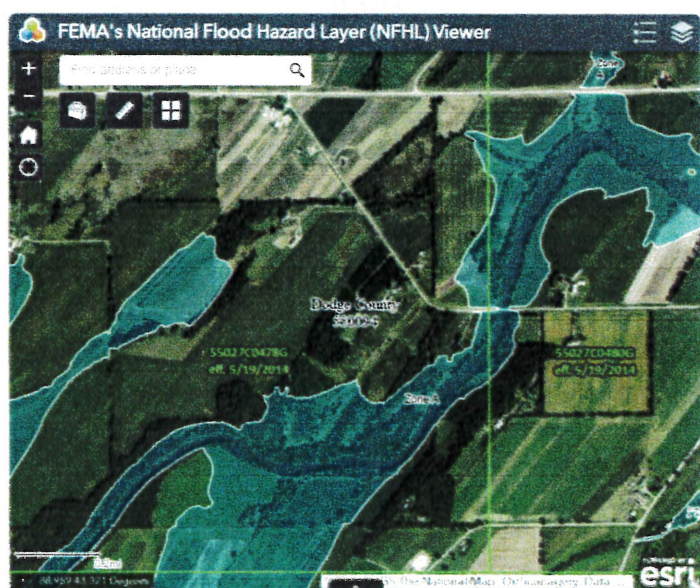
Of the 73 acres currently under closed Managed Forest Law, the existing parcel has reached the maximum for 20% non-productive land. The proposed division would allow 6 acres of non-productive land for Proposed Lot 1 and 8 acres for Proposed Lot 2.

The State of Wisconsin has recognized an archaeology site on the property. To maintain the integrity of the site, some acreage may need to be removed from the MFL program. The Wisconsin Department of Natural Resources (DNR) commonly has added a **15-foot buffer** to protect the site. That buffer would impact land use in and around the archaeological features on the property.

The 2035 Dodge County Conservation Map and FEMA Flood Plain Map are included to highlight the impact of the flood plain limiting future agricultural production.



2035 Dodge Co. Conservancy



DODGE COUNTY, WI 1719

The data used to create this map is a compilation of records, information, and data from various sources, including but not limited to, local, state, and federal agencies. This map is for informational purposes only and does not constitute a legal document. It is not to be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information.

Item #6.



General

- Urbanized Roads
- Soils
- Airport Ordinance 3-Mile Buffer
- Sewer Service Areas
- Highly Developed Shoreline
- Elevation Contours

Non-Metallic Mining

- Active Mining Area
- Approved Mining Area
- Mine Property Boundaries

Floodplain / Wetland

- FEMA Floodplain/Storage/Dam Shadow
- DNR Wetland Areas/Points

Shoreland Zoning

- Shoreland Zoning Buffer
- Lakes/Ponds/Sloughs
- Rivers/Streams/Creeks

WI Historical Society

- Historic Structures
- Archaeological Sites
- Survey Areas

County Zoning

- Planned Unit Development
- Hartford Extraterritorial
- General Agricultural
- Prime Agricultural
- One Family Residential
- Two Family Residential
- Multi-Family Residential
- General Commercial
- Extensive Commercial
- Light Industrial
- Industrial
- Waterbody

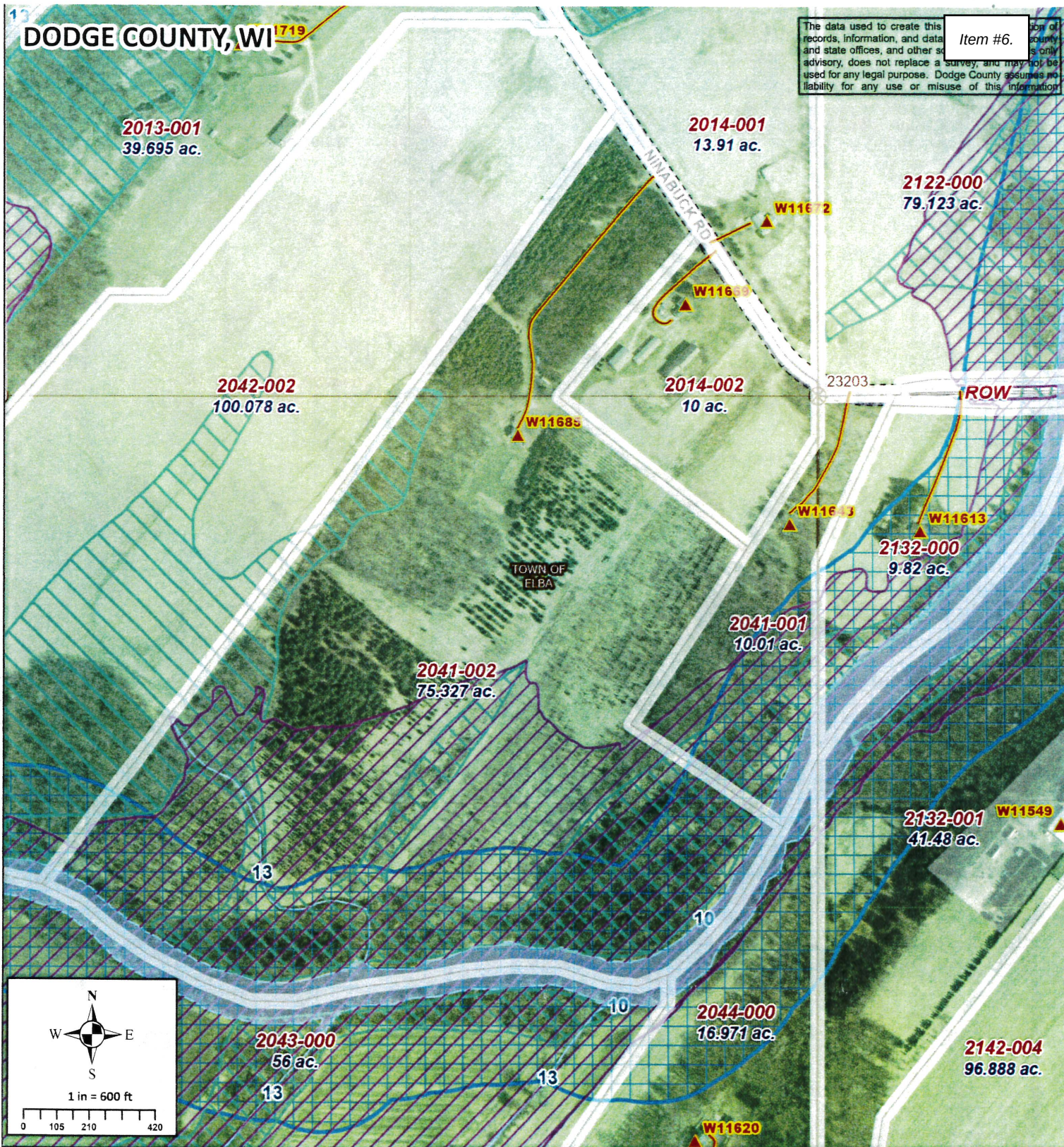
Future Land Use

- Single Family Residential
- General Residential
- Commercial
- Industrial
- City / Village / ROW
- Utilities & Community Services
- Recreation
- Conservancy
- Agriculture
- Waterbody

DODGE COUNTY, WI

The data used to create this records, information, and data and state offices, and other advisory, does not replace a survey, and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information.

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Agenda Item Report

Meeting Type: Plan Commission

Meeting Date: August 13, 2026

Item Title: Consider and take action regarding the housing survey in support of the updating of the city's comprehensive plan

Submitted By: Mike Kornmann, Director of Community and Economic Development

Detailed Description of Subject Matter: The attach draft survey is provide for your approval. The questions seek to address most aspects related to housing. If approved the survey will be delivered online via Survey Monkey. Hard copies will be available for those not wanting to take the online version.

The timeline for the update is also attached. It is essential we have council adopt the comprehensive plan amendment by the first council meeting in November to assist with a pending redevelopment project in downtown. As you may recall an updated housing chapter is required to utilize WHEDA funds.

List all Supporting Documentation Attached:

- Housing survey
- Comprehensive plan update timeline

Action Requested: Approval of survey.

City of Columbus Housing Survey

Section 1: Demographics & Current Housing

This section helps us understand who is responding and ensure we capture a representative sample of Columbus residents.

1. **Do you live or own property within the City of Columbus?**
 - Yes, I am a full-time resident and renter.
 - Yes, I am a full-time resident and homeowner.
 - No, but I own property or a business in Columbus.
 - No, I live outside the city but work, visit frequently, or formerly lived here.
 2. **What type of housing unit do you currently live in?**
 - Single-family detached home
 - Twin home (single family attached)
 - Two-family home (Duplex)
 - Townhouse / Rowhouse
 - Multi-family apartment or condo building (3–4 units)
 - Multi-family apartment or condo building (5+ units)
 - Mobile home / Manufactured home
 - Other (please specify): _____
 3. **How many years have you lived in Columbus?**
 - Less than 2 years
 - 2 to 5 years
 - 6 to 10 years
 - 11 to 20 years
 - More than 20 years
-

Section 2: Housing Affordability

Understanding your financial experiences helps the city evaluate the need for cost-stable housing programs.

4. **Approximately what percentage of your gross monthly household income is spent on housing costs (rent or mortgage, plus utilities)?**
 - Less than 20%
 - 20% to 30%
 - 31% to 50% (Considered "cost-burdened")
 - More than 50% (Considered "severely cost-burdened")
 - Prefer not to answer/Don't know

5. **In your opinion, how affordable is the overall housing market in Columbus for someone looking to buy or rent a home today?**
 - Very affordable
 - Somewhat affordable
 - Modestly unaffordable
 - Highly unaffordable

6. **Which of the following populations do you believe struggle most to find affordable housing in Columbus? (Select all that apply)**
 - Young adults / First-time homebuyers
 - Senior citizens / Retirees
 - Single-parent households
 - Low- to moderate-income workers (e.g., retail, service industry)
 - Moderate- to high-income professionals
 - None of the above / Housing is accessible to all

Section 3: Housing Types and Land Mix

These questions guide city leaders on how to allocate local acreage and blend different housing densities. Currently the city's housing mix is approximately 68% single family homes, 11 % two family (duplex), and 25% multi-family.

7. **To what degree do you support or oppose adding more of the following housing types to the City of Columbus over the next 20 years?**
 (Options: Strongly Support | Somewhat Support | Neutral | Somewhat Oppose | Strongly Oppose)
 - **Single-family detached homes**
 - **Missing Middle Housing** (Duplexes, Twin Homes, triplexes, fourplexes, courtyard apartments)
 - **Townhomes and rowhouses** (Attached multi-floor units)
 - **Large multi-family complexes** (Apartment buildings with 12+ units)
 - **Senior living options** (Assisted living, independent senior apartments, age-in-place cottages)
 - **Accessory Dwelling Units (ADUs)** (Granny flats, backyard cottages, or basement apartments)

8. **A typical square-mile acreage plan balances different housing configurations. Which of the following land-mix models do you think Columbus should prioritize for future residential land allocation?**
 - **Model A (Low Density Focus):** Allocate 75% of new acreage to single-family detached homes, 15% to duplexes/townhomes, and 10% to apartments.
 - **Model B (Balanced Focus):** Allocate 60% of new acreage to single-family detached homes, 20% to townhomes/missing middle units (2 – 4 units per

- building), and 20% to multi-family apartments (5 units or more per building).
- **Model C (Higher Density Focus):** Allocate 45% of new acreage to single-family detached homes, 25% to townhomes/missing middle units, and 30% to multi-family properties to maximize open park spaces.
- Unsure / No preference

Section 4: City Engagement in Affordable Housing

This section determines the level of government intervention the community supports.

9. **To what degree should the City of Columbus proactively engage in creating or maintaining affordable housing options?**
 - **Highly Active:** The city should use tools like grants with income restrictions, public land donations, and direct partnerships with non-profit developers to build dedicated affordable units.
 - **Moderately Active:** The city should offer flexible zoning rules (e.g., smaller minimum lot sizes and reduced setbacks) to let the private market naturally build cheaper housing options.
 - **Passively Active:** The city should only work with private developers that apply for state or federal housing grants when available but otherwise let standard market conditions guide development.
 - **Not Engaged:** The city should not intervene in the housing market or subsidize development in any capacity.
10. **Would you support the City of Columbus establishing a low to moderate income housing betterment program that would support maintenance of existing homes for weatherization, foundation repair, roof replacement, HVAC, etc?**
 - Yes, strongly support
 - Yes, somewhat support
 - No, somewhat oppose
 - No, strongly oppose
 - I need more information to decide

Section 5: Timing and Growth Rate (Next 20 Years)

This section helps phase development across the 20-year timeline.

11. **Thinking about the city's infrastructure capacity (schools, roads, water, utilities), what is your preferred timing for new housing construction over the next decade?**

DRAFT

- **Front-loaded Growth (Years 1–5):** Rapidly accelerate building immediately to address current housing shortages and high prices.
 - **Steady, Phased Growth (Years 1–20):** Set predictable annual caps or goals to expand housing steadily.
 - **Back-loaded Growth (Years 7–20):** Pause major residential approvals for the first few years to upgrade current utility and road infrastructure first, then accelerate building later.
 - **No Growth:** Do not expand the city’s residential footprint beyond replacement properties.
12. **Where should the city prioritize new residential construction over the next 10 years?**
- **Infill Development (within city limits):** Focus on undeveloped land, vacant lots, underutilized land, or redevelopment sites within the existing city limits.
 - **Outward Expansion:** Annex and develop agricultural land adjacent to current city boundaries.
 - **Balanced.** A balanced combination of both infill development and outward expansion.

Section 6: Open Feedback

13. **Please share any additional thoughts, concerns, or ideas you have regarding housing accessibility, character, or development in the City of Columbus.**
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-
-

Comprehensive Plan Amendment Process

City of Columbus

August 13th

- Plan Commission approves housing survey. Survey collection through September 2nd.

September 10th

- Review Survey results
- Review and comment on draft chapter text
- Review and comment on draft goals, objectives and policies

October

- Oct. 8th Public hearing regarding comprehensive plan amendment
- Oct. 20th Council approval