



Plan Commission Meeting Minutes

Thursday, December 11, 2025 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Call Meeting to Order

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

Roll Call

A quorum consisted of Hajewski, Monday, Albright, and Finkler. Staff liaison Kornmann and Bennett were present.

Notice of Open Meeting

The meeting was confirmed as being posted and noticed according to State law.

Approval of Agenda

Finkler motioned to approve the agenda. Hajewski seconded the motion. There was no discussion. Motion was carried unanimously.

Approval of Minutes

1. Approve minutes from previous meeting.

Finkler motioned to approve the minutes from the November 13th meeting. Albright seconded the motion. There was not discussion. Motion was carried unanimously.

Bright arrived at 6:33pm.

Regular Business

2. Consider and take action regarding the zoning re-write.

Kornmann presented an updated draft versions of the land use and bulk dimension tables along with current progress of the zoning rewrite project. Kornmann asked for feedback and also direction regarding design standards for downtown, industrial, and residential areas.

The Plan Commission discussed design standards for downtown, highlighting a couple of communities as examples. Bennett highlighted Ripon. Kornmann highlighted the recommended design guidelines for the City's facade grant program that was largely borrowed from Ripon. The Commission would like to emphasize flexibility and affordability using alternative materials that can serve the function of making facades look nice. Albright brought to attention the lack of speed for downtown building development and cited Baraboo as an example. Kornmann highlighted the Plan Commission's role in creating design guideline. The discussion centered on balancing design requirements versus being an impediment to development.

The Plan Commission discussed design guideline for industrial areas. Kornmann identified several different industrial districts that could utilize different design guidelines. Hajewski would like to see some proposed design guidelines. Kornmann also highlighted a few properties subject to design covenants. Design guidelines could make sense for undeveloped lots in commercial areas.

Monday asked about overlays, but Kornmann informed the Plan Commission about the goal of

reducing or eliminating overlays for a simpler mixed-use concept. This concept could be used in residential areas too.

Hajewski cited an example for design guidelines in a residential area and how to balance height and setback regulation. There was some additional discussion on how accessory dwelling units would be implemented.

Staff will look into detail analysis, flexible design guideline options, narrowing down proposed districts and figure out setback options. The Plan Commission will go through the tables and test them.

Adjourn

Monday motioned to adjourn the meeting. Finkler seconded the motion. The motion carried unanimously.

The meeting was adjourned at 7:49pm.

** 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 **