



# Plan Commission Meeting Agenda

Thursday, June 12, 2025 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

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## Call Meeting to Order

## Roll Call

## Notice of Open Meeting

## Approval of Agenda

## Approval of Minutes

- [1.](#) Approve minutes of May 8, 2025 meeting

## New Business

2. Election of officers
3. Public Hearing regarding the zoning map amendment for Prairie Ridge to B3
- [4.](#) Discussion and possible action regarding Certified Survey Map – Prairie Ridge Health
- [5.](#) Discussion and possible action regarding the zoning map amendment changing zoning to B3 for Prairie Ridge Health

## Old Business

[Discussion](#) and possible action regarding section 114-95 Outdoor Storage of Vehicles of the zoning code

[Consideration](#) and review of Property Maintenance Ordinance

[Monthly](#) Activity report for the Department of Community and Economic Development

## Adjourn

**Plan Commission Minutes – May 8, 2025**  
**City of Columbus**

Members Present: Monday, Meyers, Finkler, Hajewski, Albright, Bright

Staff: Kornmann

Meeting called to order by Monday.

Kornmann confirmed that the meeting was properly noticed.

Finkler moved to approve the agenda. Second by Hajewski. Motion carried.

Finkler moved to approve the minutes from March 13, 2025. Hajewski second. Motion carried.

Outdoor Storage of Vehicles. City Council referred this issue to Plan Commission. Some of the discussion centered around the zoning re-write and the ability of the consultant to address it. Council wanted the review of this section sooner. Members discussed the need for attractive neighborhoods and property rights. The main issue seems to be around recreational vehicles in driveways.

Motion by Bright and second by Finkler to bring back information for a possible revision. Motion carried.

Property Maintenance. The current maximum grass height is 12 inches. The ordinance is applied to parcels five acres and less. Discussion held around what a good height would be.

Motion by Bright and second by Finkler to change maximum grass height to eight inches.

Motion to adjourn by Finkler and second by Hajewski. Motion carried.



## Agenda Item Report

**Meeting Type:** Plan Commission

**Meeting Date:** June 12, 2025

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**Item Title:** Certified Survey Map – Prairie Ridge Health

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

**Detailed Description of Subject Matter:**

This CSM Combines two lots into one to support and expansion of the parking lot and a new access to Park Avenue.

**List all Supporting Documentation Attached:**

- Review Letter
- CSM

**Action Requested:** Recommend approval with condition that items in the review letter get addressed.

May 29, 2025

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

Re: Columbus – Prairie Ridge Health CSM

Dear Mr. Kornmann:

Ruekert & Mielke, Inc. (R/M) has completed our review of the Certified Survey Map for the above-referenced project, dated April 25, 2025. This review is for the compliance with Wisconsin Administrative Code Chapter A-E 7, Wisconsin Statute Chapter 236 utilizing the Wisconsin CSM checklist provided by plat review, and the City of Columbus Ordinances Chapter 90, Article VI. This review does not constitute a recommendation for future phases. This review may not include all City requirements for this submittal. We offer the following comments, clarifications, or concerns:

General

1. Show easement to account for relocated grass water way.
2. Finalize electric easement location with City and include in the final CSM.
3. Finalize water main easement location with City and include in the final CSM.

Please feel free to contact me if you have any questions regarding this review.

Respectfully,

RUEKERT & MIELKE, INC.

Zachary Schinke  
  
Digitally signed by  
Zachary Schinke  
Date: 2025.05.29  
09:45:05-06'00'

Zach Schinke  
Project Engineer  
[zschinke@ruekert-mielke.com](mailto:zschinke@ruekert-mielke.com)

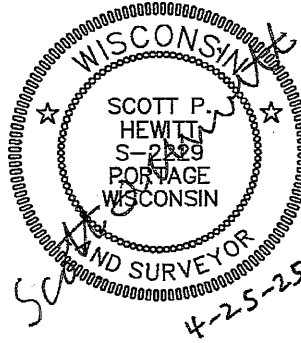
ZMS:ied

cc: Matt Amundson, City of Columbus  
Paul Johnson, Boardman & Clark  
Duane Millard, Director of Public Works  
Jason P. Lietha, P.E., City Engineer

As prepared by:

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

SEAL:



**G & A FILE NO. 325-99**



DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 605-493

DWG. 325-99CSM SHEET 1 OF 10

## COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

### GENERAL LOCATION

Volume \_\_\_\_\_ Page \_\_\_\_\_

BEING LOT 1, C.S.M. NO. 6574 AS RECORDED IN VOLUME 49 OF C.S.M.S, PAGE 34 AS DOCUMENT NO. 959258,  
LOT 1, C.S.M. NO. 6862 AS RECORDED IN VOLUME 51 OF C.S.M.S, PAGE 110 AS DOCUMENT NO. 979509  
AND LANDS LOCATED IN THE SE1/4 OF THE NW1/4, THE NW1/4 OF THE SE1/4, THE  
SW1/4 OF THE NE1/4 AND THE NW1/4 OF  
THE SE1/4, SECTION 23, T. 10 N, R. 12 E,  
CITY OF COLUMBUS, COLUMBIA  
COUNTY, WISCONSIN.

CONTAINING:  
1,893,713 SQ.FT.  
- 43.47 ACRES

DEDICATED  
TO THE  
PUBLIC  
17,601 SQ.FT.  
0.40 ACRES

BUSINESS  
U.S.H. 151

WI D.O.T. R/W  
PROJ. 3061-01-21  
(N45°38'15"E)  
655.00'

STH 73  
PARK AVENUE

SEE DETAIL  
N89°31'00"E(N87°22'35"E) (515.01')(513.21')(462.13')  
N89°36'34"E 511.66'

UTILITY EASEMENT AGREEMENT  
(DOC. NO. 814378)  
INGRESS/EGRESS UTILITY & STORM  
SEWER EASEMENT PER C.S.M. 6574

"HOSPITAL BUILDING"

LOT 1  
C.S.M. 6574  
(520-236)

PARCEL 11211-1192.01

SW1/4-NE1/4

NE COR.  
SEC. 23

6 13

7 14

8 15

9 16

10 17

11 18

12 19

13 20

14 21

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16 23

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265 272

As prepared by:

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**G & A FILE NO. 325-99**

DRAFTED BY: T. KASPER

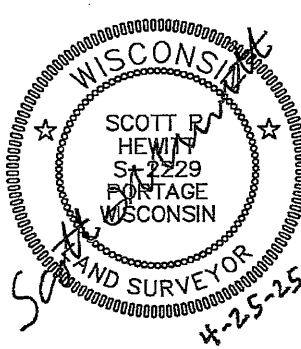
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PROJ. 605-493

DWG. 325-99CSM

SHEET 2 OF 10

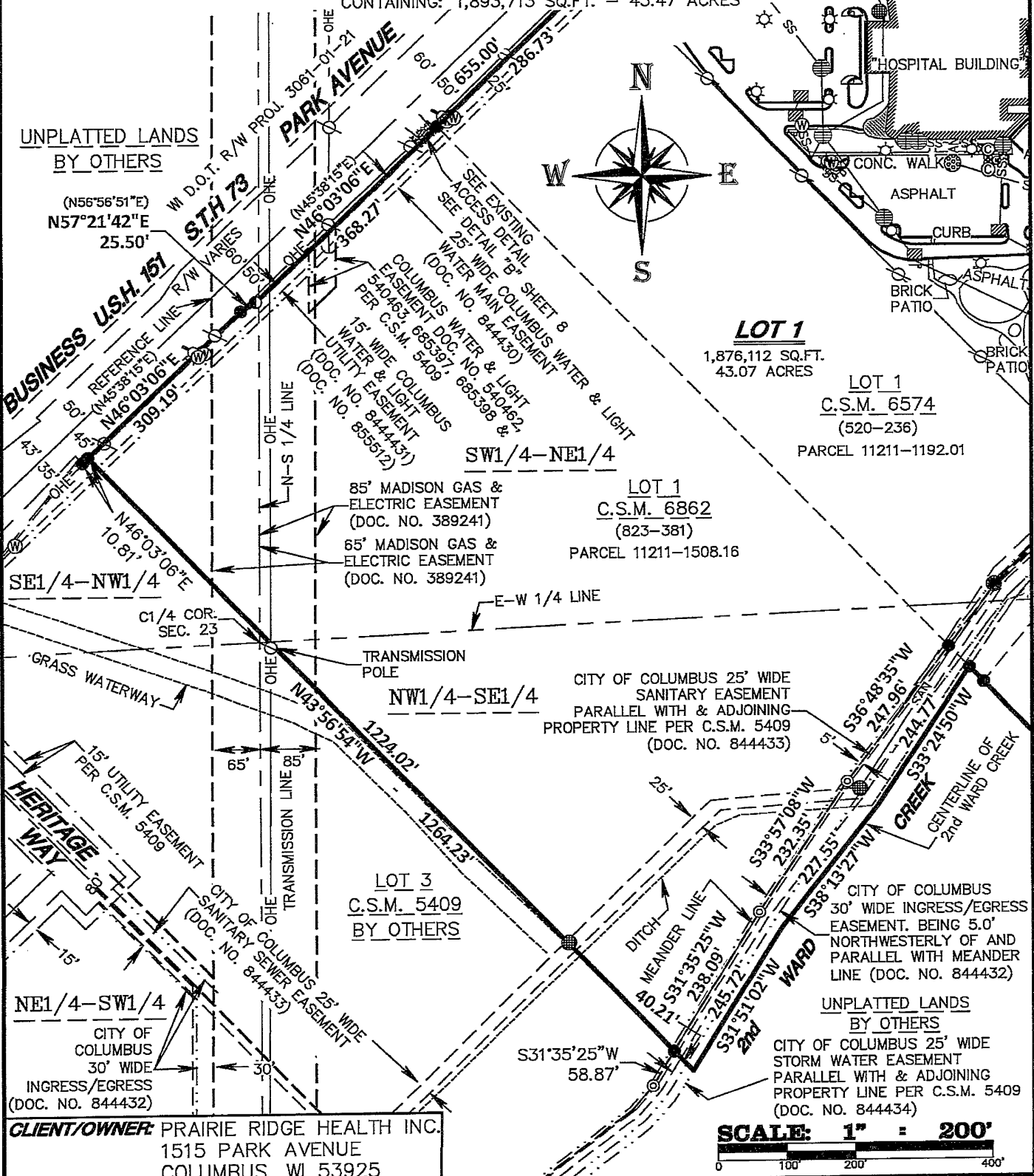
SEAL:



**COLUMBIA COUNTY CERTIFIED SURVEY MAP NO.**  
**GENERAL LOCATION**

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CONTAINING: 1,893,713 SQ.FT. — 43.47 ACRES

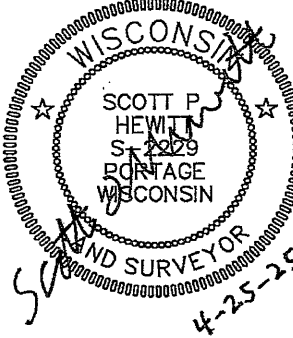


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SHEET 3 OF 10

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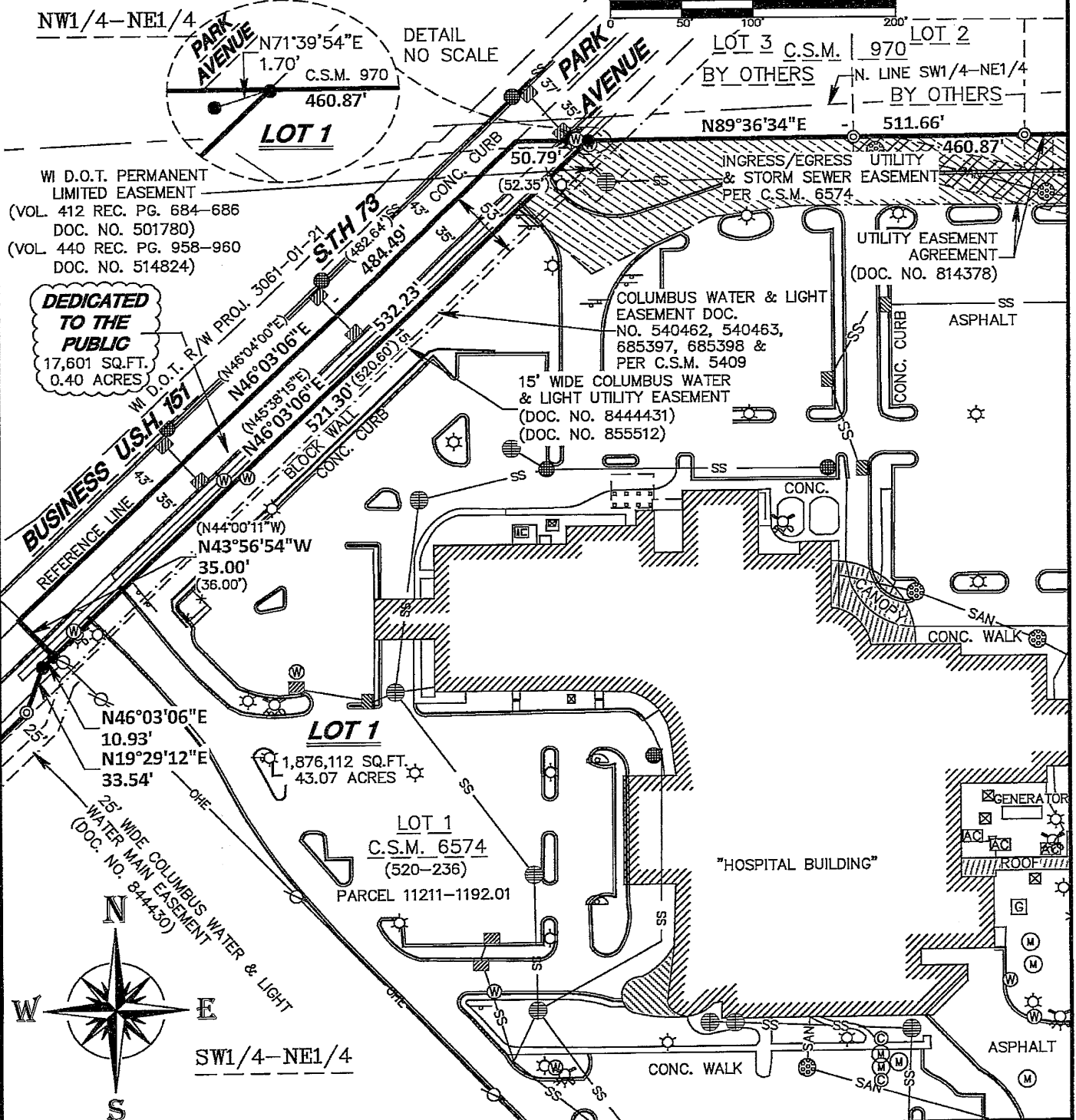
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SCALE: 1" = 100'

OUTLOT 1



CLIENT/OWNER:

PRAIRIE RIDGE HEALTH INC.  
1515 PARK AVENUE  
COLUMBUS, WI 53925

*As prepared by:*

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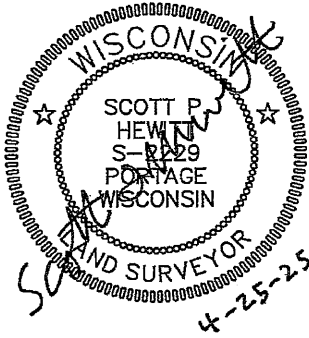
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SHEET 4 OF 10

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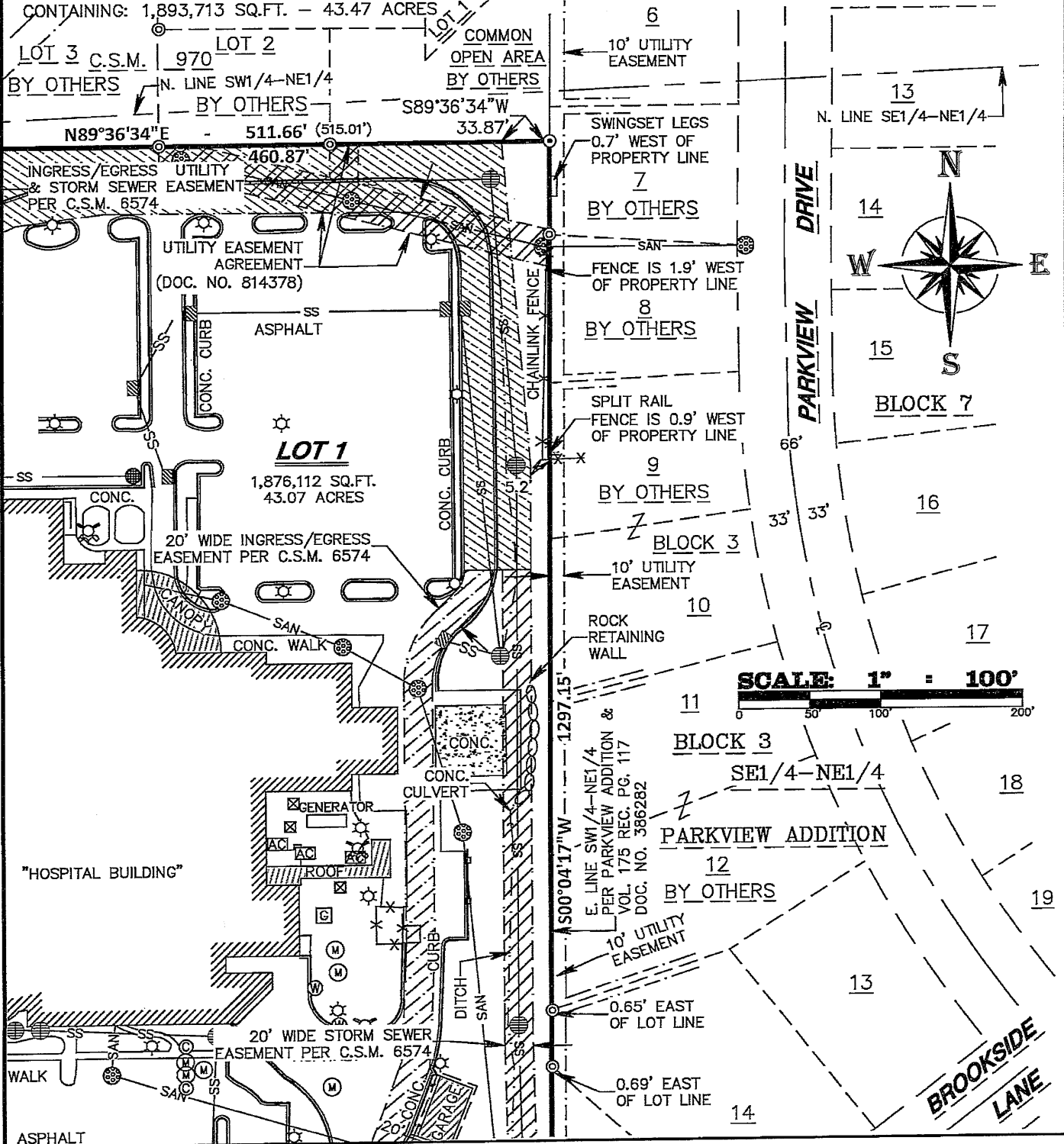


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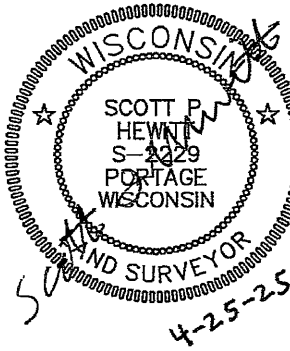
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G & A FILE NO. 325-99DRAFTED BY: T. KASPERCHECKED BY: TGPROJ. 605-493DWG. 325-99CSMSHEET 5 OF 10

SEAL:



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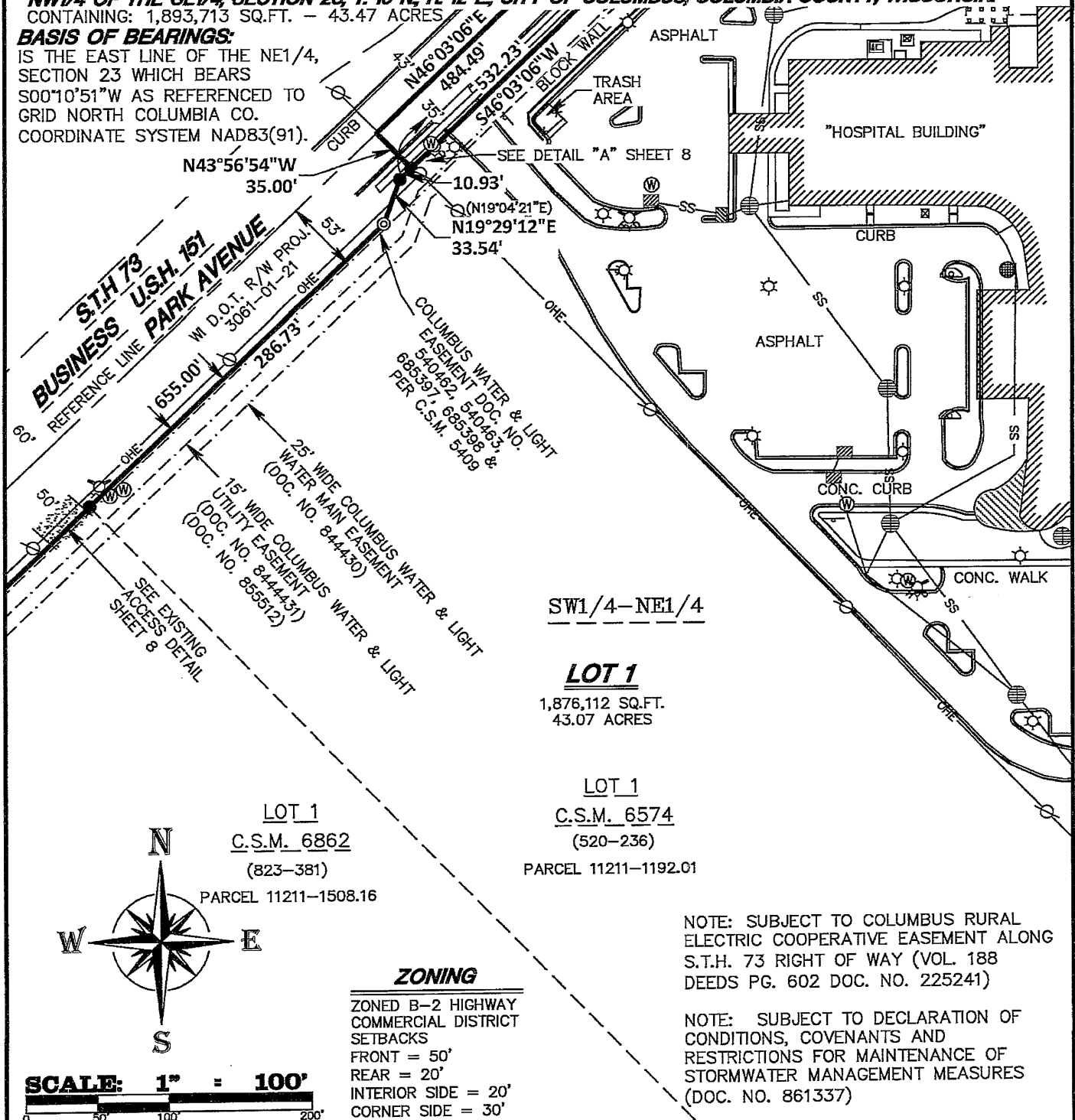
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### BASIS OF BEARINGS:

IS THE EAST LINE OF THE NE1/4, SECTION 23 WHICH BEARS S00°10'51"W AS REFERENCED TO GRID NORTH COLUMBIA CO. COORDINATE SYSTEM NAD83(91).



**CLIENT/OWNER:** PRAIRIE RIDGE HEALTH INC.  
1515 PARK AVENUE  
COLUMBUS, WI 53925

As prepared by:

**G GROTHMAN**  
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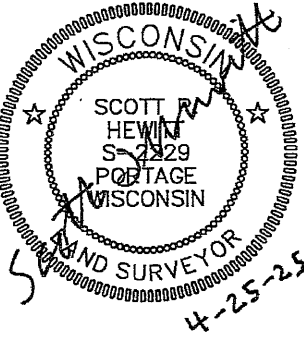
CHECKED BY: TG

PROJ. 605-493

DWG. 325-99CSM

SHEET 6 OF 10

SEAL:

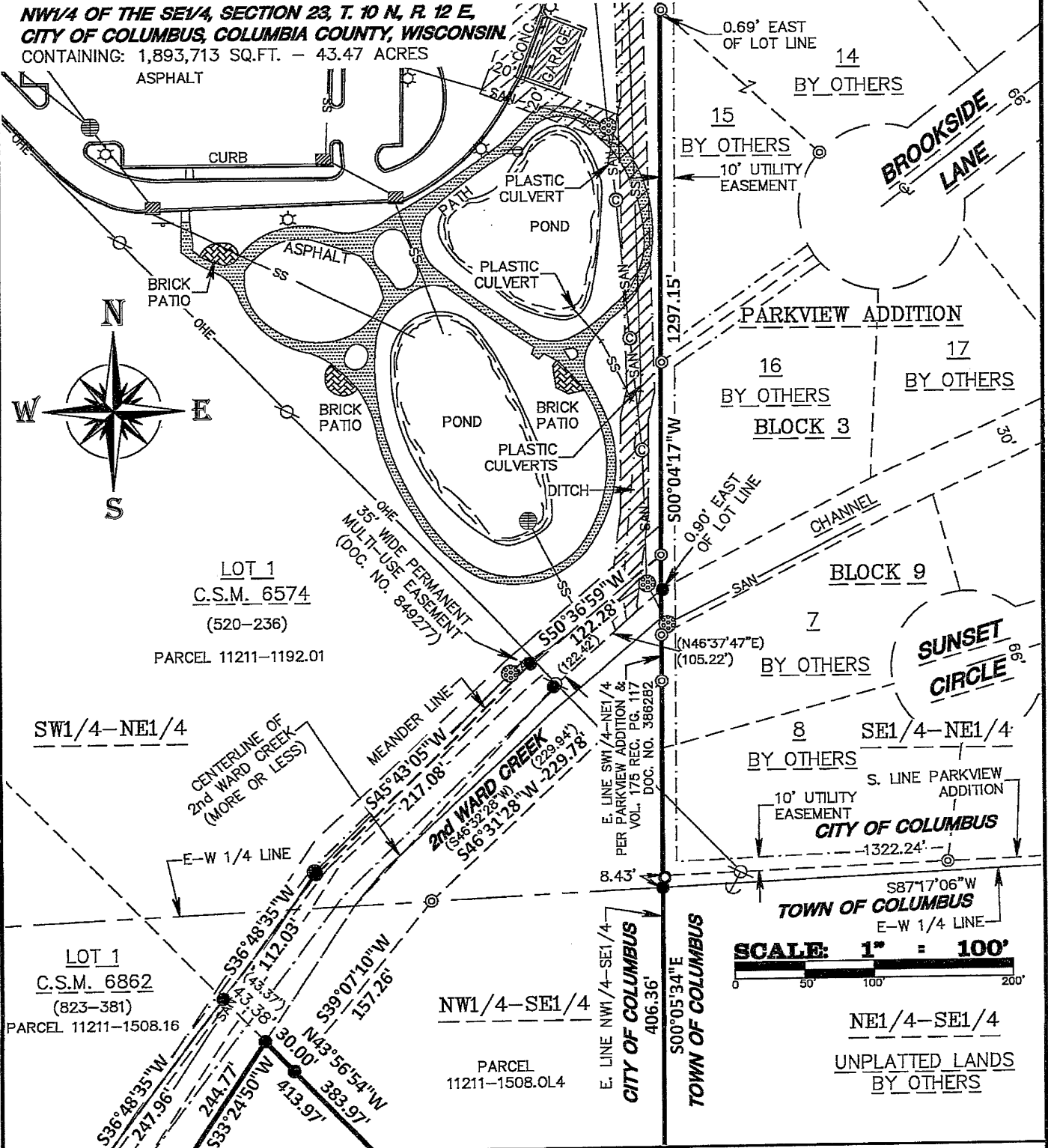


## COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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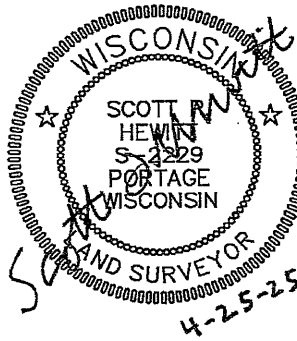
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SEAL:



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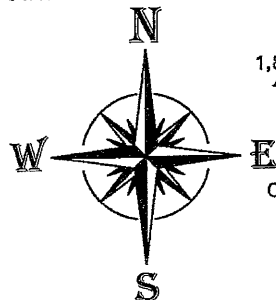
SCALE: 1" = 60'

CONTAINING: 1,893,713 SQ.FT. - 43.47 ACRES

NOTE: SHORELAND ZONING IS IN EFFECT FOR THE  
 PROPERTY AND THERE IS A 75 FOOT SETBACK FROM THE  
 ORDINARY HIGH WATER MARK OF THE 2nd WARD CREEK.

NOTE: THE ORDINARY HIGH WATER MARK  
 MUST BE FIELD VERIFIED BY CITY OF COLUMBUS  
 PLANNING AND DEVELOPMENT STAFF PRIOR TO  
 CONSTRUCTION.

NOTE: ANY LAND BELOW THE ORDINARY HIGH  
 WATER MARK OF A LAKE OR A NAVIGABLE  
 STREAM IS SUBJECT TO THE PUBLIC TRUST  
 IN NAVIGABLE WATERS THAT IS ESTABLISHED  
 UNDER ARTICLE IX, SECTION 1, OF THE  
 STATE CONSTITUTION.



## EASEMENT DETAIL

CITY OF COLUMBUS  
 30' WIDE INGRESS/EGRESS  
 EASEMENT, BEING 5.0'  
 NORTHWESTERLY OF AND  
 PARALLEL WITH MEANDER LINE  
 (DOC. NO. 844432)

**LOT 1**  
 1,876,112 SQ.FT.  
 43.07 ACRES

**LOT 1**  
 SW1/4-NE1/4

PARCEL 11211-1192.01

**LOT 1**  
 C.S.M. 6574  
 (520-236)

CITY OF COLUMBUS 25' WIDE  
 SANITARY SEWER  
 EASEMENT PARALLEL WITH  
 CENTERLINE OF 2nd WARD CREEK  
 AND STORM WATER EASEMENT  
 (DOC. NO. 844433)

CITY OF COLUMBUS 25' WIDE  
 STORM WATER EASEMENT PARALLEL  
 WITH CENTERLINE OF 2nd WARD CREEK  
 AND SANITARY SEWER EASEMENT  
 (DOC. NO. 844434)

ORDINARY HIGH WATER  
 MARK ELEV. = 852.65'  
 PER C.S.M. 5409  
 WATER ELEV. = 846.10'  
 AS OF 8/20/2019

CENTERLINE OF  
 2nd WARD CREEK  
 (MORE OR LESS)

PARCEL 1124-1508.014

NW1/4-SE1/4

E. LINE NW1/4-SE1/4  
 CITY OF COLUMBUS  
 UNPLATTED LANDS BY OTHERS

UNPLATTED LANDS BY OTHERS

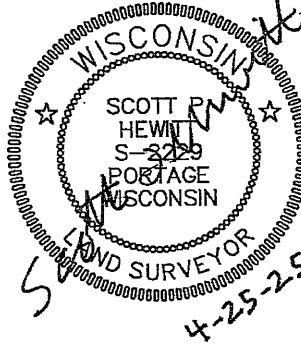
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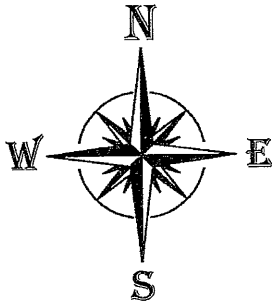
DWG. 325-99CSM SHEET 8 OF 10

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### GENERAL LOCATION

Volume \_\_\_\_\_, Page \_\_\_\_\_

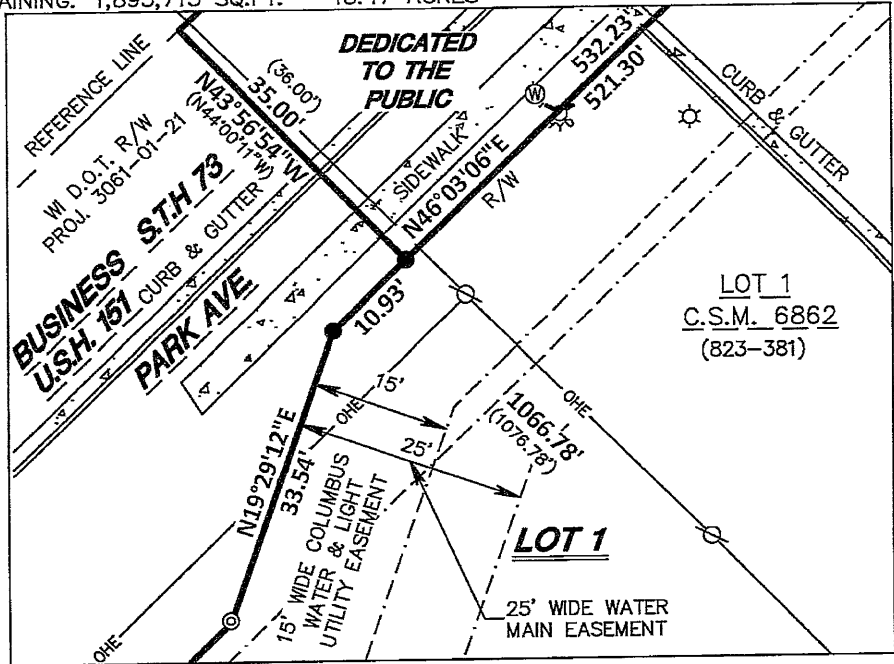
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LANDS LOCATED IN THE SE1/4 OF THE NW1/4, THE NW1/4 OF THE SE1/4, THE SW1/4 OF THE NE1/4 AND THE  
NW1/4 OF THE SE1/4, SECTION 23, T. 10 N, R. 12 E, CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN.  
CONTAINING: 1,893,713 SQ.FT. - 43.47 ACRES



**SCALE: 1" = 20'**

### LEGEND

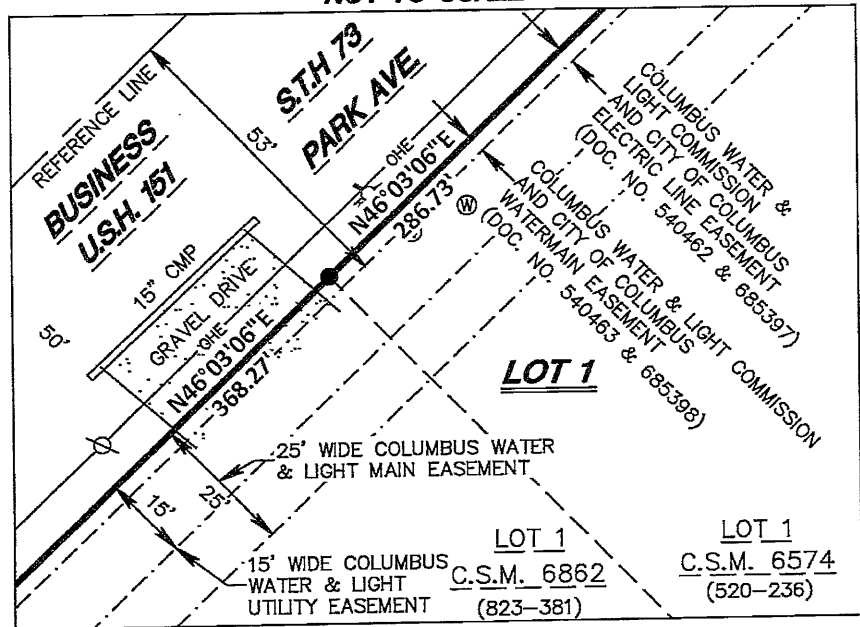
- 3/4" IRON ROD FND.
- ⊙ 5/8" IRON ROD FND.
- ⊙ 1" IRON PIPE FND.
- ⊙ 1 1/4" IRON ROD FND.
- ⊙ 2" IRON PIPE FND.
- ⊙ 3 1/2" ALUM. MON. FND.
- ⊙ WATER BOX
- ⊙ FIRE HYDRANT
- ⊙ LIGHT POLE
- ⊙ CABLE TV PEDESTAL
- ⊙ ELECTRIC OUTLET
- ⊙ FLAG POLE
- ⊙ SIGN
- ⊙ AIR CONDITIONING UNIT
- ⊙ GAS METER
- ⊙ ELECTRIC BOX
- ⊙ CLEAN OUT
- ⊙ STORMWATER DRAIN
- ⊙ CATCH BASIN
- ⊙ STORM MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ MANHOLE
- ⊙ POWER POLE
- ⊙ GUY WIRE
- SAN — SANITARY SEWER LINE
- SS — STORM SEWER LINE
- OHE — OVERHEAD UTILITY LINE
- ( ) PREVIOUS SURVEY OR RECORD INFO.



DETAIL 'A'

### EXISTING ACCESS DETAIL NOT TO SCALE

DETAIL 'B'

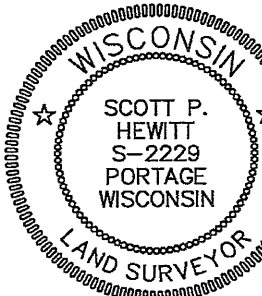


**CLIENT/OWNER:** PRAIRIE RIDGE HEALTH INC.  
1515 PARK AVENUE  
COLUMBUS, WI 53925

As prepared by:

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

SEAL:



**G & A FILE NO. 325-99**



DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 605-493

DWG. 325-99CSM SHEET 9 OF 10

**COLUMBIA COUNTY CERTIFIED SURVEY MAP NO.**

**GENERAL LOCATION**

Volume \_\_\_\_\_, Page \_\_\_\_\_

**BEING LOT 1, C.S.M. NO. 6574 AS RECORDED IN VOLUME 49 OF C.S.M.S, PAGE 34 AS DOCUMENT NO. 959258, LOT 1, C.S.M. NO. 6862 AS RECORDED IN VOLUME 51 OF C.S.M.S, PAGE 110 AS DOCUMENT NO. 979509 AND LANDS LOCATED IN THE SE1/4 OF THE NW1/4, THE NW1/4 OF THE SE1/4, THE SW1/4 OF THE NE1/4 AND THE NW1/4 OF THE SE1/4, SECTION 23, T. 10 N, R. 12 E, CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN. CONTAINING: 1,893,713 SQ.FT. — 43.47 ACRES**

**SURVEYOR'S CERTIFICATE**

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Prairie Ridge Health Inc.**, I have surveyed, monumented and mapped Lot 1, Certified Survey Map, No. 6574 as recorded in Volume 49 of Certified Survey Maps, page 34 as Document No. 959258, Lot 1, Certified Survey Map, No. 6862 as recorded in Volume 51 of Certified Survey Maps, page 110 as Document No. 979509 and lands located in the Southeast Quarter of the Northwest Quarter, the Northwest Quarter of the Southeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter, Section 23, Town 10 North, Range 12 East, City of Columbus, Columbia County, Wisconsin, described as follows:

Commencing at the East Quarter corner of Section 23;  
thence South 87°17'06" West along the East - West Quarter line of Section 23, 1,322.24 feet to the Northeast corner of the Northwest Quarter of the Southeast Quarter, said point being in the East line of Lot 1, Certified Survey Map, No. 6574 and the point of beginning;  
thence South 00°05'34" East along the East line of the Northwest Quarter of the Southeast Quarter and the East line of Lot 1, Certified Survey Map, No. 6574, 406.36 feet to the most Southerly corner of said Lot 1;  
thence North 43°56'54" West along the Westerly line of Lot 1, Certified Survey Map, No. 6574, 413.97 feet to the most Easterly corner of Lot 1, Certified Survey Map, No. 6862;  
thence South 33°24'50" West along the Southeasterly line of Lot 1, Certified Survey Map, No. 6862, 244.77 feet;  
thence South 38°13'27" West along the Southeasterly line of Lot 1, Certified Survey Map, No. 6862, 227.55 feet;  
thence South 31°51'02" West along the Southeasterly line of Lot 1, Certified Survey Map, No. 6862, 245.72 feet to the most Southerly corner of Lot 1, Certified Survey Map, No. 6862;  
thence North 43°56'54" Westerly along the Southwesterly line of Lot 1, Certified Survey Map, No. 6862, 1,264.23 feet to the Northwest corner thereof, said point being in the Southeasterly right-of-way line of State Trunk Highway 73;  
thence North 46°03'06" East along the Northwesterly line of Lot 1, Certified Survey Map, No. 6862 and the Southeasterly right-of-way line of State Trunk Highway 73, 309.19 feet;  
thence North 57°21'42" East along the Northwesterly line of Lot 1, Certified Survey Map, No. 6862 and the Southeasterly right-of-way line of State Trunk Highway 73, 25.50 feet;  
thence North 46°03'06" East along the Northwesterly line of Lot 1, Certified Survey Map, No. 6862, the Northwesterly line of Lot 1, Certified Survey Map, No. 6574 and the Southeasterly right-of-way line of State Trunk Highway 73, 655.00 feet;  
thence North 19°29'12" East along the Northwesterly line of Lot 1, Certified Survey Map, No. 6574 and the Southeasterly right-of-way line of State Trunk Highway 73, 33.54 feet;  
thence North 46°03'06" East along the Northwesterly line of Lot 1, Certified Survey Map, No. 6574 and the Southeasterly right-of-way line of State Trunk Highway 73, 10.93 feet;  
thence North 43°56'54" West, 35.00 feet to a point in the centerline of State Trunk Highway 73;  
thence North 46°03'06" East along the centerline of State Trunk Highway 73, 484.49 feet;  
thence North 89°36'34" East along the North line of Lot 1, Certified Survey Map, No. 6574 and the Westerly extension thereof, 511.66 feet to the Northeast corner of Lot 1, Certified Survey Map, No. 6574 and being in the East line of the Southwest Quarter of the Northeast Quarter; thence South 00°04'17" West along the East line of Lot 1, Certified Survey Map, No. 6574 and the East line of the Southwest Quarter of the Northeast Quarter, 1,297.15 feet to the point of beginning.  
Containing 1,893,713 square feet (43.47 acres), more or less. Being subject to State Trunk Highway 73 right-of-way and 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 have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Columbus Subdivision Ordinances in surveying and mapping the same to the best of my knowledge and belief.

**SCOTT P. HEWITT**  
Professional Land Surveyor, No. 2229  
Dated: April 25, 2025  
File No. 325-99

**CLIENT/OWNER:** PRAIRIE RIDGE HEALTH INC.  
1515 PARK AVENUE  
COLUMBUS, WI 53925

As prepared by:

**GA GROTHMAN & ASSOCIATES S.C.**  
PROFESSIONAL SERVICES  
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8877  
E-MAIL: [surveying@grothman.com](mailto:surveying@grothman.com)  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

**G & A FILE NO. 325-99**



DRAFTED BY: T. KASPER

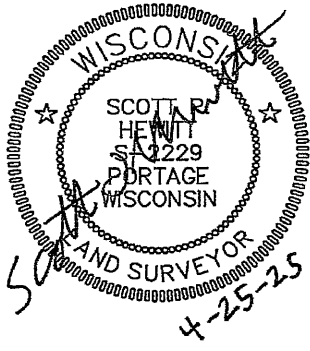
CHECKED BY: TG

PROJ. 605-493

DWG. 325-99CSM

SHEET 10 OF 10

SEAL:



## COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

### GENERAL LOCATION

Volume \_\_\_\_\_, Page \_\_\_\_\_

**BEING LOT 1, C.S.M. NO. 6674 AS RECORDED IN VOLUME 49 OF C.S.M.S, PAGE 34 AS DOCUMENT NO. 959258, LOT 1, C.S.M. NO. 6862 AS RECORDED IN VOLUME 51 OF C.S.M.S, PAGE 110 AS DOCUMENT NO. 979509 AND LANDS LOCATED IN THE SE1/4 OF THE NW1/4, THE NW1/4 OF THE SE1/4, THE SW1/4 OF THE NE1/4 AND THE NW1/4 OF THE SE1/4, SECTION 23, T. 10 N, R. 12 E, CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN.**  
CONTAINING: 1,893,713 SQ.FT. - 43.47 ACRES

### OWNER'S CERTIFICATE OF DEDICATION

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

Witness the hand and seal of said Owner this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Prairie Ridge Health Inc.

\_\_\_\_\_  
Signature

STATE of WISCONSIN)  
SS)  
COUNTY OF \_\_\_\_\_)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, the above named

\_\_\_\_\_ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_  
County, Wisconsin  
My commission expires: \_\_\_\_\_

### CITY of COLUMBUS APPROVAL CERTIFICATE

This Certified Survey Map is approved for recording by the City of Columbus, Columbia County, Wisconsin.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

I HEREBY CERTIFY that the certified survey map is approved by the City of Columbus, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date

**CLIENT/OWNER:**

PRAIRIE RIDGE HEALTH INC.  
1515 PARK AVENUE  
COLUMBUS, WI 53925



## Agenda Item Report

**Meeting Type:** Plan Commission

**Meeting Date:** June 12, 2025

---

**Item Title:** Zoning Map Amendment – Prairie Ridge Health

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

**Detailed Description of Subject Matter:**

The request changes the zoning on the newly acquire land from Rural Development to B3. And it changes the current zoning of the hospital to B3 which permits hospitals.

**List all Supporting Documentation Attached:**

- Zoning Map Amendment Application

**Action Requested:** Recommend approval to City Council.





## CITY OF COLUMBUS

105 N. DICKASON BOULEVARD COLUMBUS, WISCONSIN 53925-1565  
920.623.5900 FAX 920.623.5901 [www.cityofcolumbuswi.com](http://www.cityofcolumbuswi.com)

# APPLICATION FOR ZONING MAP AMENDMENT

**FEES:**

Application: \$500.00

**DEPOSIT:**

Residential, single lot - N/A

Residential, more than 1 lot or up to 5 acres - \$1,000

Commercial, Industrial - \$1,000

**Instructions to Applicant:** To request a change in the Zoning Ordinance, an application for a zoning map amendment must be filed with the City Clerk's Office and a public hearing held before the City's Plan Commission. Normally there are two primary reasons for a change in zoning. One reason is that the zoning ordinance does not comply with the City's Comprehensive Plan; the second is that the activity or use was not addressed or considered at the time the Comprehensive Plan was adopted. The burden of providing substantiating evidence rests with the applicant.

Applications will not be processed unless all required information for the specific application type is submitted and applicable fees are paid. The application deadline is usually 20 working days before the Plan Commission meeting to allow time for staff review and required publishing. **No partial applications will be accepted and final acceptance will be determined by City Staff.**

**Applicant information. Applicant will be invoiced for any additional professional fee costs:**

Name: Prairie Ridge Health Inc

Address: 1515 Park Ave

City: Columbus State: WI ZIP 53925

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Cell: 920-382-0378 Email: \_\_\_\_\_

**Property Interest of Applicant:**

( ) Owner ( ) Contract Purchaser ( ) Leasee

(X) Other (please explain) Authorized Representative

\*\*\*\*\*

**Owner information (if different from Applicant):**

Name: Same as owner

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Cell: \_\_\_\_\_ Email: \_\_\_\_\_

\*\*\*\*\*





## CITY OF COLUMBUS

105 N. DICKASON BOULEVARD COLUMBUS, WISCONSIN 53925-1565  
 920.623.5900 FAX 920.623.5901 [www.cityofcolumbuswi.com](http://www.cityofcolumbuswi.com)

## APPLICATION FOR ZONING MAP AMENDMENT

## Primary contact information:

Name: Matt YarechAddress: 1515 Park Ave.City: Columbus State: WI ZIP 53925Phone: — Fax: —Cell: 920-382-0378 Email: myarech@prairieridge.health

\*\*\*\*\*

## Location of Property

Address: 1515 Park Ave Tax parcel number: 1508.16

Legal Description (attach additional sheets if necessary):

Lot 1, CSM NO. 6862See attached CSM

\*\*\*\*\*

Requested Map Amendment: **A narrative or cover letter shall be attached and include the following:**

## 1. Information about Subject Property:

Current zoning of property: RD Rural DevelopmentCurrent use of property: Ag Field

## 2. Information about the requested zoning map change and what use the amendment would allow:

rezone from RD to B-X33. Reason for the change to the Zoning Map: to match B-X<sup>3</sup> zoning of adjoining Parcel 1192.01 (hospital lot)

## CITY OF COLUMBUS

105 N. DICKASON BOULEVARD COLUMBUS, WISCONSIN 53925-1565  
 920.623.5900 FAX 920.623.5901 [www.cityofcolumbuswi.com](http://www.cityofcolumbuswi.com)  
*Celebrate!*  
 COLUMBUS

## APPLICATION FOR ZONING MAP AMENDMENT

## 4. Site Plan

A Site plan must be attached at a scale large enough for clarity showing the following information:

1. Location and dimensions of the lot showing all easements and all onsite parking.
2. All structures shown, including signs, the distance between all buildings and all front, side and rear setbacks.
3. All off-street parking spaces.
4. The principal buildings on adjacent lots.

\*\*\*\*\*

I certify that all the above statements and plans submitted with this application are true and accurate. I consent to the entry in or upon the premises described in this application by any authorized official of the City of Columbus for the purposes of inspection as may be required by law. I understand I will be invoiced for any additional professional fees generated by this application.

5/6/2025

Date



Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner (if different from Applicant)

(Please complete an application for any zoning changes at the same time the CSM is filed.) Attached narrative if more room is needed

The Certifies Survey requirements are attached.

Please call if you have questions. 920-623-5900

\*\*\*\*\*

I understand that I must comply with all applicable municipal codes and obtain any necessary permits from the Columbus Building Inspector, Zoning Administrator and others; that information submitted with this application is accurate; I agree to pay all fees related to the review of the certified survey map according to City Ordinances (fees and costs for consulting above the fee amount).

Applicant/Authorized Agent Signature\_\_\_\_\_

Property Owner Signature Melissa L. Mangaw on behalf of  
Prairie Ridge Health, Inc.

Property Owner Signature\_\_\_\_\_



## Agenda Item Report

**Meeting Type:** Plan Commission

**Meeting Date:** June 12, 2025

---

**Item Title:** Consideration and review of 114-95 Outdoor Storage of Vehicles

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

**Detailed Description of Subject Matter:**

At the previous meeting, the discussion broadly discussed trying to protect the aesthetics of City neighborhoods and provide property rights and uses that citizens value. The attached draft addresses the discussion by adding an exception to no parking in the front yard provided that it is on the driveway. The revision also provides a clarification regarding the definition of recreational vehicles.

**List all Supporting Documentation Attached:**

- Draft Ordinance Revision of 114-95

**Action Requested:** Recommend revision for a public hearing at a future meeting.

---

## Sec. 114-95. Outdoor storage of vehicles.

- (1) *Automobiles.* In residential districts, only one automobile may be parked on any unpaved surface.
- (2) *Truck trailers.* No truck trailers, whether registered or unregistered, shall be parked outside in any district without a conditional use permit, except at a truck freight terminal and except for the parking of one truck trailer in regular use on the highway at premises owned by its owner/operator. A truck trailer may also be used as a construction office or for construction storage on a construction site during the period in which the building and/or subdivision is under construction. Upon issuance of the final occupancy permit, all construction trailers must be removed.
- (3) *Recreational vehicles.* Only travel trailers which are 35 feet or less in length and eight feet or less in width may be parked or stored outside in any district in the city. Pop-up campers, 24 feet or less in length and five and one-half or less in height, may be parked or stored outside in any district in the city. Watercraft, 35 feet or less in length and 12 feet or less in height, either mounted on a boat trailer or un-mounted, may be parked or stored outside in any district in the city. Said vehicles shall only be parked in rear yards and side yards of the parcel. However, said vehicles may be parked on a paved driveway in the front yard. Recreational vehicles includes travel trailers, campers, all terrain vehicles (ATV), Utility Task Vehicle (UTV); snomowbiles, and other similar vehicles.

(Ord. No. 664-11, § 3, 9-20-11)

Editor's note(s)—Ord. No. 664-11, § 3, adopted Sept. 20, 2011, repealed former § 114-95, and enacted a new § 114-95 as set out herein. Former § 114-95 pertained to outdoor storage of travel trailers, recreational vehicles and truck trailers and derived from Ord. No. 643-09, §§ I, II, adopted April 8, 2009.



## Agenda Item Report

**Meeting Type:** Plan Commission

**Meeting Date:** June 12, 2025

---

**Item Title:** Consideration and review of Property Maintenance Ordinance

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

**Detailed Description of Subject Matter:**

The City Council referred this back to Plan Commission because primarily did not like the exception over five acres and having the City not needing to comply with parks being over five acres.

The requirement of mowing lawns is intending to meet a goal of an attractive community and protect property values. However, there is a need for exceptions. Natural areas provide different beauty and recreational benefits. Especially on larger parcels, natural areas that have a combination of trees, shrubs, and grasses are present on larger parcels. These types of areas also provide habitat for wildlife.

The attached draft requires all properties to maintain lawns no higher than 8 inches. It allows for registering of natural lawns and register natural areas. The City will need to meet the 8 inch height maximum in all City parks. The Public Works Department Head says mowing will not be an issue. There is also a few exceptions related to environmentally sensitive areas and ag properties.

**List all Supporting Documentation Attached:**

- Draft property maintenance ordinance revision

**Action Requested:** Recommend changes or provide further direction to staff

## Sec. 18-578. Lawn and yard maintenance.

- (a) *Definitions.* The terms used herein are defined as follows.
- (1) *Turf grass.* Grass commonly used in regularly cut lawns or play areas such as, but not limited to, blue grass, fescue and rye grass blends.
  - (2) *Natural lawn.* Any land managed to preserve or restore native Wisconsin grasses and foliage, native trees, shrubs, wildflowers and aquatic plants.
- (b) *General requirements.* ~~Except as provided in subsection (c) below, T~~the owner or occupant of any lot or parcel in the city ~~which is five acres or less in area~~ shall install and maintain landscaping, plantings and other decorative surface treatments, including turf grass, so as to present an attractive appearance in all court and yard areas in accordance with generally accepted landscaping practices in south central Wisconsin. Lawns shall be maintained to a height not to exceed ~~12~~ 8 inches. Plantings shall be maintained so as not to present hazards to adjoining properties or to persons or vehicles traveling on public ways and shall be maintained so as to enhance the appearance and value of the property on which located and thereby the appearance and value of the neighborhood and the city.
- (c) *Natural law exception—Registration and fee.* Any owner or occupant of a lot or parcel subject to subsection (b) above and desiring a natural lawn may register with the city clerk for a natural lawn as defined in subsection (a)(2) above where grasses and foliage exceed 8 inches in height provided that such plantings meet the requirements of this subsection. Applications for registered natural lawns shall be available from the office of the city clerk and the fee for a registered natural lawn will be set by the City of Columbus Common Council.
- (d) *Maintenance of setbacks and drainage swales.* A ten-foot setback on any street frontage and a five-foot side and rear setback of all natural lawns shall be maintained in accordance with subsection (b) above. In addition, all drainage swales shall be free of plantings and maintained in accordance with subsection (b) above. Adjacent neighbors may agree to waive setbacks for encroachment on setbacks outside drainage swales; such waivers shall be in writing and filed with the weed commissioner. In addition, a five percent area exclusive of the setback area shall be left open for maintained paths. The setback area shall have a height of no more than 12 inches, excluding trees and shrubs.
- (e) *Weeds and plants prohibited.* The owners and occupants of all properties with properly registered natural lawns shall destroy all of the following weeds and plants:
- (1) Canada thistle and all other thistle varieties.
  - (2) Leafy spurge.
  - (3) Field bindweed (Creeping Jenny).
  - (4) Purple Loosestrife.
  - (5) Multiflora rose.
  - (6) Burdock.
  - (7) Ragweed.
  - (8) Garlic mustard.
  - (9) All weeds enumerated in §§ 66.955 and 66.96, Wis. Stats.
  - (10) Turf grass, except in setback areas and designated paths.

(f) ~~Exemptions. The lawn height requirement of this section shall not apply to the following:~~

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(1) Wetlands

(2) Zoned rural development or agriculture and used exclusively for agriculture purposes (not residential).

(3) Permit from DNR to grow wild grasses for wildlife.

(4) Special characteristics of land and location.

(5) Environmentally sensitive areas.

(6) Storm water management ponds

(g) Natural Area Exception. Any owner of a lot or parcel over five acres subject to subsection may register with the city clerk for a natural area as defined in subsection above where grasses and foliage exceed 8 inches in height provided that such plantings meet the requirements of this subsection. Applications for registered natural areas shall be available from the office of the city clerk and the fee for a registered natural area will be set by the City of Columbus Common Council. Natural areas are areas that include native plants including grasses, shrubs, and trees.

*Review and approval of land management plans.* The weed commissioner shall review all applications for registered natural lawns and within 30 days of submittal of an application respond in writing to the applicant. The weed commissioner shall annually review the list of all registered natural lawn properties visit each site to check for compliance with this section and, within 30 days of the visit notify in writing the owner or occupant of any noncompliance of this subsection. The person receiving such notice of noncompliance shall comply with the requirements of this subsection within ten days of such notifications.

**(hg)** *Enforcement.* In the event any previously approved natural lawn fails to comply with the requirements of this subsection, such premises shall be deemed a nuisance under this chapter and the weed commissioner may order the nuisance abated within seven days.

**(ih)** *Appeal.* Any person aggrieved by the written determination of the weed commissioner to revoke such registration or to abate a nuisance thereto may file a written appeal within seven days of receiving such written determination with the judiciary committee. The appeal shall state the reasons for reviewing the determination of the weed commissioner. After giving a Class I notice, the committee shall hold a hearing and decide the matter within 30 days. The committee may reverse, affirm or modify the determination of the weed commissioner and issue an order accordingly.

(Ord. No. 570-03, § 8, 6-17-03; Ord. No. 745-19 , § 3, 3-5-19)

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## **May 2025 Monthly Activity Report**

### **Department of Community & Economic Development**

#### **Economic Development and Tourism**

- Through CDA, First Impressions program community assessment and marketing program is being implemented with Dodgeville, WI in June. UWEX is assisting with the program.
- Several facade grants have been approved this year between \$500 and \$5,100. All in downtown. Two grant applications have been received in May.
- The Tourism Commission will review 9 applications for its reimbursement funding grant focusing on events, development, and marketing. Staff met with 6 organizations for pre-application meetings. The applications will be reviewed and scored, and organizations will send a final report to receive reimbursement.
- Held meeting with potential small data center business.
- Met with the new intern and discussed economic development marketing project.
- David Bennett attended the Downtown Wisconsin Conference in Beloit.

#### **Planning, Zoning, and Building Inspections**

- Zoning Re-write – Pre-project activities were conducted including gathering current plans, codes and GIS. Staff kick off meeting coming up first week of June.
- Zoning Map Amendments, CUP, others. Plan Commission reviewed property maintenance ordinance related to grass and recreational vehicle storage. Staff research for June meeting.
- On-line Permitting System continues to move forward. We are learning the back end of the software. The online payment module is moving forward with other City Hall staff in training.
- City Hall Local Designation– The public hearing has been set for June 25<sup>th</sup> to locally designate City Hall as a historic structure.
- Site Plan review letters sent out to Prairie Ridge Health, Estes, and Zion Lutheran Church
- Responding to inquiries for development (residential and commercial)
- Responding to inquiries regarding zoning and permitting
- Training regarding the payment side of on-line permit software
- Building and Zoning Permits Issued and/or Pending (Year To Date)
  - Year-to-date Zoning Permits Issued: 31
  - Year-To-Date Building Permits Issued: 62

#### **Historic Preservation**

- HLPC is currently in process to locally designate City Hall as a historic property. The designation application has been approved, and a preliminary hearing has been held. A public hearing is scheduled for June 5, 2025, with possible action taken.
- HLPC will be hosting its Summer Concert series in June, July, and August again this year.
- Staff is working with DPW to place markers of an existing historic district
- Staff is working with HLPC to right size a smaller scope for the remodeling of the Resthaven building.