



Plan Commission Meeting Agenda

Thursday, August 14, 2025 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. July 10, 2025 Plan Commission Minutes

New Business

2. Public Hearing: Conditional Use Permit – Outdoor Storage – Core and Main on Industrial Drive

3. Consider and take action regarding the conditional use permit for outdoor storage in a Light Industrial Zone - Core and Main

4. Public Hearing: Ordinance revision of 114-95 Outdoor Storage of Vehicles

5. Consider and take action regarding the ordinance amendment to the Outdoor Storage of Vehicles - 114-95

6. Communication of recent Zoning Board of Appeals Action

Adjourn



Plan Commission Meeting Minutes

Thursday, July 10, 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 Finkler, Albright, Monday, Bright, Traxler, and Hajewski. Staff liaison Kornmann was present.

Notice of Open Meeting

Staff noted the meeting was properly noticed.

Approval of Agenda

Finkler motioned to approve the agenda with a second by Albright. Motion carried unanimously.

Approval of Minutes

Finkler motioned to approve the minutes with a second by Hajewski. Motion carried unanimously.

New Business

1. Public Hearing: Zoning Map Amendment from B2 to B3 -105 Dix Street - KO Properties of Columbus LLC

The Plan Commission held an open hearing for the Zoning Map Amendment from B2 to B3 -105 Dix Street - KO Properties of Columbus LLC. There was no one from the public for additional comments. After 3 calls, the public hearing was closed.

2. Discussion and possible action regarding the zoning map amendment for at 105 Dix Street - KO Properties of Columbus LLC

Kornmann gave a staff report highlighting the current zoning and the proposed change from B2 to B3 if the rezone request is granted. Kornmann recommended 3 conditions for the rezone if approved. Debbie Oldenburg, the applicant answered questions from the Plan Commission. Kornmann clarified the difference between B2 and B3 zoning along with the conditions for the rezone.

Hajewski motioned to recommend to Council to approve the zoning map amendment with the recommended by staff and a maintenance agreement to be included with a second by Bright. Motion was carried unanimously.

3. Discussion/possible action regarding the Certified Survey Map for 105 Dix Street

Finkler motioned to approve the Certified Survey Map as long as the conditions mentioned in the review letter are met with a second by Albright. Motion was carried unanimously.

4. Public Hearing: Amending 114-47 of the municipal code - appointment of Zoning and Deputy Zoning Administrator

The Plan Commission held a public hearing for amending 114-47 of the municipal code - appointment of Zoning and Deputy Zoning Administrator. Kornmann highlighted the differences between the current code and the proposed changes. No public made any comments. After 3 calls, the public hearing was closed.

5. Discussion/possible action of amending 114-47 of the municipal code - appointment of Zoning and Deputy Zoning Administrator

The Plan Commission discussed the potential Deputy Zoning Administrator title. Albright and Hajewski had concerns regarding the budget impact. Monday clarified that the change allows for the existence of the Deputy Zoning Administrator and who appoints that position. Finkler compared it to how the Weed Commissioner is currently appointed. Kornmann addressed the online permitting system. Kornmann added that the delegation is part of a broader cross training among City staff. The topic of appointing a consultant was discussed.

Finkler motioned to recommend approval of amending the code 114-47, for appointing the Zoning and Deputy Zoning Administrator as presented with a second by Traxler. Motion was carried unanimously.

Old Business

Discussion/possible action regarding the amending of the zoning and subdivision code.

Kornmann gave an overview of the Zoning Code rewrite and a planned joint Plan Commission and Council meeting on August 6, 2025, featuring a representative from Vandewalle and Associates. Other public engagement opportunities were highlighted. The Plan Commission discussed logistics of the planned joint meeting.

Adjourn

Finkler motioned to adjourn the meeting with a second by Albright. Motion carried unanimously. The meeting was adjourned at 6:20pm.

** 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 14, 2025

Item Title: Conditional Use Permit – Outdoor Storage – Core and Main

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

Detailed Description of Subject Matter: Core and Main is located in the former bowling alley on Industrial Drive. They provide water, wastewater, storm drainage, and fire protection products. They are requesting the outdoor storage of their products per the attached site plan.

The zoning code allows outdoor storage in the Light Industrial district provided the entire storage area is screened with privacy fence not to exceed ten feet in height. The submission does not include fencing on the Hwy 151 side of the storage area; however, the area is screened with deciduous trees. See attached photos for views from Industrial Drive and Hwy 151.

List all Supporting Documentation Attached:

- CUP Application
- Site Plan

Action Requested of Council:

Recommend approval to Council with the following conditions:

1. Fence must be a privacy fence.
2. Fence height not to exceed ten feet.
3. Fencing must be installed per submitted site plan.
4. Storage shall not exceed the height of the fence.
5. The CUP will be in effect as long as all conditions are met.

View from Hwy 151 North exit ramp



View of storage area from Industrial Drive



**NOTICE – PUBLIC HEARING
CITY OF COLUMBUS PLAN COMMISSION**

Notice is hereby given that the City of Columbus Plan Commission will hold a public hearing at the Columbus City Hall 105 N. Dickason Blvd., Columbus, Wisconsin on Thursday, August 10, 2025 at 6:30 pm to deliberate and make a recommendation regarding outdoor storage of materials in an industrial zoning district (277 Industrial Drive). Questions regarding the ordinance amendment should be directed to the Director of Community and Economic Development 105 N. Dickason Blvd, Columbus, WI Monday through Thursday 8: a.m. to 4:30 p.m. and Friday, 8:00 a.m. to Noon. Or email at mkornmann@columbuswi.gov.



City of Columbus
105 N Dickason Blvd, Columbus, WI 53925
Phone: (920) 623-5900
Website: www.cityofcolumbuswi.com

Item #2.

CONDITIONAL USE PERMIT ZONING COMPLIANCE APPLICATION

Fees: \$500.00 plus any costs over the fee amount for reimbursement of the City for legal, engineering, drainage or other consultants needed to review any land development proposal.

Property Address: 277 Industrial Dr, Columbus, WI 53925 Parcel Number: 1121-1110.10

Zoning District: Columbus Does the Project need a Building Permit? ☒ Yes ☐ No

Is the Property in the Floodplain? ☒ Yes ☐ No Does the Project need a Driveway Permit? ☐ Yes ☒ No

Is the property or building in a local, state, national historic district designation? ☐ Yes ☒ No

Proposed Use of Property: Fabrication of plastic pipe fittings and structures, rental of

Attach a scaled site plan and other information showing location of structures, parking other information listed in Chapter 114-26. Attached: ☒ yes ☐ no

Is the property within 300 feet of a waterway? ☐ Yes ☒ No

Is this property in a flood plain? ☒ Partial Yes ☐ No No improvements to be made inside limits of floodway

Applicant Name/Authorized Agent: David Mosier

Applicant Phone: (815) 760-0549

Name of Business: Core & Main LP E-mail: david.mosier@coreandmain.com

Property Owner Name (if other than applicant): I-Columbus LLC

Property Owner Signature: *Dan Jeserig*

Dan Jeserig, Manager

I understand that I must comply with all applicable Building and Zoning Codes and obtain any necessary permits from the Columbus Building Inspector and Zoning Administrator; that I must comply with plans and information submitted with this application; and that falsifying information may result in my Permit being revoked. I grant City staff access to the property to inspect the project/property. I agree to pay all fees related to the review of the development proposal according to City Ordinances. I understand that I am responsible for paying the permit fee plus any costs over the fee amount for reimbursement of the City for legal, engineering, drainage or other consultants needed to review any land development proposal.

Signature of Applicant/Authorized agent: *David Mosier*

Date: 7/1/2025

Conditional Use Permit

CERTIFICATE OF ZONING COMPLIANCE

OFFICE USE ONLY:

Property Address/Parcel #:

Project Description:

Approved/Denied:

Zoning Permit Number:

Zoning Administrator Signature and Date:

Legal description per First American Title Insurance Company Commitment No. NCS-1222918-MAD, with an effective date of June 13, 2024:

Parcel I:
Lot One (1) and Outlot One (1), PLAT OF COLUMBUS CENTRE, in the City of Columbus and Town of Columbus, Columbia County, Wisconsin.
For Informational Purposes Only:

Property Address: 277 Industrial Drive, Columbus, WI 53925
Tax Parcel No. 11211-1110.10, 11211-1110.15, 11006-197.01, and 11006-197.02

Parcel II:
Lot 1 of CERTIFIED SURVEY MAP NO. 4832 recorded in the office of the Register of Deeds for Columbus County, Wisconsin on November 28, 2007, in Volume 34 of Certified Survey Maps, Page 31, as Document No. 773830, said Certified Survey Map being a part of Assessor's Outlot 109 and a part of the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 12, Township 10 North, Range 12 East, City of Columbus, Columbia County, Wisconsin.

For Informational Purposes Only:
Property Address: Lands along Industrial Drive, Columbus, WI 53925
Tax Parcel No. 11211-1087.01

Per First American Title Insurance Company Commitment No. NCS-1222918-MAD, with an effective date of June 13, 2024, the following items appear in Schedule B II as exceptions:

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Columbus Centre, as recorded in Volume 1 of Plats, Page 266A as Document No. 740126 on December 06, 2005, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). **(Affects Parcel I) *Affects parcel as shown.***
- Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 4832 recorded on November 28, 2007, in Volume 34 of Certified Survey Maps, Page 31, as Document No. 773830 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. **(Affects Parcel II) *Affects parcel as shown.***
- Confirmation of assessments and conditions as contained in Volume 19 of Misc. page 637, as Document No. 239533 recorded on April 19, 1944. ***Affects parcel. Cannot be depicted graphically.***
- Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on July 30, 1956 in Volume 258 of Deeds, Page 255 as Document No. 285486, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). ***Does not affect parcel.***
- Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on June 07, 1957 in Volume 262, Page 336 as Document No. 288530, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). ***Does not affect parcel.***
- Conveyance of Lands for Highway Purposes recorded on March 16, 1967 in Volume 38, Page 511 as Document No. 328328. ***Does not affect parcel.***
- Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on May 25, 1970 in Volume 79 of Records, Page 582 as Document No. 344121, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). ***Does not affect parcel.***
- Award of Damages recorded on June 23, 1970 in Volume 81 of Records, Page 112 as Document No. 344580, Corrective Award of Damages recorded May 01, 1979 in Volume 205 of Records, Page 170 as Document No. 401945. ***Does not affect parcel.***
- Covenants, Conditions and Restrictions as set forth in Deed recorded on July 03, 1970 in Volume 81 of Records, Page 325 as Document No. 344710, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). ***Does not affect parcel.***
- Limitations imposed upon ingress to and egress from the above described premises to Highway US 151 including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declaration by the State Highway Commission of Wisconsin, Recorded: February 07, 1990 Volume of records, Page. Document No. 480254 wherein said highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statutes. ***Affects parcel as shown.***
- Utility Easement to Columbus Water and Light Commission and the City of Columbus, dated October 11, 2002, recorded/filed October 17, 2002 as Document No. 667648. As corrected by Affidavit of Correction recorded on February 13, 2003 as Document No. 677040. ***Does not affect parcel.***
- Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on October 17, 2002 as Document No. 667649, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Said Declaration, among other things, provides for rights of first refusal to repurchase. ***Affects parcel as shown.***
- Utility Easement to City of Columbus, Wisconsin, dated December 29, 2003, recorded/filed January 02, 2004 as Document No. 702213. ***Affects parcel as shown.***
- Covenants, conditions, restrictions and easements in the document recorded December 14, 2005 as Document No. 740495 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Said Declaration, among other things, provides for rights of first refusal to repurchase. ***Affects parcel as shown.***

GENERAL NOTES:

- The underground utility information shown on this drawing is based on field locations and/or records furnished by municipalities and utility companies, the location and accuracy of which cannot be guaranteed. There may be additional underground utility installations within the project area that are not shown.
- Bearings are referenced to the Wisconsin County Coordinate System, Columbia County
- Portions of the parcel fall within:
Zone X, Areas determined to be outside the 0.2% annual chance floodplain
Zone AE, Special flood hazard areas subject to inundation by the 1% annual chance flood
Floodways in Zone AE, the floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights.
- per FEMA FIRM Panel 55021C0607F, with an effective date of May 16, 2016. Floodplain line depicted by graphic plotting only.
- Site contains a total of 134 parking spaces, 5 of which are handicapped spaces.
- No evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- No proposed changes in street right of way lines made available to the surveyor by the controlling jurisdiction. No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- Per Zoning letter from City of Columbus dated August 21, 2024 Zoning is Light Industrial.
Per Municipal Code City of Columbus, Wisconsin codified through Ordinance No. 780-23, setback restrictions are as follows:
Minimum setbacks are Front 20', Rear 20', Side 10' & Corner side 20'. Maximum Building Height is 50'.
- Diggers Hotline Tickets: 20242705579 & 20242705577. During date of survey no clear signs of telephone or sanitary sewer marked to property.

Surveyor's Certification:

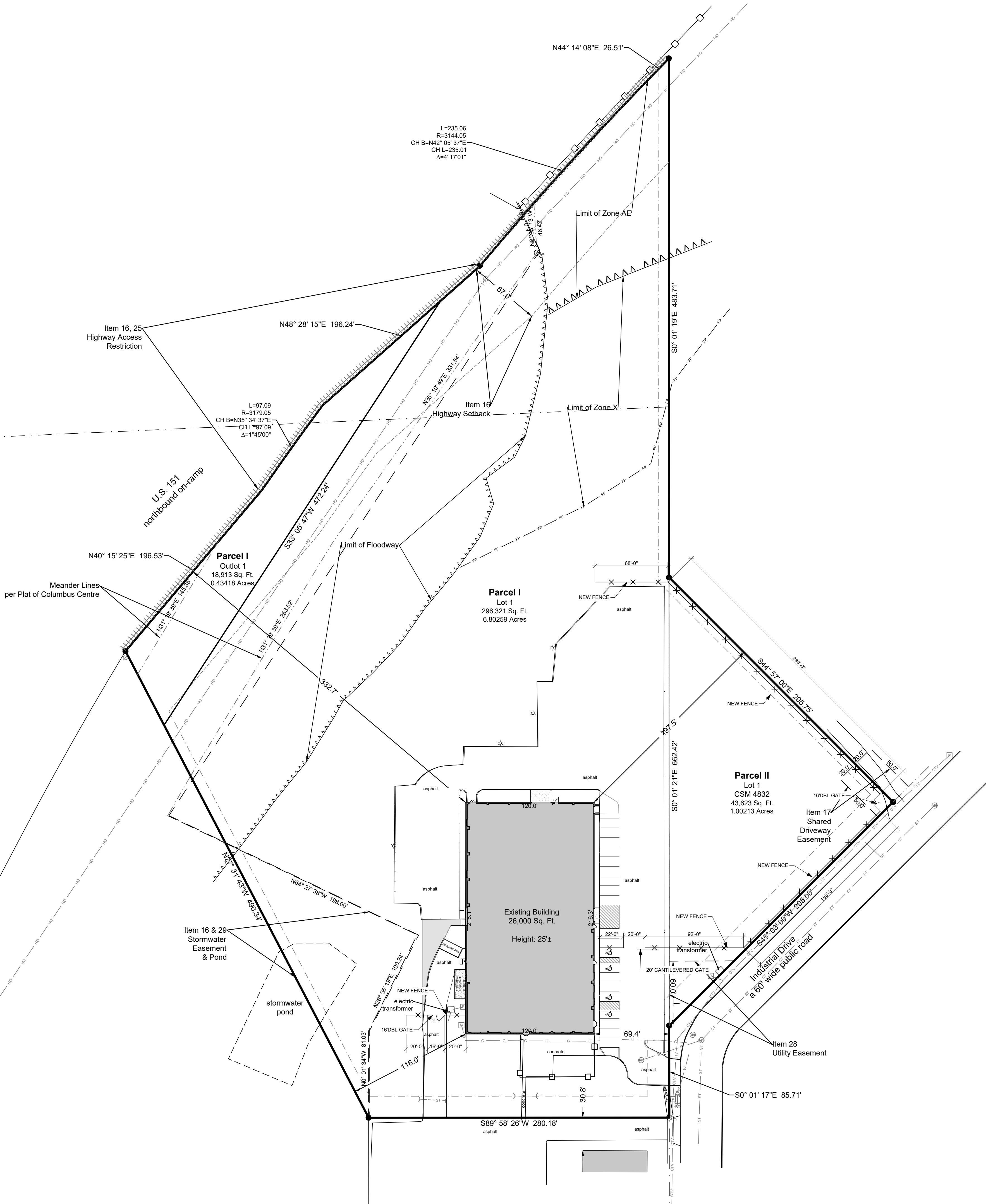
To: ICAP Development LLC, a Wisconsin limited liability company
First American Title Insurance Company
IColumbus LLC, a Wisconsin limited liability company
Associated Bank, National Association, a national banking association, its successors and/or assigns

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9 and 11 of Table A thereof. The field work was completed on July 22, 2024

Date of Map July 25, 2024



Kevin A. Slotke, PLS No. 23068



SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

LEGEND	
---	SECTION 1/4 SECTION LINE
---	PROPERTY LINE
---	EASEMENT
---	CHAIN LINK FENCE
---	GUARD RAIL
---	METAL FENCE
---	WOOD FENCE
---	TREE LINE
---	OVERHEAD UTILITY LINE
---	ELECTRIC
---	TELEPHONE
---	FIBER OPTIC
---	CABLE TV
---	SANITARY SEWER
---	FORCE MAIN
---	STORM SEWER
---	WATER MAIN
---	GAS
---	LIMIT OF FLOODWAY
---	LIMIT OF ZONE AE
---	LIMIT OF ZONE X
---	EXISTING MAJOR CONTOUR
---	EXISTING MAJOR CONTOUR

<ul style="list-style-type: none"> UNKNOWN MANHOLE SANITARY MANHOLE STORM MANHOLE ELECTRIC MANHOLE MMSD MANHOLE TELEPHONE MANHOLE CATCH BASIN ROOF DRAIN HYDRANT WATER VALVE GAS VALVE UTILITY POLE GUY WIRE GUY POLE GAS METER ELECTRIC METER UTILITY PEDESTAL HANDHOLE 	<ul style="list-style-type: none"> IRON PIPE FOUNDSET REBAR FOUNDSET CHEELED CROSS FOUNDSET PLY WALK FOUNDSET SPRING MONUMENT BENCHMARK SIGN DECIDUOUS TREE (Diameter) CONIFEROUS TREE (Diameter) BUSH POST SOL BORING MONITORING WELL CULVERT END LIGHT POLE PARKING METER FLAG POLE TRAFFIC SIGNAL
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277 Industrial Drive
Columbus, Wisconsin

ALTANSPS LAND TITLE SURVEY



0 50' 100'

- UPDATE ZONING INFO 8/22/24 KAS
- UPDATE PER COMMENTS 8/20/24 NGC
- UPDATE PER COMMENTS 8/15/24 NGC
- ADD LINE TO LEGEND 7/31/2024 KAS

NO. REVISION DATE BY

DRAWN BY: KAS

DATE: 7/25/24

PROJECT NO: 23068

CHECKED BY: JGS

SHEET NO.:

1 OF 1

**NOTICE – PUBLIC HEARING
CITY OF COLUMBUS PLAN COMMISSION**

Notice is hereby given that the City of Columbus Plan Commission will hold a public hearing at the Columbus City Hall 105 N. Dickason Blvd., Columbus, Wisconsin on Thursday, August 10, 2025 at 6:30 pm to deliberate and make a recommendation regarding the amending of 114-95 Outdoor Storage of Vehicles. Questions regarding the ordinance amendment should be directed to the Director of Community and Economic Development 105 N. Dickason Blvd, Columbus, WI Monday through Thursday 8: a.m. to 4:30 p.m. and Friday, 8:00 a.m. to Noon. Or email at mkornmann@columbuswi.gov.



Agenda Item Report

Meeting Type: Plan Commission

Meeting Date: August 14, 2025

Item Title: Ordinance of revision of 114-95 Outdoor Storage of Vehicles

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

Detailed Description of Subject Matter:

The attached revised ordinance reflects the previous discussion of balancing aesthetics and property rights. The last section of the ordinance provides for the parking of recreational vehicles on driveways located in the front yard of parcels.

List all Supporting Documentation Attached:

- Ordinance Revision of 114-95

Action Requested: Recommend approval of the revision to 114-95 of the municipal code

CITY OF COLUMBUS

ORDINANCE NO. _____

**AN ORDINANCE TO REPEAL AND RECREATE SECTION 114-95 OF THE CITY
CODE OF ORDINANCES CONCERNING
OUTDOOR STORAGE OF VEHICLES**

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

1. Sec. 114-95. Outdoor storage of vehicles.
2. (1) *Automobiles*. In residential districts, only one automobile may be parked on any unpaved surface.
3. (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.
4. (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); snowmobiles, and other similar vehicles.
- 5.
6. **Severability**. Each section, paragraph, sentence, clause, word, and provision of this Section is severable, and if any such provision shall be held unconstitutional or invalid for any reason, such decision(s) shall not affect the remainder of the ordinance nor any part thereof other than that affected by such decision.
7. **Effective Date**. This Ordinance shall take effect immediately upon its passage and posting as required by law.

Adopted this _____ day of _____, 2025.

CITY OF COLUMBUS

By: _____
Joseph Hammer, Mayor

By: _____
Susan L. Caine, Clerk



Agenda Item Report

Meeting Type: Plan Commission

Meeting Date: August 14, 2025

Item Title: Zoning Board of Appeals

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

Detailed Description of Subject Matter: The Zoning Board of Appeals recently made decisions on two variance requests. They are the following:

- Side yard reduction Lot 18 of Cardinal Heights – Requested by Lamps Landing. ZBOA approved.
- Parking lot setback reduction – KO Properties of Columbus LLC. ZBOA approved.

No action is required. Actions by the Zoning Board of Appeals by code are communicated to the Plan Commission.