



Plan Commission Meeting Agenda

Thursday, November 13, 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. Consider and take action regarding meeting minutes from October 2025

New Business

2. Public hearing regarding zoning map amendment at 546 Manning Street to include changes from R4 to R2 and from Rural Development (RD) to R2

3. Consider and take action regarding Zoning Map Amendment for parcels at 546 Manning Street - Roelke

4. Consider and take action regarding the Roelke CSM – 546 Manning Street

5. Consider and take action regarding the zoning code re-write; zoning district permitting uses/bulk dimensions

6. Consider and take action regarding Roberts minor land division in Town of Elba – Extraterritorial Zone

Adjourn



Plan Commission Meeting Minutes

Thursday, October 09, 2025 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Call Meeting to Order

Monday called the meeting to order at 6:30 pm.

Roll Call

A quorum of members in attendance included Hajewski, Traxler, Albright, Finkler, Monday, and Bright. Staff liaison Bennett and Sonja Kruesel of Vandewalle & Associates were present.

Notice of Open Meeting

Bennett confirmed the meeting was properly noticed.

Approval of Agenda

Finkler motioned to approve the agenda as presented. Traxler seconded the motion. The motion was carried unanimously.

Approval of Minutes

1. Approve minutes from previous meeting(s)

Hajewski motioned to approve as presented, the minutes from the Plan Commission meeting of August 14, 2025. Finkler seconded the motion. The motion was carried unanimously.

Old Business

Consider and take action regarding the zoning and subdivision rewrite - public input results/ zoning issues and evaluation report

Sonja Kruesel, Associate Planner for Vandewalle & Associates, Inc. gave a presentation which highlighted the overview of the zoning rewrite project, recap of the in-person and survey results, and examples from other rewrites they've done.

The process would include using public feedback as a guide and involve code reorganization, diversifying housing options, reviewing land uses, creating and implementing appropriate building design standards, and reducing barriers to development. Vandewalle would have staff review the various tables of information and draft part 1 text for staff review.

Bright motioned to move forward with the zoning rewrite process with a second by Finkler. The motion was carried unanimously.

Adjourn

Finkler motioned to adjourn the meeting with a second by Bright. The motion was carried unanimously. The meeting was adjourned at 7:38pm.

** 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 **



CITY OF COLUMBUS

105 N. DICKASON BOULEVARD COLUMBUS, WISCONSIN 53925-1565
920.623.5900 FAX 920.623.5901 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: CHRIS W. ROELKE

Address: 546 Manning St

City: COLUMBUS State: WI ZIP 53925

Phone: 920-350-2993 Fax: _____

Cell: 920-350-2993 Email: bb.roelke@gmail.com

Property Interest of Applicant:

☒ Owner ☐ Contract Purchaser ☐ Leasee

☐ Other (please explain)

Owner information (if different from Applicant):

Name: SAME

Address: _____

City: _____ State: _____ ZIP _____

Phone: _____ Fax: _____

Cell: _____ Email: _____



CITY OF COLUMBUS

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Item #2.

APPLICATION FOR ZONING MAP AMENDMENT

Primary contact information:

Name: CHRIS W.ROELKE

Address: 546 Manning St

City: COLUMBUS State: WI ZIP 53925

Phone: 53925 Fax: _____

Cell: 920-350-2993 Email: bb.roelke@gmail.com

Location of Property

Address: 546 Manning St Columbus, WI 53925 Tax parcel number: 11211-1141 & 1018

Legal Description (attach additional sheets if necessary): See attached survey map.

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

1. Information about Subject Property:

Current zoning of property: Rural Development (1141) & Multi-family (1018)

Current use of property: Single Family

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

Combine separate tax parcels into 1 tax parcel and zone to reflect current use

3. Reason for the change to the Zoning Map:

Combine 2 tax parcels into one.

105 N. DICKASON BOULEVARD COLUMBUS, WISCONSIN 53925-1565
920.623.5900 FAX 920.623.5901 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:

See attached Survey Map

1. Location and dimensions of the lot showing all easements and all onsite parking.

See attached Survey Map

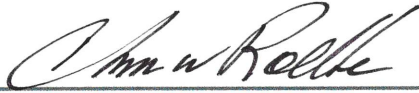
2. All structures shown, including signs, the distance between all buildings and all front, side and rear setbacks. See attached Survey Map

3. All off-street parking spaces. N/A

4. The principal buildings on adjacent lots. Single family

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.

10/6/25
Date


Signature of Applicant

Date

Signature of Owner (if different from Applicant)

Chris W. Roelke
546 Manning St.
Columbus, WI 53925
(920) 350-2993
bb.roelke@gmail.com

Item #2.

To:

Planning & Zoning
City of Columbus
105 N. Dickason Boulevard
Columbus, WI 53925

Subject: Zoning Change

Zoning Officials

Included with this letter is a Zoning Change Application. I purchased the property in 2014 and believed I was purchasing a single-family home with a large back yard. In reality, I purchased a single-family home that was once a 3-plex apartment. It was converted back to a single-family home. There is no kitchen or cooking area on the 2nd or 3rd floor. I also have 2 property tax bills which creates problems with refinancing and timely payments from my escrow account.

Please re-zone my entire property to Residential – 2 in order to reflect the current use and simplify tax payments.

Information about Subject Property:

Current zoning of property: Rural Development (1141) & Multi-Family (1018)

Current use of property: Single Family

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

Combine separate tax parcels into 1 tax parcel and zone to reflect current use

3.Reason for the change to the Zoning Map:

Combine 2 tax parcels into one and zone to reflect the current use

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.

See attached Survey Map

2.All structures shown, including signs, the distance between all buildings and all front, side and rear setbacks. See attached Survey Map

3.All off-street parking spaces. N/A

4.The principal buildings on adjacent lots. Single Family

Respectfully Submitted

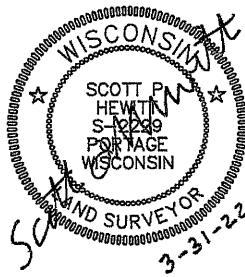

Chris W. Roelke

As prepared by:

GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES
 625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53901
 PHONE: PORTAGE (800) 742-7788 SAUK (808) 844-8877
 FAX: (808) 742-0434 E-MAIL: surveylog@grothman.com
 (RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 1221-757DRAFTED BY: L. DEBOERCHECKED BY: SPHPROJ. 1112-483DWG. 1221-757SHEET 1 OF 4

SEAL:

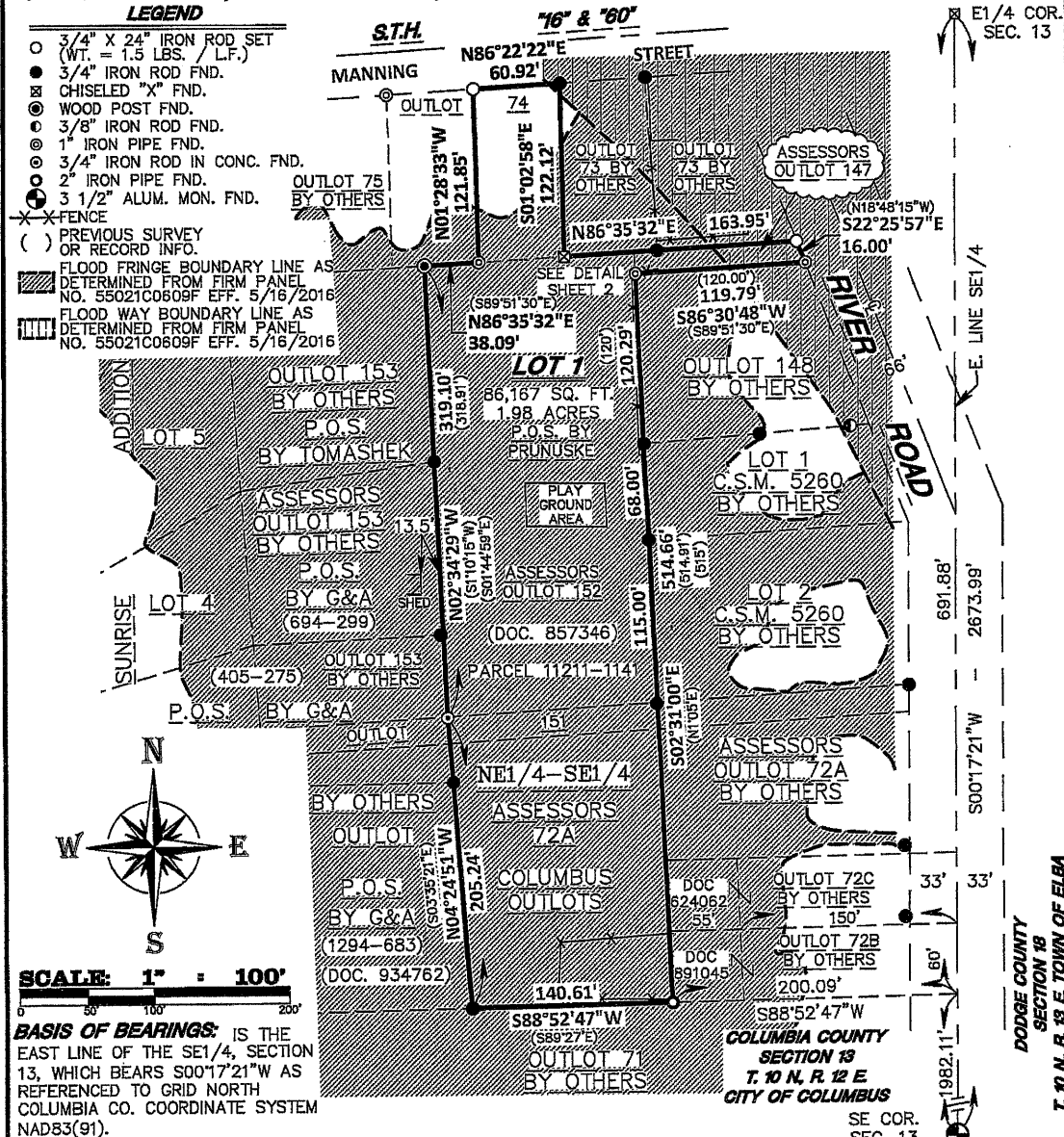
**COLUMBIA COUNTY CERTIFIED SURVEY MAP NO.****GENERAL LOCATION**

Volume _____ Page _____

BEING PART OF OUTLOTS 72 AND 74, COLUMBUS OUTLOTS AND PART OF OUTLOTS 147, 151 AND 152, UNRECORDED ASSESSORS PLAT, LOCATED IN THE NE1/4 OF THE SE1/4, SECTION 13, T. 10 N, R. 12 E, CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN.

LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- ⊗ CHISELED "X" FND.
- ⊙ WOOD POST FND.
- ⊙ 3/8" IRON ROD FND.
- ⊙ 1" IRON PIPE FND.
- ⊙ 3/4" IRON ROD IN CONC. FND.
- ⊙ 2" IRON PIPE FND.
- ⊙ 3 1/2" ALUM. MON. FND.
- FENCE
- () PREVIOUS SURVEY OR RECORD INFO.
- ▨ FLOOD FRINGE BOUNDARY LINE AS DETERMINED FROM FIRM PANEL NO. 55021C0609F EFF. 5/16/2016
- ▨ FLOOD WAY BOUNDARY LINE AS DETERMINED FROM FIRM PANEL NO. 55021C0609F EFF. 5/16/2016



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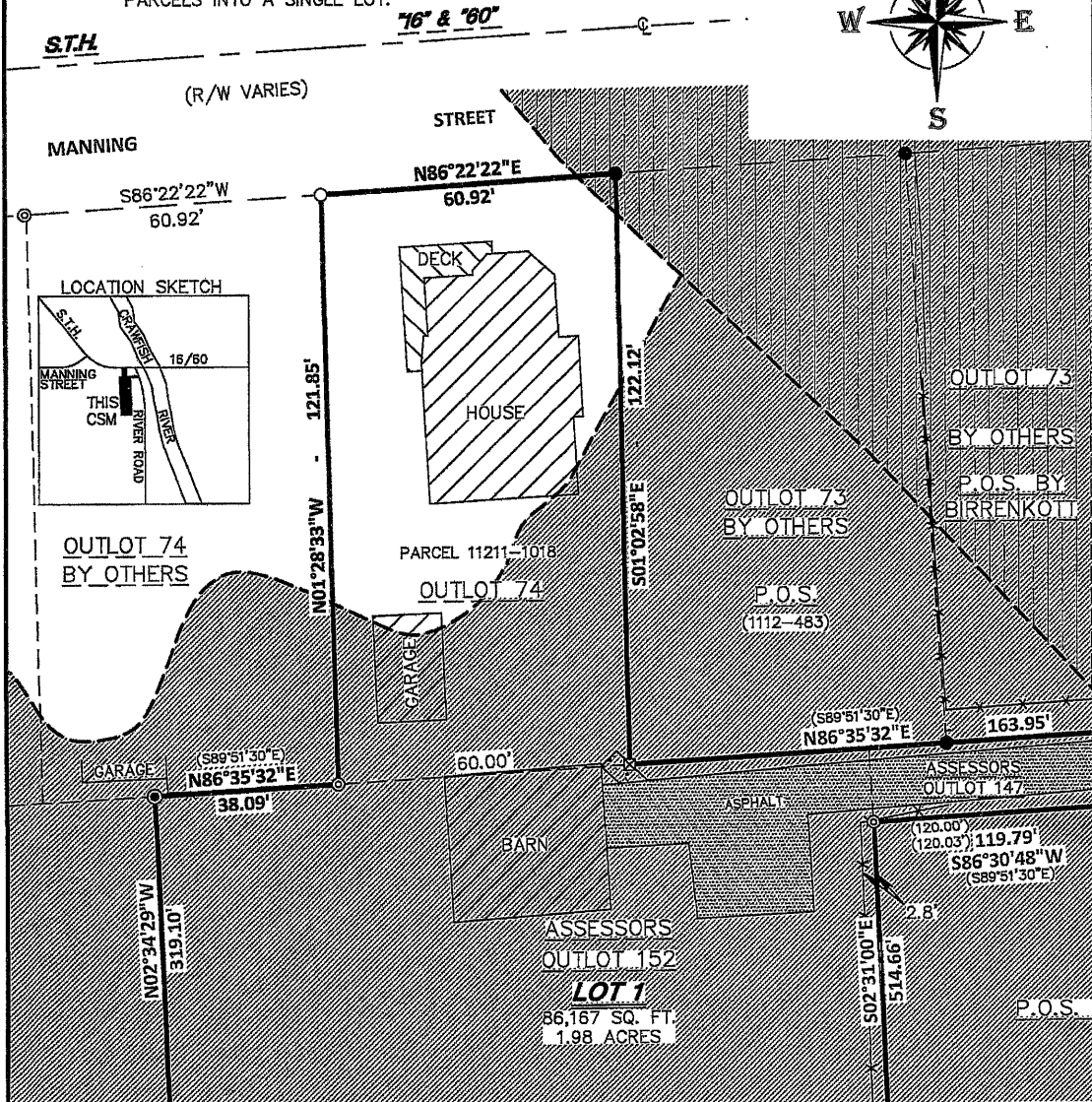
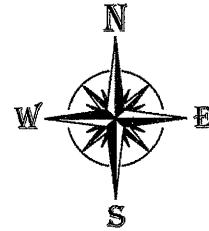
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NOTE: THE PURPOSE OF THIS SURVEY IS TO COMBINE 2 PARCELS INTO A SINGLE LOT.

SCALE: 1" = 30'
 0 15 30 60



OWNER/CLIENT: CHRIS W. AND APRIL ROELKE
 546 MANNING STREET
 COLUMBUS, WI 53925

As prepared by:

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SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Chris W. and April Roelke**, I have surveyed, monumented, mapped and combined a part of Outlots 72 and 74, Columbus Outlots and a part of Outlots 147, 151 and 152, Unrecorded Assessors Plat located in the Northeast Quarter of the Southeast Quarter of Section 13, Town 10 North, Range 12 East, City of Columbus, Columbia County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section 13;
 thence South 00°17'21" West along the East line of the Southeast Quarter, 691.88 feet to the Southeast corner of Outlot 72, Columbus Outlots;
 thence South 88°52'47" West along the South line of Outlot 72, 200.09 feet to the Southwest corner of lands described and recorded in Document No. 891045 and the point of beginning;
 thence continuing South 88°52'47" West along the South line of Outlot 72, 140.61 feet to the Southeast corner of lands described and recorded in Document No. 934762;
 thence North 04°24'51" West along the East line of lands described and recorded in Document No. 934762 and the Northerly extension thereof, 205.24 feet to the Southeast corner of Outlot 153, Unrecorded Assessors Plat;
 thence North 02°34'29" West along the East line of said Outlot 153 and the West line of lands described and recorded in Document No. 857346, 319.10 feet to the Northeast corner of Outlot 153 and being the South line of Outlot 74, Columbus Outlots;
 thence North 86°35'32" East along the South line of Outlot 74, Columbus Outlots, 38.09 feet;
 thence North 01°28'33" West, 121.85 feet to the South right-of-way line of State Trunk Highway 16 and 60;
 thence North 86°22'22" East along said right-of-way line, 60.92 feet to the Northeast corner of said Outlot 74;
 thence South 01°02'58" East along the East line of Outlot 74, 122.12 feet to the Southeast corner thereof;
 thence North 86°35'32" East along the South line of Outlot 73, Columbus Outlots, 163.95 feet to the West right-of-way line of River Road;
 thence South 22°25'57" East along the West right-of-way line of River Road, 16.00 feet to the Northeast corner of Outlot 148, Unrecorded Assessors Plat;
 thence South 86°30'48" West along the North line of said Outlot 148, 119.79 feet to the Northwest corner thereof;
 thence South 02°31'00" East along the West line of Lots 1 and 2, Certified Survey Map, No. 5260 and the Northerly and Southerly extensions thereof, 514.66 feet to the point of beginning.
 Containing 86,167 square feet (1.98 acres), more or less. 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 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

SCOTT P. HEWITT

Professional Land Surveyor, No. 2229

Dated: March 31, 2022

File No.: 1221-757

OWNER/CLIENT: CHRIS W. AND APRIL ROELKE
 546 MANNING STREET
 COLUMBUS, WI 53925

As prepared by:

G GROTHMAN
& ASSOCIATES S.C.
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 CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN.**

CITY of COLUMBUS APPROVAL CERTIFICATE

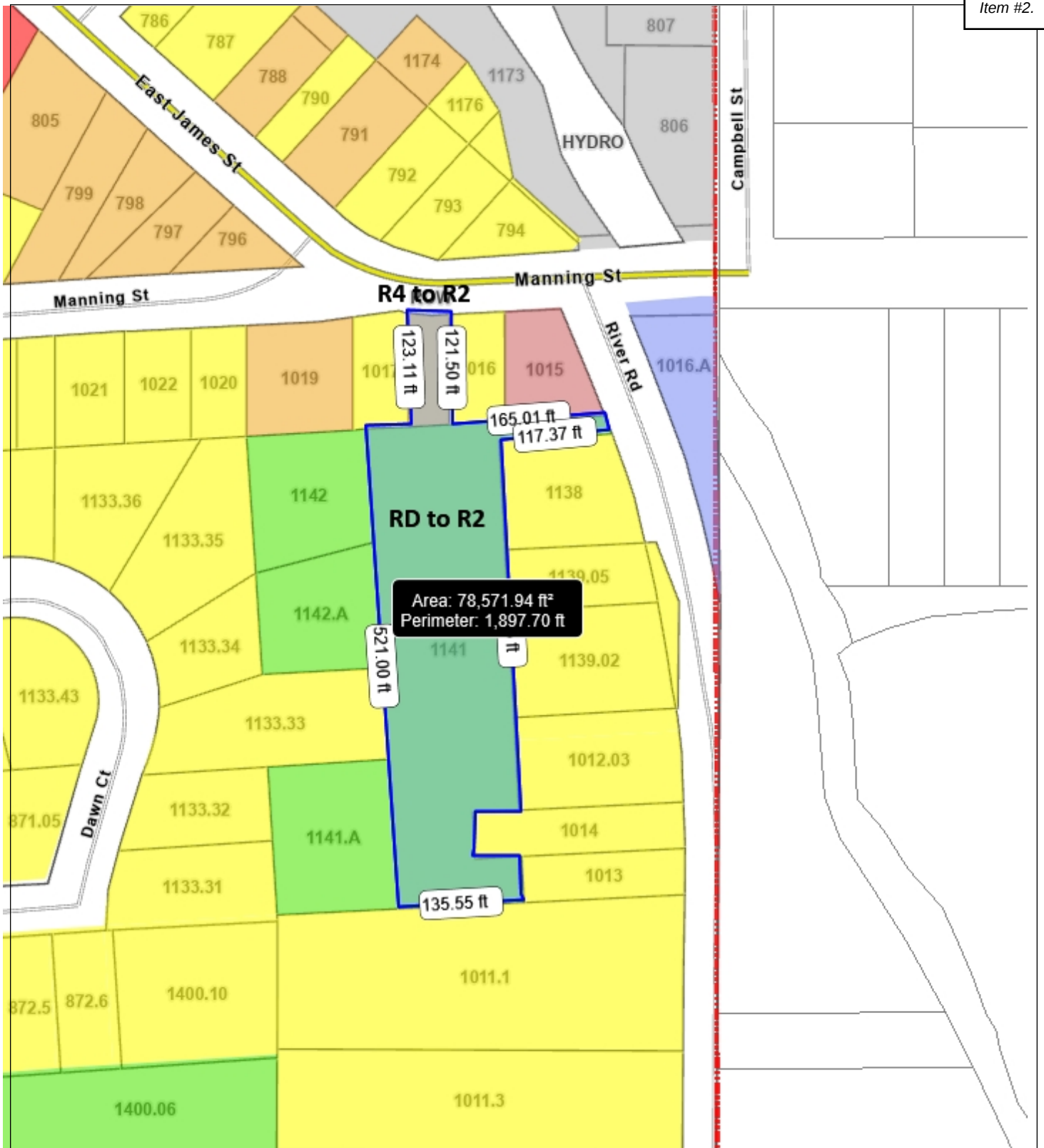
This Certified Survey Map is approved for recording by the City of Columbus, Columbia County, Wisconsin.

Mayor_____
Date

I HEREBY CERTIFY that the certified survey map is approved by the City of Columbus, Wisconsin, this
 _____ day of _____, 20____.

City Clerk_____
Date

OWNER/CLIENT: CHRIS W. AND APRIL ROELKE
 546 MANNING STREET
 COLUMBUS, WI 53925



Zoning Change from R4/RD to R2-Roelke

City of Columbus

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

The City of Columbus does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 148'

City Of Columbus

105 N Dickason Blvd
Columbus, WI 53925
920-623-5900

Print Date: 11/4/2025

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, November 13, 2025, at 6:30 p.m. to deliberate and make recommendation regarding a Zoning Map Amendment request from Chris Roelke to amend the City's Zoning Map for parcels 11211-1141 and 11211-1018 (546 Manning St.) from Rural Development and R4 Multi-family to R2 Residential. Questions regarding the zoning map amendment should be directed to Mike Kornmann, Director of Community and Economic Development, 105 N. Dickason Blvd, Columbus, WI Monday through Thursday 8:00 a.m. to 4:30 p.m. and Friday, 8:00 a.m. to Noon at 920-623-5900 x1106 or email at mkornmann@columbuswi.gov.



Agenda Item Report

Meeting Type: Plan Commission

Meeting Date: November 13, 2025

Item Title: Zoning Map Amendment Regarding parcels at 546 Manning Street

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

Detailed Description of Subject Matter: The application for a zoning map amendment is part of another request to combine two parcels. The City has an ordinance that requires that any one parcel can only be zoned in one zoning district. Currently the two parcels are zoned R4 and RD – Rural Development. The applicant is requesting R2 for both parcels. The Comprehensive plan recommends single family residential land uses for these two properties and would be consistent with the comprehensive plan.

List all Supporting Documentation Attached:

- Existing zoning map
- Zoning map amendment application-Roelke

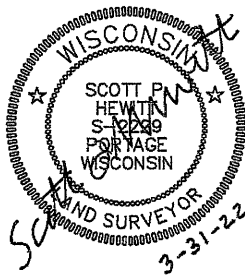
Action Requested of Plan Commission: Approve request.

As prepared by:

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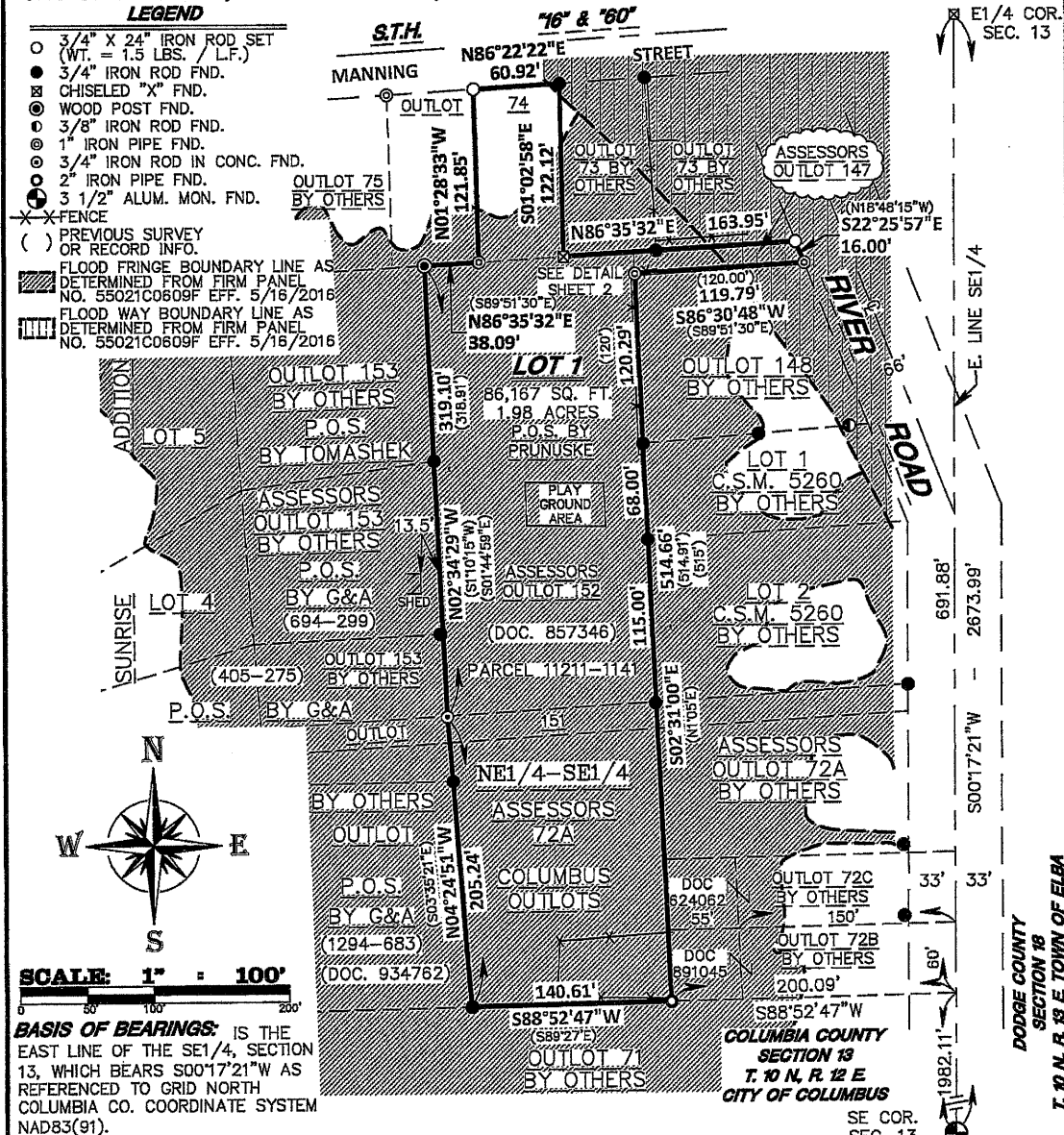
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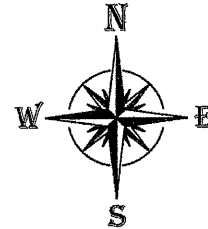
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SCALE: 1" = 30'
 0 15 30 60

STH

(R/W VARIES)

MANNING

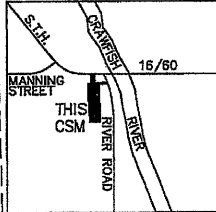
STREET

S86°22'22"W
60.92'

N86°22'22"E

60.92'

LOCATION SKETCH



OUTLOT 74
BY OTHERS

PARCEL 11211-1016

OUTLOT 74

GARAGE

BARN

ASSESSORS
OUTLOT 152

LOT 1

86,167 SQ. FT.
1.98 ACRES

121.85'

122.12'

501°02'58"E

163.95'

119.79'

2.6'

514.66'

502°31'00"E

514.66'

502°31'00"E

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 thence continuing South 88°52'47" West along the South line of Outlot 72, 140.61 feet to the Southeast corner of lands described and recorded in Document No. 934762;
 thence North 04°24'51" West along the East line of lands described and recorded in Document No. 934762 and the Northerly extension thereof, 205.24 feet to the Southeast corner of Outlot 153, Unrecorded Assessors Plat;
 thence North 02°34'29" West along the East line of said Outlot 153 and the West line of lands described and recorded in Document No. 857346, 319.10 feet to the Northeast corner of Outlot 153 and being the South line of Outlot 74, Columbus Outlots;
 thence North 86°35'32" East along the South line of Outlot 74, Columbus Outlots, 38.09 feet;
 thence North 01°28'33" West, 121.85 feet to the South right-of-way line of State Trunk Highway 16 and 60;
 thence North 86°22'22" East along said right-of-way line, 60.92 feet to the Northeast corner of said Outlot 74;
 thence South 01°02'58" East along the East line of Outlot 74, 122.12 feet to the Southeast corner thereof;
 thence North 86°35'32" East along the South line of Outlot 73, Columbus Outlots, 163.95 feet to the West right-of-way line of River Road;
 thence South 22°25'57" East along the West right-of-way line of River Road, 16.00 feet to the Northeast corner of Outlot 148, Unrecorded Assessors Plat;
 thence South 86°30'48" West along the North line of said Outlot 148, 119.79 feet to the Northwest corner thereof;
 thence South 02°31'00" East along the West line of Lots 1 and 2, Certified Survey Map, No. 5260 and the Northerly and Southerly extensions thereof, 514.66 feet to the point of beginning.
 Containing 86,167 square feet (1.98 acres), more or less. 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 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: March 31, 2022

File No.: 1221-757

OWNER/CLIENT: CHRIS W. AND APRIL ROELKE
 546 MANNING STREET
 COLUMBUS, WI 53925

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
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 (RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 1221-757DRAFTED BY: L. DEBOERCHECKED BY: SPHPROJ. 1112-483DWG. 1221-757 SHEET 4 OF 4

SEAL:

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

Volume _____, Page _____

BEING PART OF OUTLOTS 72 AND 74, COLUMBUS OUTLOTS AND PART OF OUTLOTS 147, 151 AND 152, UNRECORDED ASSESSORS PLAT, LOCATED IN THE NE1/4 OF THE SE1/4, SECTION 13, T. 10 N, R. 12 E, CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN.

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 _____, 20____.

City Clerk_____
Date

OWNER/CLIENT: CHRIS W. AND APRIL ROELKE
 546 MANNING STREET
 COLUMBUS, WI 53925



Agenda Item Report

Meeting Type: Plan Commission

Meeting Date: November 13, 2025

Item Title: Roelke CSM – 546 Manning Street

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

Detailed Description of Subject Matter: This CSM was first reviewed before the plan commission and was postponed until a rezone was completed. The previous item on the agenda was the rezone. This CSM can be approved if the rezone was approved. It combines two lots into one lot.

List all Supporting Documentation Attached:

- CSM for 546 Manning St.

Action Requested of Plan Commission: Approve if the rezone was approved.

DRAFT City of Columbus Zoning Ordinance

Land Use Descriptions

Date: October 22, 2025

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Principal Land Uses

Residential Land Uses	
Apartment/Multiplex	This dwelling unit type consists of a single structure with three or more individual attached dwelling units.
Boarding House Living Arrangement	A residential land use where occupancy of a dwelling unit is shared by six or more unrelated adult individuals.
Duplex/Twin House	This dwelling unit type consists of two separate Single Family Dwelling Units, each having a private individual exterior entrance or private interior entrance from a shared foyer, and no shared internal access other than entry foyers and halls. Duplexes and Twin Homes are attached side-by-side units, each with a ground floor and roof. Two dwelling units in a Duplex are located on one lot, while two dwelling units in a Twin House are located on separate lots (also known as a zero-lot line duplex).
Mobile Home	A type of dwelling unit suitable for year-round occupancy designed to be towed as a single unit or in sections, with a permanent foundation, with walls of rigid, un-collapsible construction, and with water supply, sewage disposal, and electrical convenience. A Manufactured Home includes both a “mobile home” and a non-permanently affixed “manufactured home” as defined by Wisconsin Statutes. Any similar dwelling unit which has its own motor and/or remains on wheels shall be considered a recreational vehicle. A modular home is a home meeting the Uniform Building Code that is transported to the building site in sections, does not have a permanent chassis, and is permanently mounted on a permanent foundation. A modular home is regulated as a single family dwelling unit.
Mobile Home Subdivision or Park	This land use is a form of residential development which is exclusively reserved for individually sold or rented air right pads containing Mobile Homes. Each Mobile Home must meet the requirements of the mobile home definition.
Single Family Dwelling Unit	This dwelling unit type consists of a fully detached single family residence which is located on an individual lot. Single family dwelling units are designed for one family and have no roof, wall, or floor in common with any other dwelling unit. A single family dwelling that contains an in-family suite or accessory dwelling unit is still considered a single family dwelling. Two Single Family Dwelling Units may be attached by a common wall or located on the same lot within a Duplex, Twin House, or Two Flat Land Use
Townhouse	This dwelling unit type consists of attached structures, each having private, individual access. This dwelling unit type may be located on its own lot or within a group development. Each dwelling unit shares at least one common wall with an adjacent dwelling unit.
Two Flat	This dwelling unit type consists of a single structure with two separate Single Family Dwelling Units, each having a private individual exterior entrance or private interior entrance from a shared foyer, and no shared internal access other than entry foyers and halls. Two Flats are attached units within a single structure with one unit above the other.

Mixed-Use Buildings	
Live/Work Building	A multi-unit building, typically arranged in a townhouse format, in which each unit contains a commercial use on the ground floor with a residential use on upper floors, with both uses occupied by the same resident/business operator. The commercial use is typically interconnected to the residential use with an internal stair or elevator.
Mixed Use Building	A building containing a mix of principal commercial land uses and principal residential land uses.

Commercial Land Uses	
Artisan Production Shop	A building or portion thereof used by 10 or fewer artists or artisans for the creation, preparation, display and sale of unique (rather than mass-produced) individually crafted items including artwork, jewelry, custom furniture, woodwork, sculpture, glass, metal, pottery, leathercraft, hand-woven articles, and related items, as either a principal use or accessory use.
Bed and Breakfast	Bed and Breakfasts are places of lodging that provide rooms for rent in the owner's personal residence, are occupied by the owner at the time of rental, and where the only meal served to guests is breakfast.
Campground	Campgrounds include any facilities designed for overnight accommodation of persons in tents, travel trailers, or other mobile or portable shelters or recreational vehicles, including recreational vehicle overnight stays in parking lots and other similar locations not in campgrounds.
Commercial Animal Boarding	Facilities where short-term and/or long-term animal boarding is provided, including commercial kennels, commercial stables, and animal shelters. Exercise yards, fields, training areas, and trails associated with such land uses are considered accessory and do not require separate consideration.
Commercial Animal Daycare	Facilities where short-term pet daycare is provided. Exercise yards, fields, training areas, and trails associated with such land uses are considered accessory and do not require separate consideration.
Commercial Indoor Lodging	Facilities where overnight housing in individual rooms or suites of rooms is provided, with each room or suite having a private bathroom. Such land uses may provide in-room or in-suite kitchens and may also provide indoor recreational. Restaurant, lounge, fitness centers, and other on-site facilities available to non-lodgers are considered principal uses and therefore require review as a separate land use.
Commercial Kitchen	A building or portion thereof used for the preparation of food that can be rented or used as a classroom by different organizations, businesses, or individuals. Products produced on site may be sold off site.
Drive-Through and In-Vehicle Sales or Service	Land uses where sales and/or services are conducted to persons in vehicles, or to vehicles which may or may not be occupied at the time of such activity (except vehicle repair and maintenance services). Such land uses often have traffic volumes which exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples of such land uses include, but are not limited to, drive-in facilities, drive-through facilities, fuel stations, and car washes.

Golf Course	An area of land developed and maintained for golfing, including related facilities and amenities.
Group Daycare Center	Facilities which provide childcare services for 9 or more children. Such land uses may be operated in conjunction with another principal land use on the same environs, such as a church, school, business, or civic organization. In such instances, group daycare centers are considered a separate principal use and require review as such. This land use may also include Adult Daycare Centers as regulated under Wis. Stats. DCF 105.14.
Indoor Commercial Entertainment	Land uses which provide restaurants, taverns, and entertainment services entirely within an enclosed building. Such activities often have the potential to be associated with nuisances related to amplified music, noise, lighting, trash, and late operating hours that extend significantly later than most other commercial land uses. Examples of such land uses include, but are not limited to, restaurants, taverns, theaters, bowling alleys, arcades, roller rinks, and pool halls.
Indoor Maintenance Service (Non-Vehicle)	Facilities where maintenance and repair service is provided and all operations are located entirely within an enclosed building, including the repair of clocks, vacuum cleaners, and small appliances. This shall not include Vehicle Sales or Vehicle Service and Repair land uses.
Indoor Sales or Service	The sale and/or display of merchandise or equipment or non-personal or non-professional services, entirely within an enclosed building. Includes general merchandise stores, grocery stores, butcher, sporting goods stores, antique stores, gift shops, laundromats, bakeries, copy and printing centers, photo processing centers, and other uses meeting this definition.
Indoor Shooting Range	Land use which provides an indoor shooting range service entirely within an enclosed building. Such activities often have the potential to be associated with nuisances related to amplified noise and lighting, safety and security, and late operating hours that extend significantly later than most other commercial land uses
Intensive Outdoor Activity	Land uses located on private or public property that require intensive lighting and generate regional traffic and noise beyond property lines. Intensive outdoor activity land uses may include, but are not limited to, amusement parks, water parks, fairgrounds, outdoor stadiums, go cart tracks, paint ball, shooting range, race tracks, ski hills, and drive-in theaters.
Office	Indoor Offices where the primary function is the handling of information or administrative services. Office uses do not typically provide services directly to customers on a walk-in basis.
Outdoor Commercial Entertainment	Land uses which provide entertainment services partially or wholly outside of an enclosed building. Such activities often have the potential to be associated with nuisances related to noise, lighting, dust, trash, and late operating hours. Outdoor commercial entertainment land uses may include, but are not limited to outdoor eating and drinking areas, sand volleyball courts, outdoor assembly areas, and outdoor swimming pools associated with another principal land use. Note that high-attendance facilities oriented to non-resident users or attendees and intensively lit tournament oriented outdoor facilities are considered intensive outdoor activity land uses.

Outdoor Sales and Display	Land uses where the sale and display of merchandise or equipment is conducted outside of an enclosed building on more than a temporary basis. Examples include, but are not limited to, outdoor garden centers, outdoor recreation equipment sales, monument sales, flea markets, and manufactured and mobile housing sales. If the permanent Outdoor Sales and Display area is less than 250 square feet and is secondary to an Indoor Sales or Service use, such use shall instead be considered Incidental Outdoor Sales and Display. Outdoor Display on a temporary basis shall be regulated by Temporary Outdoor Sales.
Outdoor Maintenance Service (Non-Vehicle)	Facilities where maintenance and repair service is provided and where all or any portion of the operation is located outside of an enclosed building. This shall not include Vehicle Sales or Vehicle Service and Repair land uses.
Personal or Professional Service	Indoor service land uses where the primary function is the provision of services directly to an individual on a walk-in or on-appointment basis. Examples of such uses include establishments where customers make an appointment, such as professional services, insurance or financial services, realty offices, small scale by-appointment medical offices and clinics, veterinary clinics, barber shops, beauty shops, and related land uses including ancillary on site production of items used in the provision of such services, as defined by the Incidental Light Industrial accessory use.
Sexually Oriented Business	An adult bookstore, adult theater, adult massage parlor, adult sauna, adult entertainment center, adult cabaret, adult health or sport club, adult steam room or bathhouse facility, or any other business in which the primary business activity is characterized by emphasis on matters depicting, describing, or relating to nudity, sexual conduct, sexual excitement, or sadomasochistic abuse.
Vehicle and Boat Sales	The sale and display of vehicles or boats for sale or rent outside of an enclosed building. Such land uses also include an ancillary repair shop associated with the vehicle display lot and sales building.
Vehicle Service and Repair	Facilities where vehicle service or repair is provided entirely within an enclosed building, including unlicensed or inoperable vehicles used for spare parts.
Water Related Recreation	Water-related recreational facilities such as marinas, yacht clubs, bait shops, boat launching ramps, boat slips, boat storage, docking facilities, boat liveries and rentals, and boat repair and maintenance facilities, including gasoline pumps for marine use.

Institutional Land Uses	
Active Outdoor Recreation	Recreational land uses which involve active recreational activities. Such land uses include tennis courts, basketball courts, ball diamonds, football fields, soccer fields, neighborhood parks, tot lots, outdoor swimming pools, swimming beach areas, fitness courses, public golf courses, and similar land uses.
Community Living Arrangements	Facilities provided for in Wis. Stats. 62.23(7)(i), including community living arrangements for adults as defined in Wis. Stats. 46.03(22), community living arrangements for children as defined in Wis. Stats. 48.743(1), foster homes as

	defined in Wis. Stats. 48.02(6), and adult family homes and community-based residential facilities (CBRFs) as defined in Wis. Stats. 50.01(1g). Community Living Arrangements do not include Boarding Houses, Group Daycare Centers, nursing homes, homeless shelters, hospitals, prisons, or jails. Community Living Arrangement facilities are regulated depending upon their capacity as provided for in Wis. Stats. 62.23(7)(i)1.-5., provided any such regulations do not violate federal or state housing or anti-discrimination laws.
Small Scale Public Services and Utilities	The erection, construction, alteration, or maintenance by public utilities or municipal or other governmental agencies and private utilities, of underground and overhead lines and pipes for gas, electric, telephone, communications, cable television, steam, public water supply, sanitary sewage collection, stormwater detention or conveyance, or other comparable utilities. Small Scale Public Services and Utilities include such above-surface facilities as poles, guide wires, fire alarm boxes, water hydrants, lift stations, utility posts, police call boxes, cabinets, vaults, and standpipes. Small Scale Public Services and Utilities do not include larger utility facilities included under Large Scale Public Services and Utilities, such as electric substations, wastewater treatment plants, well houses, and water towers.
Indoor Institutional	Indoor public and not for profit recreational facilities (such as gyms, swimming pools, libraries, museums, and community centers), government facilities, schools, churches, hospitals and walk-in clinics, nonprofit clubs, nonprofit fraternal organizations, convention centers, private institutional businesses, jails, prisons, funeral homes, and similar land uses.
Institutional Residential	Residential development designed to accommodate Institutional Residential land uses, such as convents, monasteries, dormitories, fraternities, sororities, assisted living facilities, nursing homes, hospices, convalescent homes, limited care facilities, rehabilitation centers, permanent and limited use homeless shelters (with or without meal service), and similar land uses not considered to be Community Living Arrangements under Sections 300.03.13(7-9) of this ordinance or under the provisions of Wis. Stats. 62.23. This land use may also include Adult Daycare Centers as regulated under Wis. Stats. DCF 105.14.
Large Scale Public Services and Utilities	Large scale facilities such as public works facilities and garages, wastewater treatment plants, potable water treatment plants, public or private utility substations, water towers, well houses, and similar land uses involving buildings and/or fenced enclosures. This does not include uses listed under Small Scale Public Services and Utilities.
Outdoor Open Space Institutional	Cemeteries, privately held permanently protected green space areas, open grassed areas not associated with any particular active recreational land use, and similar land uses.
Passive Outdoor Recreation	Recreational land uses which involve passive recreational activities, such as arboretums, natural areas, wildlife areas, hiking trails, bike trails, cross country ski trails, horse trails, picnic areas, picnic shelters, botanical gardens, fishing areas, and similar land uses.

Industrial Land Uses	
Contractor's Shop and or Yard	An establishment used for the indoor or outdoor repair, maintenance, or storage of a contractor's vehicles, equipment, or materials, and may include a business office as an accessory use.
Data Center	A completely enclosed facility that houses technology infrastructure such as servers, storage, and networking equipment to process, manage, and store data. Supporting equipment typically includes cooling systems, power infrastructure and generation, and security systems for on-site activities.
Heavy Industrial	Industrial activities that may be wholly or partially located outside of an enclosed building; may have the potential to create certain nuisances which are detectable at the property line; and may involve materials which pose a significant safety hazard. Examples include, but are not limited to: fruit, vegetable, grain, dairy, and meat product producer and by-product producers; slaughterhouses; tanneries; paper, pulp or paperboard producers; chemical and allied product producers (except drug producers) including poison or fertilizer producers; plastic refinement and raw plastics material production; petroleum and coal product producers; asphalt, concrete or cement producers; stone, clay, or glass product producers; primary metal producers; heavy machinery producers; electrical distribution equipment producers; electrical industrial apparatus producers; transportation vehicle producers; commercial sanitary sewage treatment plants; railroad switching yards; recycling facilities not involving the on-site storage of salvage materials; and large-scale alcoholic beverage producers exceeding the production limits in Chapter 125, Wisconsin Statutes.
Indoor Food Production and Processing	Any business whose principal activity is the growing, production, or wholesaling of products that are either grown or stored on-site or shipped to the site for indoor production purposes. This land use also includes the following activities: the seasonal display of plants and related products outdoors; the farming of aquatic plants and animals under controlled conditions utilizing recirculating (closed) system technology; and aquaponics, which is the symbiotic cultivation of plants and aquatic organisms in a recirculating system. This land use does not include Heavy Industrial uses such as slaughterhouses or other related production uses that may have the potential to create certain nuisances which are detectable at the property line or may involve materials which pose a significant safety hazard.
Light Industrial	Facilities where all operations, with the exception of loading, are conducted entirely within an enclosed building. Such land uses are not associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line, and do not pose a significant safety hazard (such as danger of explosion). Examples include, but are not limited to manufacturing and or assembly of clothing, furniture, cabinetry, electronic components, motorized equipment assembly, production of plastic products and components from plastics pellets and related material refined or produced off-site, and mass-produced arts and crafts. Industrial land uses may conduct indoor sales as an accessory use provided that the requirements of Section X are complied with.
Medium Industrial	Facilities where the majority of operations, with the exception of loading, unloading, and some outdoor storage of raw materials or finished products, are

	conducted entirely within an enclosed building, as determined by the Zoning Administrator. Such land uses are not associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line, and do not pose a significant safety hazard (such as danger of explosion). Examples include but are not limited to manufacturing and or assembly of clothing, furniture, cabinetry, electronic components, motorized equipment assembly, production of plastic products and components from plastic pellets and related material refined or produced off-site, and mass-produced arts and crafts. These land uses may conduct indoor sales as an accessory use provided that the requirements of Section X are complied with.
Production Greenhouse	Any business in which the principal activity is the growing and wholesaling of plants or plant byproducts such as flowers, shrubbery, trees, and horticultural and floricultural products (not including fruits and vegetables) that are grown or stored within an enclosed building or structure constructed chiefly of glass or glasslike material, cloth, or other permanent material. Such uses also often involve the seasonal display of plants and related products outdoors.
Towing and Wrecker Services	Any business principally engaged in pulling, pushing or hauling motor vehicles to automobile service station for immediate service, to a garage or body shop for repairs or to a motor vehicle storage or salvage yard, with no on-site storage of inoperable or unlicensed motor vehicles.

Storage Land Uses

Indoor Storage and Wholesaling	Land uses primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. With the exception of loading and parking facilities, such land uses are contained entirely within an enclosed building. Examples of this land use include conventional warehouse facilities, long-term indoor storage facilities, and joint warehouse and storage facilities. Retail outlets associated with this use shall be considered accessory uses.
Outdoor Storage and Wholesaling	Land uses primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. Such a land use, in which any activity beyond loading and parking is located outdoors, is considered an Outdoor Storage and Wholesaling land use. Examples of this land use include, but are not limited to, storage yards, equipment yards, lumber yards, and coal yards.
Personal Storage Facility	Also known as “mini-warehouses,” these land uses are oriented to the indoor storage of items entirely within partitioned buildings having an individual access to each partitioned storage area.

Transportation Land Uses

Airport	Transportation facilities providing takeoff, landing, servicing, storage, and other services to any type of air transportation. Takeoffs and landings of any type of air vehicle (including ultralight aircraft, hang gliders, parasails, and related equipment) within the jurisdiction of this Chapter shall occur only in conjunction with an approved Airport.
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Distribution Center	Facilities oriented to the short-term indoor storage and possible repackaging and reshipment of materials involving the activities and products of a single user. Retail outlets associated with this use shall be considered accessory uses.
Freight Terminal	Land and buildings representing either end of one or more truck carrier line(s) which may have some or all of the following facilities: yards, docks, management offices, storage sheds, buildings and/or outdoor storage areas, freight stations, and truck maintenance and repair facilities, principally serving several or many businesses requiring trans-shipment.
Heliport	An area designed to be used for the landing or takeoff of helicopters including operations facilities, such as maintenance, loading and unloading, storage, fueling, or terminal facilities.
Off-Site Parking Lot	Off-Site Parking Lots include any areas used for the temporary surface parking of vehicles which are fully registered, licensed, and operable.
Off-Site Structured Parking	Commonly referred to as a parking ramp or parking garage, Off-Site Structured Parking is a type of parking structure for the temporary parking of vehicles which are fully registered, licensed, and operable. Off-Site Structured Parking is stand-alone, multi-level parking area in which one or more levels are supported above the lowest level. A parking structure may also include underground parking spaces. Parking structures that are incorporated into the same building as a separate principal land use shall be regulated as On-Site Structured Parking.
Transit Center	A building, structure, and/or area designed and used for the purpose of loading, unloading, or transferring passengers or accommodating the movement of passengers from one mode of transportation to another. Examples include, but are not limited to, bus stations, train stations, and park and ride stations.

Telecommunication Land Uses

Communication Tower	Any structure that is designed and constructed for the purpose of supporting one or more antennas for communication purposes such as cellular telephones or similar, including self-supporting lattice towers, guyed towers, or monopole towers. For satellite dishes and antennas accessory to a principal use, see the Satellite Dish or Personal Antenna and Towers accessory land use definitions. Height shall be measured from finished grade to the highest point on the tower or other structure, including the base pad. This definition includes the mobile service support structure, supports, and equipment buildings.
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Extraction and Disposal Land Uses

Composting	Land uses devoted to the collection, storage, processing, and/or disposal of vegetation or food waste.
Extraction	Land uses involving the removal of soil, clay, sand, gravel, rock, minerals, peat, or other material in excess of that required for approved on-site development or agricultural activities.
Indoor Recycling Facility	Land uses providing indoor materials recycling services including materials unloading, materials storage, materials sorting, and materials shipping. This land use does not involve any outdoor activities.

Salvage or Junkyard	Land or structure used for a salvaging operation including but not limited to: the above-ground, outdoor storage and/or sale of waste paper, rags, scrap metal, and any other discarded materials intended for sale or recycling; and/or the collection, dismantlement, storage, or salvage of unlicensed and/or inoperable vehicles intended for scraping or recycling. Recycling facilities involving on-site outdoor storage of salvage materials are included in this land use. This shall not include Vehicle Service and Repair.
Sand and Mineral Processing	Land or structure used for processing sand or minerals, extracted on-site or transported to the site, that removes the desired product from the mineral or enhances the characteristics of the sand or mineral.
Waste Disposal/Landfill	Waste disposal facilities are any facilities and/or areas used for the disposal of solid wastes including those defined by Wis. Stats. 289.01(33), but not including Composting operations or Indoor Recycling operations.

Energy Production Land Uses

Large Solar Energy System	Equipment and associated facilities that directly convert and then transfer or store solar energy into usable forms of thermal or electrical energy. Large Solar Energy Systems are the only principal land use permitted on a property and are designed primarily to generate energy for commercial sale off-site.
Large Wind Energy System	Equipment and associated facilities that convert and then store or transfer energy from the wind into usable forms of energy. Large Wind Energy Systems have a total installed nameplate capacity of more than 300 kW or consist of individual wind turbines that have an installed nameplate capacity of more than 100 kW each.

Agricultural Land Uses

Agricultural Service	Operations pertaining to the sale, handling, transport, packaging, storage, or disposal of agricultural equipment, products, by-products, or materials primarily used or produced by agricultural operations. Examples of such land uses include, but not limited to, agricultural implement sales, storage, or repair operations; feed and seed stores; agricultural chemical dealers and/or storage facilities; animal feed storage facilities; commercial dairies; food processing facilities; canning and other packaging facilities; and agricultural waste disposal facilities (except commercial Composting uses).
Community Garden	Community or Market Garden areas for cultivation and related activities divided into one or more plots to be cultivated by more than one operator or member. These areas may be on public or private lands where on-site sales of crops are permitted.
Cultivation	Operations primarily oriented to the on-site, outdoor raising of plants for commercial purposes. Cultivation includes the raising of trees as a crop to be replaced with more trees after harvesting, such as in nursery or Christmas tree operations. The raising of plants for consumption by farm animals is considered Cultivation if said plants are consumed by animals which are located off-site.
Husbandry	All operations primarily oriented to the on-site raising and/or use of animals at an intensity of less than one animal unit per acre. This includes horses, cattle, sheep, goats, llamas (and related species), deer, antelope, swine, fowl (including chickens,

	turkeys, ducks, geese, peacocks, guinea hens, game birds), aquatic species (including fish, shellfish, crustaceans, echinoderms, plants, and algae), and any animals typically hunted or trapped. Apiaries are also considered Husbandry land uses. This excludes animals typically kept as pets and commonly available at commercial pet stores (e.g., domestic dogs and cats, fish, small rodents, reptiles, amphibians, tropical/exotic birds), in addition to Residential Apiary accessory land uses (see Section X).
Intensive Agriculture	All operations primarily oriented to the on-site raising and/or use of animals at an intensity equal to or exceeding one animal unit per acre and/or agricultural activities requiring structures, equipment and/or infrastructure specific to one operation rather than to farming in general. Examples of such land uses include feed lots, hog farms, poultry operations, aquaculture, and other operations meeting this criterion.
On-Site Agricultural Retail	The sale of agricultural products grown exclusively on the site. The sale of products grown or otherwise produced off-site shall not be permitted within On-Site Agricultural Retail operations and shall be regulated as a distinct land use. Packaging and equipment used to store, display, package, or carry products for the convenience of the operation or its customers (such as egg cartons, baskets, containers, and bags) shall be produced off-site.

Accessory Land Uses and Structures

Accessory Land Uses	
Accessory Dwelling Unit	Residential dwellings located directly above the ground floor of a building used for an office, commercial, or institutional land use, or a residential dwelling unit located on the same lot as a single-family dwelling unit, either in the same building as the single-family dwelling unit or in a detached building.
Communication Antenna	Devices used for the transmission or reception of electromagnetic waves, attached to a Communication Tower, building, or alternative tower structures, including associated equipment buildings/cabinets.
Company Cafeteria	A food service operation which provides food only to company employees and their guests, which meets state food service requirements and is located on the same property as a principal land use engaged in an operation other than food service.
Detached Residential Accessory Structure	Detached buildings accessory to a residential use including but not limited to buildings used to shelter parked passenger vehicles (including garages) and workshops, greenhouses, boathouses, and pool houses, per the Building Code.
Electric Vehicle Charging	Includes all indoor and outdoor charging facilities for electric and hybrid electric vehicles. This land use is typically accessory to on-site parking, off-site parking, driveways, or indoor parking facilities.
Farm Residence	A Farm Residence is a single family detached dwelling unit located on the same property as any of the principal agricultural land uses listed in Section X.
Home Occupation	Economic activities performed within a residential dwelling unit. Examples include personal and professional services, handicrafts, and retail conducted online. Home Occupations are intended to provide a means to accommodate a small home-based family or professional business without the necessity of a rezoning from a residential to a business district. Home Occupations are limited

	to low intensity businesses and businesses with limited overlap of customer visits.
Incidental Indoor Sales	Retail sales activity conducted exclusively indoors which is incidental to a principal land use such as Indoor Storage and Wholesaling on the same site.
Incidental Light Industrial	Light industrial activities conducted exclusively indoors which is incidental to a principal land use, such as Indoor Sales or Service, on the same site. Light industrial activities shall occur on less than 50% of the gross floor area.
Incidental Outdoor Commercial Entertainment	Any outdoor commercial entertainment activity conducted incidental to the principal land use of indoor commercial entertainment or similar use on the same site.
Incidental Outdoor Display and Sales	The sale and display of merchandise or equipment outside of an enclosed building and is incidental to a principal commercial or industrial land use.
Incidental Outdoor Storage	Outdoor storage which is incidental to a principal land use, such as Indoor Sales or Service, on the same site.
In-Family Suite	An area within a dwelling unit that may contain separate kitchen, dining, bathroom, laundry, living, and sleeping areas, including exterior porches, patios, and decks. In addition to the required internal physical connection, separate outdoor access or separate access to the garage may be provided. However, external entries serving as the primary or only access to the In-Family Suite are prohibited.
In-Home Daycare	Occupied residences in which a licensed person or persons provide childcare for 4 to 8 children. The care of less than four children is not subject to the regulations of this Chapter. State Law Reference: Section 66.1017(1)(a), Wisconsin Statutes. This land use may also include Adult Daycare Centers as regulated under Wis. Stats. DCF 105.14.
Migrant Employee Housing	Migrant Employee Housing include any facility subject to the regulation of Wisconsin Statutes, Section 103.90(3)(a).
Nonresidential Accessory Structure	Structures primarily used to shelter business vehicles or to store maintenance equipment for the subject property.
On-Site Parking Lot	On-Site Parking Lots are any areas located on the same site as the principal land use which are used for the temporary surface parking of vehicles which are fully registered, licensed, and operable.
On-Site Structured Parking	Structured parking which is accessory to a principal land use such as Apartments, Office, and Mixed Use Buildings, and which is incorporated into the same building as the principal land use. Stand-alone structured parking that is not integrated with another land use shall be regulated as On-Site Structured Parking.
Other Minor Accessory Structures	Minor accessory structures are those features that are generally less than 16 feet in height and less than 120 sf in area and which, in the determination of the Zoning Administrator, are similar in size, character, and function to those listed. Obstructions are those features that are integral to or otherwise permanently attached to the principal structure. Any other attached features to the principal building not identified below, which in the opinion of the Zoning Administrator are not similar to those listed in this table, shall comply with the principal

	building setbacks. See Section X for definitions of awning, balcony, canopy, deck, patio, porch, and recreational equipment. Also, see Section X for permitted encroachment standards into required yards.
Personal Antenna and Towers	Devices used for the transmission or reception of electromagnetic waves, external to or attached to the exterior of any building. This definition includes the structure, supports, and equipment buildings. This land use applies to antenna and towers for personal use. Examples include amateur radio antenna and personal television antenna.
Residential Apiary	The assembly of one or more colonies of honeybees on a single residential lot.
Residential Chickens	The keeping of chickens including accommodating and raising chickens, defined as a domestic fowl of the subspecies <i>Gallus gallus domesticus</i> , in covered enclosures (coops) and fenced enclosures (runs).
Residential Kennel	An enclosed structure designed for the keeping of dogs that is accessory to a residential use.
Residential Stable	An accessory structure that is designed for the keeping of equines for the private use of the occupants of the principal dwelling and their guests, but in no event for hire.
Satellite Dish	A bowl-shaped antenna with which signals are transmitted to or received from a communications satellite. This land use applies to dishes for personal use and private use.
Short-Term Residential Rental	Includes all lodging places and tourist cabins and cottages, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists and transients. It does not include private boarding houses or rooming houses not accommodating tourists or transients, or bed and breakfast establishments regulated under ACTP 73.
Small Solar Energy System	Equipment and associated facilities that directly convert and then transfer or store solar energy into usable forms of thermal or electrical energy. Small Solar Energy Systems are accessory to a principal land use on a property and are designed primarily to generate energy for said principal land use.
Small Wind Energy System	A wind energy conversion system consisting of a wind turbine, a tower and associated control or conversion electronics which will be used primarily to reduce on-site consumption of utility power. Small wind energy systems have a total installed nameplate capacity of 300 kW or less and consist of individual wind turbines that have an installed nameplate capacity of not more than 100 kW.

Temporary Land Uses and Structures

Unless stated otherwise below, temporary uses are limited to 90 days per calendar year. Certain temporary uses may be extended in duration through the conditional use process.

Temporary Land Uses	
Farmer's Market	Farmer's Markets include the temporary or occasional outdoor retail sales of farm produce, plants and flowers, bakery goods, and/or crafts from vehicles or temporary stands located within a parking lot.
Garage or Estate Sale	Any temporary display of used household goods for sale on a property customarily used as a residence. Such sales are also commonly referred to as rummage sales or yard sales.

Temporary Farm Product Sales/ Roadside Stand	This land use includes the temporary outdoor display and sale of farm products, typically from a roadside stand.
Temporary Moving Container (Residential)	Portable storage containers designed and used primarily for the temporary storage of household goods and other such materials for use on a limited basis on residential property.
Temporary On-Site Construction Storage, Contractor's Office, or Real Estate Sales Office	Includes any structure or outdoor storage area designed for the on-site storage of construction equipment and/or materials for an active construction project, a structure containing an on-site construction management office for an active construction project, or a building which serves as an on-site sales office for a development project.
Temporary Outdoor Assembly	Includes any organized outdoor assembly of more than 100 persons such as outdoor weddings, wedding receptions, or tent meetings.
Temporary Outdoor Sales	Includes the display of any items outside the confines of a building but not in a public right-of-way, which is not a permitted or conditional use or a special event otherwise regulated by the Municipal Code. Examples of this land use include, but are not limited to, sidewalk sales, seasonal garden shops, tent sales, Christmas tree sales, and fireworks sales. Food or beverage trucks, carts, stands, or trailers are regulated as Incidental Outdoor Commercial Entertainment.
Temporary Outdoor Storage Container (Nonresidential)	Enclosed, lockable storage containers such as shipping containers, semi-trailers, storage pods, or other fully enclosed trailers for use on a limited basis on a nonresidential property. Other forms of temporary outdoor storage containers are prohibited.
Temporary Refuse Container	Includes any receptacle or container used for the temporary disposal of refuse on-site usually in the form of a dumpster or other similarly large metal container associated with a construction, remodeling, moving, or other similar project on-site.
Temporary Relocatable Building	Includes any manufactured building that serves as a temporary building for less than six months.
Temporary Shelter Structure	These shelters are typically supported by poles, have a fabric or plastic roof and/or sides, and may be used for short-term, temporary storage of vehicles and other personal property. This does not include camping tents or permanent Residential Accessory Structures.
Temporary Vehicle Sales	Includes the sale of personal vehicles and equipment on trailers such as ATVs, snowmobiles, motorcycles horse trailers, campers, etc.

DRAFT NEW CITY OF COLUMBUS ZONING STANDARDS																	
Existing Zoning District Category	RESIDENTIAL ZONING DISTRICTS						BUSINESS ZONING DISTRICTS			INDUSTRIAL ZONING DISTRICT				OTHER ZONING DISTRICT			
Proposed Zoning District:	Residential	SR-1	SR-2	MR-1	MR-2	MH	DMU	CMU	INST	BP	IJ	Residential	HI	AG	PR	CON	IOA
Existing Zoning District:	RD	R-1	NEW	R-2 & R-3	R-4	R-5	CBD-1	B-2 & B-3	p ⁶	NEW	I-1	I-2	NEW	NEW	NEW	C ⁶	NEW
Purpose of the Zoning District:	Rural Development District (New Large-Lot)	Single Family Residential	Single Family Residential	Mixed Residential Low Density	Mixed Residential High Density	Moblie Home District	Downtown Mixed Use	Corridor Mixed Use	Institutional	Business Park	Light Industrial	General Industrial	Heavy Industrial	Agriculture	Parks and Recreation	Conservancy District	Intensive Outdoor Activity
Density and Intensity Limits:																	
Maximum Buildable Area (% of lot) Maximum Impervious Surface Percentage of Lot		30% (60%)	70%	40%/40% (70%)	60% (single & conversion) 40% building & Structures (Two-family+) (70%)	70%	100%	50% (75%)	75%	75%	75%		75%	25%	25%	10%	75%
Lot Requirements:																	
Minimum Lot Area (square feet)	87,120	12,150 (8,000)	5,000	9,000 (single-family) 12,000 (two-family) /7,000 (single-family) 12,000 (two-family) (5,000 or 3,000)**	7,000 (single-family) 12,000 (two-family) 15,000 (multi-family) (5,000 or 3,000)	2 acres (5,000)	0 (None)	21730/9600 (8,000)	8,000	20,000 or 10,000	21,780 (20,000 or 10,000)	21,781	1 Acre	1 Acre	1 Acre	None	1 Acre
Minimum Lot Width at Front Setback Line (feet)	270	90 (60)	50	75/50 (50 or 25)**	50 (single-family) 80 (Two-family+) (50 or 25)	50	0 (10)	90/80 (60 or 25)	60 or 25	90 (90 or 0)	90 (90 or 0)	90	100	100	100	None	100
Minimum Lot Depth (feet)	110	110 (None)	None	110/110 (None)	110 (None)	None	0 (None)	110 (None)	None	None	110 (None)	110	None	None	None	None	None
Minimum Lot Frontage at Right-of-Way		30	30	30	30	30	10	30	30	50	50		100	50	100	None	100
Minimum Floor Area (square feet by unit type)		None	None	600sf (two-family)/600sf (two-family) (None)	700sf (two-family) 650 (Multi-family) (None)	None	None	None	None	None	None		None	None	None	None	None
Minimum Lot size per unit (square feet)		None	None	None	None	5000 (None)	None	None	None	None	None		None	None	None	None	None
Minimum Unit Count		None	None	None	None	10 (None)	None	None	None	None	None		None	None	None	None	None
Principal Building Setbacks:																	
Minimum Front Street Setback (feet) Minimum Front Yard Setback	35	30 (20)	Front: 20, Alley: 10	25/25 (20)	25 single-family (Two-family +)2 (20)	20 (20)	0 (Min: 0, Max: 10)	50 (may be used for parking developments)/ 30 (20)	20	20	20 ⁴ (20)	20 ⁴	20	35	20	None	50
Minimum Street Side Setback - Corner (feet) Minimum Street Side Yard Setback	35	25 (20)	Front: 20, Alley: 10	25/25 (20)	25 (20)	20 (20)	None, provided plan commission grants an exception to the vision clearance triangle requirements. ³ (Min: 0, Max: 10)	30/30 (20)	20	20	20 ⁴ (20)	20 ⁴	20	35	20	None	50
Minimum Porch Setback - Front and Street Side Yard		10	10	10	10	10	NA	NA	10	NA	NA		NA	NA	NA	NA	NA
Minimum Front-Loaded Garage Setback		Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building		Even with or behind principal building	Even with or behind principal building	NA	NA	Even with or behind principal building
Minimum Side Yard Setback - Interior (feet)**	100	10 (8)	5	10% of lot width at bilding line (5 or 0)**	6 feet on either side; both side yards shall total no less than 18 feet (single-family) 10(Two-family +) ² (5 or 0)	20 (5)	None, provided a minimum of ten feet is provided from existing buildings unless they share a party wall. ³ (Min: 0, Max: 10)	20 feet. Interior side setbacks may be reduced to zero where buildings share a party wall, provided conditional use approval has been granted. (10 or 0)	10 or 0	15 or 0	10 feet. Interior side setbacks may be reduced to zero where buildings share a party wall, provided conditional use approval has been granted. ⁴ (15 or 0)	11 feet. Interior side setbacks may be reduced to zero where buildings share a party wall, provided conditional use approval has been granted. ⁴	20	30	20	None	50
Minimum Rear Yard Setback (feet)	35	30 (20)	Front: 20, Alley: 3	25/20 (20)	20 (single-family) 30 (Two-family +) (20)	20 (20)	0 ³ (Min: 0, Max: 10)	20/20 (20)	20	20	20 ⁴ (20)	20 ⁴	20	35	20	None	50

Maximum Building Height (feet)	50	35 (35 and 2.5 stories)	35 and 2.5 stories	35/35 (45 and 3 stories)	35 (single) 50 (Two-family +) ² (60 and 4 stories)	35 and 2.5 stories	40 (Max: 60 and 4 stories Min: 20 and 1.5 stories)	50/50 (60 and 4 stories)	60 and 4 stories	60 and 4 stories	50 ⁵ (60 and 4 stories)	50 ⁵	60 and 4 stories	50	45 and 3 stories	None	60 and 4 stories
Accessory Building Requirements ^{7,10} :																	
Minimum Building Separation (accessory to principal structure)	10	10 (See Building Code)	See Building Code	10/10 See Building Code	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10/10 (See Building Code)	10 (See Building Code)	See Building Code	10 See Building Code	10	See Building Code	See Building Code	See Building Code	See Building Code	See Building Code
Minimum Front Yard and Street Yard Setback (for accessory structure)	Not permitted ¹⁰	Not permitted ¹⁰ Even with or behind principal building	Not permitted ¹⁰ Even with or behind principal building	Not permitted ¹⁰ Even with or behind principal building	Not permitted ¹⁰ Even with or behind principal building	Not permitted ¹⁰ Even with or behind principal building	Not permitted ¹⁰ Even with or behind principal building	Not permitted ¹⁰ Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Not permitted ¹⁰ Even with or behind principal building	Not permitted ¹⁰	Even with or behind principal building	Even with or behind principal building	5	None	Even with or behind principal building
Minimum Side Yard Setback (for accessory structure)	Not permitted ⁸	Not permitted ⁸ (3)	3	Not permitted ⁸ (3)	Not permitted ⁸ (3)	Not permitted ⁸ (3)	Not permitted ⁸ (0)	Not permitted ⁸ (3)	3	3	Not permitted ⁸ (10)	Not permitted ⁸	10	5	5	None	10
Minimum Rear Yard Setback (for accessory structure)	5	5 (5)	5	5/5 (5)	20 (single-family) 30 (Two-family +) (5)	20 (5)	0 (0)	20/20 (5)	5	5	20 (5)	20	10	5	5	None	10
Maximum Building Height (for accessory structure)	20	20 (20 or 25)*	20 or 25*	20/20 (20 or 25)*	20 (20 or 25)*	20 (20 or 25)*	20 ⁹ (25)	20 ⁹ /20 ⁹ (25)	25	60	20 ⁹ (60)	20 ⁹	60	50	45	None	60
Pavement Requirements:																	
Minimum Pavement Setback - Side or Rear		3	3	3	3	3	0	3	3	3	3		3	3	3	3	3
Minimum Pavement Setback - Right of Way		10	10	10	10	10	0	10	10	10	10		10	10	10	10	10

Existing Footnotes:

- 1
- A conditional use may be issued for a 0-lot line dwelling. "Zero lot line dwelling" means a single structure consisting of 2 residential dwelling units which exist on 2 lots (that are created upon completion of construction of the single structure) that have a property line along a common wall where the dwelling units meet and are attached.
- 2
- Minimum setbacks, provided building does not exceed 30 feet in height. For buildings exceeding 30 feet in height, the minimum front yard and the minimum interior side yard shall be increased by one foot for each two feet or fraction thereof by which the building height exceeds 30 feet
- 3
- Where a CBD-1 commercial lot abuts a residential district, the rear and side yard minimum requirements shall be those of the B-3 district
- 4
- Any party desiring a zero setback as set forth above must first obtain a conditional use permit, regardless if the use is permitted or conditional.
- 5
- Side yards. Buildings over two stories in height shall require five feet for each additional story in addition to the required minimum side yards.
- 6
- Height, area and setback requirements. There are no height, area and setback requirements. For conditional uses, they shall be established during the conditional use process.
- 7
- Detached accessory structures shall not cover more than 35 percent of the rear yard nor shall they cause the district lot coverage limits to be exceeded, unless conditional use approval is granted.
- 8
- No part of a detached accessory structure shall be located within the required side yard.
- 9
- No accessory structure shall exceed 20 feet in height except in nonresidential districts where they are permitted upon prior approval of the plan commission, but shall not in any case exceed the height of the principal building.
- 10
- No accessory structure shall be located in the front yard.

New Footnotes

*20' meeting accessory structure setbacks, 25' meeting principal structure setbacks. No detached accessory structure shall be taller than the principal structure on-site.
**0' for shared lot line situations

DRAFT NEW CITY OF COLUMBUS ZONING STANDARDS																	
Zoning District Category	RESIDENTIAL						BUSINESS			INDUSTRIAL				OTHER			
	ZONING DISTRICTS						ZONING DISTRICTS			ZONING DISTRICTS				ZONING DISTRICTS			
Proposed Zoning District:	Remove	SR-1	SR-2	MR-1	MR-2	MH	DMU	CMU	INST	BP	LI	Remove	HI	AG	PR	CON	IOA
Existing Zoning District:	RD	R-1	NEW	R-2 & R-3	R-4	R-5	CBD-1	B-2 & B-3	P	NEW	I-1	I-2	NEW	NEW	NEW	C	NEW
Purpose of the Zoning District:	Single Family Large Lot	Single Family Residential	Single Family Residential	Mixed Residential Low Density	Mixed Residential High Density	Mobile Home District	Downtown Mixed Use	Corridor Mixed Use	Institutional	Business Park	Light Industrial	General Industrial	Heavy Industrial	Agriculture	Parks and Recreation	Conservancy	Intensive Outdoor Activity
Residential Land Uses																	
Apartments/Multiplex					P (P)		P	P									
Boarding House Living Arrangement					C		C (C)	C	C								
Mobile Home	C			C		P (P)											
Single Family Dwelling (1 unit)	P	P (P)	P	P (P)	P (P)	P	C							P			
Townhouse (no unit maximum)					P			P									
Twin House/Duplex/Two-Flat (2 units)				C (P)	C (P)			P									
Mixed-Use Land Uses																	
Live/Work Unit					P		P	P	P								
Mixed Use Building							P (P)	C (P)	P								
Commercial Land Uses																	
Adult-Oriented Entertainment Activity												C					P
Amusement Park	C																
Animal Grooming or Training Facility							P	C			C	C					
Animal Hospital/Clinic (Indoor Only)								P			P	P					
Animal Hospital/Clinic (With Outdoor Facilities)								C			C	C					
Artisan Production Shop							P (P)	C/P (P)	P	P	C (P)	C	P	P			
Assembly Hall								C (P)	C								
Bank or Other Financial Institution							P	P (P)			P	P					
Bed and Breakfast	C	C		C (P)	C (P)		C (P)	P	P					P			
Body shop (Any Outdoor Storage)								C			C	C					
Body shop (Indoor Only)								P			P	P					
Brew Pub							P	P			P	P				C	
Building Maintenance Service							P	P			P	P					
Building Services							P	P			P	P					
Campground	C													P	P		P
Catering Service							P	P			P	P					
Clubs and Lodges							P	C/P									
Contractor's Shop							C	P			P (P)	P	P				
Contractor's Yard								C			C (P)	C	P				
Commercial Animal Boarding								C (P)		P	C (P)	C	P	P			P
Commercial Animal Daycare								P		P	P		P	P			P
Commercial Indoor Lodging							C (P)	P/C (P)	P	P	P	P					
Commercial Kitchen							P	P	P	P	P		P				
Convenient Cash Business								P									
Convention and Exposition Center							C	C			P	P					
Currency Exchange							C (C)	C (C)									
Day Care Center		C		C	C		C	C/P	C		P	P					
Drive-Through & In-Vehicle Sales or Service								P (P)		P	C	C					
Dry Cleaning, Processing								C/P			P	P					

Zoning District Category	DRAFT NEW CITY OF COLUMBUS ZONING STANDARDS																
	RESIDENTIAL						BUSINESS			INDUSTRIAL				OTHER			
	ZONING DISTRICTS						ZONING DISTRICTS			ZONING DISTRICTS				ZONING DISTRICTS			
	RD	SR-1	SR-2	MR-1	MR-2	MH	DMU	CMU	INST	BP	LI	HI	AG	PR	CON	IOA	
Proposed Zoning District:	NEW	NEW	NEW	NEW	NEW	CBD-1	B-2 & B-3	P	NEW	I-1	I-2	NEW	NEW	NEW	C	NEW	
Existing Zoning District:	RD	R-1	R-2 & R-3	R-2 & R-3	R-4	R-5	CBD-1	B-2 & B-3	P	NEW	I-1	I-2	NEW	NEW	NEW	C	NEW
Purpose of the Zoning District:	Single Family Large Lot	Single Family Residential	Single Family Residential	Mixed Residential Low Density	Mixed Residential High Density	Mobile Home District	Downtown Mixed Use	Corridor Mixed Use	Institutional	Business Park	Light Industrial	General Industrial	Heavy Industrial	Agriculture	Parks and Recreation	Conservancy	Intensive Outdoor Activity
Institutional Land Uses																	
Adult Family Home	P	P	P	P	P	P	C										
Ambulance Service							C	C	C		C	C					
Assisted Living Facility					P		C										
Active Outdoor Recreation		(P/C) P	P	(P/C) P	(P/C) P	P	(P/C) P	(P/C) P	(P/C) P	P	(P/C) P	(P/C)	P	P	P	P (P)	P
Cemetery or other Place of Interment	C	C		C	C												
College, University, Trade and Technical School							C	C	C								
Community Center							C	P	C								
Community Living Arrangement, Small (8 or fewer)	P	P (P)	P	P (P)	P (P)	P (P)	C (P)	P	P					P			
Community Living Arrangement, Medium (9-15)	C	C (C)	C	C (C)	C (P)	C (P)	C (P)	P	P								
Community Living Arrangement, Large (16 or more)	C	C		C	C (P)	C	C (P)	P	P								
Correctional Facility									C		C	C					
Convent, Rectory, or Monastery									C								
Cultural Institution							C	C	C								
Dormitory																	
Emergency Residential Shelter																	
Family Shelter Care Facility																	
Foster Home	P	P		P	P	P	C										
Fraternity or Sorority																	
Nursing Home					P												
Small Scale Public Services and Utilities		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Indoor Institutional	C	C		C	C	C	C (P)	C (P)	C (P)	P	C (P)	C	P	P	P		P
Institutional Residential	C/P	C/P		C/P	C/P (P)	C/P	C/P (P)	C/P (P)	C/P (P)								
Large Group Shelter Care Facility																	
Large Scale Public Services and Utilities							C	C	C (P)		C (P)	C	P	P			
Library		C		C	C		P	C	C								
Outdoor Open Space Institutional	C	C (P)	P	C (P)	C (P)	C (P)	C (P)	C (P)	C (P)	P	P		P	P	P	P	P
Park or Playground		P		P	P		P	P	P		P	P				P	
Passive Outdoor Recreation		P (P)	P	P (P)	P (P)	P (P)	P (P)	P (P)	P (P)	P	P (P)	P	P	P	P	P (P)	P
Power generation plant							C	C	C		C	C	P				P
Public Safety Facility							P		C								
Treatment Foster Home	P	P		P	P	P	C										
Research and Development								C			P						
Religious Assembly (such as churches, synagogues, etc.)	C	C		C	C		C	C	C								
School, Elementary or Secondary	C	C		C	C			C	C								
School, Specialty or Personal Instruction							C	C	C								
Social Service Facility					P		P	P			P	P				C	
Sewage treatment plant	C								C		C	C					
Small Group Shelter Care Facility																	
Sport and recreation facility, indoor							C	C/P	C		P	P					
Sport and recreation facility, outdoor	P	C		C	C			C	C		C	C					
Substation/distribution equipment indoor								P	P		P	P				P	
Substation/distribution equipment outdoor								P	P		P	P				P	
Transmission tower								C	C		C	C					
Water treatment plant							C	C	C		C	C					
Industrial Land Uses																	
Brewery											P	P					
Data Center													P				P
Health club (Industrial)								P			P	P					
Heavy Industrial												C	P				P
Laboratory											P						
Laundry Mat (Industrial Use)								P									
Indoor Food Production and Processing										P	P (P)	P	P				P
Light Industrial										P	P (P)	P	P				P
Limited Wholesale Facility											P	C					
Manufacturing, heavy												C					
Manufacturing, light								P			P	P					
Manufacturing, medium								C			P	P					
Medium Industrial											P (P)	P	P				P
Production Greenhouse											P (P)	P	P				P
Plant nursery or greenhouse								C/P			P	P	P	P			P
Towing and Wrecker Service								C			P (P)	P	P	P			P
Storage Land Uses																	
Indoor, mini-warehouse								C			C	C					
Indoor, other than mini-warehouse (cold storage)								C			P	P					
Indoor Storage and Wholesaling								C			P (P)	P	P				P
Outdoor Storage and Wholesaling								C			C	C	P				P
Personal Storage Facility								C			C (P)	C	P				P
Wholesale and distribution facility, indoor								C			P	P					
Wholesale and distribution facility, outdoor								C			C	C					
Transportation Land Uses																	
Airport	C								C					P			P
Distribution Center										P	C (P)	C	P				P
Freight Terminal								C			P (P)	P	P				P
Ground transportation service								C			C	C					
Heavy motor vehicle parking lot, principal use											P	P					
Heliport	C				C			C (P)	C (P)		C (P)	C					P
Off-Site Parking Lot					P		P (P)	P (P)	P	P	P (P)	P	P	P		P	P
Off-Site Structured Parking					P		P (P)	P	P	P							P
Transit Center							P (P)	P	C (P)	P	P (P)	P	P (P)				P
Railroad switching, classification yard, or freight terminal									C		C	C					
Telecommunications Land Uses																	
Communication Tower		C	C	C	C	C	C	C	C	C	C		C	C	C	C	C
Broadcasting or recording studio								P			P	P					
Extraction and Disposal Land Uses																	
Composting											P		P	P			P
Hazardous materials											C	C					
Extraction	C	C		C	C	C		C			C	C				C	P
Indoor Recycling Facility											C	C	P				P
Material reclamation facility											C	C					

	DRAFT NEW CITY OF COLUMBUS ZONING STANDARDS																
Zoning District Category	RESIDENTIAL						BUSINESS			INDUSTRIAL				OTHER			
	ZONING DISTRICTS						ZONING DISTRICTS			ZONING DISTRICTS				ZONING DISTRICTS			
Proposed Zoning District:	Remains	SR-1	SR-2	MR-1	MR-2	MH	DMU	CMU	INST	BP	LI	Remains	HI	AG	PR	CON	IOA
Existing Zoning District:	RD	R-1	NEW	R-2 & R-3	R-4	R-5	CBD-1	B-2 & B-3	P	NEW	I-1	I-2	NEW	NEW	NEW	C	NEW
Purpose of the Zoning District:	Single Family Large Lot	Single Family Residential	Single Family Residential	Mixed Residential Low Density	Mixed Residential High Density	Mobile Home District	Downtown Mixed Use	Corridor Mixed Use	Institutional	Business Park	Light Industrial	General Industrial	Heavy Industrial	Agriculture	Parks and Recreation	Conservancy	Intensive Outdoor Activity
Accessory Land Uses																	
Accessory Dwelling Unit		P	P	P	P	P	P	P	P					P			
Communication Antenna		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Company Cafeteria							P	P	P	P	P		P	P	P		P
Detached Residential Accessory Structure		P	P	P	P	P	P	P	P	P	P		P	P	P		P
Drvie-Through Facility, Accessory							C	C			C	C					
Electric Vehicle Charging		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Farm Residence														P			
Garage, Private	P	P	P	P	P	P	P	P	P		P	P			P		
Garage, Public								P			P	P					
Garage, Storage	C							P	P		P	P			P		
Home Occupation	C	C (P)	C (P)	C (P)	C (P)	C (P)	C (P)	C (P)	P					P			
Incidental Commercial Entertainment							P	P	P	P	P		P	P	P		P
Incidental Indoor Sales							P	P	P	P	P		P	P	P		P
Incidental Light Industrial							P	P	P	P	P		P	P			P
Incidental Outdoor Display and Sales							P	P	P	P	P (P)		P	P	P		P
Incidental Outdoor Storage								P	P	P	P		P	P	P		P
In-Family Suite		P	P	P	P	P	P	P	P					P			
In-Home Daycare (Less than 9 children)	P	P (P)	P (P)	P (P)	P (P)	P (P)	C (P)	P	P					P			
Migrant Employee Housing														P			
Nonresidential Accessory Structure							P	P	P	P	P		P	P	P	P	P
On-Site Parking Lot		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
On-Site Structured Parking					P		P	P	P	P	P		P				P
Parking structure, accessory use					P		P (P)	P (P)		P	P (P)	P	P				
Personal Antenna and Towers		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Residential Apiary		P	P	P	P	P			P					P			
Residential Chickens		P	P	P	P	P			P					P			
Residential Kennel		P	P	P	P	P								P			
Residential Stable														P			
Roadside stand (agricultural)	P							P	P					P	P	P	P
Satellite Dish		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Short-Term Residential Rental		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Small Solar Energy System		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Small Wind Energy System		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Watchman/Services Quarters								C	C		C	C			C		
Optional Minor Accessory Structures																	
Arbor/Trellis		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Awning/Canopy		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Basketball Hoop		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Bay Window/Balcony		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Birdbath, Bird House, or Birdfeeder		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Chimney		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Clothes Line		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Decorative Pond		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Eaves and Gutters		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Elevated Deck/Porch		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Fire Escape		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Flag Pole		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Fountain		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Garden, Residential Composting, Raised Garden Bed, Landscape Area, Rain Garden, or Bioswale		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Gazebo/Picnic Shelter		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Greenhouse		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P

	DRAFT NEW CITY OF COLUMBUS ZONING STANDARDS																
Zoning District Category	RESIDENTIAL						BUSINESS			INDUSTRIAL				OTHER			
	ZONING DISTRICTS						ZONING DISTRICTS			ZONING DISTRICTS				ZONING DISTRICTS			
Proposed Zoning District:	Remove	SR-1	SR-2	MR-1	MR-2	MH	DMU	CMU	INST	BP	LI	Remove	HI	AG	PR	C	IOA
Existing Zoning District:	RD	R-1	NEW	R-2 & R-3	R-4	R-5	CBD-1	B-2 & B-3	P	NEW	I-1	I-2	NEW	NEW	P	C	NEW
Purpose of the Zoning District:	Single Family Large Lot	Single Family Residential	Single Family Residential	Mixed Residential Low Density	Mixed Residential High Density	Mobile Home District	Downtown Mixed Use	Corridor Mixed Use	Institutional	Business Park	Light Industrial	General Industrial	Heavy Industrial	Agriculture	Parks and Recreation	Conservancy	Intensive Outdoor Activity
Temporary Land Uses																	
Farmer's Market							P	P	P					P	P		
Garage or Estate Sale		P	P	P	P	P	P	P						P	P		
Temporary Farm Product Sales/Roadside Stand							P	P	P	P				P	P		
Temporary Moving Container (Residential)		P	P	P	P	P	P	P	P	P	P		P	P			
Temporary On-Site Construction Storage, Project Office, and Real Estate Sales Office		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Temporary Outdoor Assembly		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Temporary Outdoor Sales							P	P	P	P	P		P	P	P		P
Temporary Outdoor Storage Container (Non-res.)		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Temporary Refuse Container		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Temporary Relocatable Building							P	P	P	P	P		P	P			
Temporary Shelter Structure																	
Temporary Vehicle Sales		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P



DODGE COUNTY
WISCONSIN

Dodge County

Land Resources and Parks Department

Item #6.

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:

OCTOBER 13, 2025

DEADLINE FOR CITY RESPONSE:

NOVEMBER 12, 2025

LETTER OF INTENT NOTIFICATION

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

NAME
NATHAN & AMANDA
ROBERTS

CITY
COLUMBUS
(TOWN OF ELBA)

ACTIVITY NUMBER
2025-1004

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:

November 19, 2025

☐

COMMENTS:

** This needs to go to Plan Commission before going for approval at Common Council (11-18-25)*

Ansar J. Caine, Clerk

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. 251004	Expiration Date
Application Date: 10-10-25	Receipt #: CC

Item #6.

Application Fee: \$75 (Non-Refundable)

NAMES & MAILING ADDRESSES		PROPERTY DESCRIPTION					
Applicant (Agent) NATHAN + AMANDA ROBERTS		Parcel Identification Number (PIN) 0742-020 + 0742-024					
Street Address N4259 Hickory Dr		Town ALBA E/62		T	N	R	E
City • State • ZipCode Columbus WI 53925		1/4	1/4	Section	Acreage of Parent Parcel	Acreage of Proposed Lot(s)	
Property Owner (if different from applicant)		Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot) ALBA Heights					
Street Address		Site Address Of Property (DO NOT include City/State/ZipCode)					
City • State • ZipCode		Is this property connected to public sewer? ☐ Yes ☒ No					
CONTACT PERSON							
Name and daytime phone number (include area code) of a person we can contact if we have any questions about your application.							
Name NATHAN ROBERTS				Daytime Phone (920) 318-9069			
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)			
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) NATHAN ROBERTS		Daytime Contact Phone 920 318 9069		Email: nathan@fisking.net			
Signature [Signature]		Date 10/10/2025					
OFFICE USE ONLY							
☐ CUP Required (App _____)		☐ REZONE Required (App _____)		☐ Restriction Release Required			
Notes:							
APPROVED ☐		DENIED ☐		LAND RESOURCES AND PARKS DEPARTMENT			
				Date _____			



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

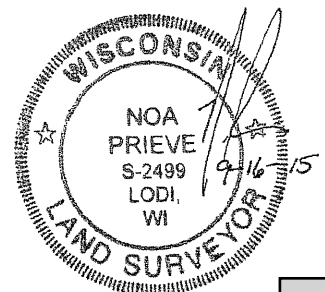
LOT 35, PART OF LOT 36 & OUTLOT 2, & PART OF LANDS DEDICATED TO THE PUBLIC, ALL IN THE PLAT OF ELBA HEIGHTS RECORDED AS DOC. 530777 IN CAB. A #37, LOCATED IN THE NW $\frac{1}{4}$ AND NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ SECTION 7, T10N, R13E, TOWN OF ELBA, DODGE COUNTY, WISCONSIN

COVER SHEET

PREPARED BY: WILLIAMSON SURVEYING
AND ASSOCIATES, LLC
104 A WEST MAIN STREET
WAUNAKEE, WISCONSIN, 53597.
608-255-5705

PREPARED FOR: NATHAN ROBERT
N4259 HICKORY DR.
COLUMBUS, WI 53925

SURVEYORS SEAL



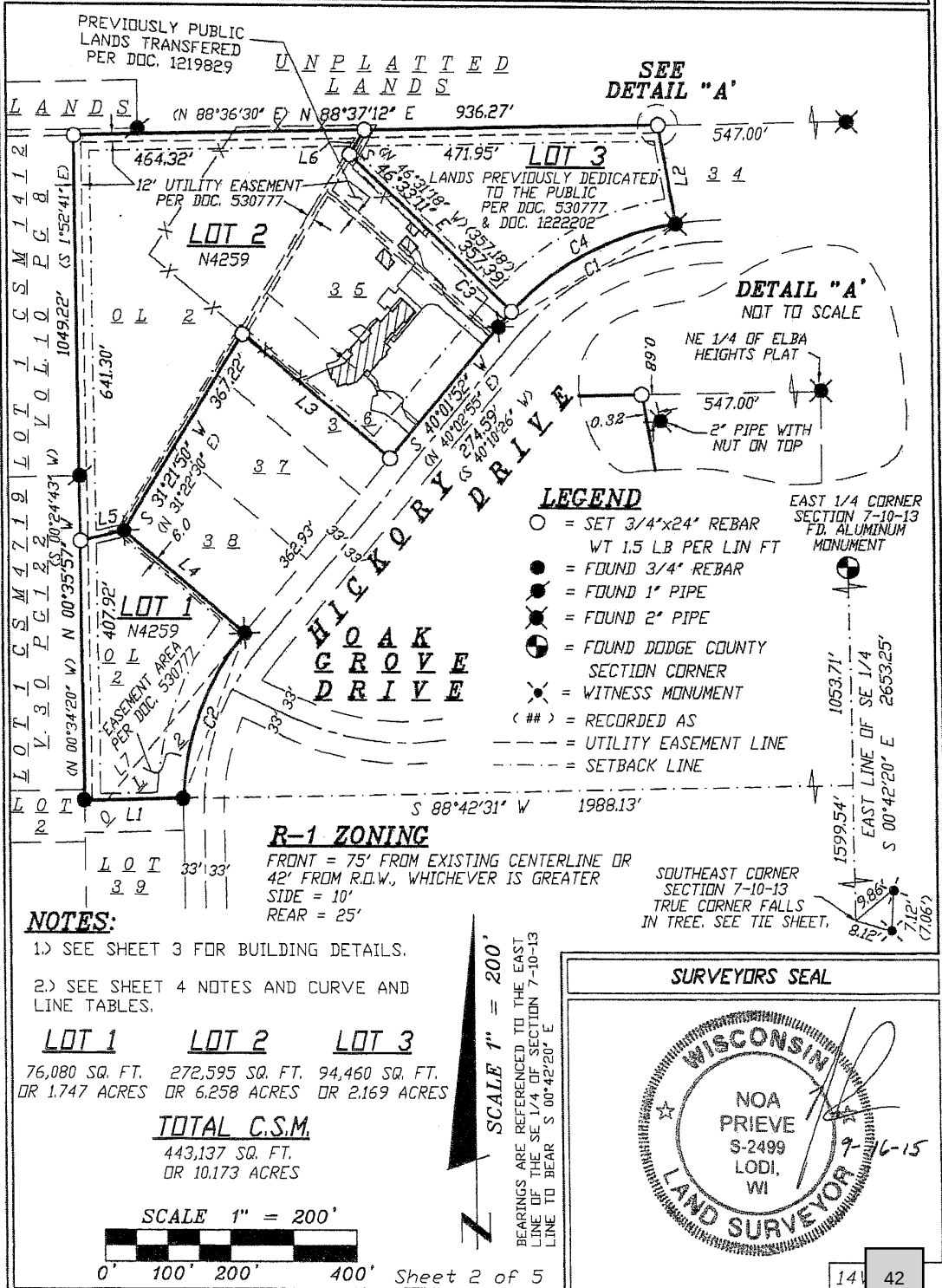


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

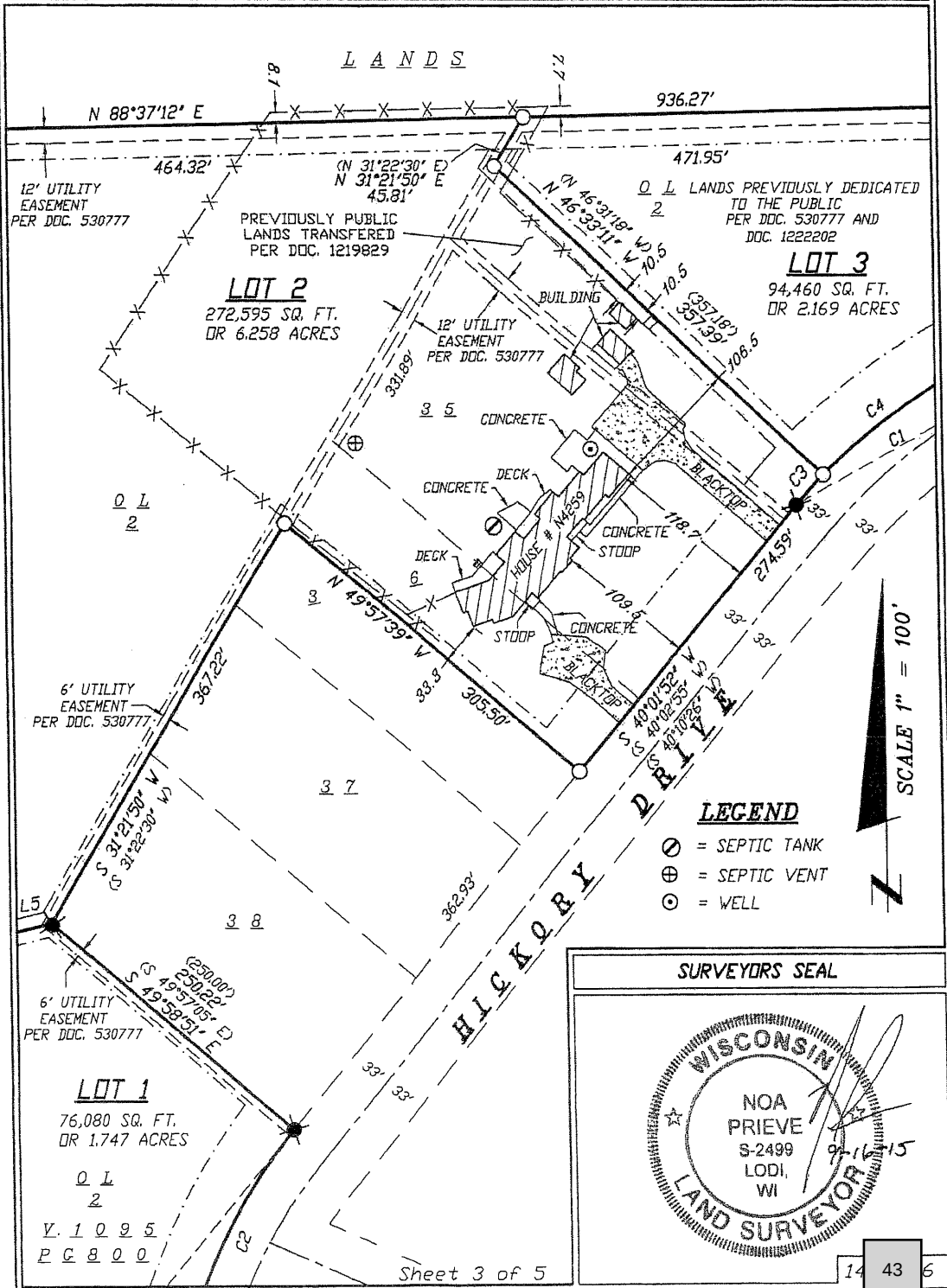
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WILLIAMSON SURVEYING AND ASSOCIATES, LLC

LOT 35, PART OF LOT 36 & OUTLOT 2, & PART OF LANDS DEDICATED TO THE PUBLIC, ALL IN THE PLAT OF ELBA HEIGHTS RECORDED AS DOC. 530777 IN CAB. A #37, LOCATED IN THE NW ¼ AND NE ¼ OF THE SE ¼ SECTION 7, T10N, R13E, TOWN OF ELBA DODGE COUNTY, WISCONSIN





CERTIFIED SURVEY MAP

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NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
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LOT 35, PART OF LOT 36 & OUTLOT 2, & PART OF LANDS DEDICATED TO THE PUBLIC, ALL IN THE PLAT OF ELBA HEIGHTS RECORDED AS DOC. 530777 IN CAB. A #37, LOCATED IN THE NW $\frac{1}{4}$ AND NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ SECTION 7, T10N, R13E, TOWN OF ELBA, DODGE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the Subdivision Control Ordinance of Dodge County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being Lot 35, part of Lot 36 and Outlot 2, and lands previously dedicated to the public, all in the Plat of Elba Heights, Located in the Northwest $\frac{1}{4}$ and Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ Section 7, T10N, R13E, Town of Elba, Dodge County, Wisconsin, more particularly described as follows:

Commencing at the East $\frac{1}{4}$ corner of said Section 7, thence S 00°42'20" E along the East line of the Southeast $\frac{1}{4}$, 1053.71 feet; thence S 88°42'31" W, 1988.13 feet to the point of beginning.

thence continue S 88°42'31" W, 157.44 feet to the West line of said Outlot 2; thence N 00°35'57" W along said West line, 1049.22 feet to the Northwest corner of Elba Heights Plat; thence N 88°37'12" E along the North line of said Elba Heights, 936.27 feet to the Northwest corner of Lot 34, Elba Heights; thence S 09°55'31" E along the West line of said Lot 34, 159.82 feet to the Northwestern right of way of Hickory Drive; thence along said right of way for the next two courses on an arc of a curve concaved Southeast having a radius of 477.50 feet and a long chord bearing S 60°18'05" W, a distance of 328.55 feet; thence S 40°01'52" W, 274.59 feet to the South line of the Northeast $\frac{1}{2}$ of Lot 36, Elba Heights; thence N 49°57'39" W along said South line, 305.56 feet to the Easterly line of Outlot 2; thence S 31°21'50" W along said Easterly line, 367.22 feet to the northwesterly corner of Lot 38, Elba Heights; thence S 49°58'51" E along the southwesterly line of said Lot 38, 250.22 feet to the Northwestern right of way of Hickory Drive; thence along said right of way line and the arc of a curve concaved Easterly having a radius of 425.00 feet and a long chord bearing S 20°59'52" W, a distance of 278.28 feet to the point of beginning. This parcel contains 443,137 sq. ft. or 10.173 acres thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date Sept. 16, 2015

Noa T. Prieve S-2499
Professional Land Surveyor

LINE TABLE:

L#	BEARING	DISTANCE
L1	S 88°42'31" W	157.44'
L2	(N 09°46'30" W) S 09°55'31" E	(159.36') 159.82'
L3	N 49°57'39" W	305.56'
L4	(S 49°57'05" E) S 49°58'51" E	(250.00') 250.22'
L5	S 76°47'46" W	71.65'
L6	(N 31°22'30" E) N 31°21'50" E	45.81'

CURVE TABLE:

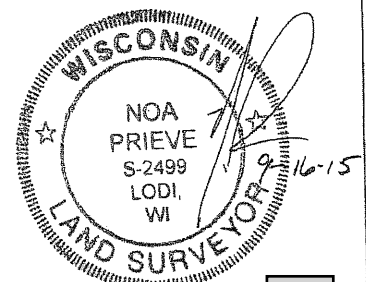
C#	RADIUS	L.C. BEARING	ARC	DELTA
C1	477.50'	(S 60°11'03" W) S 60°18'05" W	328.76') 328.55'	(40°16'20") 40°14'45"
C2	425.00'	S 20°59'52" W	278.28'	283.51'
C3	477.50'	(S 41°59'00" W) S 42°06'58" W	32.24') 32.29'	(32.25') 32.30'
C4	477.50'	S 62°14'21" W	298.04'	303.11'

NOTES:

1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

2.) WETLANDS, AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

SURVEYORS SEAL





CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

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OWNERS' CERTIFICATE:

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. We also certify that this certified survey map is required to be submitted to the Dodge County Land Resources and Parks Department for approval.

WITNESS the hand seal of said owners this 12th day of October, 2015.

Nathan R. Roberts

Amanda E. Roberts

STATE OF WISCONSIN
DANE COUNTY

Personally came before me this 12th day of October, 2015 the above named Nathan R. Roberts and Amanda E. Roberts to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Columbia County, Wisconsin.

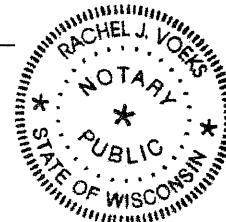
My commission expires 2/22/2019

Rachel J. Voeks

Notary Public

Rachel J. Voeks

Print Name



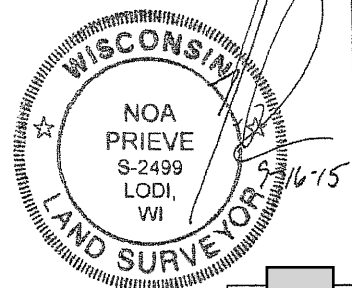
TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Elba on this 25 day of August, 2015.

DODGE COUNTY

Jennifer Vignorich
Tacy Rochet
Town Clerk

SURVEYORS SEAL





Agenda Item Report

Meeting Type: Plan Commission

Meeting Date: November 13, 2025

Item Title: Roberts minor land division in Town of Elba – Extraterritorial Zone

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

Detailed Description of Subject Matter: The extra territorial zone around the city allows the city to review land divisions in the adjacent towns. This land division is a minor split in an existing neighborhood. This split will not interfere with the City's growth.

List all Supporting Documentation Attached:

- Land Division Application

Action Requested of Plan Commission: Recommend approval.