



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 2: Rezoning

Planning & Zoning Committee • January 7, 2025

Current Zoning District(s): C-2 General Commercial and RC-1 Recreation

Proposed Zoning District(s): C-2 General Commercial

Property Owner(s): Lake Wisconsin Country Club, Inc.

Petitioner(s): Lake Wisconsin Country Club, Inc., c/o Chuck Bongard

Property Location: Located in the Fractional Northwest Quarter of the Southwest Quarter of Section 30, Town 10 North, Range 7 East

Town: West Point

Parcel(s) Affected: 399, 399.A

Site Address: N1076 Golf Road

Background:

Chuck Bongard of Lake Wisconsin Country Club, Inc., owner, requests the Planning & Zoning Committee review and recommend approval of rezoning the aforementioned property from C-2 General Commercial and RC-1 Recreation to C-2 General Commercial. Parcel 399.A is 2.10 acres in size, is zoned C-2 General Commercial, and there is an existing clubhouse with restaurant and banquet hall on the property. The existing parking lot and southern portion of the clubhouse currently crosses the parcel boundary onto parcel 399. This parcel is zoned RC-1 Recreation and is 33.67 acres in size. The property is planned accordingly for Commercial and Recreational future land use on the Columbia County Future Land Use map; however, the planned Commercial area encompasses a larger area than the current extent of the C-2 zoning. There are two septic systems on the property. One for the clubhouse restrooms (installed in 1986), and another for the maintenance building (installed in 2007). Both of these systems are current on maintenance requirements. There are no wetlands, floodplain, or other environmental corridors present. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Zoning
North	Single-Family Residence	R-1 Single-Family Residence
East	Agriculture and Single-Family Residence	A-1 Agriculture
South	Golf Course	RC-1 Recreation
West	Golf Course and Lake Wisconsin	RC-1 Recreation

Proposal:

The property owner is proposing to rezone the property so that it aligns with the boundaries of the Future Land Use Map. The area planned for Commercial future land use encompasses the clubhouse and all parking areas, whereas the current zoning extent only covers the clubhouse. The existing parcel and zoning boundary runs through the southern portion of the clubhouse. To remedy this, and allow for future expansion of the clubhouse, the owner is proposing to increase the size of the C-2 General Commercial lot to 6.057 acres. The new lot will encompass the existing clubhouse and parking lot. Because the new lot lies within the boundaries of the Commercial future land use category, no plan amendment is required.

Public and private golf courses, which are defined as, “a facility, other than a miniature golf course or stand-alone golf driving range, primarily intended for the playing of golf. A golf course may include a clubhouse, pro-shop, restrooms, driving range, shelters, and other uses that are typically accessory to a golf course. Eating and drinking establishments associated with golf courses will require separate land use approvals.” A golf course is a permitted use within the RC-1 Recreation district. Because the existing clubhouse includes an eating and drinking establishment, it must be zoned appropriately, as noted above. Both restaurants and indoor retail sales are permitted uses within the C-2 General Commercial district; therefore, no conditional use permit is required with this request. The proposed clubhouse expansion will require the appropriate zoning permits.

If approved, this rezoning will allow for the lawful continuation and proposed expansion of an existing golf course clubhouse and restaurant. This request appears to follow both the Columbia County Zoning Code and the Comprehensive Plan.

Town Board Action:

The West Point Town Board met November 14, 2024 and recommended approval of the rezoning.

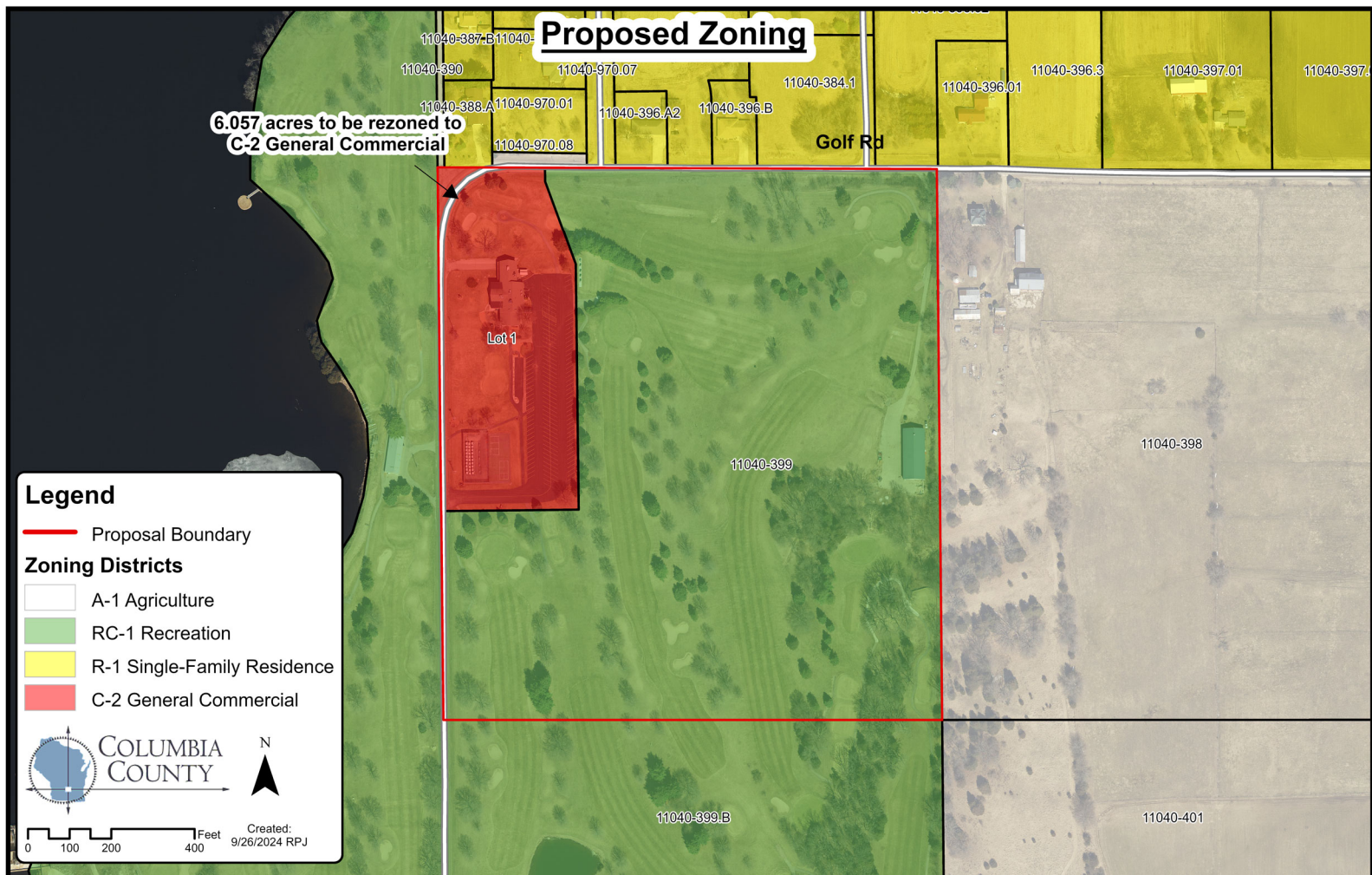
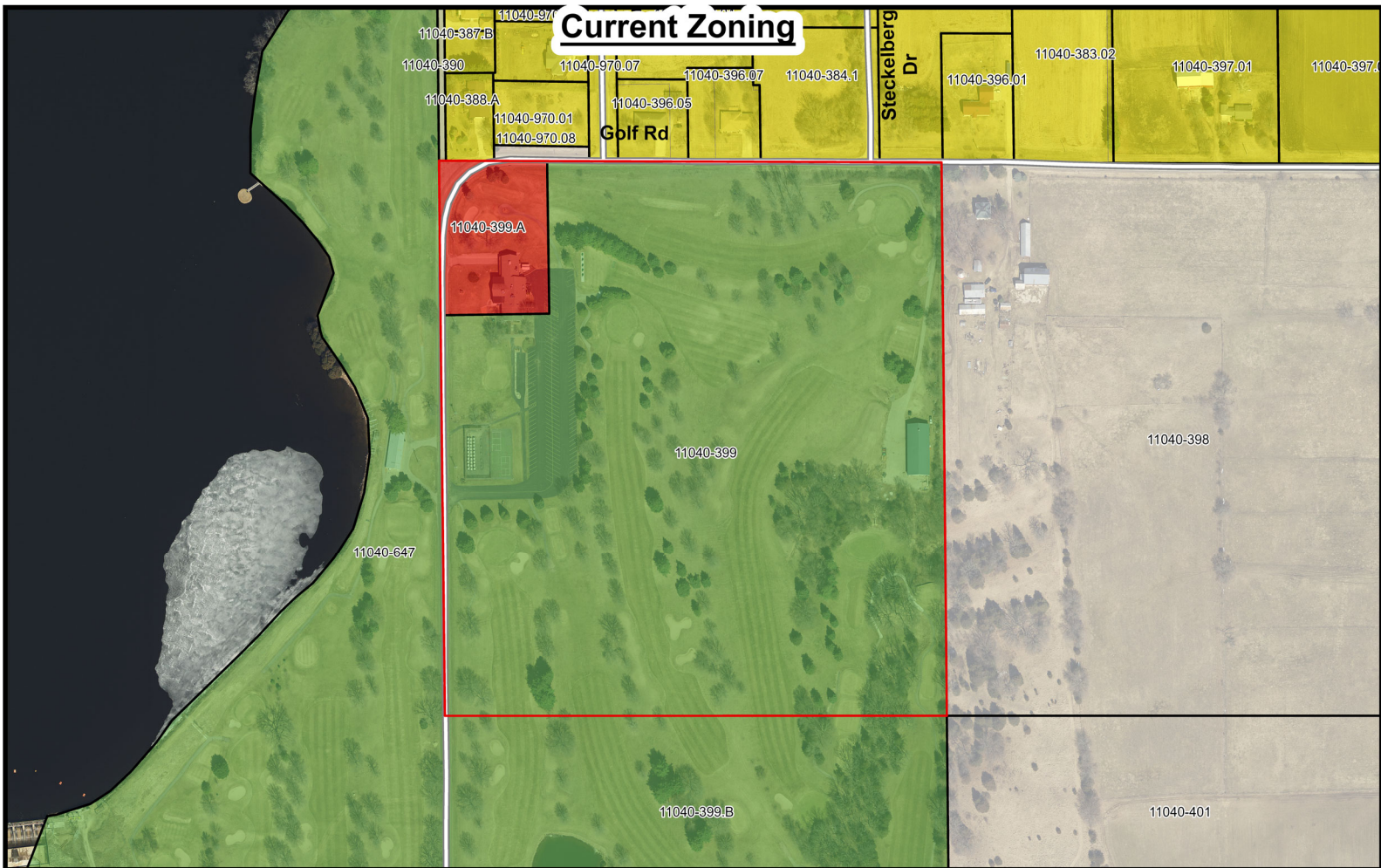
Documents:

The following documents are on file with the Planning and Zoning Department:

1. Rezoning Preapplication
2. Rezoning Petition
3. Preliminary Certified Survey Map
4. Rezoning Legal Description
5. Town Board Action Report

Recommendation:

Staff recommends approval of the rezoning of 6.057 acres, more or less, from C-2 General Commercial and RC-1 Recreation to C-2 General Commercial, effective upon recording of the Certified Survey Map.



Current Future Land Use Map



Future Land Use Categories

-  Agricultural or Open Space
-  Commercial
-  Recreational
-  Single-Family Residential



Created:
9/26/2024 RPJ