



Public Hearing Item 1: Plan Amendment

Planning & Zoning Committee • June 2, 2026

<u>Existing Future Land Use Designation(s):</u>	Agricultural or Open Space
<u>Proposed Future Land Use Designation(s):</u>	Commercial
<u>Existing Farmland Preservation Designation(s):</u>	Farmland Preservation
<u>Proposed Farmland Preservation Designation(s):</u>	Developed/Infill Area
<u>Property Owner(s):</u>	Haul Road Investments LLC c/o Justin Belanger
<u>Petitioner:</u>	Haul Road Investments LLC c/o Justin Belanger
<u>Property Location:</u>	Located in the Northeast Quarter of the Northwest Quarter of Section 11, Town 10 North, Range 12 East
<u>Town:</u>	Columbus
<u>Parcel(s) Affected:</u>	198.C
<u>Site Address:</u>	W865 Hall Road
<u>Background:</u>	

Justin Belanger of Haul Road Investments LLC, owner, request the Planning and Zoning Committee review and approve a petition to amend the Future Land Use map of the Columbia County Comprehensive Plan 2046 from Agricultural or Open Space land use designation to Commercial and to amend the Farmland Preservation Plan from Farmland Preservation to Developed/Infill Area. Parcel 198.C is listed as 2.75 acres in size per county record, is zoned A-1 Agriculture and is planned for continued Agricultural land use on the Columbia County Future Land Use map. There is an existing single-family residence and several accessory structures on the property. The septic system was installed in 1987 and is current on maintenance requirements. There is no floodplain on the property. Wetlands are present along the southern property line. The easternmost approximate 1.9-acres is listed as prime farmland, or prime farmland where drained and the northernmost 2 acres are listed as potentially highly erodible per NRCS. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Future Land Use	Farmland Preservation
North	Residential, Open Space, and Agriculture	City/Village	City/Village
East	Industrial	City/Village	City/Village
South	Wetland	Agricultural or Open Space	Farmland Preservation
West	Agriculture	City/Village	City/Village

Analysis:

The property owner is proposing to amend the Future Land Use and Farmland Preservation categories for the property in order to operate a vehicle repair and maintenance shop. This use will also require a Rezone and Conditional Use Permit. As part of this request, the owner would raze the existing structures on the property. While there is not Commercial land use directly adjacent to the subject property, there are several parcels to the

south of 199.02 along State Highway 16 and State Highway 60 that are planned for future Commercial development. While planned for future Commercial use, they are still zoned A-1 Agriculture today. The proposed rezone would revise the zoning on the existing parcel of record; therefore, no Certified Survey Map will be required with this request.

Additional details on the request will follow in the upcoming rezoning and conditional use reports associated with this proposal. Development constraints, plan standards, and objectives in relation to the proposed amendment follows. Staff comments are italicized.

Development Constraints:

- Public Road Access *Hall Road*
- Site Access Meets Spacing Recommendations *Access existing.*
- Site Access has Adequate Vision Clearance *Access existing.*
- Site Access is Adequate for Fire and Rescue Vehicles *Access existing.*
- Near an Airport Facility
- Public Sewer or Water Available
- Prime Agricultural Soils *Approximately 1.9 acres*
- Enrolled in Farmland Preservation Program
- Soil Conservation Plan for Site
- Enrolled in Conservation Program(s)
- Environmental Corridor:
 - Wetlands
 - Floodplains
 - Woodlands
 - Shoreland (35' buffer)
 - Steep Slopes (> 12%)
 - Shallow Soils (< 60" to bedrock)
- Archeological Site
- Historic Structure/Place

Plan Standards and Objectives:

8.6.4 Commercial

DESCRIPTION: The Commercial future land use category represents locations where commercial types of land use and development are encouraged. The Commercial future land use category includes lands that will be used for retail/wholesale trade or service activities that sell goods and services directly to the public such as gas stations, restaurants, chain stores, video stores, car washes, marinas, strip malls, etc.

Element # 5 – Agricultural, Natural, and Cultural Resources

Agricultural, Natural, and Cultural Resources Vision

- Columbia County’s agricultural, natural, and cultural resources are regarded as irreplaceable resources to be protected for future generations.

Goal 2: Maintain, preserve, and enhance Columbia County’s natural resources, scenic views, and unique natural features.

- Objective 1: Develop adequate storm water management plans and erosion control regulations to protect surface and groundwater resources throughout the County. *Any land disturbance associated with this project one acre or greater in size will require stormwater management and erosion control plans to be submitted to the Department.*
- Objective 10: Protect wetlands from siltation and runoff by encouraging a buffer area around all WDNR designated wetlands. *A 35' setback must be maintained between all impervious surfaces and the wetlands on the southern end of the property.*

Element # 6 – Economic Development

Economic Development Vision

- Economic prosperity through properly located commerce, industry, agriculture, and tourism economic activity areas while mitigating the impacts of incompatible land uses and the degradation of residential areas and the natural environment.

Goal 1: An improved and diversified economy.

Objective 3: Encourage new business formation.

Goal 2: Improved employment opportunities.

Objective 2: Attract new employers to increase employment opportunities and broaden the tax base. *The owner anticipates 4-5 employees.*

Element # 7 – Intergovernmental Cooperation

Intergovernmental Cooperation Vision

- Intergovernmental cooperation opportunities between Columbia County, local municipalities, the region, the state, tribal governments, and other adjacent governmental units utilized to the fullest extent possible.

Goal 2: Seek coordination and communication on planning activities between Columbia County, local municipalities, regional, state, and federal agencies.

Objective 1: Foster cooperation by providing opportunities for cities, villages, and towns to comment on specific development proposals, land use plans, and zoning changes.

Element # 8 - Land Use

Land Use Vision

- Well-balanced and orderly development in both urban and rural areas of the County that minimizes potential conflicts between residential, commercial, industrial, and agricultural land uses and finds balance among economic development, the preservation of agriculture, the protection of natural and cultural resources, and the recognition of private property rights.

Goal 1: New development occurring in a well-planned, sustainable, aesthetically and architecturally pleasing manner compatible with the local character.

Objective 4: Designate areas within Columbia County that are suitable for commercial and industrial uses and encourage the separation and screening of these uses from other incompatible land uses. *The proposed commercial area is adjacent to the City of Columbus, with industrial development located directly to the east of this property. There is a nearby commercial corridor to the south of this property.*

Goal 2: Provide tools for managing and coordinating development consistent with the goals and

objectives of the Comprehensive Plan while ensuring a balance between private property rights and the best interests of the community as a whole.

Objective 7: New development should be consistent with town, village, and city plans, where applicable. *The Town of Columbus has received notice of the Plan Amendment and Rezoning and has acted in favor of the rezone.*

Town Board Action:

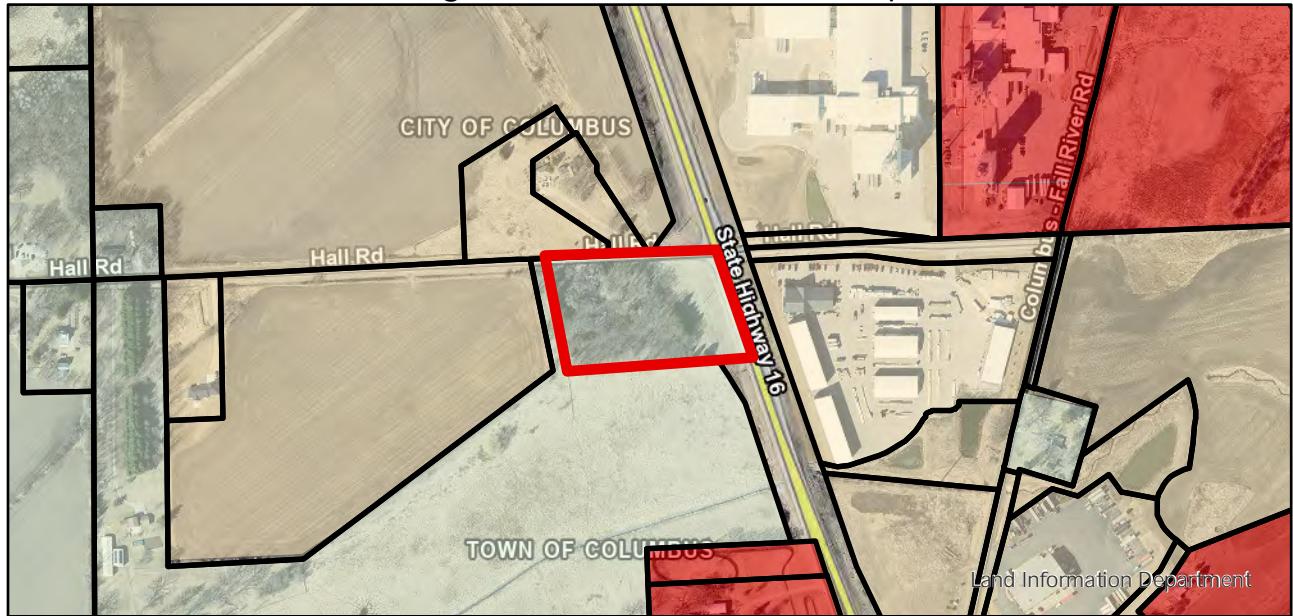
The Town of Columbus has received notice of the amendment. The Town Board met on April 21, 2026 and approved the rezoning associated with this request.

Recommendation:

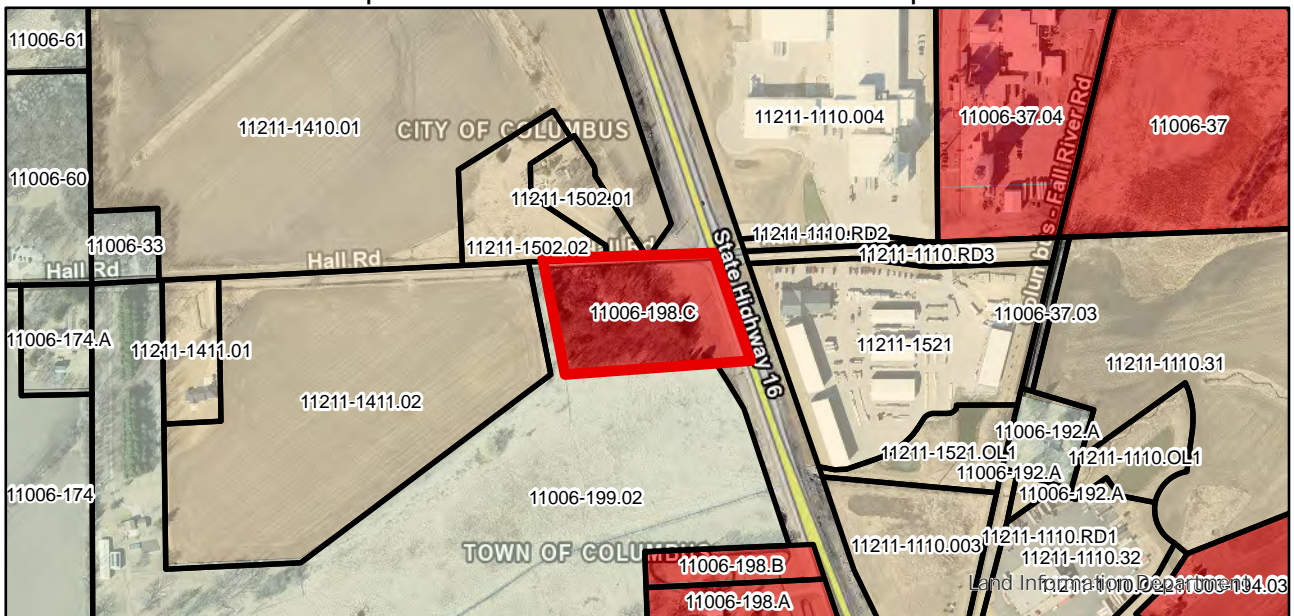
Staff recommends approval of the amendment to the Columbia County Comprehensive Plan 2046 as follows: to amend 3.2 acres, more or less, of the Future Land Use map from Agricultural or Open Space to Commercial, and to amend the Columbia County Farmland Preservation Plan from Farmland Preservation to Developed/Infill Area, all effective upon County Board adoption of the Rezoning.

Plan Amendment: Haul Road Investments Castle

Existing Future Land Use Map:



Proposed Future Land Use Map:



Petitioners/Owners: Haul Road Investments LLC c/o Justin Belanger

Description of Property: NE-NW, Section 11, T10N, R12E
Town of Columbus; Parcel: 198.C

Site Addresses: W865 Hall Road

Hearing Date: June 2, 2026

Reason for Proposed Amendment:

The property owner is proposing to amend the map to allow for future business activity on site.

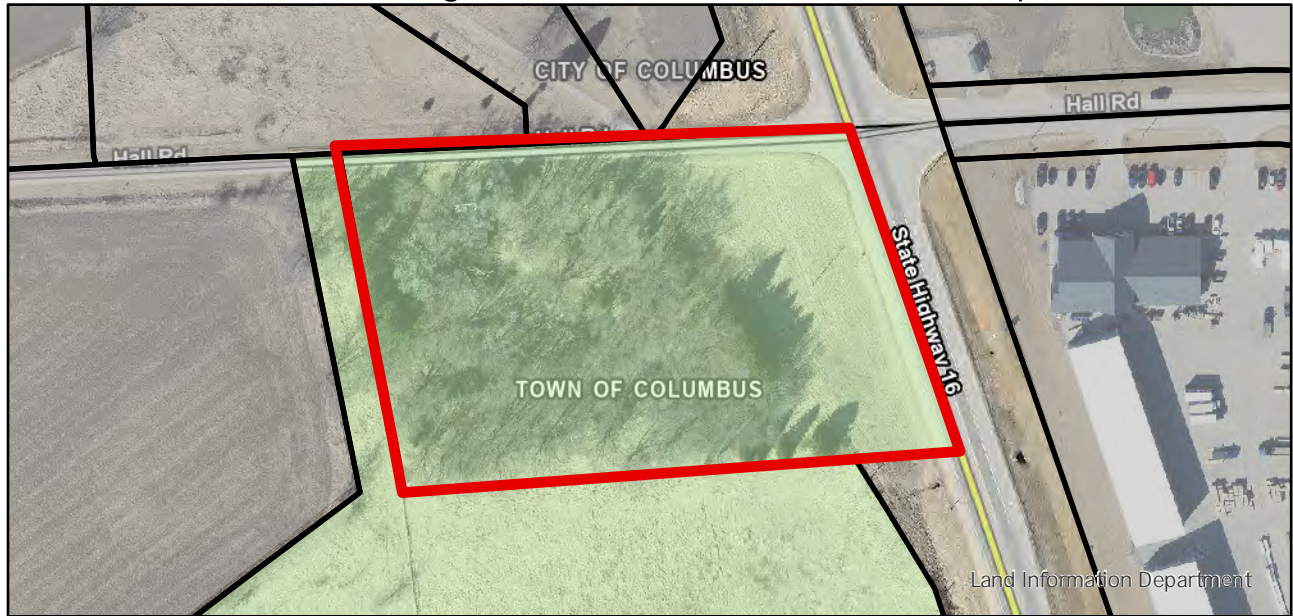
Future Land Use

- Agricultural or Open Space
- City/Village
- Commercial
- Industrial
- Institutional/Public
- Multiple-Family Residential
- Recreational
- Single-Family Residential
- Transportation
- Proposed Plan Amendment Area

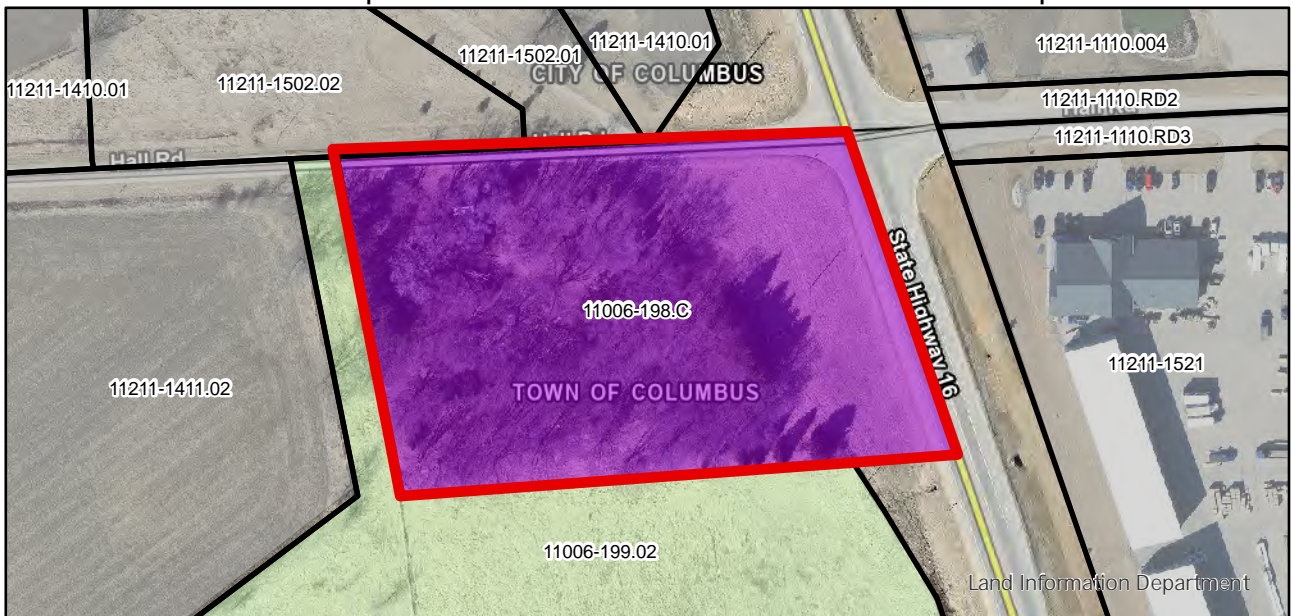


Plan Amendment: Haul Road Investments Castle

Existing Farmland Preservation Map:



Proposed Farmland Preservation Map:



Petitioners/Owners: Haul Road Investments LLC c/o Justin Belanger

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Farmland Preservation

- FP Farmland Preservation
- DI Developed/Infill
- UT Urban Transition
- MUNI City or Village
- Proposed Plan Amendment Area

