



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 1: Plan Amendment

Planning & Zoning Committee • October 6, 2026

<u>Existing Future Land Use Designation(s):</u>	Recreational
<u>Proposed Future Land Use Designation(s):</u>	Single-Family Residential
<u>Property Owner(s):</u>	Lake Wis Country Club Inc; c/o Jordan Ray; Ganser, Leon A; Ganser, Margaret A
<u>Petitioner:</u>	Lake Wis Country Club Inc; c/o Jordan Ray
<u>Property Location:</u>	Located in the Southwest Quarter of the Southwest Quarter of Section 30, Town 10 North, Range 7 East
<u>Town:</u>	West Point
<u>Parcel(s) Affected:</u>	399.03
<u>Site Address:</u>	Golf Road
<u>Background:</u>	

Jordan Ray of Lake Wisconsin Country Club Inc, petitioner and owner, requests 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 Recreational to Single-Family Residential future land use. The amendment area is approximately 0.20-acre in size. Parcel 399.03 is 61.73 acres in size and Lake Wisconsin Country Club is located on the property. Parcel 400.A is 0.45 acres in size and is planned and zoned for Single-Family Residential use. There is an existing single-family home on site, and the septic system serving the home is current on maintenance requirements. The parcel fronts on Golf Road along the north and west boundaries. There is prime farmland in the northwest corner of the property. 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	Zoning
North	Commercial and Single-Family Residence	Single-Family Residential and Commercial	Developed/Infill Area	C-2 General Commercial and R-1 Single-Family Residence
East	Agriculture, Open Space and Single-Family Residence	Agricultural or Open Space	Farmland Preservation Area	A-1 Agriculture
South	Single-Family Residence and Multi-Family Residence	Single-Family Residential and Multi-Family Residential	Developed/Infill Area	R-1 Single-Family Residence
West	Recreational	Recreational and Commercial	Developed/Infill Area	RC-1 Recreation

Analysis:

The applicant is proposing to detach a 5-foot wide by 138-foot strip of land from parcel 399.03 and attach it to parcel 400.A. This acquisition will allow the property owner of 400.A to expand the existing garage. The 690 square foot area will be combined with parcel 400.A via Certified Survey Map. Section 12.1010.10(4) of the Columbia County Zoning Ordinance states that no lot shall be divided into more than one base zoning district...” Because the two properties are planned and zoned differently, both a comprehensive plan amendment and rezone are requested. This amendment will maintain one Single-Family Residential planned and zoned parcel for the expanded lot. The lot is already designated as Developed/Infill Area on the Farmland Preservation Plan map, so no changes are proposed to this map.

When reviewing a rezone, the rezone should be consistent with the preferred land use designation on the Future Land Use map. To maintain consistency between the Future Land Use map and the Zoning map, amendments need to be done to both. The owners and applicant are also requesting a rezone of the amendment area to the R-1 Single-Family Residential district. These amendments will allow for the Future Land Use and Zoning maps to remain consistent with one another.

Development constraints, plan standards, and objectives in relation to the proposed amendment follows. Staff comments are italicized.

Development Constraints:

- | | |
|--|--|
| ☒ Public Road Access | <i>Golf Road</i> |
| ☒ Site Access Meets Spacing Recommendations | <i>A driveway is existing on site.</i> |
| ☒ Site Access has Adequate Vision Clearance | <i>A driveway is existing on site.</i> |
| ☒ Site Access is Adequate for Fire and Rescue Vehicles | <i>A driveway is existing on site.</i> |
| ☐ Near an Airport Facility | |
| ☐ Public Sewer or Water Available | |
| ☐ Prime Agricultural Soils | |
| ☐ Enrolled in Farmland Preservation Program | |
| ☐ Soil Conservation Plan for Site | |
| ☐ Enrolled in Conservation Program(s) | |
| ☐ Environmental Corridor: | <i>None in amendment area</i> |
| ☐ Wetlands | |
| ☐ Floodplains | |
| ☐ Woodlands | |
| ☐ Shoreland (35' buffer) | |
| ☐ Steep Slopes (> 12%) | |
| ☐ Shallow Soils (< 60" to bedrock) | |
| ☐ Archeological Site | |
| ☐ Historic Structure/Place | |

Plan Standards and Objectives:

8.6.2 Single-Family Residential

DESCRIPTION: The Single-Family Residential future land use category represents locations where single-family types of land use and development are encouraged. The Single-Family Residential future land use category includes lands that are intended for the development of single-family residences and duplexes including major subdivisions and/or conservation subdivisions and for the development of planned residential developments (PRD). The Single-Family Residential future land use category will also serve as the receiving area for any future transfer of development rights program within the County.

Except as indicated below, the following standards have been established within this Comprehensive Plan for residential development in Single-Family residential designated areas on the Future Land Use map.

- Both minor (less than five lots) and major (more than five lots) subdivisions are allowed.
- Lots shall have minimum lot sizes as specified in the County zoning ordinance.

During the process to prepare the 2013 County Farmland Preservation Plan, the County's consultant analyzed areas planned for Single-Family Residential, Multi-Family Residential, Commercial, Industrial, Institutional/Public, Recreational, and Transportation development on the Future Land Use map against 15-year land demand forecasts. Many areas where such development was not required within the next 15 years are designated within the Farmland Preservation Area in Maps 3-24 of the Farmland Preservation Plan. The County will use the policies normally applicable to the Agricultural and Open Space Area to evaluate development proposals in such locations, until and unless the designation in the Farmland Preservation Plan maps is amended.

Element # 2 - Housing

Housing Vision

- Residences set in attractive, safe, and appropriate environments for all County Residents.

Goal 1: Provide for planned and orderly housing development.

Objective 1: Encourage rehabilitation and proper maintenance of older homes. *While the proposed amendment will not affect the rehabilitation of an existing home; it will allow for the expansion of an existing garage, allowing the site to better serve the residential use.*

Objective 13: Discourage residential development on prime agricultural lands and near active farms. *The amendment area is neither prime farmland nor adjacent to an active farm.*

Goal 3: A full range of housing opportunities available for Columbia County's current and future residents.

Objective 1: Promote an adequate supply of appropriate housing for all who work in Columbia County..

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 1: Preserve the most productive agricultural areas of the County.

Objective 5: Limit non-farm development on prime agricultural soils. *The amendment area is not considered prime farmland.*

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

Objective 15: Protect the integrity of the designated State Natural Areas in the County. *The amendment area is not*

designated as a State Natural Area.

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 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 West Point has received notice of the Plan Amendment and Rezoning.*

Town Board Action:

The Town of West Point has received notice of the amendment. The Town Board has reviewed and recommended approval of the rezoning request on August 13, 2026.

Recommendation:

Staff recommends approval of the amendments to Columbia County Comprehensive Plan 2046 as follows: to amend 0.20-acre, more or less, of the Future Land Use map from Recreational to Single-Family Residential, effective upon approval of the rezoning and recording of the Certified Survey Map.

Plan Amendment: Lake Wisconsin Country Club

Existing Future Land Use Map:



Proposed Future Land Use Map:



Petitioners/Owners: Lake Wisconsin Country Club; Ganser, Leon A

Description of Property: SW-SW, Section 30, T10N, R7E
Town of West Point; Parcel: 399.03

Site Addresses: Golf Road

Hearing Date: October 6, 2026

Reason for Proposed Amendment:

The property owner is proposing to sell a 5' strip of land to the owner of parcel 400.A to allow for space for a future building addition.

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

DISCLAIMER: All information contained herein is ADVISORY ONLY. Map accuracy is limited to the quality of data obtained from other Public Records. This map is NOT intended to be a substitute for an actual field survey. The user is responsible for verification of all data. Columbia County is NOT responsible for the improper use of the data contained herein.

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