



Public Hearing Item 2: Rezoning

Planning & Zoning Committee • October 6, 2026

<u>Current Zoning District(s):</u>	RC-1 Recreation
<u>Proposed Zoning District(s):</u>	R-1 Single-Family Residence
<u>Property Owner(s):</u>	Lake Wis Country Club Inc; c/o Jordan Ray; Ganser, Leon A; Ganser, Margaret A
<u>Petitioner(s):</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

Jordan Ray of Lake Wisconsin Country Club Inc, petitioner and owner, requests the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from RC-1 Recreation to R-1 Single-Family Residence. Parcel 399.03 is 61.73 acres in size and is planned for Recreational land use on the Columbia County Future Land Use map. 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	Zoning
North	Commercial and Single-Family Residence	C-2 General Commercial and R-1 Single-Family Residence
East	Agriculture, Open Space and Single-Family Residence	A-1 Agriculture
South	Single-Family Residence and Multi-Family Residence	R-1 Single-Family Residence
West	Recreational	RC-1 Recreation

Analysis:

The applicants are 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) 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 rezone will maintain a single R-1 Single-Family Residence planned and zoned parcel for the expanded lot.

If approved, this rezoning will allow for a garage expansion to the attached garage on parcel 400.A. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan, if amended.

Town Board Action:

The West Point Town Board met on August 13, 2026 and recommended approval of the rezoning.

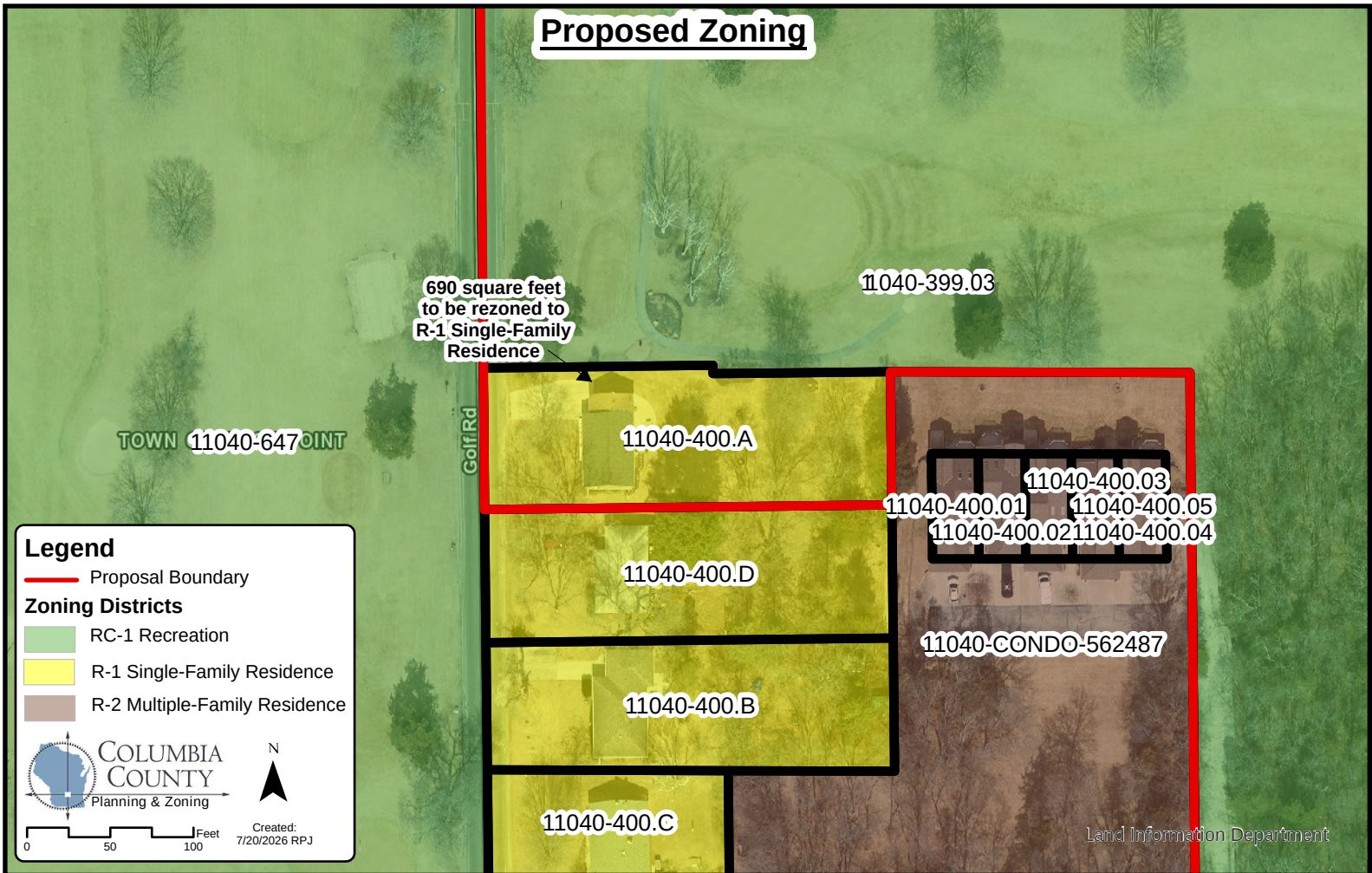
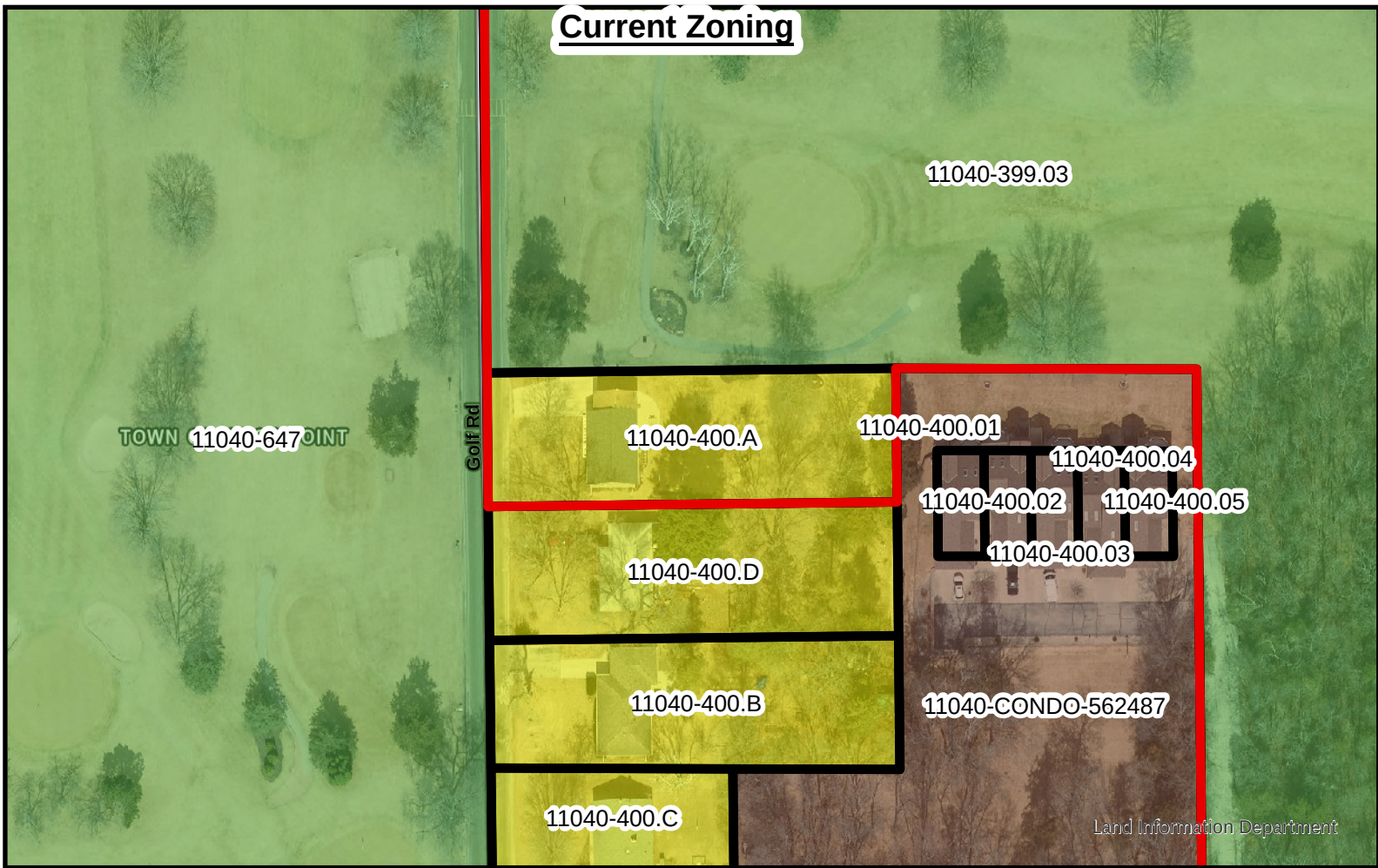
Documents:

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 0.20 acre, (690 square feet), more or less, from RC-1 Recreation to R-1 Single-Family Residence, effective upon recording of the Certified Survey Map.



Legend

— Proposal Boundary

Zoning Districts

■ RC-1 Recreation

■ R-1 Single-Family Residence

■ R-2 Multiple-Family Residence



COLUMBIA
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Planning & Zoning



0 50 100 Feet

Created:
7/20/2026 RPJ

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