

City of Columbus
BOARD OF ZONING APPEALS
APPLICATION FOR PUBLIC HEARING

PETITION: I, Debbie Oldenburg HEREBY PETITION THE CITY OF COLUMBUS BOARD OF ZONING APPEALS TO HOLD A PUBLIC HEARING ON THE FOLLOWING REQUEST FOR:

- ☒ A VARIANCE FROM THE COLUMBUS ZONING ORDINANCE (CHAPTER 114)
- ☐ A VARIANCE FROM THE COLUMBUS FLOOD PLAIN ORDINANCE (CHAPTER 46)
- ☐ AN APPEAL OF THE ZONING ADMINISTRATOR'S DETERMINATION

APPLICANT (MAY OR MAY NOT BE PROPERTY OWNER—SEE BELOW):	PERSON'S NAME: <u>Logan DeBoer</u>
	FIRM'S NAME: <u>Grothman & associates</u>
	MAILING ADDRESS: <u>625 E. Slifer street</u>
	CITY/STATE/ZIP: <u>Portage, WI 53901</u>
	DAYTIME TELEPHONE: <u>608 742 7788</u>
	EMAIL ADDRESS: <u>Ldeboer@grothman.com</u>
PROPERTY OWNER CONTACT INFORMATION IF DIFFERENT FROM APPLICANT (PLEASE INCLUDE OWNER'S SIGNATURE ON THIS FORM):	<u>KO Properties of Columbus LLC % Debbie Oldenburg</u>
	<u>920 210 5006</u>
LEGAL DESCRIPTION OF SUBJECT PROPERTY OR PARCEL NUMBER(S):	<u>Parcel 11211-908.02</u>
SUBJECT PROPERTY	<u>Part of lot 2 CSM 1848</u>

STREET ADDRESS OR STREET BOUNDARIES OF SUBJECT PROPERTY (WHERE NOT YET ADDRESSED):	105 Dix street
PRESENT ZONING: PRESENT FLOOD PLAIN DESIGNATION:	B-2 highway commercial N/A
VARIANCE REQUEST: WHAT SECTION(S) OF THE ZONING CODE ARE YOU SPECIFICALLY ASKING TO BE VARIED, BY HOW MUCH, AND WHY? ENTER "N/A" IF NOT APPLICABLE.	Sec. 114-130 (1) (d) proposed lot lines to be in the present parking lot.

PLEASE STATE HOW YOUR REQUEST MEETS THE FOLLOWING STANDARDS, WHICH MUST ALL BE MET FOR THE BOARD OF APPEALS TO GRANT A VARIANCE: *(Please attach another document if you more space or write see attached for each section and attach answers.)*

How would compliance with the strict letter of the zoning or flood plain ordinance unreasonably prevent the owner from using the property for a permitted purpose or render conformity with such restrictions unnecessarily burdensome? It is not sufficient that a variance applicant show that the regulation(s) prevents or burdens his or her planned activity. You must show by competent evidence that the regulation unreasonably prevents or unnecessarily burdens the proposed activity.

The usage of the subject property will not change. See following statements for background.

How would compliance with the strict letter of the ordinance create unnecessary hardship due to a unique property condition, meaning a special physical feature or limitation of the property that is not generally shared by nearby land or property within the same zoning district or flood plain area? If a variance applicant fails to prove the existence of a unique property condition and a connection between the condition and the hardship, even if the hardship is great, a variance may not be granted. The purpose of the variance may not be based exclusively on financial concerns relating to the property.

How would the requested variance be consistent with the public interest?

How does the variance not impact flooding in the community?

1. Does the development cause an increase in the regional flood elevation?
2. Is the lot less than one-half acre?
3. Does the development impact public safety and nuisances?
4. Does the development increase flood insurance for the community?

Existing conditions of the lot consist of a Subway restaurant & fitness center. the 2 businesses currently share an asphalt parking lot. the intention of the owner is to divide the property. In order to accomplish this a variance must be approved to the 5-foot setback from property lines to the current asphalt parking lot. If the variance were to get approved a shared Driveway/Parking Easement would be implemented to continue the present day usage of the 2 businesses.

1. The proposed division does not impact regional flood elevation
2. parcel 11211-908.02 is 0.66 acres in size. See attached Certified Survey map for proposed acreages for the division
3. The proposed division does not impact public safety.
4. Improvements are not being made to the lot. Hence will not increase flood insurance

Describe alternatives to your proposal such as other locations, designs and construction techniques. Attach a site map showing alternatives you considered. (attached alternative and label it if needed).

Due to the location of the parking lot & current zoning regulations there are no other options to pursue that would comply with the current ordinance.

Describe alternatives you considered that require a lesser variance and reason you rejected them. If you rejected them, provide the reasons you rejected them. (attached alternative and label it if needed).

The current Subway restaurant will need to be rezoned to B-3 General commercial district, which allows for a minimum lot size of 9600 S.F. with a minimum road frontage of 80 feet. The fitness center will also need to be rezoned to B-3 since the current zoning district calls for a minimum lot size of 21,730 S.F. Due to the placement of the buildings & current parking lot there are no other options that would make the variance more aligned with the ordinance.

As prepared by:

GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 425-238

DRAFTED BY: R.V.

CHECKED BY: L.D.

PROJ. 425-238

DWG. 425-238A

SHEET 1 OF 3

SEAL:



COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. GENERAL LOCATION

BEING PART OF LOT 2, C.S.M. NO. 1848, AS RECORDED IN VOL 10 OF C.S.M.S, PAGE 54 AS DOC. NO. 504908, LOCATED IN THE SW1/4 OF THE SW1/4, SECTION 12 AND THE SE1/4 OF THE SE1/4, SECTION 11, T. 10 N, R. 12 E, CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN.

CONTAINING: 28,642 SQ.FT. - 0.66 ACRES

C1
DELTA = 07°31'19"
ARC = 67.94'
RAD = 517.49'
BEARING = N08°51'01"W
DIST = 67.89'

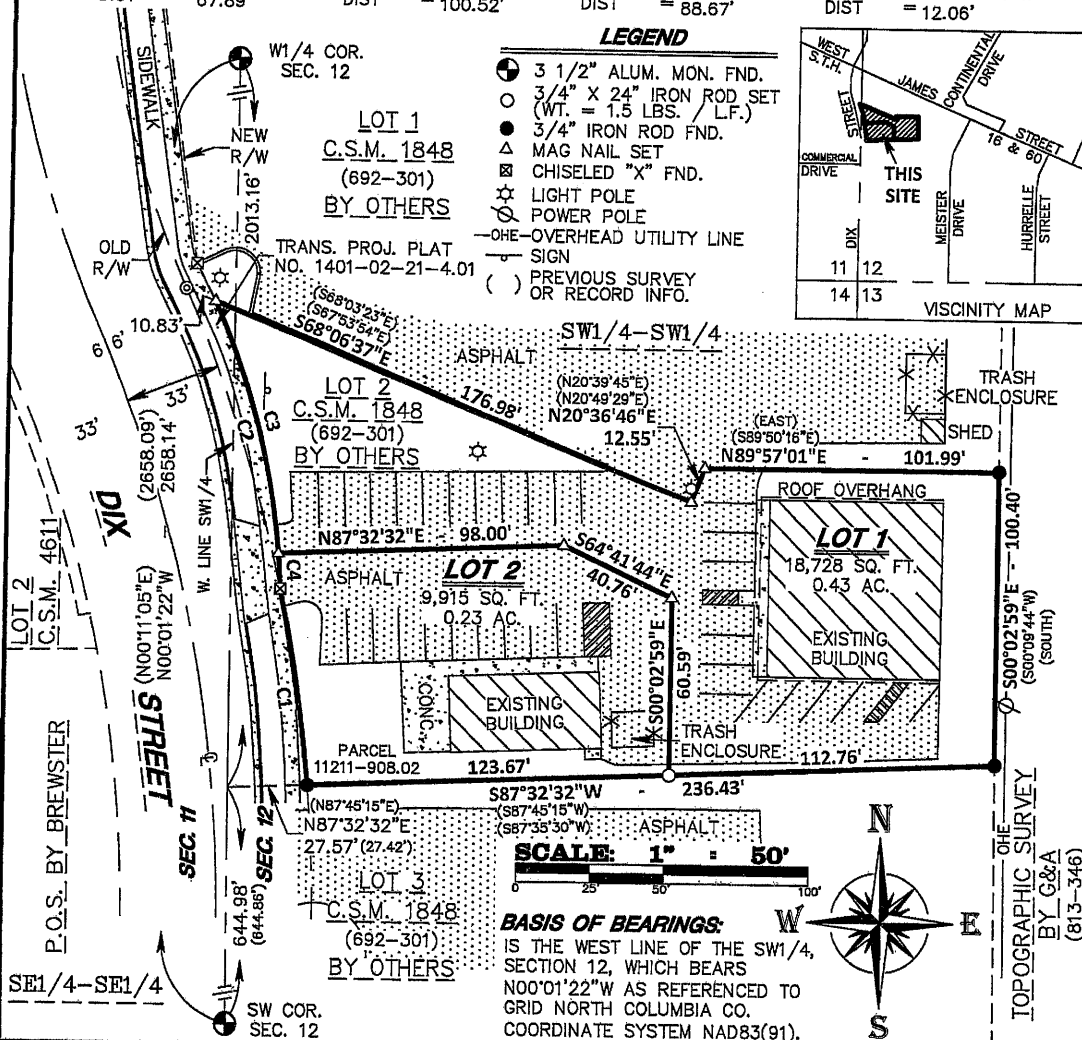
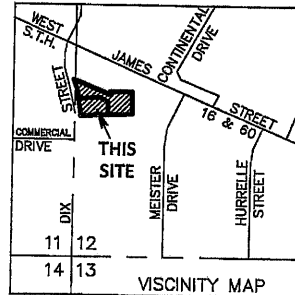
C2
DELTA = 22°41'47"
ARC = 101.18'
RAD = 255.43'
BEARING = N13°50'37"W
DIST = 100.52'

C3
DELTA = 19°59'23"
ARC = 89.12'
RAD = 255.43'
BEARING = N15°11'47"W
DIST = 88.67'

C4
DELTA = 02°42'19"
ARC = 12.06'
RAD = 255.43'
BEARING = N03°50'53"W
DIST = 12.06'

LEGEND

- 3 1/2" ALUM. MON. FND.
- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- MAG NAIL SET
- CHISELED "X" FND.
- LIGHT POLE
- POWER POLE
- OVERHEAD UTILITY LINE
- SIGN
- PREVIOUS SURVEY OR RECORD INFO.



OWNER: KO PROPERTIES OF COLUMBUS LLC
105 DIX STREET
COLUMBUS, WI 53925

CLIENT: DEBBIE OLDENBURG
1235 PARK AVENUE
COLUMBUS, WI 53925

As prepared by:

**G GROTHMAN
& ASSOCIATES S.C.**
PROFESSIONAL SERVICES

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SHEET 2 OF 3

SEAL:



COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

BEING PART OF LOT 2, C.S.M. NO. 1848, AS RECORDED IN VOL 10 OF C.S.M.S, PAGE 54 AS DOC. NO. 504906, LOCATED IN THE SW1/4 OF THE SW1/4, SECTION 12 AND THE SE1/4 OF THE SE1/4, SECTION 11, T. 10 N, R. 12 E, CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN.
CONTAINING: 28,642 SQ.FT. - 0.66 ACRES

SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Debbie Oldenburg**, I have surveyed, monumented, mapped and divided part of Lot 2, Certified Survey Map, No. 1848 as recorded in Volume 10 of Certified Survey Maps, page 54 as Document No. 504906 located in the Southwest Quarter of the Southwest Quarter, Section 12 and the Southeast Quarter of the Southeast Quarter, Section 11, Town 10 North, Range 12 East, City of Columbus, Columbia County, Wisconsin, described as follows:

Commencing at the Southwest corner of Section 12;
thence North 00°01'22" West along the West line of the Southwest Quarter, 644.98 feet;
thence North 87°32'32" East, 27.57 feet to the Southwest corner of Lot 2, Certified Survey Map, No.1848 and being the point of beginning;
thence Northwesterly along a 517.49 foot radius curve to the left along the East right-of-way line of Dix Street having a central angle of 07°31'19" and whose long chord bears North 08°51'01" West, 67.89 feet;
thence Northwesterly along a 255.43 foot radius curve to the left along said East right-of-way line having a central angle of 22°41'47" and whose long chord bears North 13°50'37" West, 100.52 feet to the North line of Lot 2, Certified Survey Map, No. 1848;
thence South 68°06'37" East along the North line of said Lot 2, 176.98 feet;
thence North 20°36'46" East along the Northerly line of said Lot 2, 12.55 feet;
thence North 89°57'01" East along the Northerly line of said Lot 2, 101.99 feet to the Northeast corner thereof;
thence South 00°02'59" East along the East line of said Lot 2, 100.40 feet to the Southeast corner thereof;
thence South 87°32'32" West along the South line of said Lot 2, 236.43 feet to the point of beginning.
Containing 28,642 square feet (0.66 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: June 9, 2025

File No. 425-238

OWNER: KO PROPERTIES OF COLUMBUS LLC
105 DIX STREET
COLUMBUS, WI 53925

CLIENT: DEBBIE OLDENBURG
1235 PARK AVENUE
COLUMBUS, WI 53925

As prepared by:

G GROTHMAN
& ASSOCIATES S.C.
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SHEET 3 OF 3

SEAL:



COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

BEING PART OF LOT 2, C.S.M. NO. 1848, AS RECORDED IN VOL. 10 OF C.S.M.S, PAGE 54 AS DOC. NO. 504906, LOCATED IN THE SW1/4 OF THE SW1/4, SECTION 12 AND THE SE1/4 OF THE SE1/4, SECTION 11, T. 10 N, R. 12 E, CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN.
CONTAINING: 28,642 SQ.FT. - 0.66 ACRES

OWNER'S CERTIFICATE

As Owner(s), I/we hereby certify that I/we caused the land on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

Witness the hand and seal of said Owner this _____ day of _____, 20____.

Debbie Oldenburg

Signature

STATE of WISCONSIN)
SS)

COUNTY OF _____)

Personally came before me this _____ day of _____, 20____, the above named _____ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

_____, County, Wisconsin

My commission expires: _____

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 _____, 2024.

City Clerk

Date

OWNER: KO PROPERTIES OF COLUMBUS LLC
105 DIX STREET
COLUMBUS, WI 53925

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