



CITY OF COLUMBUS

105 N. DICKASON BOULEVARD COLUMBUS, WISCONSIN 53925-1565
920.623.5900 FAX 920.623.5901 www.cityofcolumbuswi.com

APPLICATION FOR ZONING MAP AMENDMENT

FEES:

Application: **\$500.00**

DEPOSIT:

Residential, single lot - N/A

Residential, more than 1 lot or up to 5 acres - \$1,000

Commercial, Industrial - \$1,000

Instructions to Applicant: To request a change in the Zoning Ordinance, an application for a zoning map amendment must be filed with the City Clerk's Office and a public hearing held before the City's Plan Commission. Normally there are two primary reasons for a change in zoning. One reason is that the zoning ordinance does not comply with the City's Comprehensive Plan; the second is that the activity or use was not addressed or considered at the time the Comprehensive Plan was adopted. The burden of providing substantiating evidence rests with the applicant.

Applications will not be processed unless all required information for the specific application type is submitted and applicable fees are paid. The application deadline is usually 20 working days before the Plan Commission meeting to allow time for staff review and required publishing. **No partial applications will be accepted and final acceptance will be determined by City Staff.**

Applicant information. Applicant will be invoiced for any additional professional fee costs:

Name: CHRIS W. ROELKE

Address: 546 Manning St

City: COLUMBUS

State: WI

ZIP 53925

Phone: 920-350-2993

Fax: _____

Cell: 920-350-2993

Email: bb.roelke@gmail.com

Property Interest of Applicant:

☒ Owner

☐ Contract Purchaser

☐ Leasee

☐ Other (please explain)

Owner information (if different from Applicant):

Name: SAME

Address: _____

City: _____

State: _____

ZIP _____

Phone: _____

Fax: _____

Cell: _____

Email: _____



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APPLICATION FOR ZONING MAP AMENDMENT

Primary contact information:

Name: CHRIS W.ROELKE

Address: 546 Manning St

City: COLUMBUS State: WI ZIP 53925

Phone: 53925 Fax: _____

Cell: 920-350-2993 Email: bb.roelke@gmail.com

Location of Property

Address: 546 Manning St Columbus, WI 53925 Tax parcel number: 11211-1141 & 1018

Legal Description (attach additional sheets if necessary): See attached survey map.

Requested Map Amendment: **A narrative or cover letter shall be attached and include the following:**

1. Information about Subject Property:

Current zoning of property: Rural Development (1141) & Multi-family (1018)

Current use of property: Single Family

2. Information about the requested zoning map change and what use the amendment would allow:

Combine separate tax parcels into 1 tax parcel and zone to reflect current use

3. Reason for the change to the Zoning Map:

Combine 2 tax parcels into one.

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Celebrate!
COLUMBUS

APPLICATION FOR ZONING MAP AMENDMENT

4. Site Plan

A Site plan must be attached at a scale large enough for clarity showing the following information:

See attached Survey Map

1. Location and dimensions of the lot showing all easements and all onsite parking.

See attached Survey Map

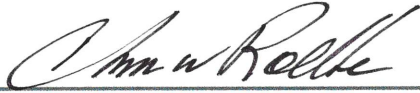
2. All structures shown, including signs, the distance between all buildings and all front, side and rear setbacks. See attached Survey Map

3. All off-street parking spaces. N/A

4. The principal buildings on adjacent lots. Single family

I certify that all the above statements and plans submitted with this application are true and accurate. I consent to the entry in or upon the premises described in this application by any authorized official of the City of Columbus for the purposes of inspection as may be required by law. I understand I will be invoiced for any additional professional fees generated by this application.

10/6/25
Date


Signature of Applicant

Date

Signature of Owner (if different from Applicant)

Chris W. Roelke
546 Manning St.
Columbus, WI 53925
(920) 350-2993
bb.roelke@gmail.com

To:

Planning & Zoning
City of Columbus
105 N. Dickason Boulevard
Columbus, WI 53925

Subject: Zoning Change

Zoning Officials

Included with this letter is a Zoning Change Application. I purchased the property in 2014 and believed I was purchasing a single-family home with a large back yard. In reality, I purchased a single-family home that was once a 3-plex apartment. It was converted back to a single-family home. There is no kitchen or cooking area on the 2nd or 3rd floor. I also have 2 property tax bills which creates problems with refinancing and timely payments from my escrow account.

Please re-zone my entire property to Residential – 2 in order to reflect the current use and simplify tax payments.

Information about Subject Property:

Current zoning of property: Rural Development (1141) & Multi-Family (1018)

Current use of property: Single Family

2.Information about the requested zoning map change and what use the amendment would allow:

Combine separate tax parcels into 1 tax parcel and zone to reflect current use

3.Reason for the change to the Zoning Map:

Combine 2 tax parcels into one and zone to reflect the current use

Site Plan

A Site plan must be attached at a scale large enough for clarity showing the following information:

1.Location and dimensions of the lot showing all easements and all onsite parking.

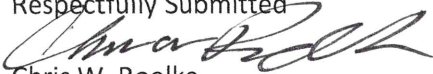
See attached Survey Map

2.All structures shown, including signs, the distance between all buildings and all front, side and rear setbacks. See attached Survey Map

3.All off-street parking spaces. N/A

4.The principal buildings on adjacent lots. Single Family

Respectfully Submitted


Chris W. Roelke

As prepared by:

GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE (800) 742-7788 SAULI: (808) 844-8877
FAX: (808) 742-0434 E-MAIL: surveylog@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 1221-757

DRAFTED BY: L. DEBOER

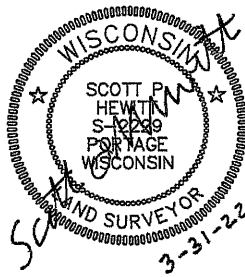
CHECKED BY: SPH

PROJ. 1112-483

DWG. 1221-757

SHEET 1 OF 4

SEAL:



COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____

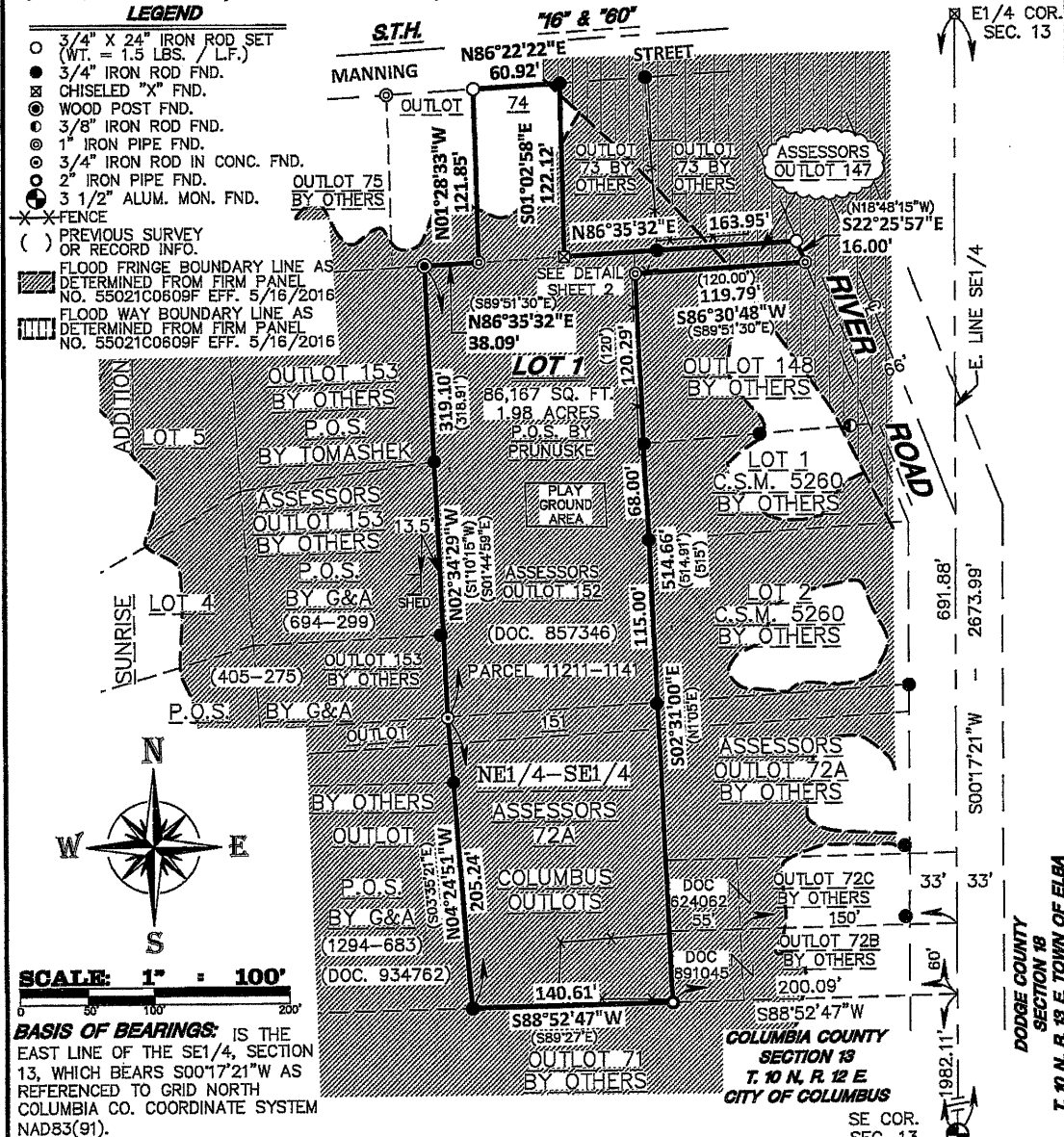
GENERAL LOCATION

Volume _____ Page _____

BEING PART OF OUTLOTS 72 AND 74, COLUMBUS OUTLOTS AND PART OF OUTLOTS 147, 151 AND 152, UNRECORDED ASSESSORS PLAT, LOCATED IN THE NE1/4 OF THE SE1/4, SECTION 13, T. 10 N., R. 12 E., CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN.

LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- ⊗ CHISELED "X" FND.
- ⊙ WOOD POST FND.
- ⊙ 3/8" IRON ROD FND.
- ⊙ 1" IRON PIPE FND.
- ⊙ 3/4" IRON ROD IN CONC. FND.
- ⊙ 2" IRON PIPE FND.
- ⊙ 3 1/2" ALUM. MON. FND.
- FENCE
- () PREVIOUS SURVEY OR RECORD INFO.
- ▨ FLOOD FRINGE BOUNDARY LINE AS DETERMINED FROM FIRM PANEL NO. 55021C0609F EFF. 5/16/2016
- ▨ FLOOD WAY BOUNDARY LINE AS DETERMINED FROM FIRM PANEL NO. 55021C0609F EFF. 5/16/2016



BASIS OF BEARINGS: IS THE EAST LINE OF THE SE1/4, SECTION 13, WHICH BEARS S00°17'21"W AS REFERENCED TO GRID NORTH COLUMBIA CO. COORDINATE SYSTEM NAD83(91).

OWNER/CLIENT: CHRIS W. AND APRIL ROELKE
546 MANNING STREET
COLUMBUS, WI 53925

As prepared by:

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CHECKED BY: SPH

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DWG. 1221-757 SHEET 2 OF 4

SEAL:



COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____

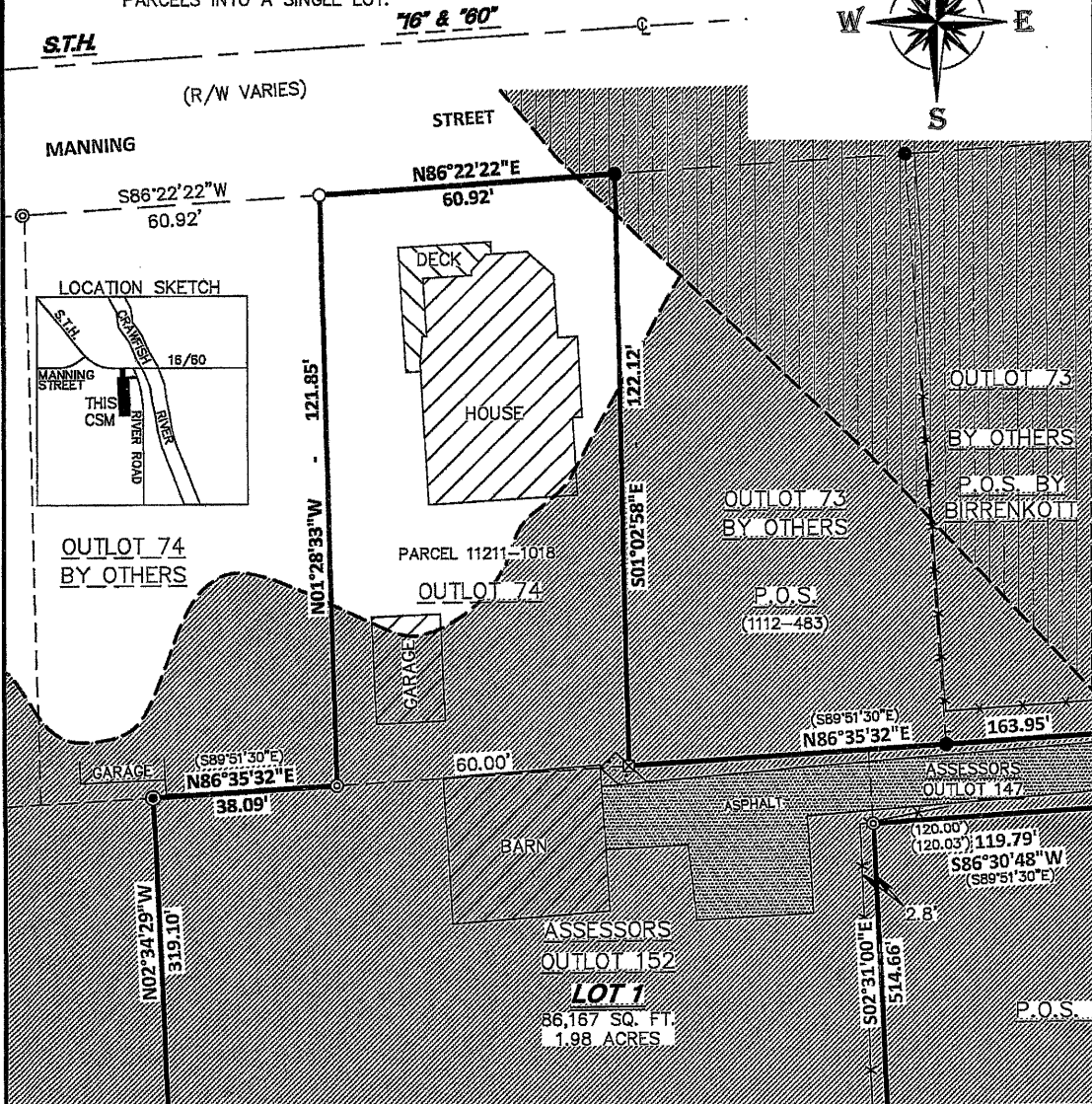
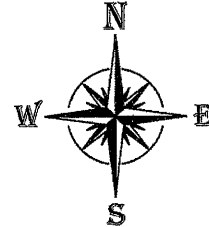
GENERAL LOCATION

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BEING PART OF OUTLOTS 72 AND 74, COLUMBUS OUTLOTS AND PART OF OUTLOTS 147, 151 AND 152, UNRECORDED ASSESSORS PLAT, LOCATED IN THE NE1/4 OF THE SE1/4, SECTION 13, T. 10 N, R. 12 E, CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN.

NOTE: THE PURPOSE OF THIS SURVEY IS TO COMBINE 2 PARCELS INTO A SINGLE LOT.

SCALE: 1" = 30'



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CHECKED BY: SPH

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DWG. 1221-757 SHEET 3 OF 4

SEAL:



COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

BEING PART OF OUTLOTS 72 AND 74, COLUMBUS OUTLOTS AND PART OF OUTLOTS 147, 151 AND 152, UNRECORDED ASSESSORS PLAT, LOCATED IN THE NE1/4 OF THE SE1/4, SECTION 13, T. 10 N., R. 12 E, CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Chris W. and April Roelke**, I have surveyed, monumented, mapped and combined a part of Outlots 72 and 74, Columbus Outlots and a part of Outlots 147, 151 and 152, Unrecorded Assessors Plat located in the Northeast Quarter of the Southeast Quarter of Section 13, Town 10 North, Range 12 East, City of Columbus, Columbia County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section 13;
thence South 00°17'21" West along the East line of the Southeast Quarter, 691.88 feet to the Southeast corner of Outlot 72, Columbus Outlots;
thence South 88°52'47" West along the South line of Outlot 72, 200.09 feet to the Southwest corner of lands described and recorded in Document No. 891045 and the point of beginning;
thence continuing South 88°52'47" West along the South line of Outlot 72, 140.61 feet to the Southeast corner of lands described and recorded in Document No. 934762;
thence North 04°24'51" West along the East line of lands described and recorded in Document No. 934762 and the Northerly extension thereof, 205.24 feet to the Southeast corner of Outlot 153, Unrecorded Assessors Plat;
thence North 02°34'29" West along the East line of said Outlot 153 and the West line of lands described and recorded in Document No. 857346, 319.10 feet to the Northeast corner of Outlot 153 and being the South line of Outlot 74, Columbus Outlots;
thence North 86°35'32" East along the South line of Outlot 74, Columbus Outlots, 38.09 feet;
thence North 01°28'33" West, 121.85 feet to the South right-of-way line of State Trunk Highway 16 and 60;
thence North 86°22'22" East along said right-of-way line, 60.92 feet to the Northeast corner of said Outlot 74;
thence South 01°02'58" East along the East line of Outlot 74, 122.12 feet to the Southeast corner thereof;
thence North 86°35'32" East along the South line of Outlot 73, Columbus Outlots, 163.95 feet to the West right-of-way line of River Road;
thence South 22°25'57" East along the West right-of-way line of River Road, 16.00 feet to the Northeast corner of Outlot 148, Unrecorded Assessors Plat;
thence South 86°30'48" West along the North line of said Outlot 148, 119.79 feet to the Northwest corner thereof;
thence South 02°31'00" East along the West line of Lots 1 and 2, Certified Survey Map, No. 5260 and the Northerly and Southerly extensions thereof, 514.66 feet to the point of beginning.
Containing 86,167 square feet (1.98 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: March 31, 2022

File No.: 1221-757

OWNER/CLIENT: CHRIS W. AND APRIL ROELKE
546 MANNING STREET
COLUMBUS, WI 53925

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DWG. 1221-757 SHEET 4 OF 4

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COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____

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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 _____, 20____.

City Clerk

Date

OWNER/CLIENT: CHRIS W. AND APRIL ROELKE
546 MANNING STREET
COLUMBUS, WI 53925