



Public Hearing Item 10: Rezoning

Planning & Zoning Committee • August 5, 2025

<u>Current Zoning District(s):</u>	A-1 Agriculture
<u>Proposed Zoning District(s):</u>	RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay
<u>Property Owner(s):</u>	Lamphear, Mark L; Loga, Debora L
<u>Petitioner(s):</u>	Lamphear, Mark L; Loga, Debora L; Kiefer, Matthew
<u>Property Location:</u>	Located in the Northwest Quarter of the Northeast Quarter of Section 35 and the Southeast Quarter of the Southwest Quarter of Section 26, all in Town 13 North, Range 9 East
<u>Town:</u>	Fort Winnebago
<u>Parcel(s) Affected:</u>	668.A, 521
<u>Site Address:</u>	N7985 County Highway EE

Mark Lamphear and Debora Loga, owners, request the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture to RR-1 Rural Residence and from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 668.A is 6.29 acres in size and is there is an existing home and accessory structures on site. Parcel 521 is 40.9 acres in size and is vacant woodland and wetland. Both parcels are zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. The property fronts on both County Highway EE and Dumke Road. Wetlands are present on the western half of parcel 521. There is no floodplain on the property. There is 1.15 acre of prime farmland in the center of parcel 668.A and 4 acres in the northeastern corner of parcel 521. Lands outside of the wetland are classified as potentially highly erodible per NRCS. The septic system on the property was installed prior to 1970 and is current on maintenance requirements. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Zoning
North	Agriculture, Woodland, and Single-Family Residence	A-1 Agriculture and A-2 General Agriculture
East	Woodland and Single-Family Residence	A-1 Agriculture and A-2 General Agriculture
South	Agriculture, Open Space and Single-Family Residence	A-1 Agriculture and R-1 Single-Family Residence
West	Agriculture and Open Space	A-1 Agriculture

Analysis:

The property owners are proposing to split parcel 668.A into two lots. A 2.04-acre lot will be created on the east side and will include the home and accessory structures. The west side of the property will be a new vacant 4.25-acre lot. Both lots will be rezoned to the RR-1 Rural Residence district. A driveway permit has already been approved for the new home site. To maintain the existing density of one pre-existing home on 6.29 acres,

as well as a density of one home per 35 acres for the new residential site, all 40.9 acres of parcel 521 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. This restriction will slightly increase the density associated with the existing home to 11.29 acres.

The separation of a pre-existing residence in the A-1 district is permissible under Section 12.125.02(2) of the Columbia County Zoning Ordinance. This proposal will require a Certified Survey Map (CSM) and is also in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for the separation of an existing single-family residence onto a 2.04-acre lot, while also allowing a new building site while maintaining the required density of one home per 35 acres through the application of the A-4 district to 40.9 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Fort Winnebago Town Board met on July 7, 2025, and recommended approval of the rezoning.

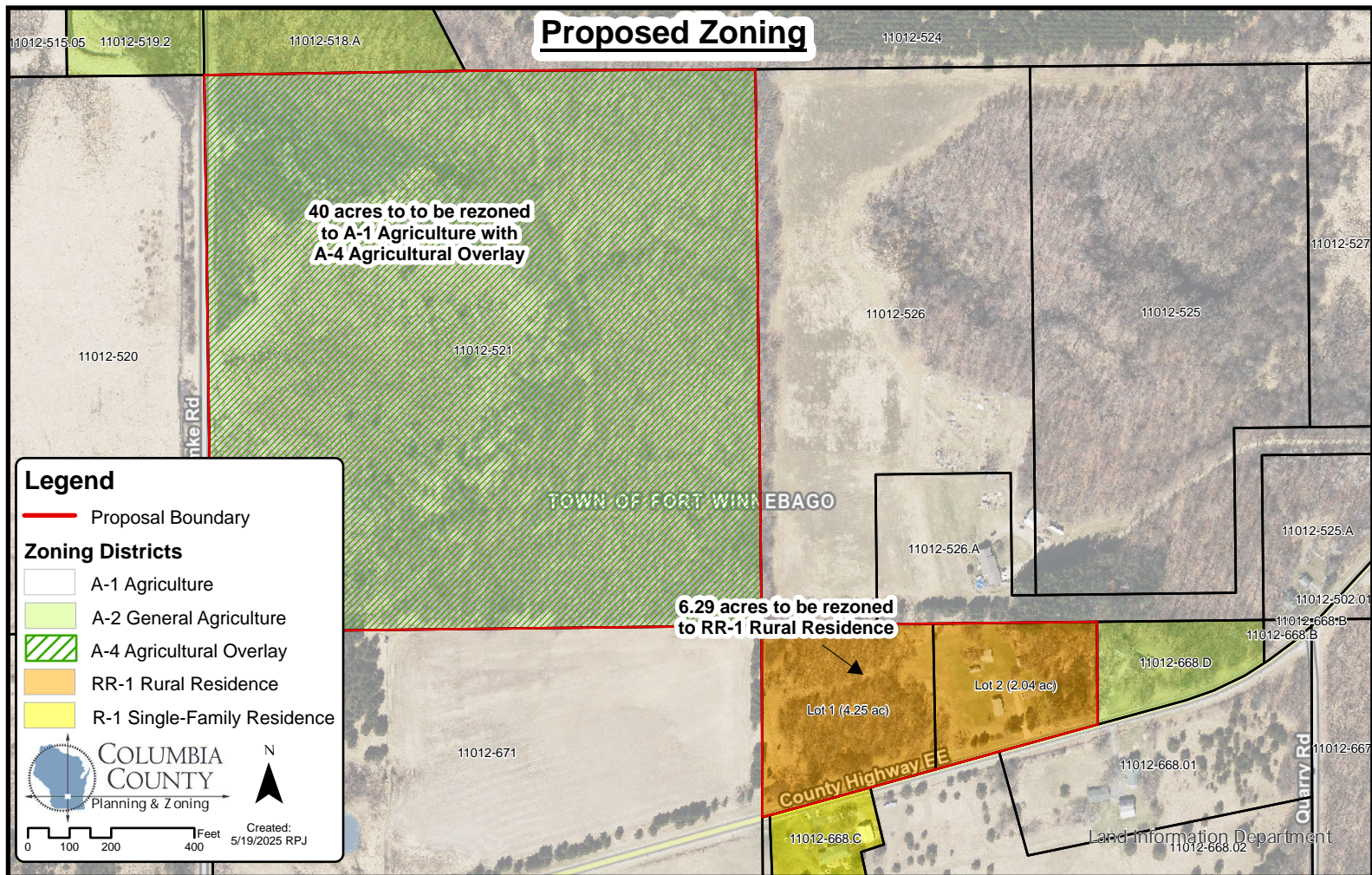
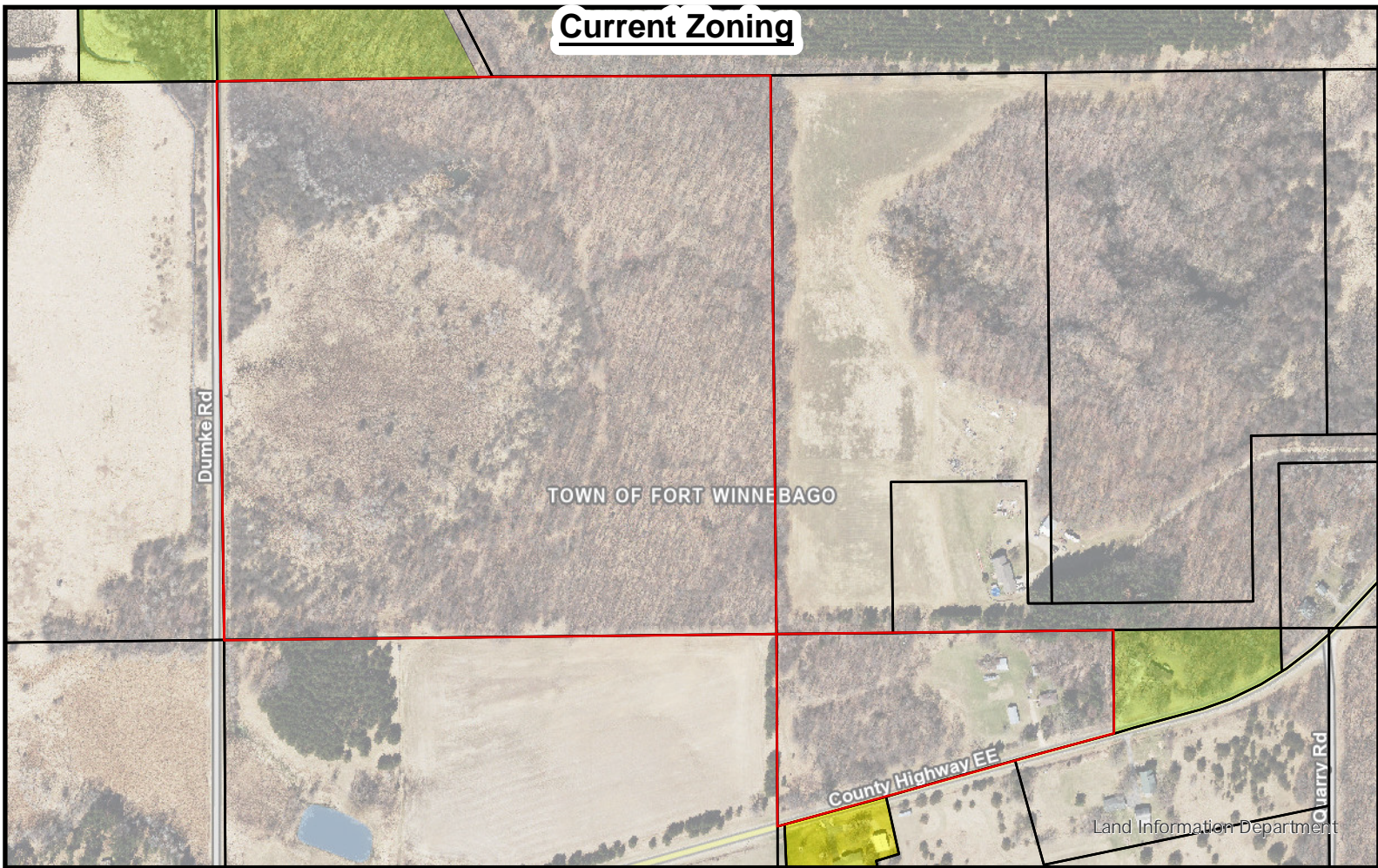
Documents:

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 6.29 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 40.9 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, all effective upon recording of the Certified Survey Map.



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