



# COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street  
Portage, WI 53901

## **Public Hearing Item 11: Rezoning**

Planning & Zoning Committee • August 5, 2025

<b><u>Current Zoning District(s):</u></b>	C-2 General Commercial
<b><u>Proposed Zoning District(s):</u></b>	C-1 Light Commercial
<b><u>Property Owner(s):</u></b>	BSA on the Lake, LLC; c/o Becky Ring
<b><u>Petitioner(s):</u></b>	BSA on the Lake, LLC; c/o Becky Ring
<b><u>Property Location:</u></b>	Located in the Southwest Quarter of the Northwest Quarter of Section 35, Town 11 North, Range 8 East
<b><u>Town:</u></b>	Dekorra
<b><u>Parcel(s) Affected:</u></b>	1033.A
<b><u>Site Address:</u></b>	N3183 County Highway V; N3188 County Highway V

Becky Ring of BSA on the Lake LLC, owner, request the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from C-2 General Commercial to C-1 Light Commercial. Parcel 1033.A is 0.6 acres in size and fronts on County Highway V. The property is zoned C-2 General Commercial and planned for Commercial land use on the Columbia County Future Land Use map. The site is already developed with a single-family residence, a former bait shop recently converted to a second residence, and accessory structures. There are no floodplain or wetlands. There are two septic systems on site. The first, serving N3188 is current on maintenance requirements. The second, serving N3183 is due for maintenance this year. Land use and zoning of adjacent properties are shown in the table below.

### **Adjacent Land Uses and Zoning**

Direction	General Land Use	Zoning
North	Campground	RC-1 Recreation
East	Campground	RC-1 Recreation
South	Campground	RC-1 Recreation
West	Multi-Family Residence	C-2 General Commercial

### **Analysis:**

The owner is proposing to use both the buildings on the property as single-family residences. Single-family homes are not permitted in the C-2 district and are a conditional use within the C-1 district; therefore, the property owner is requesting both a rezoning and a conditional use permit at this time. The owner is proposing to create a condominium plat for both single-family uses. A Certificate of Use and Occupancy was issued for the remodeling of the bait shop at N3183 to the new single-family use. A land use permit will also be obtained to change the use of the structure from commercial to residential. This requirement is noted as a condition of approval within the CUP report. The proposed condominium plat will consist of two units (one around each structure), two limited common elements, and one common area consisting of the main driveway entrance.

Minimum lot size for properties zoned C-1 Light Commercial and serviced by a private on-site wastewater treatment system (POWTS) is 1 acre. While the existing lot is considered substandard, Section 12.135.05(2) of

the Columbia County Zoning Ordinance allows for, “an existing lot of record that does not meet one or more dimensional or area requirements of the existing or proposed base zoning district may be rezoned, provided that there are no contiguously owned parcels in which a combination would result in greater compliance.” All adjacent lands are under other ownership, and no new development is proposed for the site.

If approved, this rezoning, and associated conditional use will allow for the lawful use of two existing single-family residential structures. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

**Town Board Action:**

The Dekorra Town Board met on June 10, 2025, and recommended approval of the rezoning.

**Documents:**

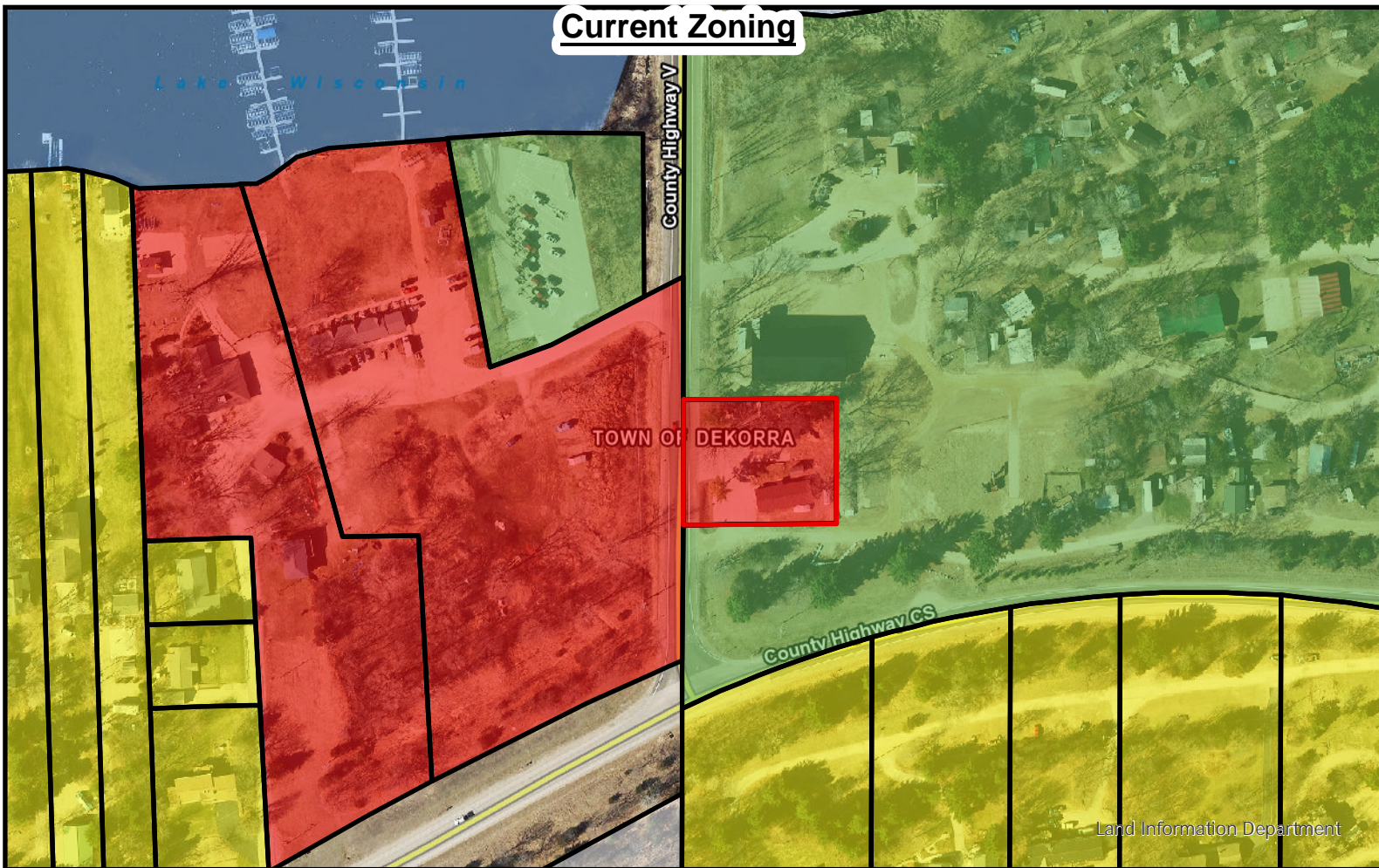
The following documents are on file with the Planning and Zoning Department:

1. Rezoning Preapplication
2. Rezoning Petition
3. Preliminary Condominium Plat
4. Rezoning Legal Description
5. Town Board Action Report

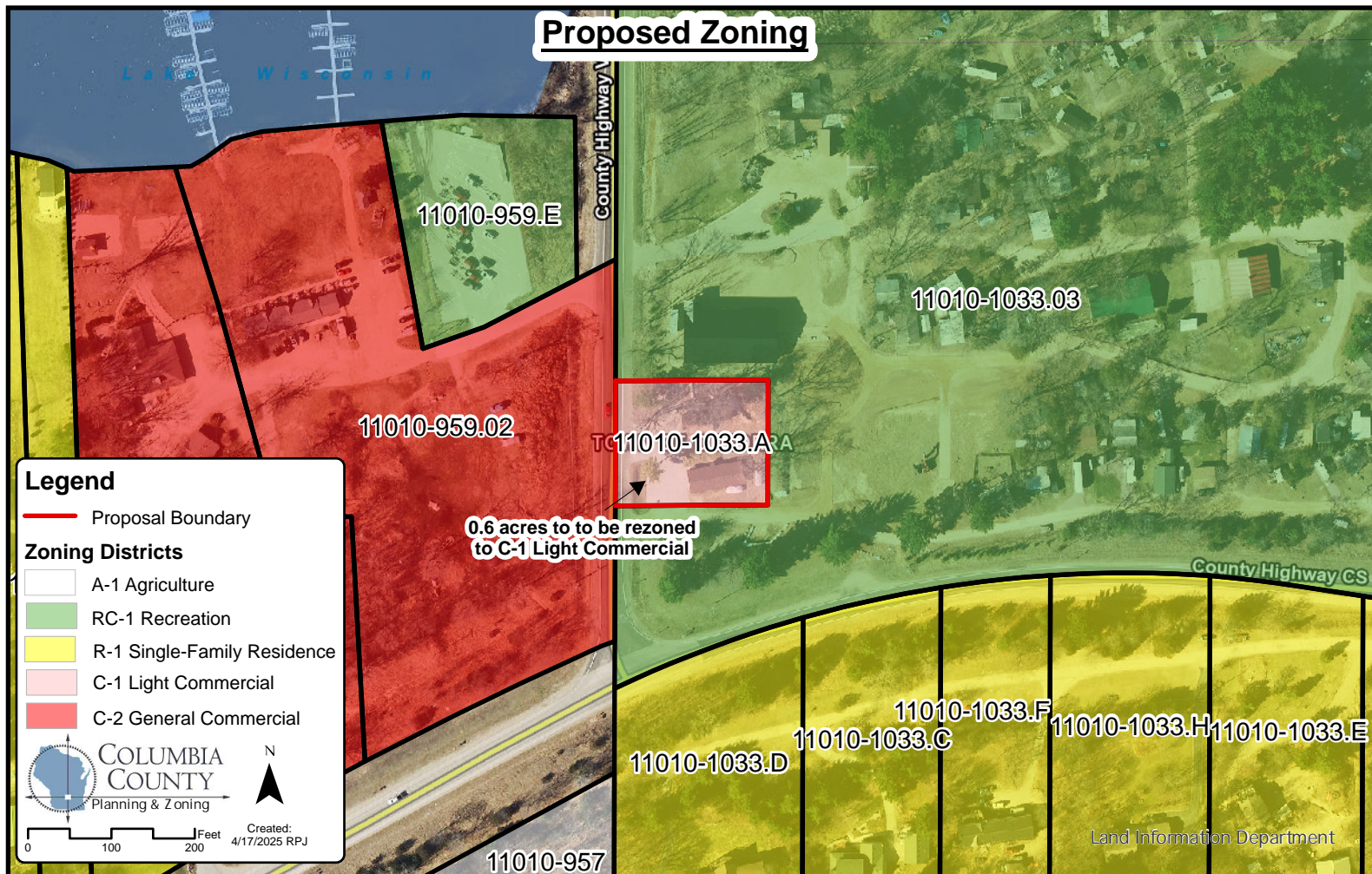
**Recommendation:**

Staff recommends approval of the rezoning of 0.63 acres, more or less, from C-2 General Commercial to C-1 Light Commercial, effective upon recording of the Condominium Plat.

## Current Zoning



## Proposed Zoning



### Legend

— Proposal Boundary

### Zoning Districts

- A-1 Agriculture
- RC-1 Recreation
- R-1 Single-Family Residence
- C-1 Light Commercial
- C-2 General Commercial



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.