



# COLUMBIA COUNTY

Planning and Zoning Department

PHONE: 608-742-9660  
E-MAIL: [planning.zoning@columbiacountywi.gov](mailto:planning.zoning@columbiacountywi.gov)  
WEBSITE: [www.co.columbia.wi.us](http://www.co.columbia.wi.us)

112 E. Edgewater Street  
Portage, WI 53901

## **Public Hearing Item 2: Rezoning**

Planning & Zoning Committee • June 3, 2025

<b><u>Current Zoning District(s):</u></b>	A-1 Agriculture
<b><u>Proposed Zoning District(s):</u></b>	C-1 Light Commercial
<b><u>Property Owner(s):</u></b>	Town of Springvale
<b><u>Petitioner(s):</u></b>	Town of Springvale
<b><u>Property Location:</u></b>	Located in the Northwest Quarter of the Northwest Quarter of Section 13, Town 12 North, Range 11 East
<b><u>Town:</u></b>	Springvale
<b><u>Parcel(s) Affected:</u></b>	380
<b><u>Site Address:</u></b>	W2897 Old B Road

The Town of Springvale, owner, requests the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture to C-1 Light Commercial. Parcel 380 is 1 acre in size and there is currently a storage building and recycling and waste transfer operation on site. The property is planned for Institutional land use on the Columbia County Future Land Use map. There are no wetlands or floodplain present. The property is considered to be prime farmland and is listed as potentially highly erodible per NRCS. 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	A-1 Agriculture ( <i>A-3 Agriculture Business proposed</i> )
East	Agriculture	A-1 Agriculture
South	Agriculture	A-1 Agriculture
West	Agriculture	A-1 Agriculture

### **Analysis:**

The Town is proposing to relocate the recycling and waste transfer operation to an adjacent property in order to develop a new town hall at this site. A town hall is a permitted use within the C-1 Light Commercial zoning district. The parcel is planned for Institutional land use, which includes lands that have facilities or institutions that are open to the public in some capacity and generally consist of government facilities and other institutions. Because of this, only a rezone the C-1 Light Commercial district is required to allow for the construction of the proposed town hall.

The new town hall will utilize the existing driveway, and the new building will be located in the southeast corner of the site. A new 110'x64' gravel parking lot will be constructed, and a well and septic system will be installed to service the structure. The existing recycling and waste transfer operation is proposed to be located to the parcel to the north, also owned by the Town.

If approved, this rezoning will allow for a new town hall to be constructed on site. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

**Town Board Action:**

The Springvale Town Board met on April 16, 2025 and recommended approval of the rezoning.

**Documents:**

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

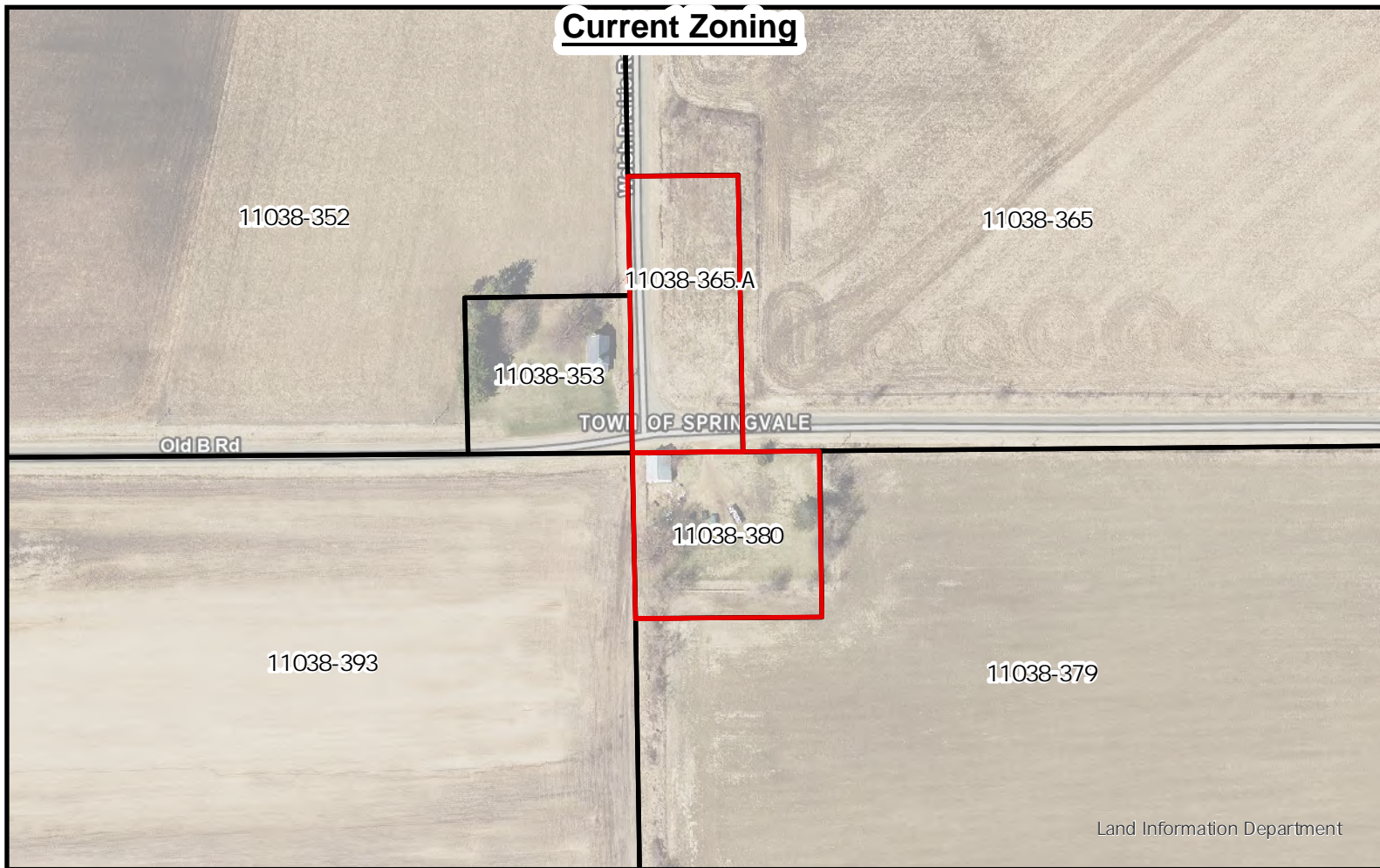
1. Rezoning Preapplication
2. Rezoning Petition
3. Town Board Minutes

**Recommendation:**

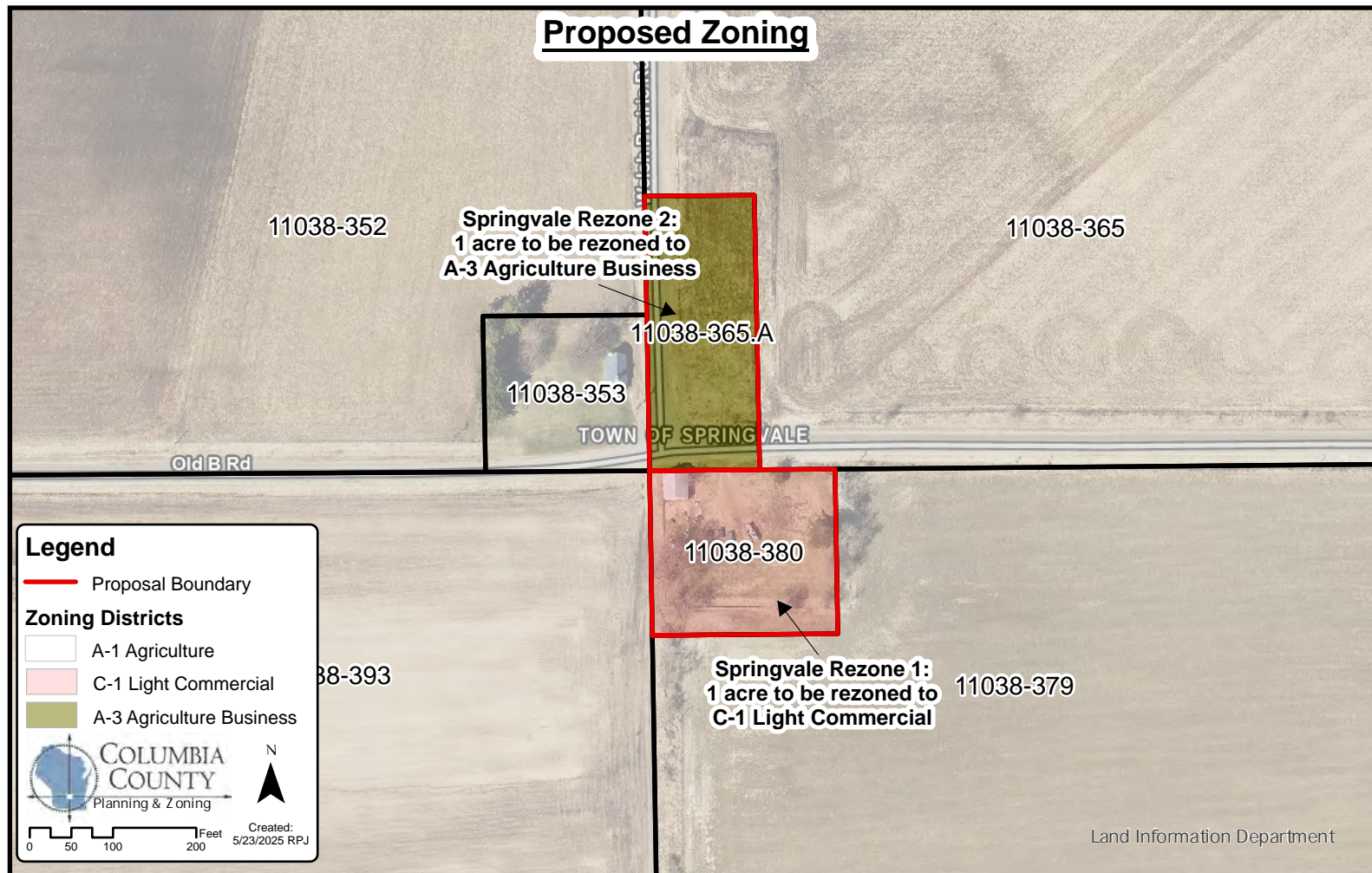
Staff recommends approval of the rezoning of 1 acre, more or less, from A-1 Agriculture to C-1 Light Commercial.



## Current Zoning



## Proposed Zoning



### Legend

— Proposal Boundary

### Zoning Districts

□ A-1 Agriculture

□ C-1 Light Commercial

□ A-3 Agriculture Business



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5/23/2025 RPJ

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