



# COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street  
Portage, WI 53901

## **Public Hearing Item 3: Rezoning**

Planning & Zoning Committee • June 3, 2025

**Current Zoning District(s):** A-1 Agriculture  
**Proposed Zoning District(s):** A-3 Agriculture Business  
**Property Owner(s):** Town of Springvale  
**Petitioner(s):** Town of Springvale  
**Property Location:** Located in the Southwest Quarter of the Southwest Quarter of Section 12,  
Town 12 North, Range 11 East  
**Town:** Springvale  
**Parcel(s) Affected:** 365.A  
**Site Address:** Welsh Prairie Road/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 A-3 Agriculture Business. Parcel 365.A is 1 acre in size and is vacant. The property is planned for Agricultural or Open Space 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
East	Agriculture	A-1 Agriculture
South	Agriculture and Waste Transfer Operation	A-1 Agriculture ( <i>C-1 Light Commercial proposed</i> )
West	Agriculture and Single-Family Residence	A-1 Agriculture

### **Analysis:**

The Town is proposing to relocate the recycling and waste transfer operation from parcel 380 to this site. The relocation of the recycling and waste transfer operation to this location will provide space for the Town to locate a new town hall on parcel 380. Recycling and waste transfer operations are a conditional use within the A-3 Agriculture Business district; therefore, the Town is also requesting a Conditional Use Permit in conjunction with this rezoning request. Access will be provided along Old B Road and a driveway permit was approved for this new access on May 7.

If approved, this rezoning will allow for a recycling and waste transfer operation to be relocated to this site, if the associated Conditional Use Permit is also approved. 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:

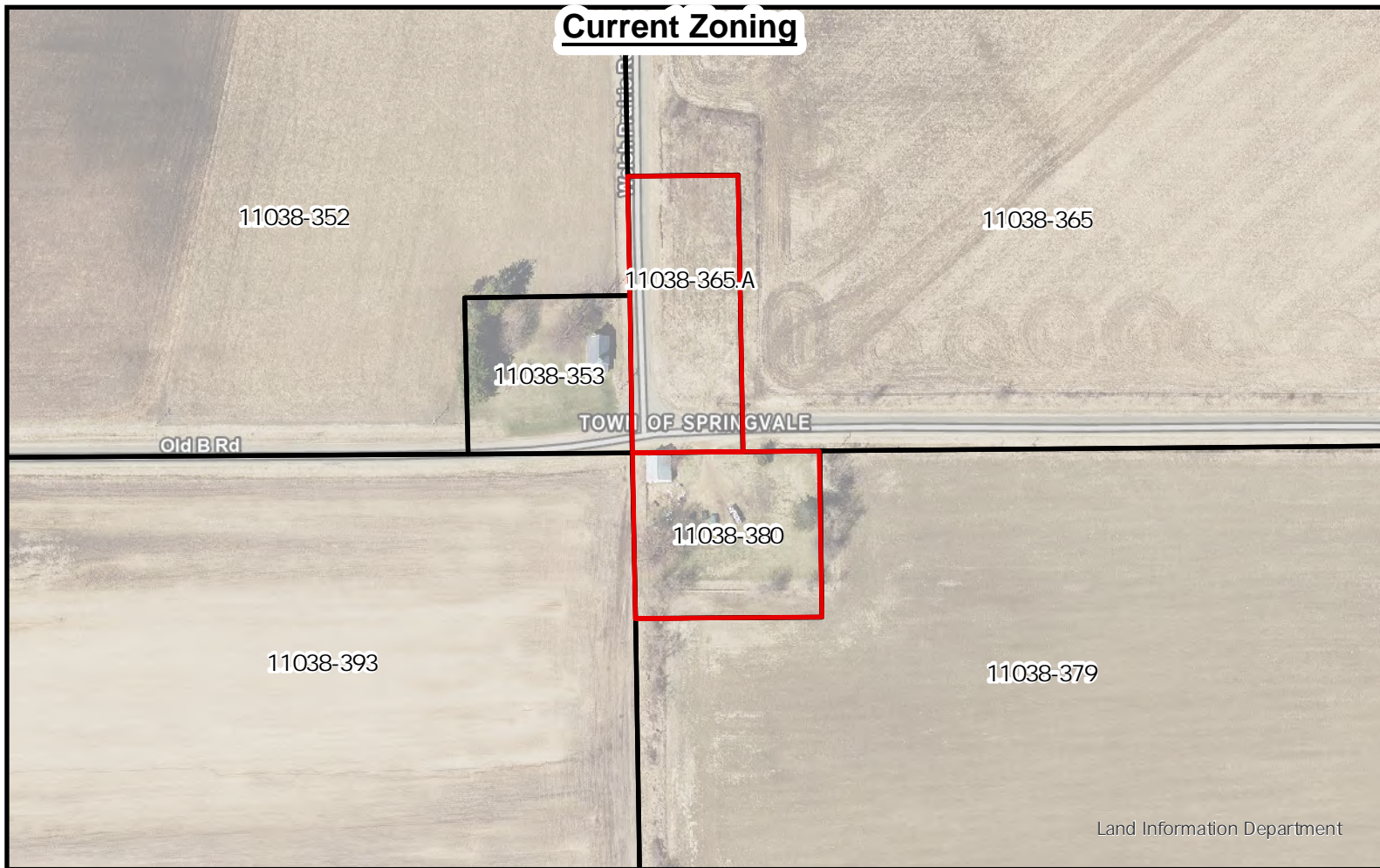
1. Rezoning Preapplication
2. Rezoning Petition
3. Town Board Minutes

**Recommendation:**

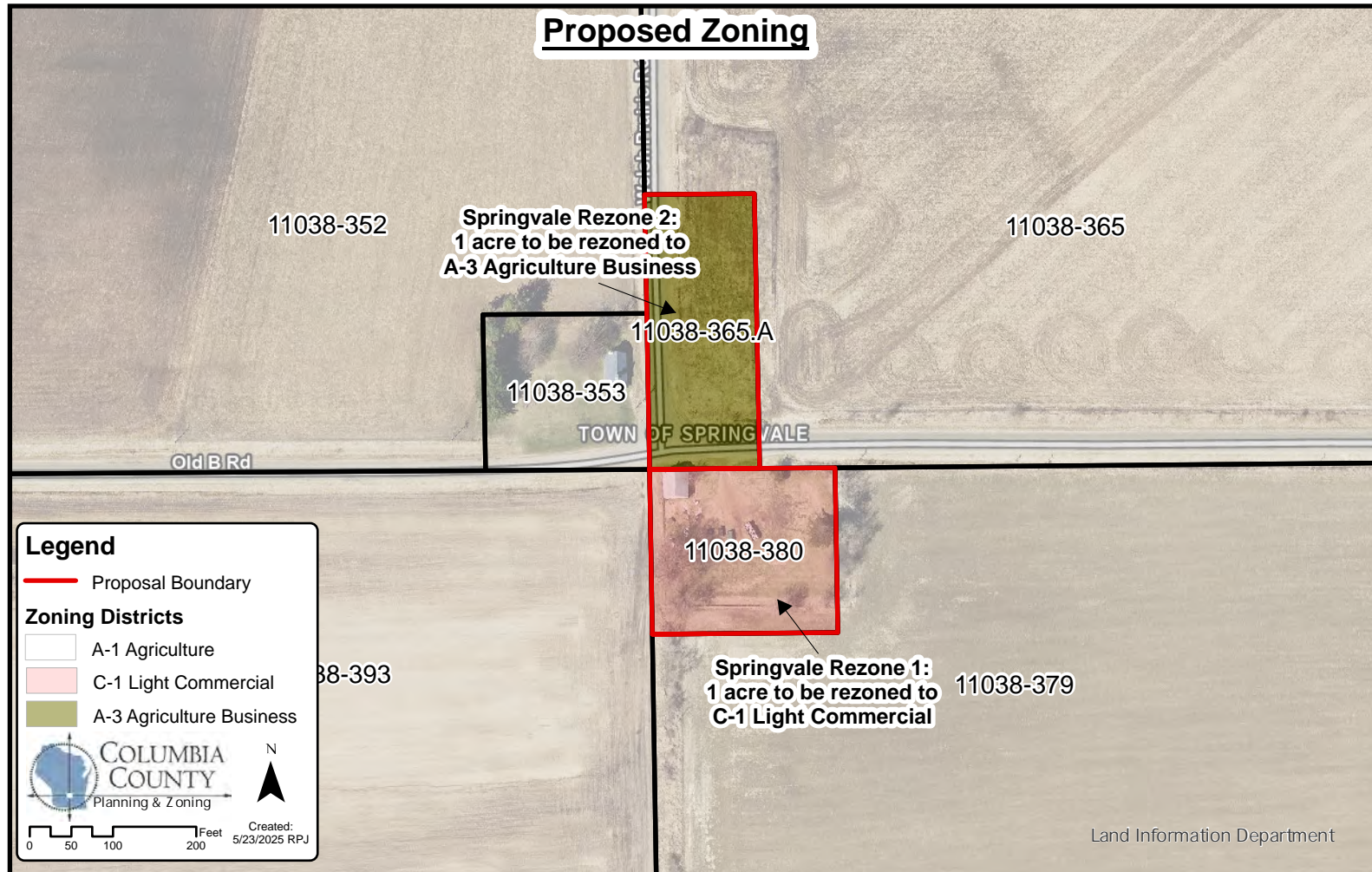
Staff recommends approval of the rezoning of 1 acre, more or less, from A-1 Agriculture to A-3 Agriculture Business.



## Current Zoning



## Proposed Zoning



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.



Weslin Prairie Rd

recycling



Old B Rd