



COLUMBIA COUNTY

Planning and Zoning Department

PHONE: 608-742-9660
E-MAIL: planning.zoning@columbiacountywi.gov
WEBSITE: www.co.columbia.wi.us

112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 2: Rezoning

Planning & Zoning Committee • March 4, 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>	Mark J & Colleen M Rauls Revocable Living Trust Dated 12/20/2023, c/o Mark Rauls
<u>Petitioner(s):</u>	Mark J & Colleen M Rauls Revocable Living Trust Dated 12/20/2023, c/o Mark Rauls
<u>Property Location:</u>	Located in the Northeast Quarter of the Southwest Quarter of Section 23, Town 10 North, Range 10 East
<u>Town:</u>	Leeds
<u>Parcel(s) Affected:</u>	431
<u>Site Address:</u>	Lerch Road

Background:

Mark Rauls of the Mark J & Colleen M Rauls Revocable Living Trust Dated 12/20/2023, owner, request the Planning & Zoning Committee review and recommend approval of rezoning the aforementioned property from A-1 Agriculture to RR-1 Rural Residence and from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 431 is 40 acres in size and is planned for Agricultural or Open Space land use on the Future Land Use map. The land is under cultivation and fronts on Lerch Road. The majority of the property is considered to be prime farmland, and soils are considered to be potentially highly erodible per NRCS. There are no wetlands or floodplain present on the property. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Zoning
North	Woodland	A-1 Agriculture
East	Agriculture and Woodland	A-1 Agriculture
South	Woodland and Single-Family Residence	A-1 Agriculture
West	Agriculture	A-1 Agriculture

Proposal:

The property owners are proposing to create a 2.79-acre lot in the northwest corner of parcel 431. This 2.79-acre lot will be rezoned to RR-1 Rural Residence to allow for the construction of a new home and will front on Lerch Road. To maintain a density of one home per 35 acres for the new residential site, the remaining 37.21 acres of parcels 431 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. This proposal will require a Certified Survey Map (CSM) and is in accordance with Section 12.125.05(1-4) of the Columbia County Zoning Ordinance.

If approved, this rezoning will allow for the construction of a new single-family residence on a 2.79-acre lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 37.21 acres. This proposal appears to follow both the Columbia County Zoning Ordinance and the Columbia County Comprehensive Plan.

Town Board Action:

The Leeds Town Board met January 20, 2025 and recommended approval of the rezoning.

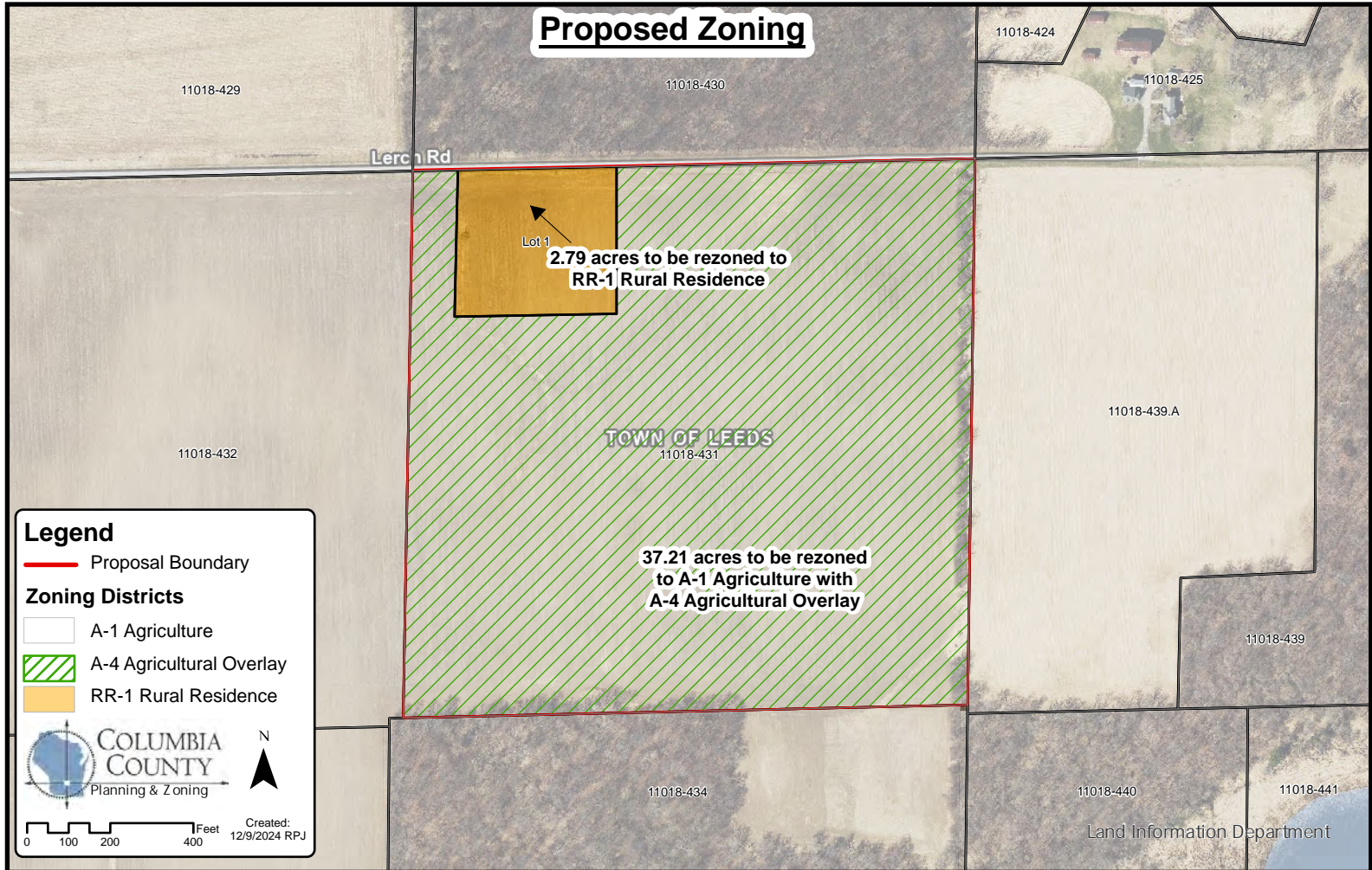
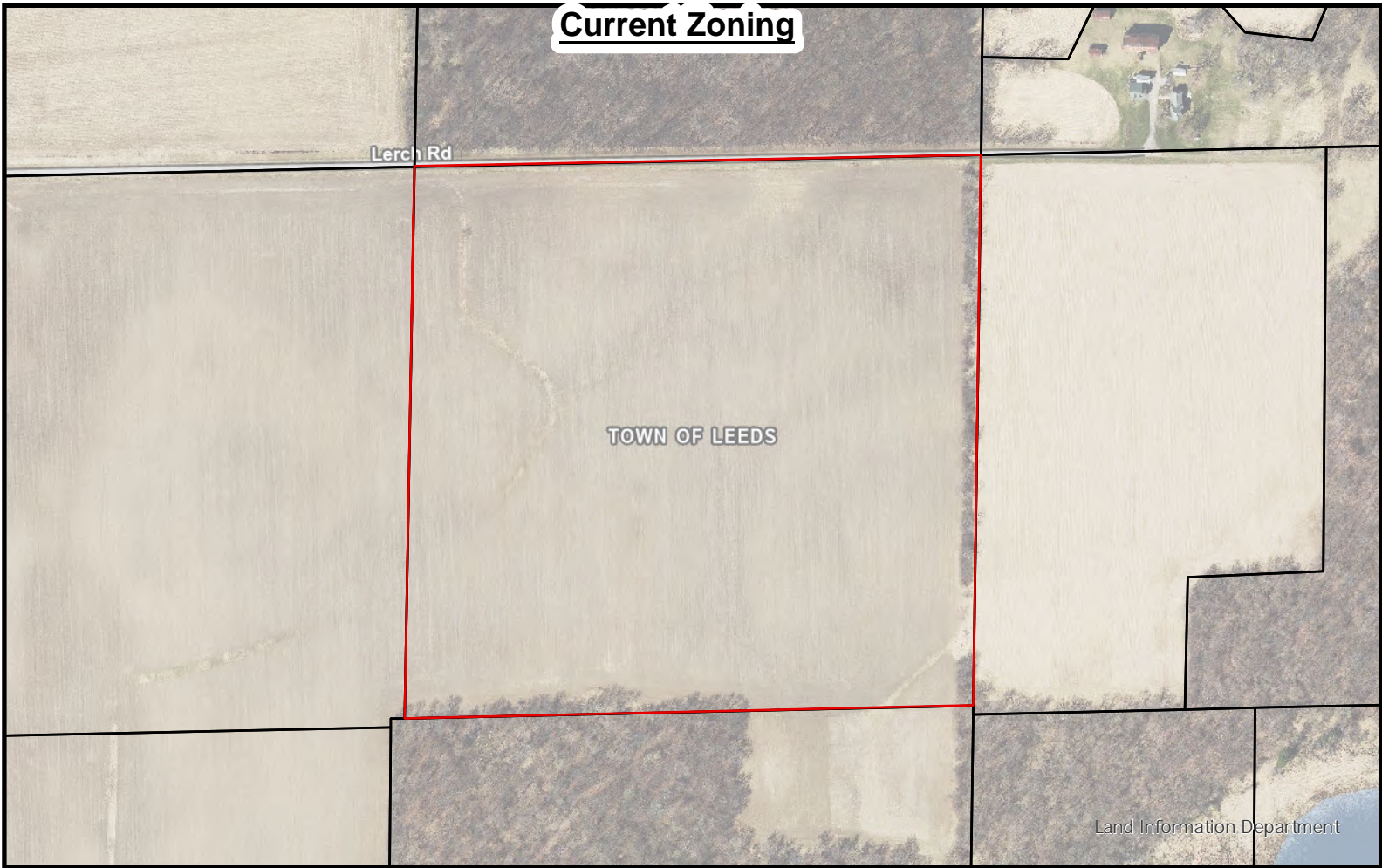
Documents:

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 2.79 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 37.21 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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