



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 6: Rezoning Planning & Zoning Committee • March 4, 2025

Current Zoning District(s): A-1 Agriculture

Proposed Zoning District(s): A-2 General Agriculture and A-1 Agriculture with A-4 Agricultural Overlay

Property Owner(s): Johnson, Daniel C

Petitioner(s): Johnson, Daniel C

Property Location: Located in the Southwest Quarter of the Northeast Quarter of Section 7, Town 13 North, Range 9 East

Town: Fort Winnebago

Parcel(s) Affected: 135.04, 135.05, 135.06

Site Address: Grotzke Road

Background:

Daniel C Johnson, owner, requests the Planning & Zoning Committee review and recommend approval of rezoning the aforementioned property from A-1 Agriculture to A-2 General Agriculture and from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 135.04 is 3.8 acres in size, parcel 135.05 is 1.9 acres, and parcel 135.06 is 0.8 acres in size. Parcel 135.04 is east of I-39 and is mainly open space. Parcels 135.05 and 135.06 are both west of I-39 and are wooded. All parcels are planned for Agricultural or Open Space land use on the Future Land Use map. There are no wetlands or floodplain present on the property. The area proposed for development does not contain steep slopes. The soils in the proposed building area are rated as potentially highly erodible per NRCS, and approximately 0.7 acres are considered to be prime farmland. 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 and Single-Family Residence	RR-1 Rural Residence, A-1 Agriculture, and A-1 Agriculture with A-4 Agricultural Overlay
East	Woodland and Single-Family Residence	A-1 Agriculture and A-1 Agriculture with A-4 Agricultural Overlay
South	Woodland and Single-Family Residence	A-1 Agriculture and R-1 Single-Family Residence
West	Woodland and Single-Family Residence	A-1 Agriculture and R-1 Single-Family Residence

Proposal:

The property owner is proposing to rezone parcel 135.04 (3.8 acres) to the A-2 General Agriculture zoning district to allow for the construction of a single-family home in the future. For a property to be eligible for the A-2 General Agriculture district, it must have been a parcel of record as of November 1, 1984. The parcel cannot be under common ownership with any other vacant contiguous A-1 or AO-1 lands that bring the total acreage to 35 or greater. The property owner does own adjacent lands, parcels 135.05 and 135.06; however, the total acreage is under 35, at 6.5 acres. These parcels were split in 1964 during a DOT right-of-way project for I-39. This division

date ensures that this property has been a parcel of record prior to November 1, 1984, thus making it eligible for rezoning to the A-2 General Agriculture district. In accordance with Section 12.125.03(1)(b), the remaining vacant parcels (2.7 acres) will be rezoned to A-1 with A-4 Agricultural Overlay. This will permit one home across these parcels. A Certified Survey Map is *not* required with this request.

If approved, this rezoning will allow for the construction of a single-family residence on an existing 3.8-acre lot. This proposal appears to follow both the Columbia County Zoning Ordinance and the Columbia County Comprehensive Plan.

Town Board Action:

The Fort Winnebago Town Board met February 3, 2025 and recommended approval of the rezoning.

Documents:

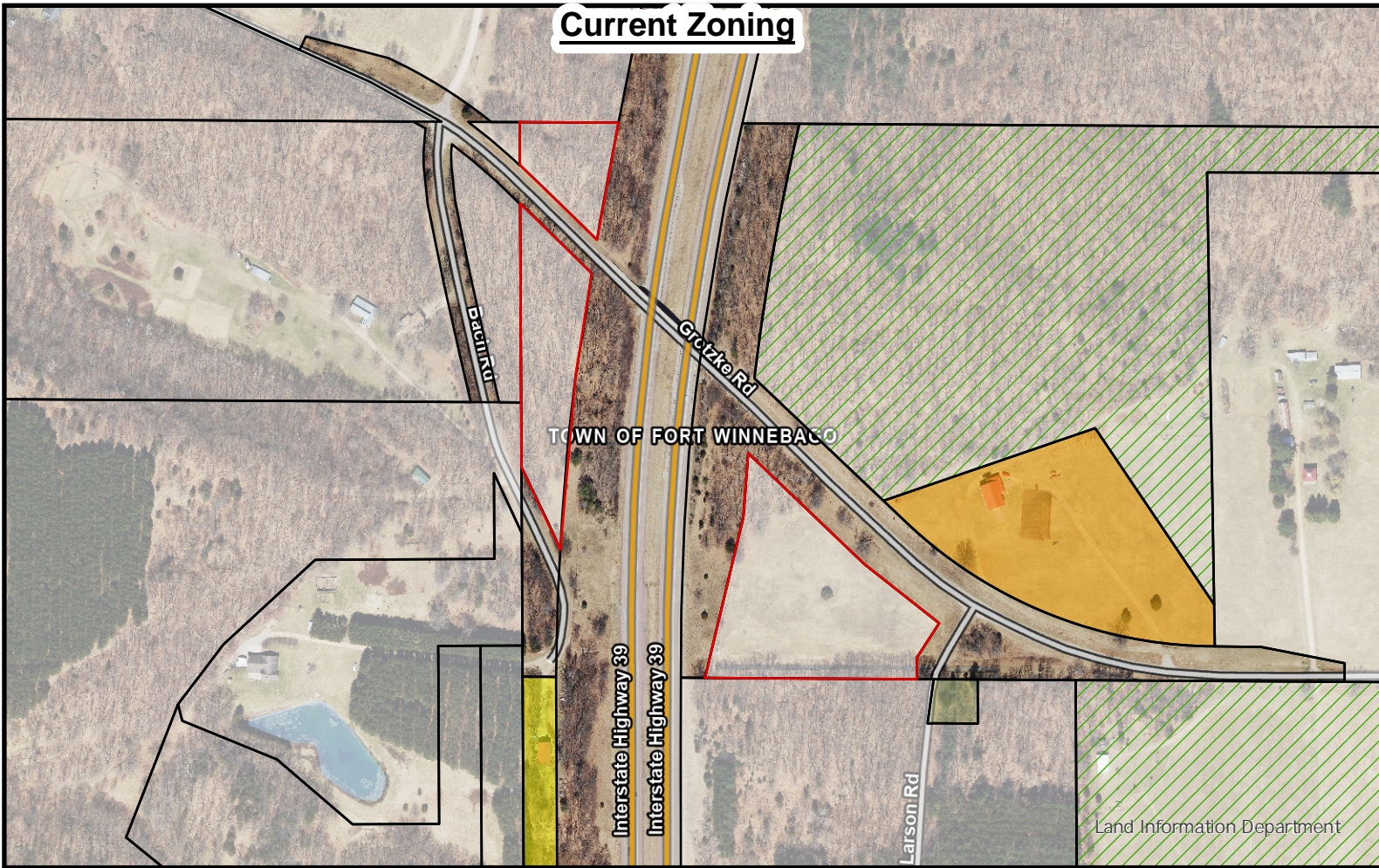
The following documents are on file with the Planning and Zoning Department:

1. Rezoning Preapplication
2. Rezoning Petition
3. Rezoning Legal Description
4. Town Board Action Report

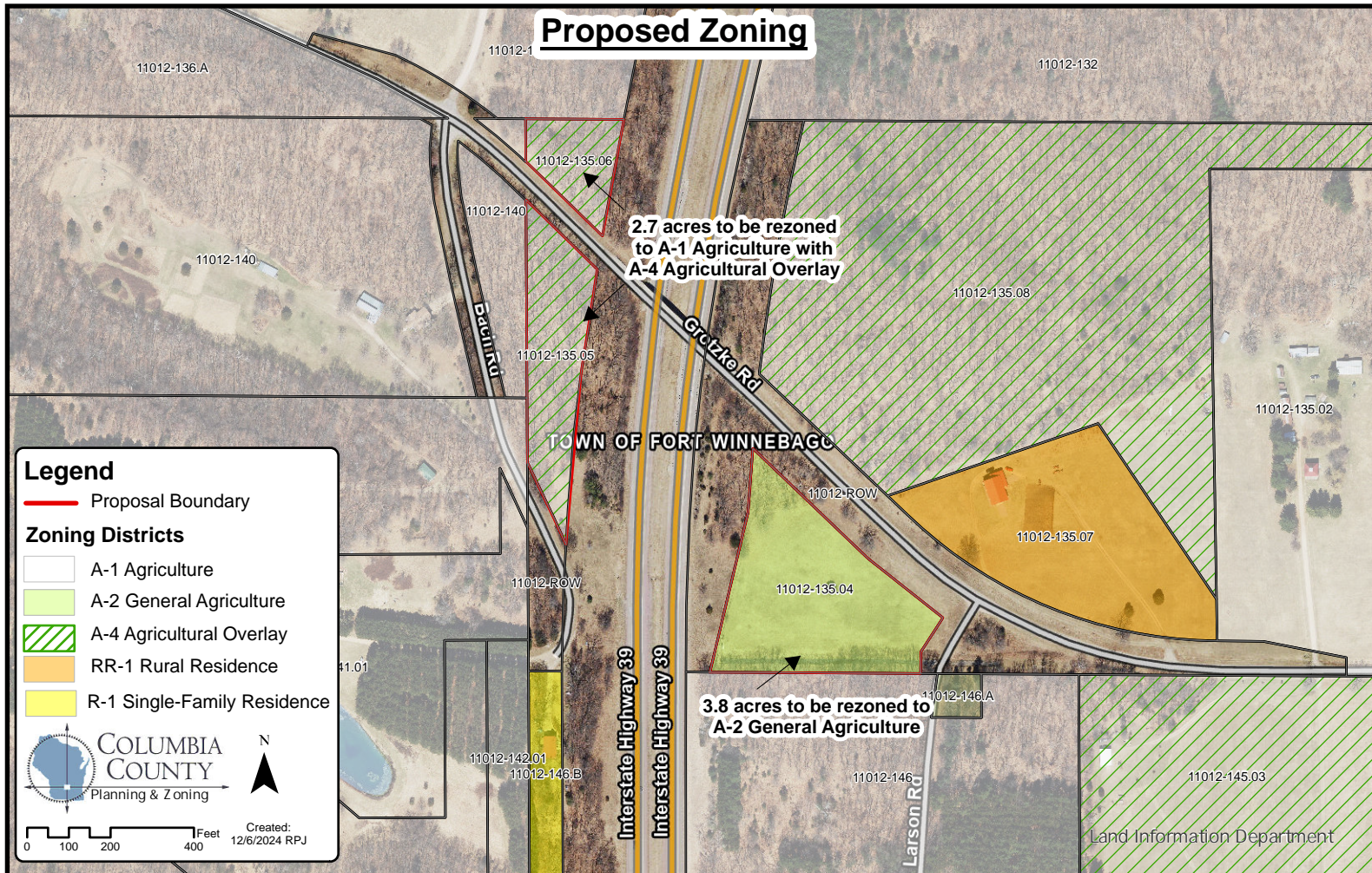
Recommendation:

Staff recommends approval of the rezoning of 3.8 acres, more or less, from A-1 Agriculture to A-2 General Agriculture and 2.7 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay.

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.