



Public Hearing Item 1: Rezoning

Planning & Zoning Committee • November 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>	Bond, Robert C; Bond, Aldene A
<u>Petitioner(s):</u>	Bond, Robert C; Bond, Aldene A
<u>Property Location:</u>	Located in the Northwest Quarter of the Southeast Quarter of Section 26 and the Northwest Quarter of the Southwest Quarter of Section 25, Town 11 North, Range 11 East
<u>Town:</u>	Otsego
<u>Parcel(s) Affected:</u>	431, 459
<u>Site Address:</u>	County Highway A

Robert C and Aldene A Bond, owners, request the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands 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 there is an agricultural structure on the property. The remainder of the property is cropland. Parcel 459 is 36 acres in size and is also cropland. Both properties are planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. Parcel 431 fronts on County Highway A, and parcel 459 does not have road frontage. There are no wetlands or floodplain present. The parcels are enrolled in the Farmland Preservation Tax Program and almost the entirety of the property is designated as prime farmland. The majority of the soils on the property are also listed as potentially highly erodible. 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 and A-1 Agriculture with A-4 Agricultural Overlay
East	Agriculture and Single-Family Residence	A-1 Agriculture
South	Agriculture and Wetland	A-1 Agriculture
West	Agriculture and Single-Family Residence	A-1 Agriculture

Analysis:

The property owners are proposing to create a 4.84-acre lot along the eastern side of parcel 431. This 4.84-acre lot will be rezoned to RR-1 Rural Residence to allow for the construction of a new home and will front on County Highway A.

To maintain a density of one home per 35 acres for the new home, 30.16 acres of parcel 459 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). Because the property fronts on a county highway, a

highway easement or dedication will be required with the CSM. This proposal is in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for a new single-family residence on a 4.84-acre lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 30.16 acres. This proposal appears to follow both the Columbia County Zoning Ordinance and the Columbia County Comprehensive Plan.

Town Board Action:

The Otsego Town Board met on September 9, 2025, and recommended approval of the rezoning.

Documents:

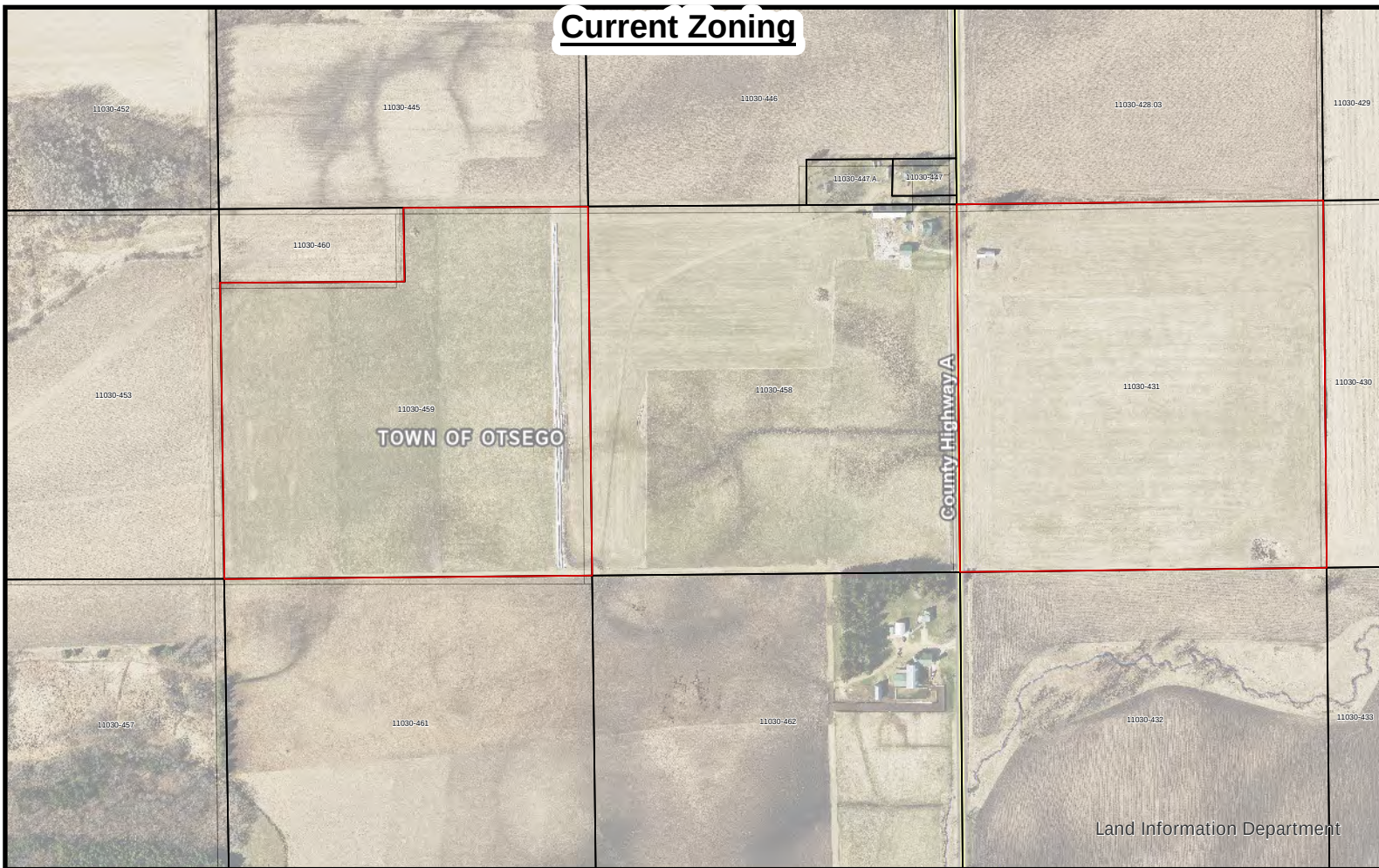
The following documents are on file with the Planning and Zoning Department:

1. Rezoning Preapplication
2. Rezoning Petition
3. Preliminary Certified Survey Map
4. Rezoning Legal Description
5. Town Board Action Report

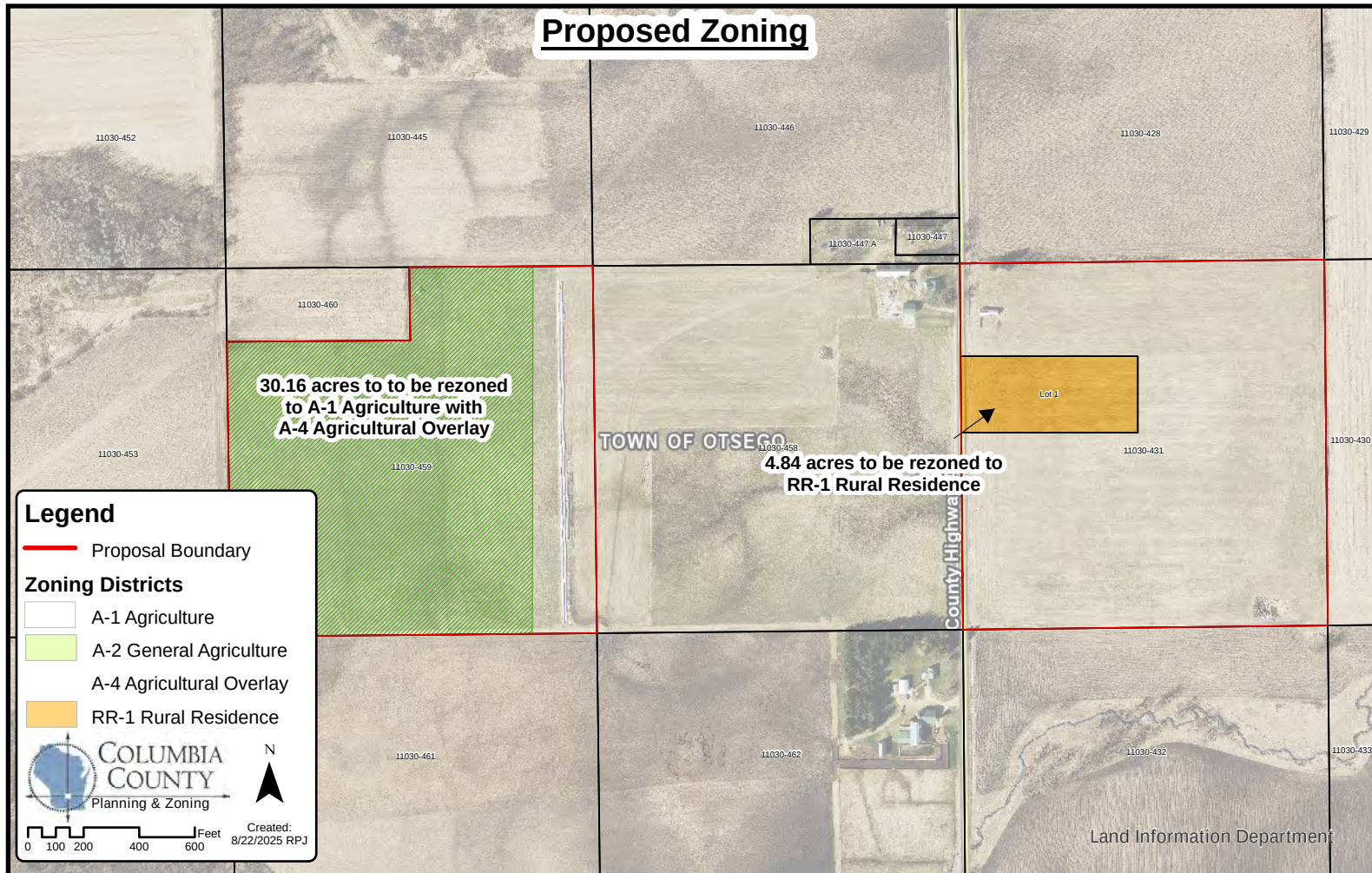
Recommendation:

Staff recommends approval of the rezoning of 4.84 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 30.16 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.

Current Zoning



Proposed Zoning



Legend

— Proposal Boundary

Zoning Districts

- A-1 Agriculture
- A-2 General Agriculture
- A-4 Agricultural Overlay
- RR-1 Rural Residence



**COLUMBIA
COUNTY**
Planning & Zoning



0 100 200 400 600 Feet

Created:
8/22/2025 RPJ

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.

As prepared by:

G GROTHMAN
& ASSOCIATES S.C.
PROFESSIONAL SERVICES

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(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 625-348



DRAFTED BY: L. DEBOER

CHECKED BY: SPH

PROJ. 424-204

DWG. 625-348 SHEET 1 OF 2

SEAL:

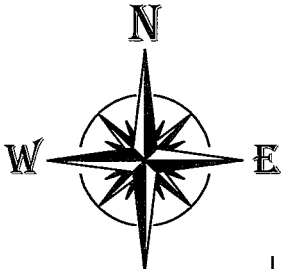


COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

BEING THE NW1/4 OF THE SW1/4, SECTION 25, T. 11 N, R. 11 E, TOWN OF OTSEGO,
COLUMBIA COUNTY, WISCONSIN. CONTAINING 1,735,471 SQ. FT. - 39.84 ACRES



BASIS OF BEARINGS:

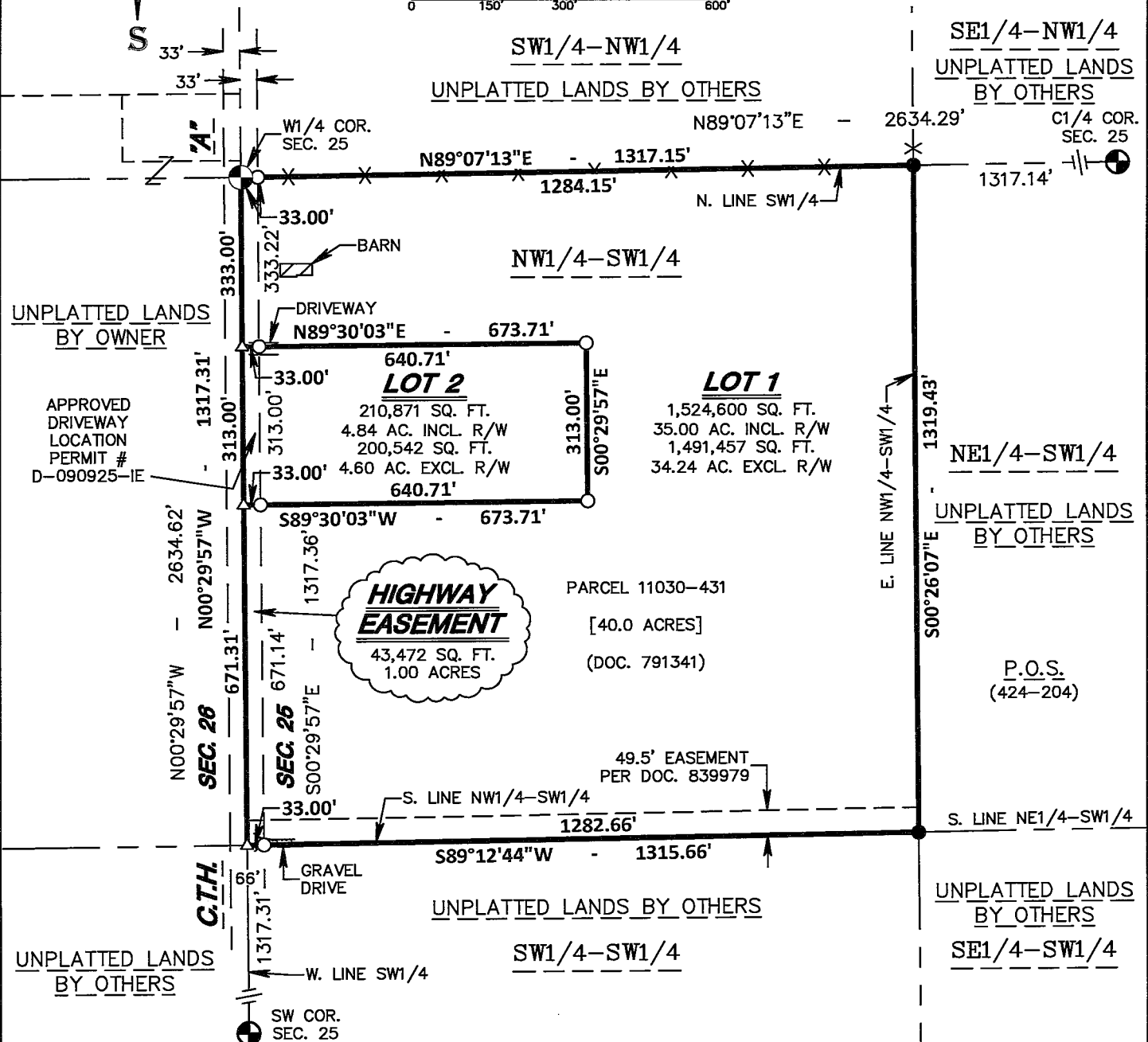
IS THE WEST LINE OF THE SW1/4,
SECTION 25, WHICH BEARS
N00°29'57"W AS REFERENCED TO
GRID NORTH COLUMBIA CO.
COORDINATE SYSTEM NAD83(91).

SCALE: 1" = 300'



LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- △ MAG NAIL SET
- ⊙ 3 1/2" ALUM. MON. FND.
- () PREVIOUS SURVEY OR RECORD INFO.



OWNER: ROBERT C. & ALDENE A. BOND
N3097 COUNTY ROAD A
COLUMBUS, WI 53925

CLIENT: JEFFERY BOND
N3097 COUNTY ROAD A
COLUMBUS, WI 53925

As prepared by:

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DWG. 625-348 SHEET 2 OF 2

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COLUMBIA COUNTY, WISCONSIN.** CONTAINING 1,735,471 SQ. FT. - 39.84 ACRES

SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Jeffrey Bond**, I have surveyed, monumented, mapped and divided the Northwest Quarter of the Southwest Quarter, Section 25, Town 11 North, Range 11 East, Town of Otsego, Columbia County, Wisconsin described as follows:

Beginning at the West Quarter corner of Section 25
thence North 89°07'13" East along the North line of the Southwest Quarter, 1,317.15 feet to the Northeast corner of the Northwest Quarter of the Southwest Quarter;
thence South 00°26'07" East along the East line of the Northwest Quarter of the Southwest Quarter, 1,319.43 feet to the Southeast corner thereof;
thence South 89°12'44" West along the South line of the Northwest Quarter of the Southwest Quarter, 1,315.66 feet to the Southwest corner thereof;
thence North 00°29'57" West along the West line of the Southwest Quarter, 1,317.31 feet to the point of beginning.

Containing 1,735,471 square feet (39.84 acres), more or less. Being subject to County Trunk Highway A right-of-way along the Westerly side thereof and servitudes and easements of use or record if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the exterior boundaries of the land surveyed and the division of it and that I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 12, Subchapter 200 of the Columbia County Land Division and Subdivision Ordinance to the best of my knowledge and belief.

SCOTT P. HEWITT

Professional Land Surveyor, No. 2229

Dated: September 9, 2025

File No. 625-348

RIGHT to FARM

Through Section 823.08 of the Wisconsin Statutes, the Wisconsin Legislature has adopted a right to farm law. This Statute limits the remedies of owners of later established residential property to seek changes to pre-existing agricultural practices in the vicinity of the residential property. Active agricultural operations are now taking place and may continue on lands in the vicinity of this certified survey map. These active agricultural operations may produce noises, odors, dust, machinery traffic, or other conditions during the daytime and evening hours.

COLUMBIA COUNTY APPROVAL CERTIFICATE

Approved for recording by the Columbia County Planning and Zoning Department.

Authorized Representative

Date

OWNER: ROBERT C. & ALDENE A. BOND
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COLUMBUS, WI 53925

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