



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 4: 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>	Walters, David H
<u>Petitioner(s):</u>	Walters, David H
<u>Property Location:</u>	Located in the Southeast Quarter of the Northeast Quarter of Section 9, Town 11 North, Range 10 East
<u>Town:</u>	Lowville
<u>Parcel(s) Affected:</u>	160
<u>Site Address:</u>	Traut Road

David Walters, owner, requests 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 160 is 40 acres in size and is vacant cropland. The property is planned for Agricultural or Open Space land use on the Columbia County Future Land Use map and fronts on Traut Road. There is approximately 0.6-acre of wetlands along the southern property line. No floodplain is present. There are approximately 16 acres of prime farmland on the property, mostly in the center or south-southwestern sides of the parcel; however, there are some in the proposed building location as well. Lands near the proposed residential site are also classified as highly erodible or 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 and Single-Family Residence	A-1 Agriculture
South	Woodland, Agriculture and Single-Family Residence	A-1 Agriculture
West	Agriculture	A-1 Agriculture

Analysis:

The property owners are proposing to create a 5-acre lot along the northern side of parcel 160. This 5-acre lot will be rezoned to RR-1 Rural Residence to allow for the construction of a new home and will front on Traut Road.

To maintain a density of one home per 35 acres for the new home, 30 acres of parcel 160 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. 5 acres in the southeastern corner of the parcel will remain A-1 Agriculture without restriction. 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 a new single-family residence on a 5-acre lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 30 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Lowville Town Board met on October 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
6. Town Board Minutes

Recommendation:

Staff recommends approval of the rezoning of 5.0 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 30.0 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay.

Current Zoning

11024-158

11024-157

11024-182

11024-159

TOWN OF LOWVILLE

11024-160

11024-183

11024-171

11024-170

11024-186

Land Information Department

Trout Rd

Proposed Zoning

11024-158

11024-157

11024-182

11024-159

TOWN OF LOWVILLE

11024-160

11024-183

11024-186

Land Information Department

Trout Rd

Legend

— Proposal Boundary

Zoning Districts

 A-1 Agriculture

 A-2 General Agriculture

 A-4 Agricultural Overlay

 RR-1 Rural Residence



0 100 200 400 Feet

Created: 8/22/2025 RPJ

5 acres to be rezoned to
RR-1 Rural Residence

Lot 1

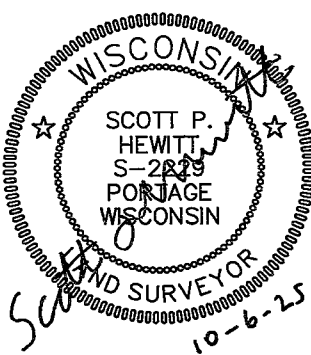
30 acres to to be rezoned
to A-1 Agriculture with
A-4 Agricultural Overlay

5 acres to remain
A-1 Agriculture

As prepared by:

G GROTHMAN
& ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
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(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 725-407



DRAFTED BY: R.V.

CHECKED BY: E.F.

PROJ. 1022-561

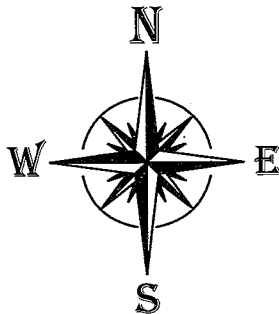
DWG. 725-407B SHEET 1 OF 2

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

**BEING A PART OF THE SE1/4 OF THE NE1/4, SECTION 9, T. 11 N, R. 10 E, TOWN OF LOWVILLE,
COLUMBIA COUNTY, WISCONSIN.**

SCALE: 1" = 200'
0 100' 200' 400'



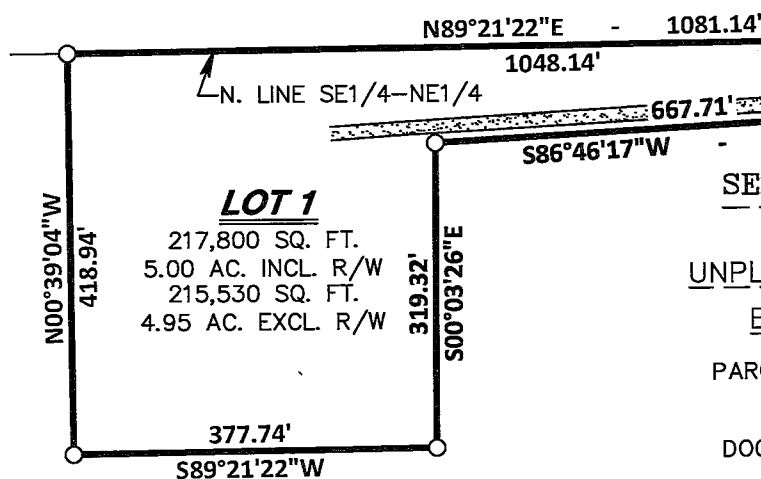
BASIS OF BEARINGS:

IS THE EAST LINE OF THE NE1/4,
SECTION 9, WHICH BEARS
S00°35'47"E AS REFERENCED TO
GRID NORTH COLUMBIA CO.
COORDINATE SYSTEM NAD83(91).

NE1/4-NE1/4

UNPLATTED LANDS
BY OTHERS

NE COR.
SEC. 9
E. LINE NE1/4
1321.74'
ROAD
UNPLATTED LANDS
BY OTHERS
NW1/4-NW1/4
2643.48'



SE1/4-NE1/4
UNPLATTED LANDS
BY OWNER
PARCEL 11024-160
[40 AC.]
DOC. NO. 974454

LEGEND

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

E1/4 COR.
SEC. 9

CLIENT: DAVID H. WALTERS
W6325 COUNTY ROAD B
RIO, WI 53960

OWNER: DAVID H. WALTERS
W6325 COUNTY ROAD B
RIO, WI 53960

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SHEET 2 OF 2

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SURVEYOR'S CERTIFICATE

Commencing at the Northeast corner of Section 9;
thence South 00°35'47" East along the East line of the Northeast Quarter, 1,321.74 feet to the Northeast corner of the Southeast Quarter of the Northeast Quarter, said point being in the centerline of Traut Road and the point of beginning;
thence continuing South 00°35'47" East along the East line of the Northeast Quarter and the centerline of Traut Road, 68.04 feet;
thence South 86°46'17" West, 700.74 feet;
thence South 00°03'26" East, 319.32 feet;
thence South 89°21'22" West, 377.74 feet;
thence North 00°39'04" West, 418.94 feet to a point in the North line of the Southeast Quarter of the Northeast Quarter;
thence North 89°21'22" East along the North line of the Southeast Quarter of the Northeast Quarter, 1,081.14 feet to the point of beginning.
Containing 217,800 square feet, (5.00 acres), more or less. Being subject to Traut Road right-of-way along the Easterly 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 and the Town of Lowville Division Ordinance to the best of my knowledge and belief.

Scott J. Munn

File No. 725-407

COLUMBIA COUNTY APPROVAL CERTIFICATE

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

Date _____

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.

OWNER: DAVID H. & JEANNINE M. WALTERS
W6325 COUNTY ROAD B
RIO, WI 53960