



Public Hearing Item 1: Rezoning

Planning & Zoning Committee • October 7, 2025

Current Zoning District(s): R-1 Single-Family Residence
Proposed Zoning District(s): AO-1 Agriculture and Open Space
Property Owner(s): Pfeil, Timothy; Pfeil, Darci
Petitioner(s): Pfeil, Timothy; Pfeil, Darci
Property Location: Located in the Northwest Quarter of the Southeast Quarter and Government Lot 2 of Section 9, Town 10 North, Range 7 East
Town: West Point
Parcel(s) Affected: 13.A
Site Address: N2219 W Lake Drive

Timothy and Darcy Pfeil, owners, request the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from R-1 Single-Family Residence to AO-1 Agriculture and Open Space. Parcel 13.A is 5.6 acres in size and is listed as Lot 1 of Certified Survey Map 174. The property is zoned R-1 Single-Family Residence and is planned for Single-Family Residential land use on the Future Land Use map. The land is already developed with a residence and several agricultural structures on-site. There are no wetlands or floodplain present. The septic system was installed in 1989 and is current on maintenance requirements. 3.5 acres of the property are considered to be prime farmland, and all 5.6 acres are considered to be 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 | Single-Family Residence | R-1 Single-Family Residence |
| East | Single-Family Residence | R-1 Single-Family Residence |
| South | Agriculture | A-1 Agriculture with A-4 Agricultural Overlay |
| West | Single-Family Residence | R-1 Single-Family Residence |

Analysis:

The property owners are proposing to raze the existing residence on the property and construct an agricultural machine shed on the property. The current R-1 Single-Family Residence zoning on the property greatly limits agricultural activities that can occur. The Pfeil's own the adjacent cropland on parcel 19.06 and prefer to keep all agricultural buildings in close proximity to one another on this parcel versus taking land out of cultivation on parcel 19.06. This proposal will rezone an existing lot of record; therefore, no Certified Survey Map will be required to effectuate any approval of this request. An essential part of ensuring this request remains consistent with housing density requirements of the AO-1 Agriculture and Open Space district will be the razing of the existing home; therefore, staff is recommending that any approval of this rezone be conditioned upon the

removal of the home. Section 12.105.01(2) notes the purpose of the AO-1 Agriculture and Open Space district is “intended to preserve for an unspecified time period in agricultural and open space land use those lands generally located close to developed areas within Columbia County where future development is consistent with town, city, village, and/or county plans.” This purpose statement allows for a rezone to AO-1 without needing to amend the Future Land Use map.

If approved, this rezoning will allow for an agricultural machine shed to be constructed on an existing 5.6-acre lot. The request will also retain the potential of future single-family development by maintaining the existing future land use designation of single-family residential; however, it *will* require approval of a new rezone back to the R-1 district. This proposal appears to follow both the Columbia County Zoning Ordinance and the Columbia County Comprehensive Plan.

Town Board Action:

The West Point Town Board met on June 12, 2025, and recommended approval of the rezoning.

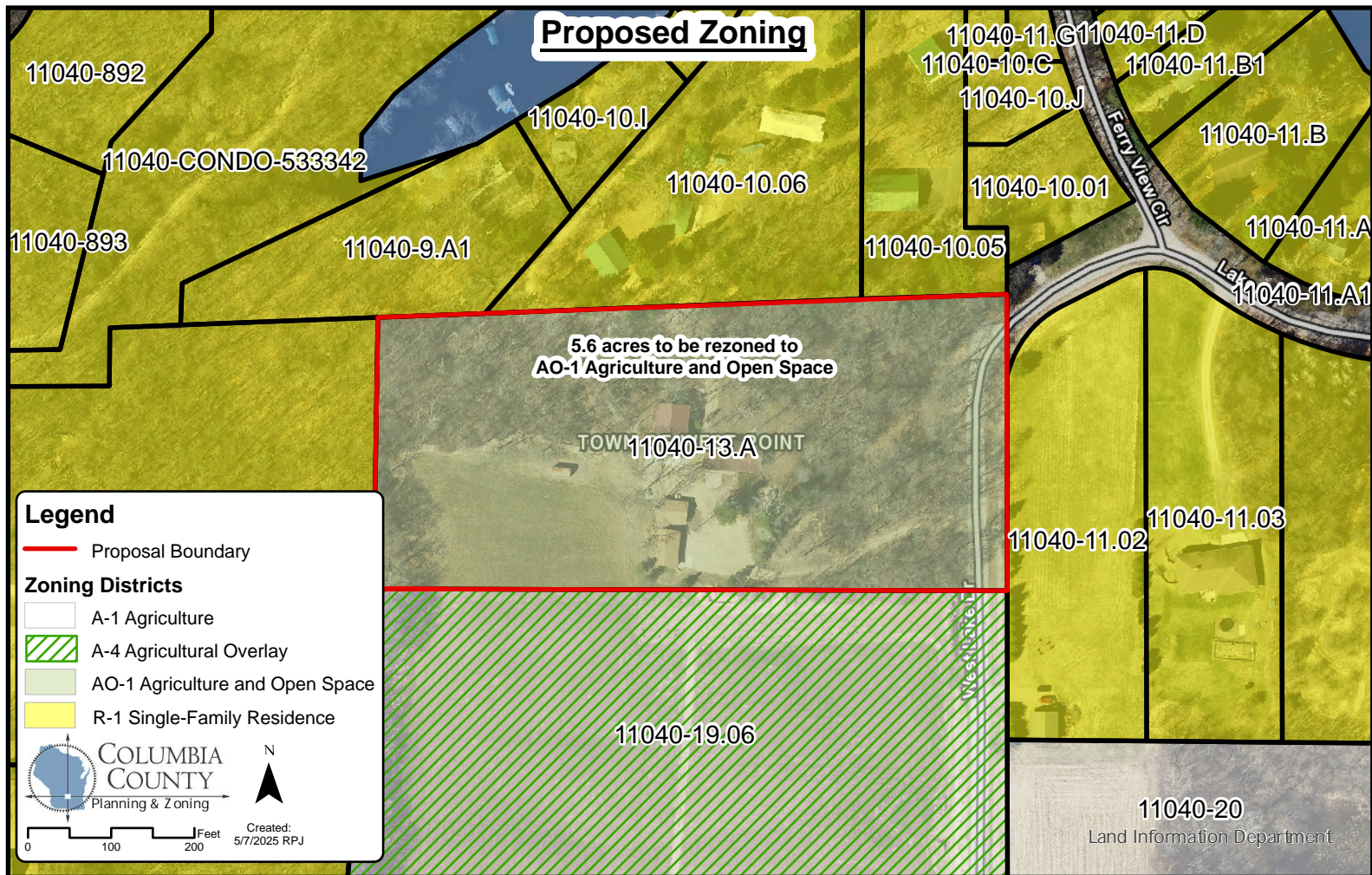
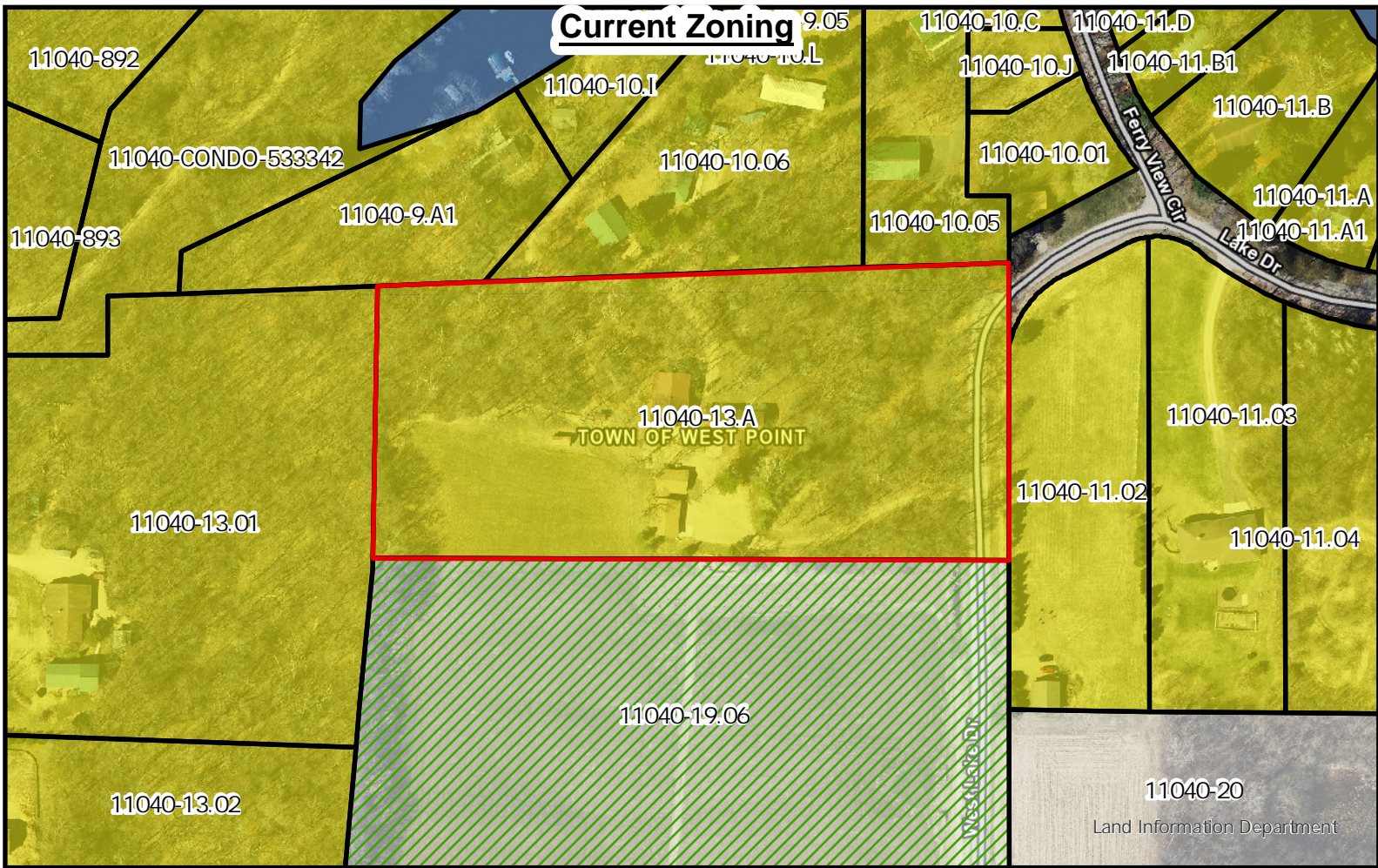
Documents:

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 5.6 acres, more or less, from R-1 Single-Family Residence to AO-1 Agriculture and Open Space, effective upon razing of the existing single-family home and well head protection or legal abandonment.

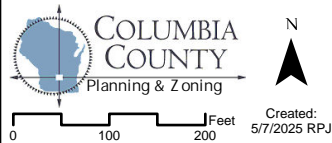


Legend

— Proposal Boundary

Zoning Districts

- A-1 Agriculture
- A-4 Agricultural Overlay
- AO-1 Agriculture and Open Space
- R-1 Single-Family Residence



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.