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 3: Rezoning
Planning & Zoning Committee • October 7, 2025

Current Zoning District(s):	A-1 Agriculture
Proposed Zoning District(s):	RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay
Property Owner(s):	Hoeppner, Barbara J
Petitioner(s):	Hoeppner, Barbara J
Property Location:	Located in the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 25, all in Town 10 North, Range 12 East
Town:	Columbus
Parcel(s) Affected:	414, 417
Site Address:	N749 State Highway 89

Barbara Hoeppner, 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. Parcels 414 and 417 are each 40 acres in size for a combined total of 80 acres. The parcels are zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. The property is under cultivation and has frontage on State Highway 89. Both parcels are enrolled in the Farmland Preservation Program. There is an existing single-family home and accessory structure on the eastern side of parcel 414, along State Highway 89. The property is designated as prime farmland, or prime farmland where drained, and considered to be potentially highly erodible per NRCS. There are wetlands in the southern half of parcel 417. Floodplain is mapped in the southern half of 417 and the northeastern corner of 414. All buildings are located outside of the mapped wetland and floodplain. 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 and Wetland	A-1 Agriculture
East	Agriculture and Single-Family Residence	A-1 Agriculture
South	Agriculture	A-1 Agriculture
West	Agriculture	A-1 Agriculture

Analysis:

The property owner is proposing to create a 3-acre lot around the existing structures that will be rezoned to the RR-1 Rural Residence district. To maintain the minimum required density of one home per 35 acres in the Town of Columbus, the owner will restrict the southernmost 32 acres of parcel 417. The separation of a pre-existing residence in the A-1 district is permissible under Section 12.125.02(2) of the Columbia County Zoning Ordinance. This proposal will require a Certified Survey Map (CSM) and is also in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for the separation of an existing single-family residence onto a 3-acre lot, while maintaining the required density of one home per 35 acres in the Town of Columbus through the application of the A-4 district to 32 acres. This proposal appears to follow both the Columbia County Zoning Ordinance and the Columbia County Comprehensive Plan.

Town Board Action:

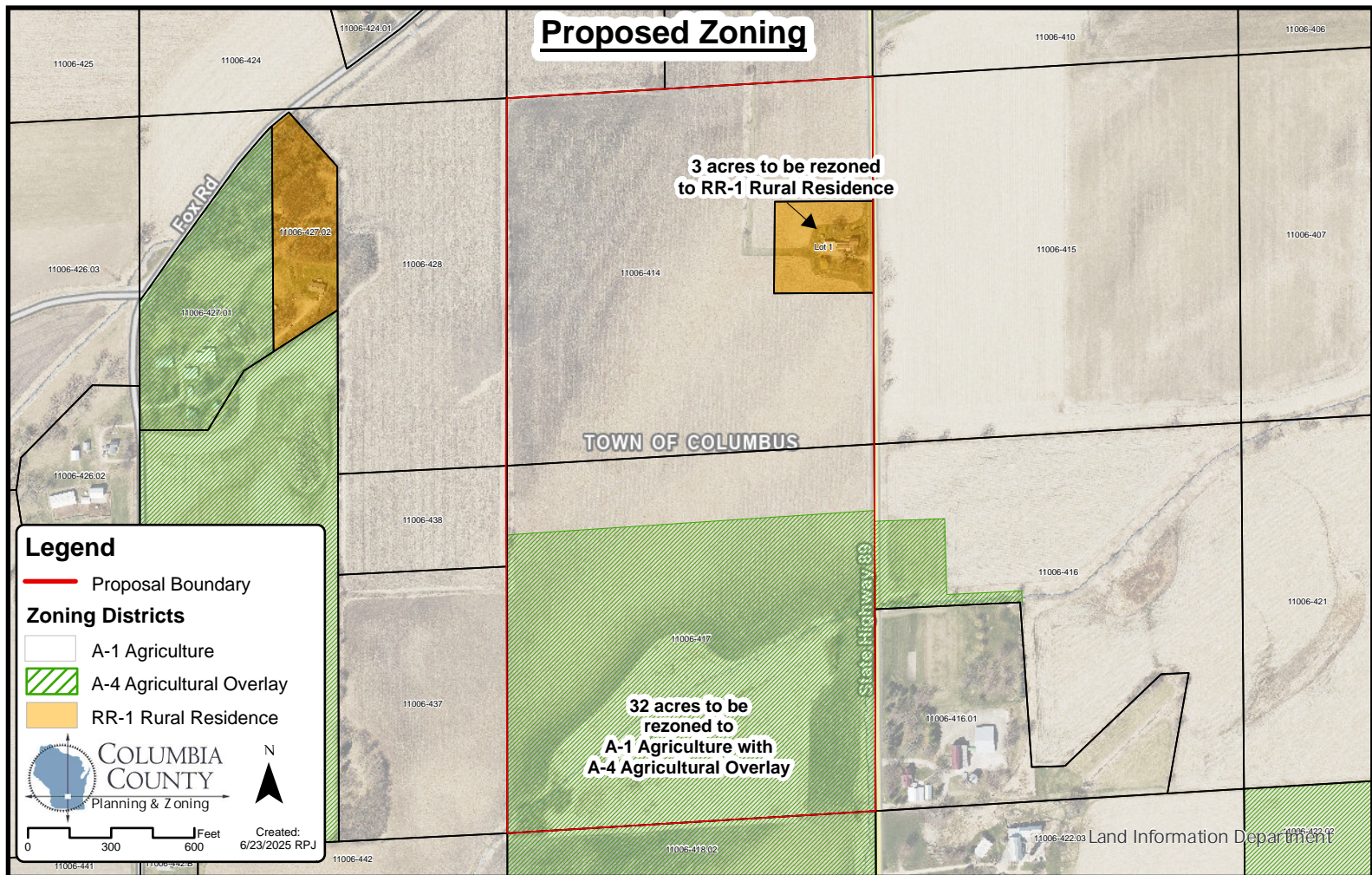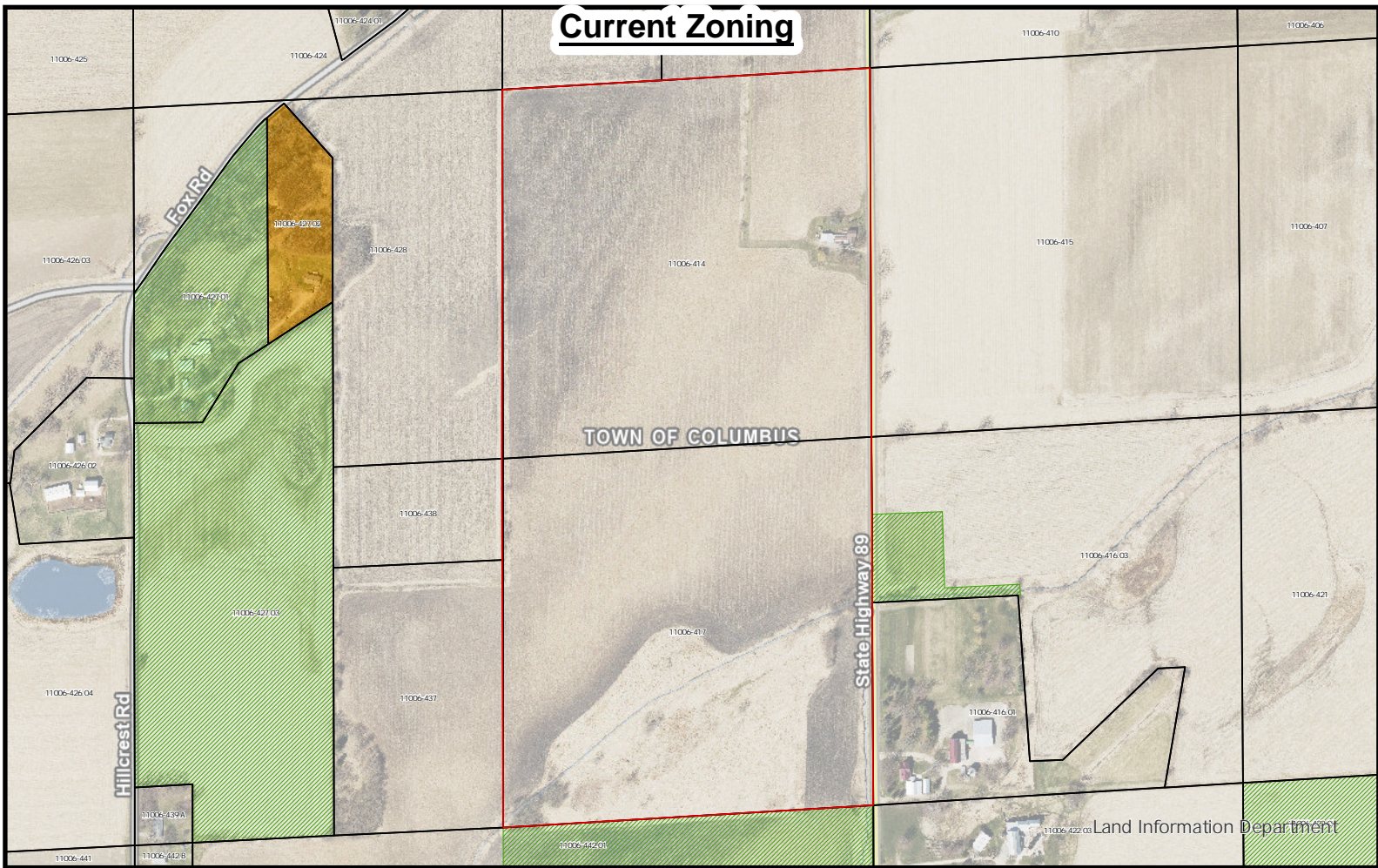The Columbus Town Board met on August 11, 2025, and recommended approval of the rezoning.

Documents:

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

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

Recommendation:

Staff recommends approval of the rezoning of 3 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 32 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

11006-425 | 11006-424 | 11006-424-01 | 11006-410 | 11006-406

11006-426-03

Fox Rd

11006-427-02

11006-428

11006-426-02

11006-427-01

Hillcrest Rd

11006-426-04

11006-438

11006-427-03

11006-437

11006-417

TOWN OF COLUMBUS

11006-414

State Highway 89

11006-415

11006-407

11006-416-03

11006-421

11006-416-01

11006-416-01

11006-439-A

11006-441 | 11006-442-B | 11006-442-01

11006-422-03 Land Information Department

Proposed Zoning

11006-425 | 11006-424 | 11006-424-01 | 11006-410 | 11006-406

11006-426-03

Fox Rd

11006-427-02

11006-428

3 acres to be rezoned to RR-1 Rural Residence

Lot 1

11006-414

11006-415

11006-407

11006-426-02

11006-427-01

TOWN OF COLUMBUS

11006-438

State Highway 89

11006-416

11006-421

11006-417

11006-416-01

Legend

— Proposal Boundary

Zoning Districts

☐ A-1 Agriculture

▨ A-4 Agricultural Overlay

☐ RR-1 Rural Residence

COLUMBIA COUNTY
Planning & Zoning

N

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

11006-437

Feet
0 300 600

Created:
6/23/2025 RPJ

11006-441 | 11006-442-B | 11006-442

11006-418-02

11006-416-01

11006-422-03 Land Information Department

11006-422-02