



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 5: Rezoning

Planning & Zoning Committee • October 7, 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>	Heiar, Donald J
<u>Petitioner(s):</u>	Heiar, Donald J
<u>Property Location:</u>	Located in the Northeast Quarter of the Southwest Quarter of Section 34, Town 11 North, Range 8 East
<u>Town:</u>	Dekorra
<u>Parcel(s) Affected:</u>	994
<u>Site Address:</u>	N3027 Stein Road

Donald Heiar, 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 994 is 40 acres in size and is primarily wooded. The land is zoned A-1 Agriculture and is planned for continued Agricultural or Open Space land use on the Columbia County Future Land Use map. An agricultural structure was permitted on the land in 2020, and there is existing access at N3027 Stein Road. The property also fronts on County Highway V. There are no wetlands or floodplain on the property. Prime farmland, per NRCS, is located north of the proposed building site. 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	Woodland and Single-Family Residence	A-1 Agriculture
South	Woodland and Single-Family Residence	A-1 Agriculture
West	Woodland and Single-Family Residence	R-1 Single-Family Residence

Analysis:

The property owner is proposing to create a 3.76-acre flag lot around the existing driveway and agricultural structure. The owner is proposing to rezone this lot to the RR-1 Rural Residence zoning district to allow for the addition of living quarters to the existing shed, effectively converting the structure from an agricultural building to a single-family residence. A driveway permit and Emergency Response Number have already been issued for the access point. In addition to Uniform Dwelling Code requirements, the residential addition will be required to meet all minimum single-family residential standards found in Section 12.125.10.

To maintain the minimum required density of one home per 35 acres, the owner will restrict 31.28 acres of parcel 994. This proposal will require a Certified Survey Map (CSM), and a county highway easement will be completed for County Highway V. A zoning permit will need to be filed with the Planning and Zoning

Department for the residential addition before the CSM can be approved for recording. The proposal is in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for the construction of a new single-family residence on a 3.76-acre lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 31.28 acres. This proposal appears to follow both the Columbia County Zoning Ordinance and the Columbia County Comprehensive Plan.

Town Board Action:

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

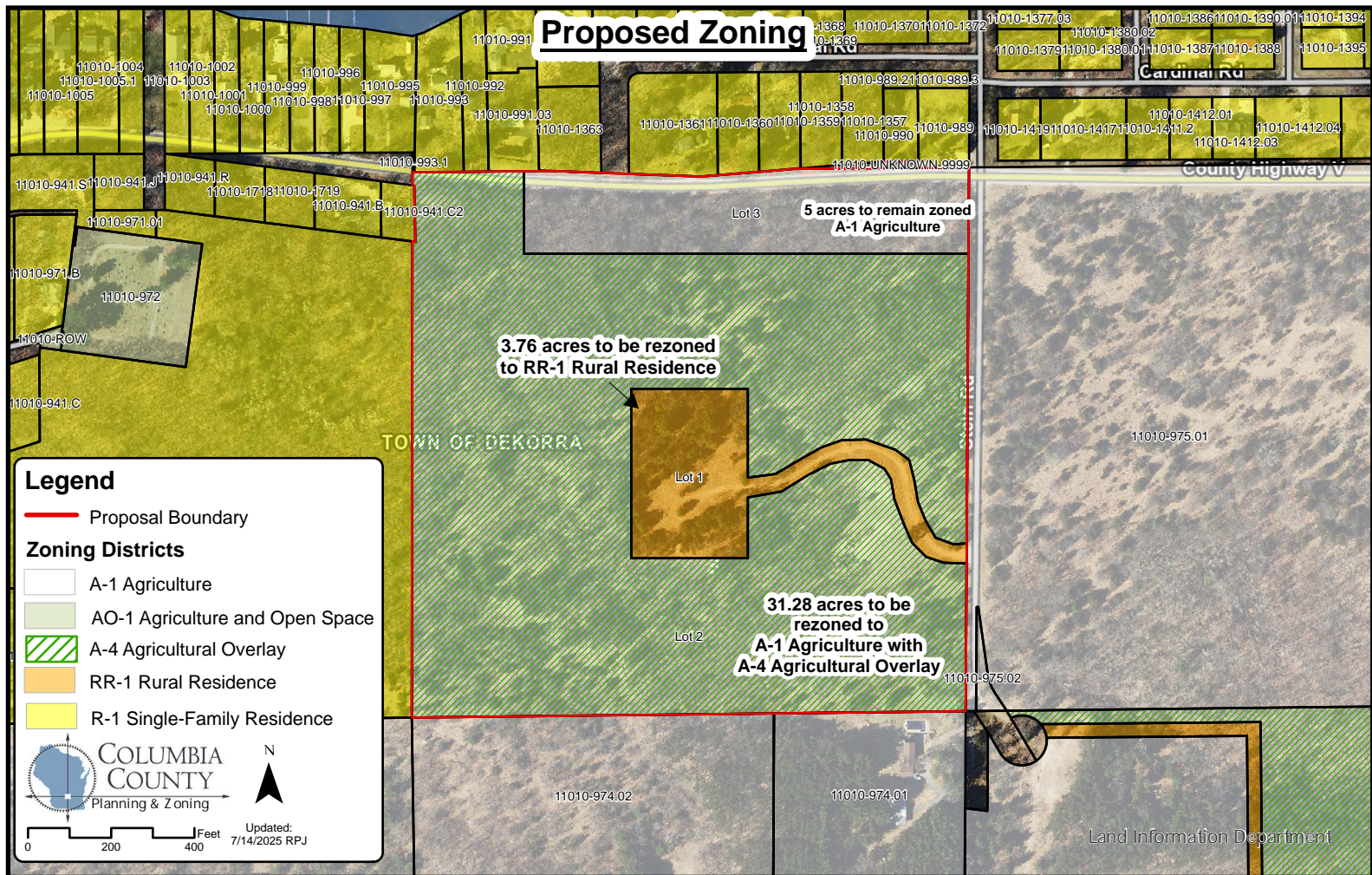
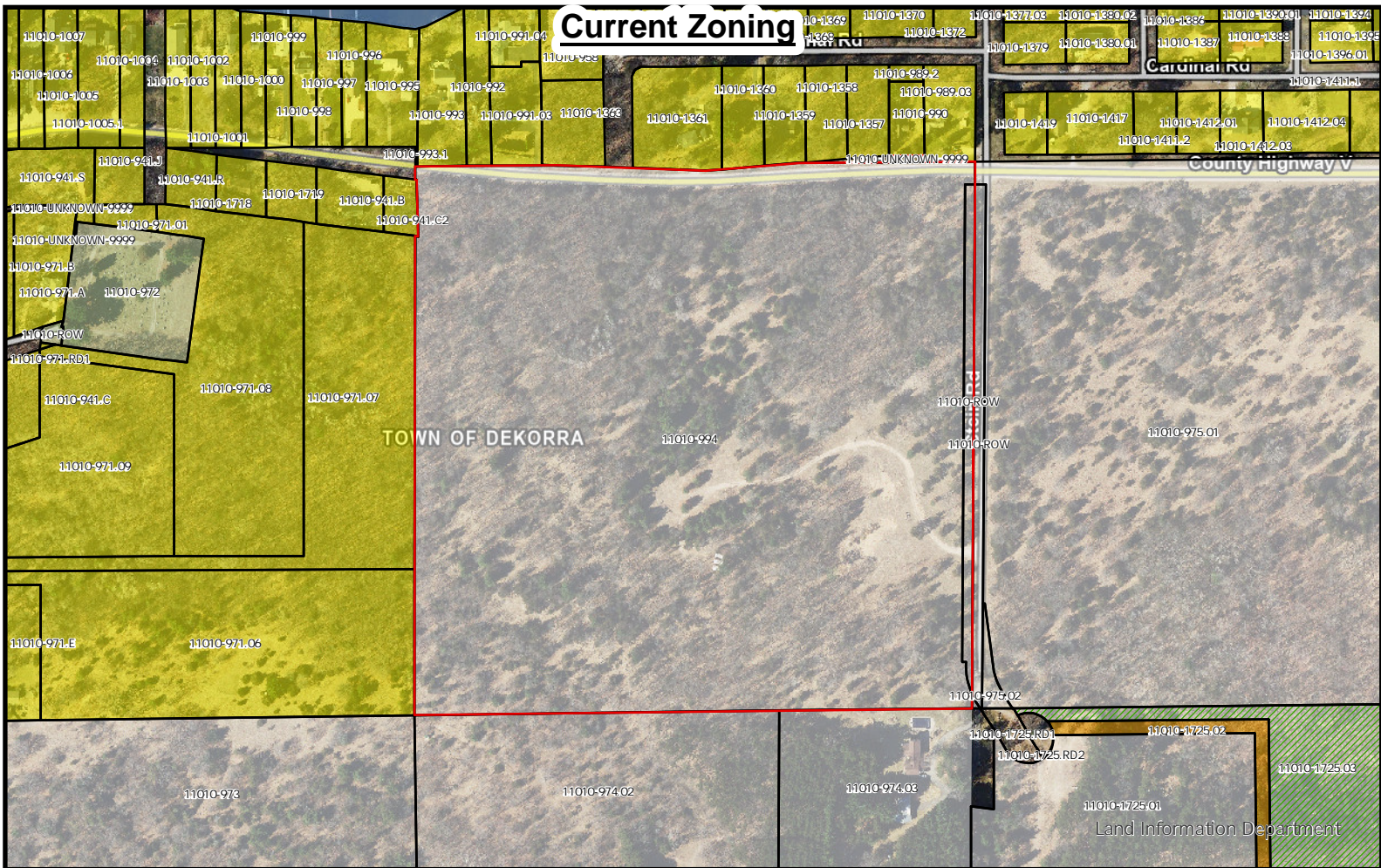
Documents:

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

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

Recommendation:

Staff recommends approval of the rezoning of 3.76 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 31.28 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.



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