



Public Hearing Item 6: Rezoning

Planning & Zoning Committee • October 7, 2025

Current Zoning District(s): C-2 General Commercial

Proposed Zoning District(s): R-1 Single-Family Residence

Property Owner(s): Mark J Johnson & Barbara K Johnson Rev Trust

Petitioner(s): Mark J Johnson & Barbara K Johnson Rev Trust

Property Location: Located in the Northeast Quarter of the Southeast Quarter of Section 33,
Town 11 North, Range 8 East

Town: Dekorra

Parcel(s) Affected: 954

Site Address: W10938 Willow Ave

Mark Johnson of the Mark J Johnson & Barbara K Johnson Rev Trust, owner, requests the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from C-2 General Commercial to R-1 Single-Family Residence. Parcel 954 is 0.54-acre in size and fronts on Willow Ave. The property is zoned C-2 General Commercial and planned for Single-Family Residential land use on the Columbia County Future Land Use map. The site is already developed with a single-family residence and accessory structure. There are no wetlands on the property, and floodway runs along the southwest property line near the water's edge of Lake Wisconsin. There is a sanitary system on parcel 954 and parcel 945, and both are current on maintenance requirements. 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	Commercial	C-2 General Commercial
West	Lake Wisconsin	-

Analysis:

The owner is proposing to raze the home on the property and combine the lands with parcel 945 to the north to create a new 0.86-acre lot. The existing home on parcel 945 would remain as the only home on the new lot, and a new accessory structure would be constructed on the new lot, with a larger potential building envelope. Section 12.101.10(4) of the Columbia County Zoning Ordinance states that, "no lot shall be divided into more than one base zoning district, unless that lot is legally divided so that new lot lines and new zoning district boundaries coincide"; therefore, the owner is proposing to rezone parcel 954 to the R-1 Single-Family Residence district to allow for the lawful combination of these two properties, and allow for the continuation of residential use. This rezone would align the zoning map with the both the existing land use and preferred future land use of Single-Family Residential. The new lot only meets the road at a single point; therefore, the site will

be accessed via easement, with a waiver of access being requested to allow for the lot to have frontage less than the 66' minimum.

If approved, this rezoning will allow for the lawful combination of properties and the construction of a new residential accessory structure. 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.

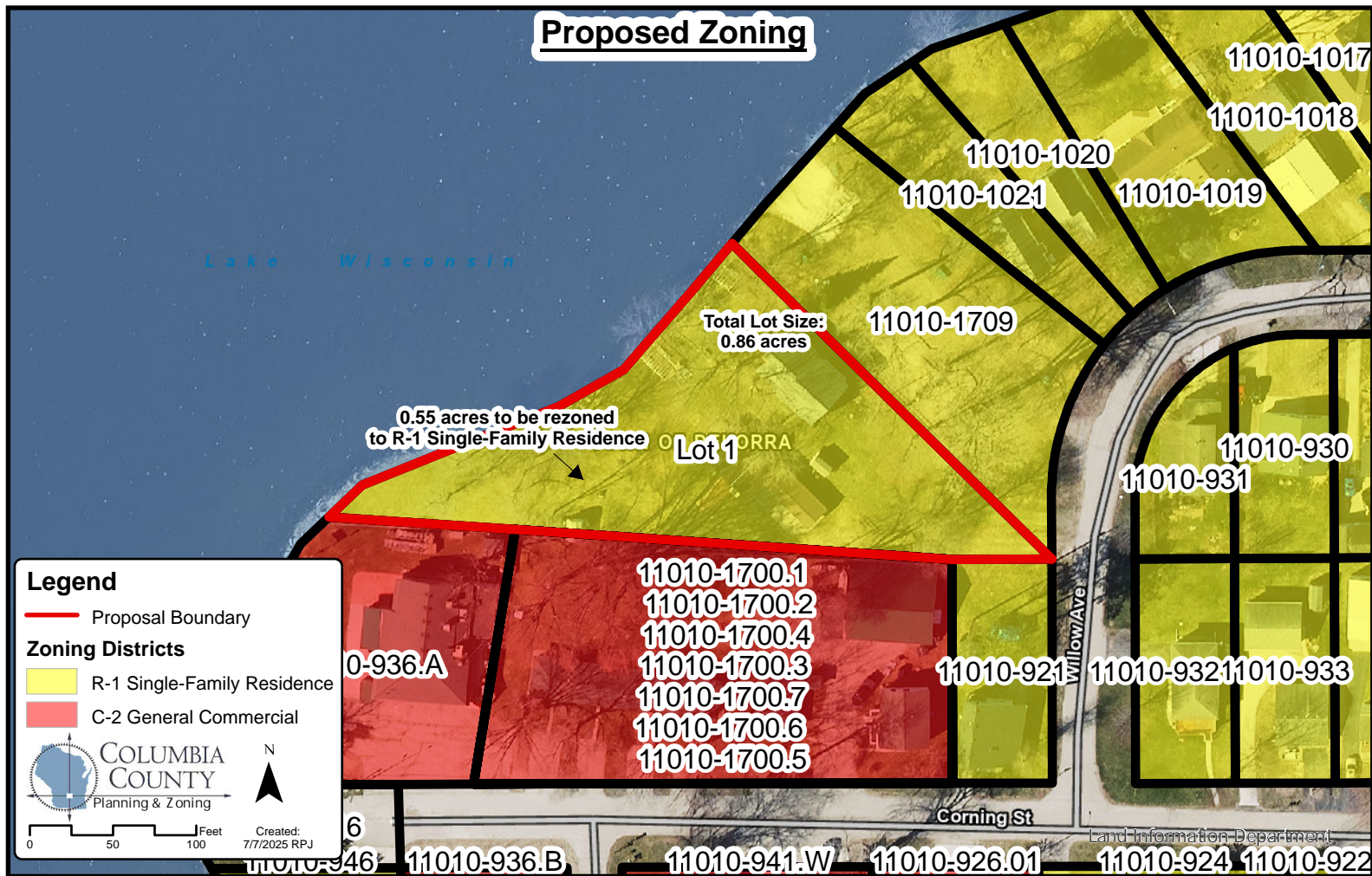
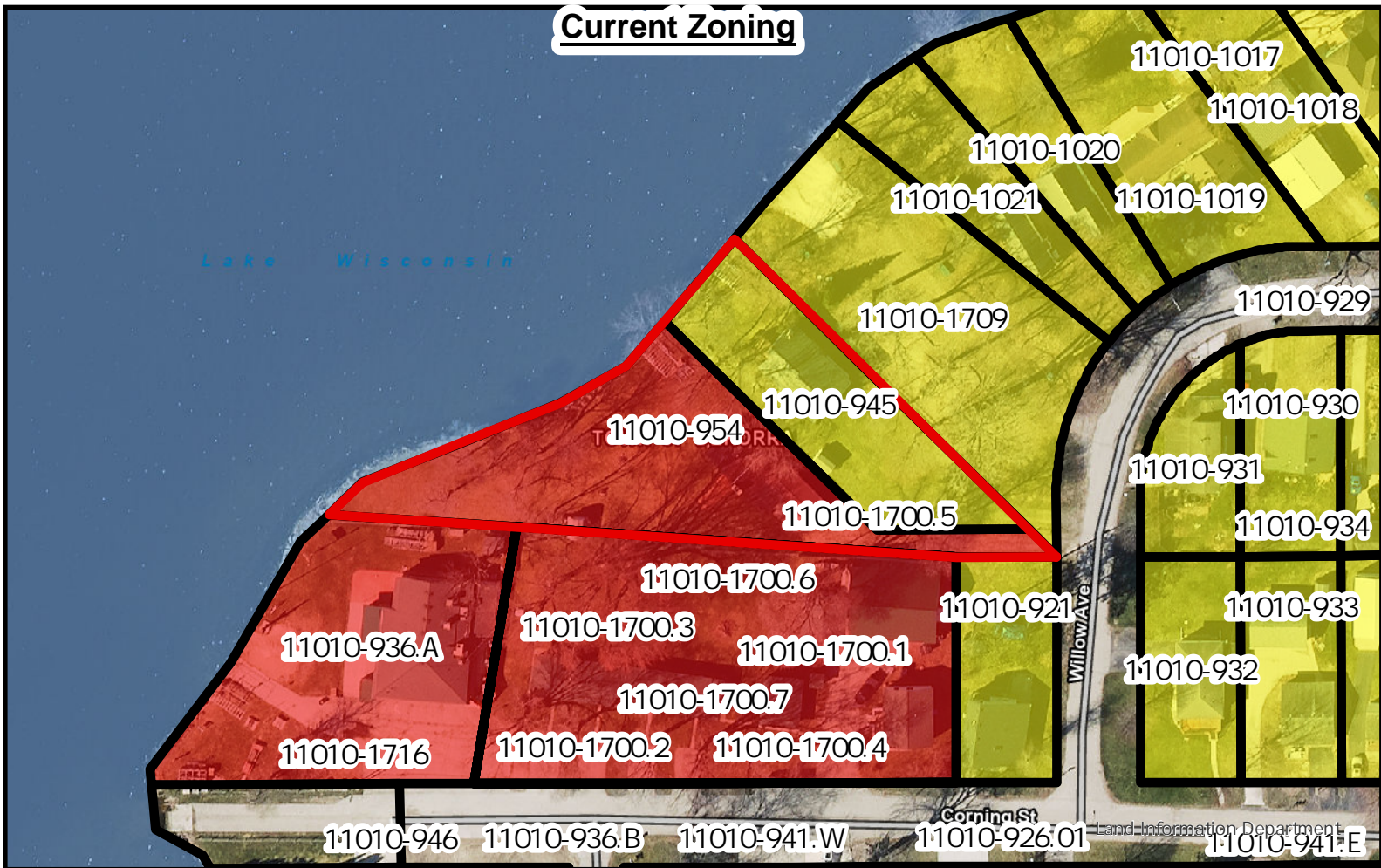
Documents:

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 0.55 acres, more or less, from C-2 General Commercial to R-1 Single-Family Residence, effective upon recording of the Certified Survey Map.



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