



## **Public Hearing Item 14: Rezoning**

Planning & Zoning Committee • September 2, 2025

<b><u>Current Zoning District(s):</u></b>	A-2 General Agriculture and A-1 Agriculture
<b><u>Proposed Zoning District(s):</u></b>	RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay
<b><u>Property Owner(s):</u></b>	William J & Carole J Beix Family Trust Dated 5/9/2002; Nelson, Chad; Nelson, Heather
<b><u>Petitioner(s):</u></b>	William J & Carole J Beix Family Trust Dated 5/9/2002; Nelson, Chad; Nelson, Heather
<b><u>Property Location:</u></b>	Located in the Southeast Quarter of the Southeast Quarter of Section 18, the Northeast Quarter of the Northeast Quarter of Section 19, and the Northwest Quarter of the Northwest Quarter of Section 20, all in Town 13 North, Range 9 East
<b><u>Town:</u></b>	Fort Winnebago
<b><u>Parcel(s) Affected:</u></b>	378, 406
<b><u>Site Address:</u></b>	N8720 County Highway CX

William and Carole Beix of the William J & Carole J Beix Family Trust and Chad and Heather Nelson, owners, request the Planning and Zoning Committee review and recommend approval of rezoning of the aforementioned lands from A-2 General Agriculture to RR-1 Rural Residence and from A-1 Agriculture and A-2 General Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 378 is 26.08 acres in size and zoned A-2 General Agriculture. The land is primarily wooded and there is an existing single-family home and detached garage on site. Parcel 406 is 40 acres in size, zoned A-1 Agriculture and is a mixture of woodland and cultivated lands. Both parcels are planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. The septic system on 378 was installed in 1987 and is current on maintenance requirements. There are no wetlands or floodplain on site. There is no prime farmland in the project area and lands are considered to be highly erodible or potentially 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	Woodland	A-1 Agriculture
East	Agriculture and Single-Family Residence	A-1 Agriculture
South	Agriculture and Single-Family Residence	A-2 General Agriculture
West	Agriculture and Woodland	A-1 Agriculture

### **Analysis:**

The property owners are proposing to split off 1 acre around the existing residence and accessory structure on parcel 378, and purchase 10 acres of woodland from the neighboring parcel, 406, to the east. The proposed 1-acre lot around the home will be rezoned to RR-1 Rural Residence. To prevent the newly acquired 10 acres from being landlocked, it will be combined with the remaining 25.08 of parcel 378. To maintain a density of

one home per 35 acres, all 35.08 acres of the woodland surrounding the proposed RR-1 lot will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. A Certified Survey Map will accompany this request. The separation of a pre-existing residence in the A-1 Agriculture zoning district is permissible under Section 12.125.02(2) of the Columbia County Zoning Code. This proposal 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 1-acre lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 35.08 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

**Town Board Action:**

The Fort Winnebago Town Board met on August 4, 2025, and recommended approval of the rezoning.

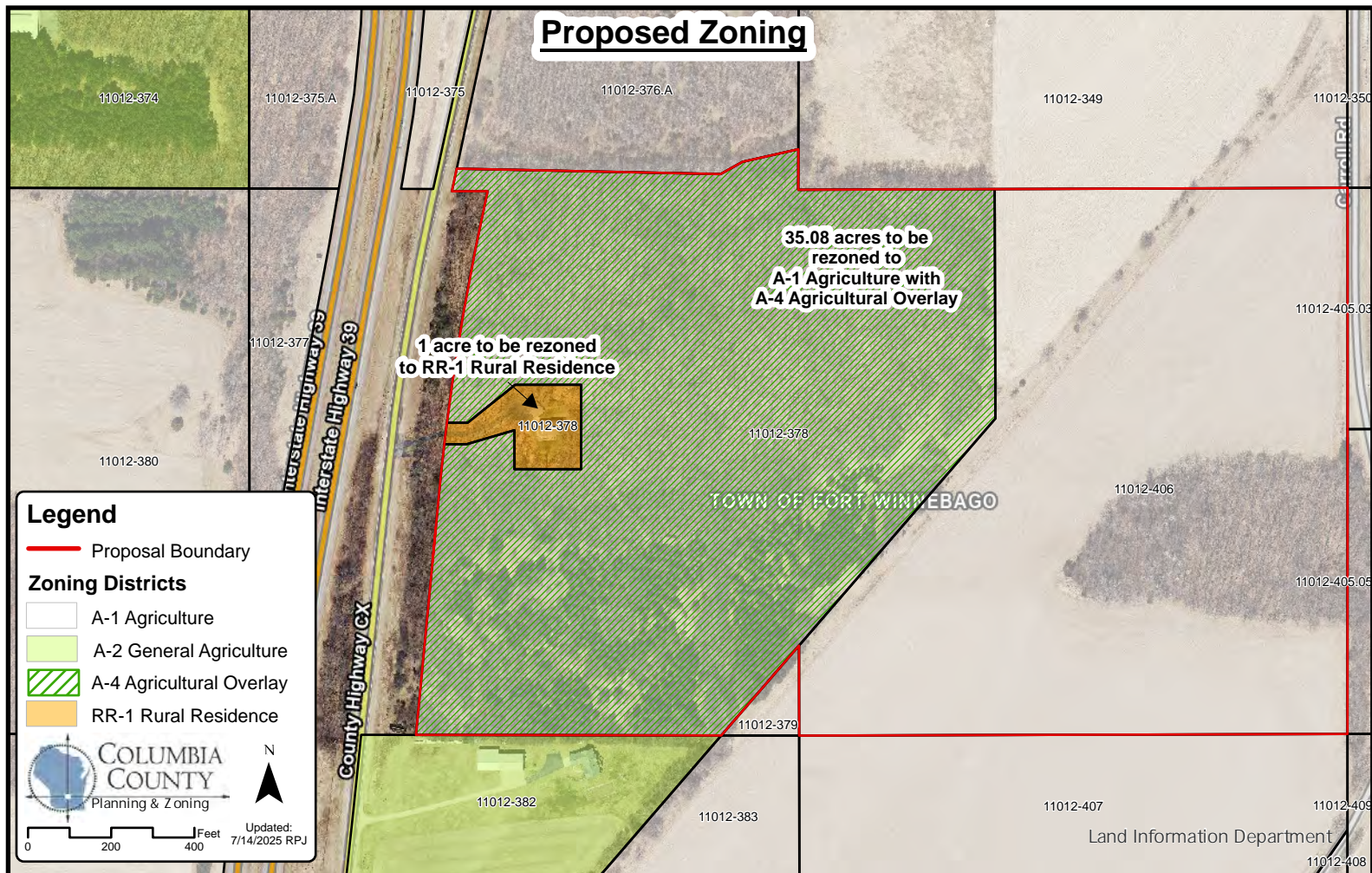
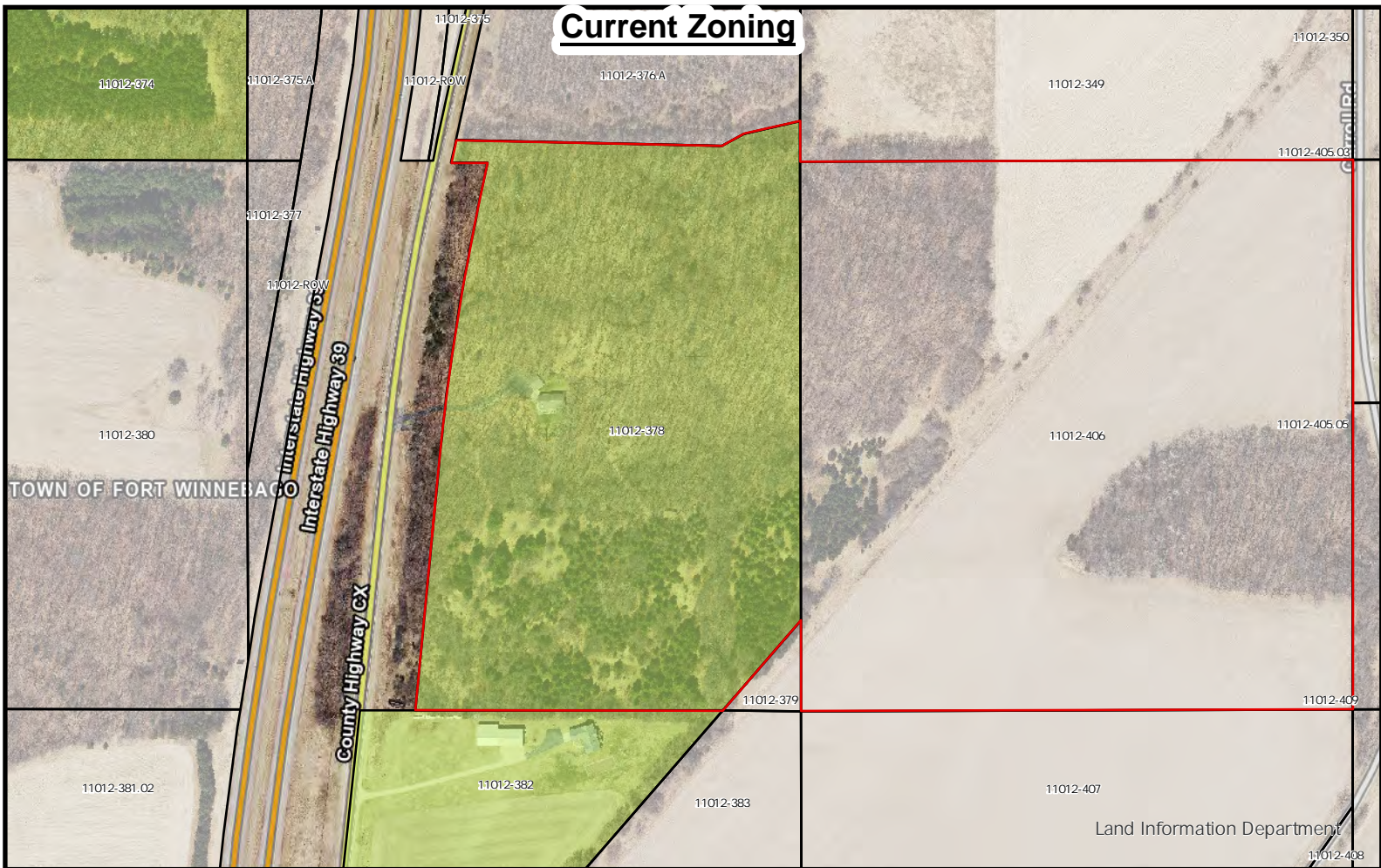
**Documents:**

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. Legal Description

**Recommendation:**

Staff recommends approval of the rezoning of 1 acre, more or less, from A-2 General Agriculture to RR-1 Rural Residence and 35.08 acres, more or less, from A-1 Agriculture and A-2 General Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, all effective upon recording of the Certified Survey Map.



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