



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 4: Rezoning

Planning & Zoning Committee • September 2, 2025

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|--|---|
| <u>Current Zoning District(s):</u> | A-1 Agriculture |
| <u>Proposed Zoning District(s):</u> | A-1 Agriculture with A-4 Agricultural Overlay |
| <u>Property Owner(s):</u> | Prideview Acres, LLC c/o Donovan Huebner |
| <u>Petitioner(s):</u> | Prideview Acres, LLC c/o Donovan Huebner |
| <u>Property Location:</u> | Located in the Southeast Quarter of the Northeast Quarter of Section 2, Town 10 North, Range 11 East |
| <u>Town:</u> | Hampden |
| <u>Parcel(s) Affected:</u> | 21.01 |
| <u>Site Address:</u> | N2321 County Highway A |

Donovan Huebner of Prideview Acres LLC, owner, requests the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay Parcel 21.01 is 10 acres in size, is 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 County Highway A. There is an existing single-family home and several agricultural structures in the southeastern half of the property, along County Highway A. The property is enrolled in the Farmland Preservation Program, is designated as prime farmland, and is considered to be potentially highly erodible per NRCS. There are no wetlands or floodplain present. 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 Single-Family Residence | A-1 Agriculture |
| East | Agriculture | A-1 Agriculture |
| South | Agriculture | A-1 Agriculture |
| West | Agriculture | A-1 Agriculture |

Analysis:

The property owner is proposing to create a 3.64-acre lot around the existing structures that will remain zoned A-1 Agriculture. To maintain the existing density on the property of one home per 10 acres, the remaining 6.36 acres will be restricted with the A-4 Agricultural Overlay district. 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). Because the property fronts on a County Highway, a highway easement will be completed with the CSM.

If approved, this rezoning will allow for the separation of an existing single-family residence onto a 3.64-acre lot, while maintaining the existing density of one home per 10 acres in the Town of Hampden through the

application of the A-4 district to 6.36 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Hampden Town Board met on July 15, 2025, and recommended approval of the rezoning.

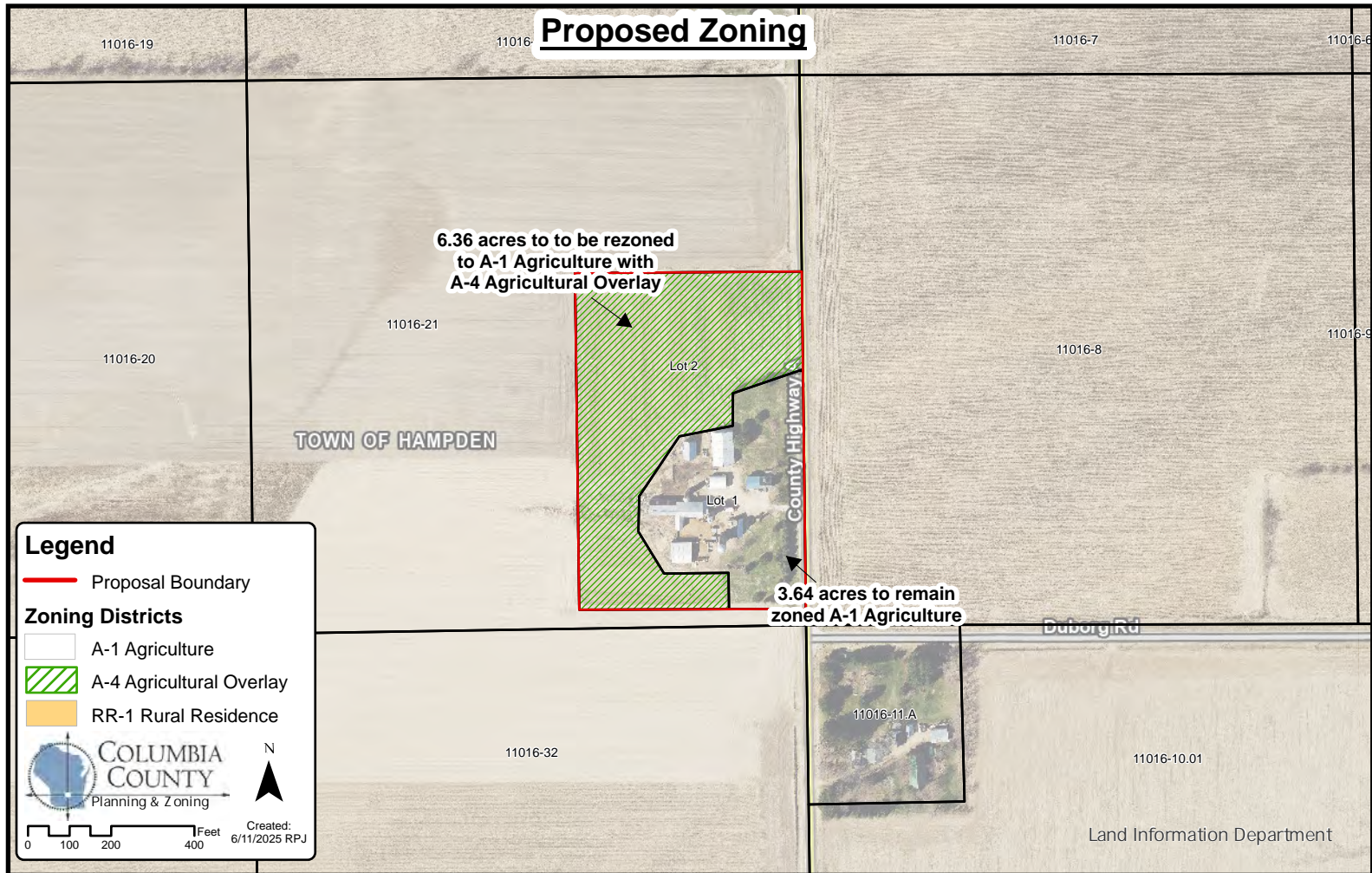
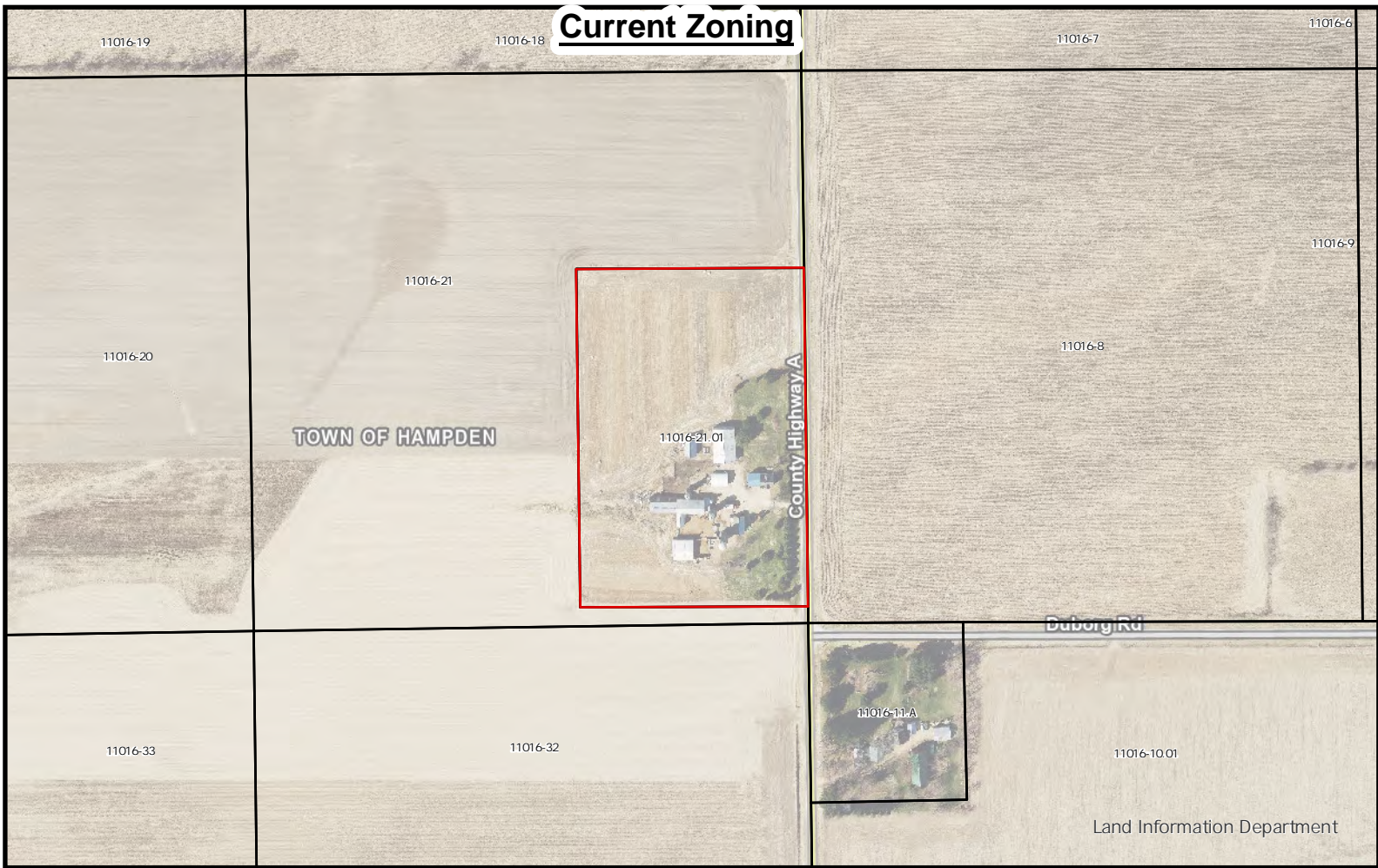
Documents:

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

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

Recommendation:

Staff recommends approval of the rezoning of 6.36 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay.



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.