



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 8: Rezoning

Planning & Zoning Committee • September 2, 2025

<u>Current Zoning District(s):</u>	AO-1 Agriculture and Open Space
<u>Proposed Zoning District(s):</u>	R-1 Single-Family Residence
<u>Property Owner(s):</u>	Helland, Peter S
<u>Petitioner(s):</u>	Helland, Peter S
<u>Property Location:</u>	Located in Government Lot 4 of Section 13, Town 13 North, Range 6 East
<u>Town:</u>	Newport
<u>Parcel(s) Affected:</u>	122.03
<u>Site Address:</u>	Winnebago Road

Peter Helland, owner, requests the Planning and Zoning Committee review and recommend approval of rezoning of the aforementioned lands from AO-1 Agriculture and Open Space to R-1 Single-Family Residence. Parcel 122.03 is 9.93 acres in size. It is zoned AO-1 Agriculture and Open Space and is planned for Single-Family Residential land use on the Columbia County Future Land Use map. The property is vacant woodland. No wetlands or floodplain are present. Winnebago Road runs along the northern and northeastern sides of the property, and a railroad abuts the southern side of the parcel. 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 and Agriculture	A-1 Agriculture
East	Single-Family Residence	R-1 Single-Family Residence
South	Railroad, Woodland, Wetland, and Wisconsin River	AO-1 Agriculture and Open Space
West	Single-Family Residence and Woodland	AO-1 Agriculture and Open Space

Analysis:

The property owner is proposing to split off the northern 3.88 acres and rezone it to the R-1 Single-Family Residence district in order to build a home. The remaining AO-1 lot will be 5.20 acres, in accordance with the minimum lot size standards of Table 12.105.03(1). This section of the ordinance requires a minimum lot size of 5 acres for vacant land. The corresponding table of 12.110.03(1) requires a minimum lot size of 1 acre for lots serviced by a private septic system within the R-1 Single-Family Residence district. Rezoning the northern half of the property to the R-1 Single-Family District aligns the zoning with the preferred Future Land Use. Because the parcel is planned for future residential development, no restriction or overlay is proposed. This proposal will require a 2-lot Certified Survey Map.

If approved, this rezoning will allow for a new home to be constructed on approximately 3.88 acres, in accordance with the Future Land Use map.

Town Board Action:

The Newport Town Board met on June 10, 2024, and recommended approval of the rezoning and attachment.

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 3.88 acres, more or less, from AO-1 Agriculture to R-1 Single-Family Residence, effective upon recording of the Certified Survey Map.

