



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 9: Rezoning

Planning & Zoning Committee • September 2, 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>	Donald P & Anita M Nelson Joint Revocable Trust
<u>Petitioner(s):</u>	Nelson, Donald P; Nelson, Anita M
<u>Property Location:</u>	Located in Northwest Quarter of the Northeast Quarter of Section 7, Town 13 North, Range 7 East
<u>Town:</u>	Newport
<u>Parcel(s) Affected:</u>	208
<u>Site Address:</u>	W14297 Broadway Road

Donald and Anita Nelson, owners, request the Planning and Zoning Committee review and recommend approval of 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 208 is 40 acres in size and is described as the Northwest Quarter of the Northeast Quarter of Section 7. The property is zoned A-1 Agriculture and planned for Single-Family Residence land use on the Columbia County Future Land Use map. The parcel fronts on Broadway Road and there is an existing single-family residence and several agricultural structures on the property. There are no wetlands or floodplain on the property. Approximately 35 acres of the property are considered to be prime farmland. Steep slopes are present on the property. All existing development is located outside of this area. The septic system was installed on the property in 1979 and is 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	Agriculture, Woodland, and Single-Family Residence	A-1 Agriculture and A-2 General Agriculture
East	Agriculture and Woodland	A-1 Agriculture
South	Agriculture and Woodland	A-1 Agriculture
West	Single-Family Residence, Open Space, and Woodland	A-1 Agriculture

Analysis:

The property owner is proposing to split off a 1.27-acre lot around the existing residence. This land will be rezoned to RR-1 Rural Residence and will front on Broadway Road. To maintain a density of one home per 35 acres, 35 acres of parcel 208 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. 5 acres will remain unrestricted and zoned A-1 to the east of the proposed 1.27-acre lot, around the northernmost agricultural structures.

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) and 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 1.27-acre lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 35 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Newport Town Board met on July 22, 2025, and recommended approval of the rezoning and attachment.

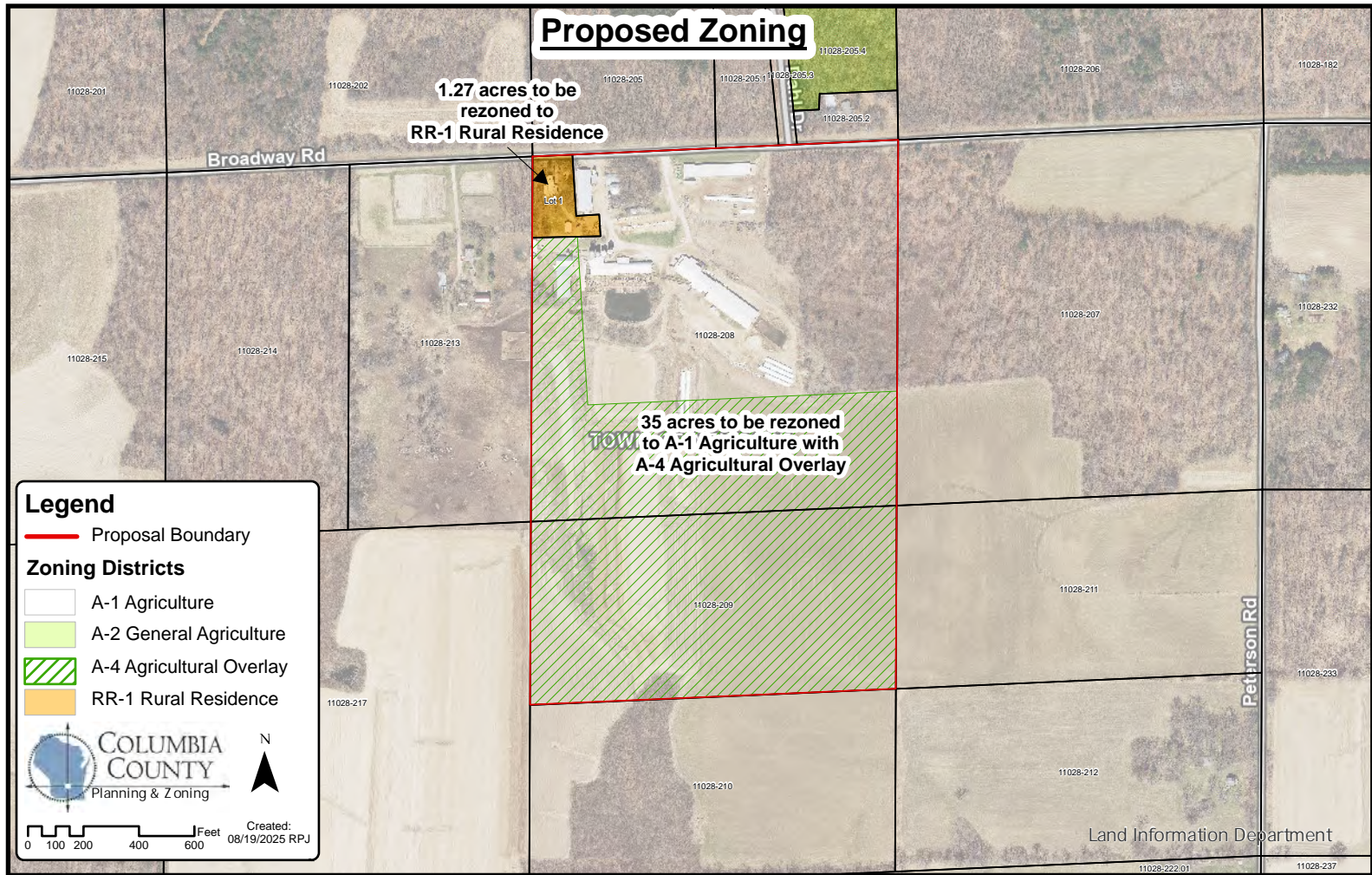
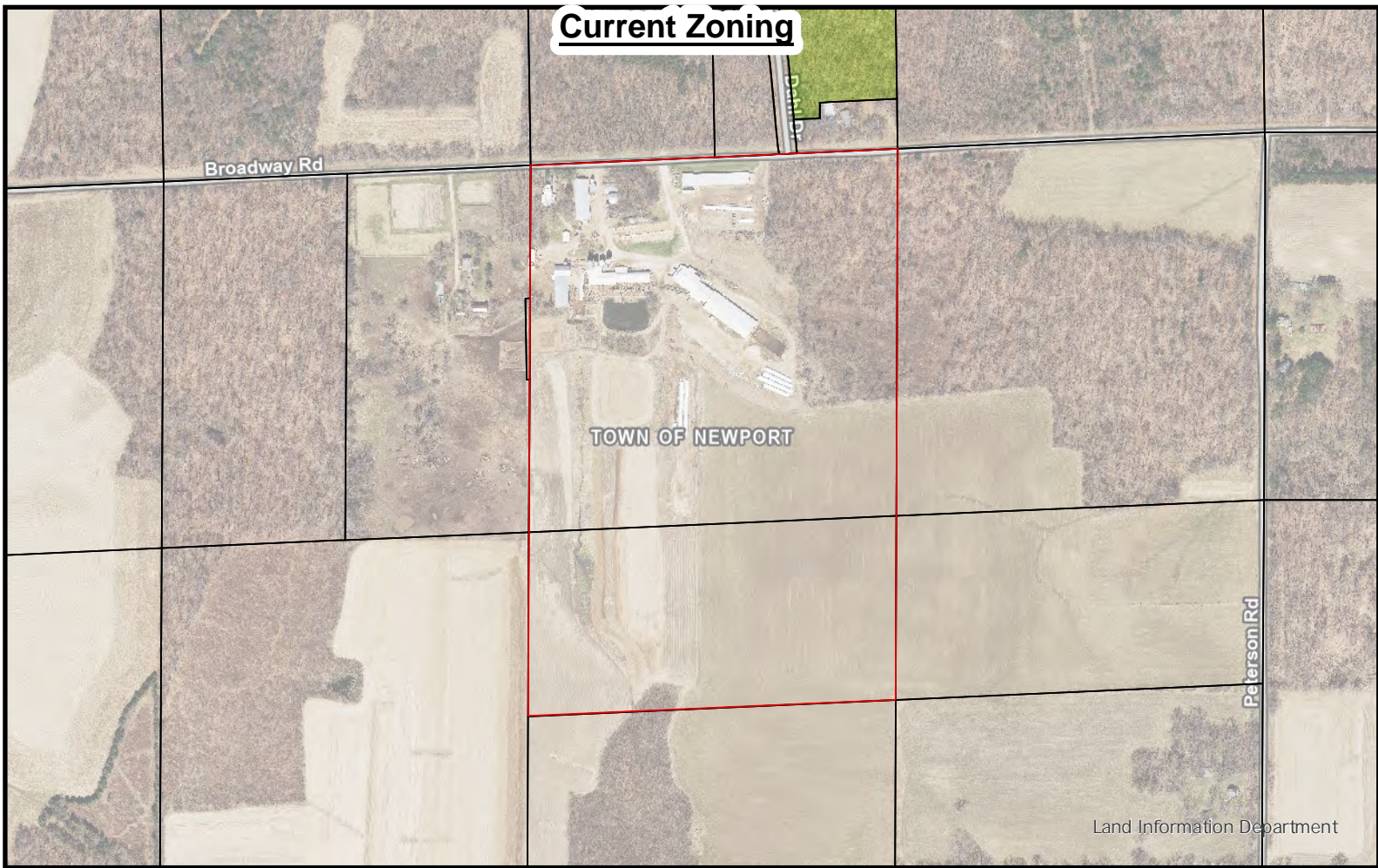
Documents:

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 1.27 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 35 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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