



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 • January 6, 2026

<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>	Bortz, Anthony J; Bortz, Diane C
<u>Petitioner(s):</u>	Bortz, Anthony J; Bortz, Diane C
<u>Property Location:</u>	Located in the Northeast Quarter of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 35 Town 13 North, Range 9 East
<u>Town:</u>	Fort Winnebago
<u>Parcel(s) Affected:</u>	674, 675.02
<u>Site Address:</u>	W7902 Military Road

Background

Anthony J and Diane C Bortz, owners, request the Planning and Zoning Committee review and recommend approval of the 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 674 is 40 acres in size and parcel 675.02 is 37 acres. There is an existing home and accessory structure on parcel 675.02, with the remainder being primarily cropland. Parcel 674 is vacant woodland and wetland. Both properties are planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. Parcel 675.02 fronts on Military Road, and parcel 674 does not have road frontage. The septic system serving the residence on the property was installed in 2006 and is current on maintenance requirements. Wetlands run through parcel 674. There is no floodplain present. The parcels are not enrolled in the Farmland Preservation Tax Program and there are approximately 20.6 acres designated as prime farmland or prime farmland, where drained. Approximately 40 acres of the soils on the property are listed as potentially highly erodible. Lands proposed for development are included in this area. 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, Wetland, Woodland, and Single-Family Residence	A-1 Agriculture
South	Agriculture and Single-Family Residence	A-1 Agriculture
West	Agriculture and Wetland	A-1 Agriculture

Analysis:

The property owners are proposing to create a 2-acre flag lot along the western side of parcel 675.02 to allow for the construction of a new home. A second 2.46-acre flag lot will be created on the eastern side of parcel 675 around the existing structures. Both of these new flag lots will be rezoned to RR-1 Rural Residence and will front on Military Road.

To maintain a density of one home per 35 acres for both the existing and the new home, the remaining 73.69 acres of parcels 674 and 675.02 will be restricted from further residential development by rezoning to A-1 Agriculture

with A-4 Agricultural Overlay. This proposal will require a Certified Survey Map (CSM). 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 Ordinance. This request is also in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for a new single-family residence on a 2-acre lot and will allow for an existing home to be split off onto a smaller 2.46-acre lot while maintaining the required density of one home per 35 acres through the application of the A-4 district to 73.69 acres. This proposal appears to be consistent with both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Fort Winnebago Town Board met on October 6, 2025, and recommended approval of the rezoning.

Documents:

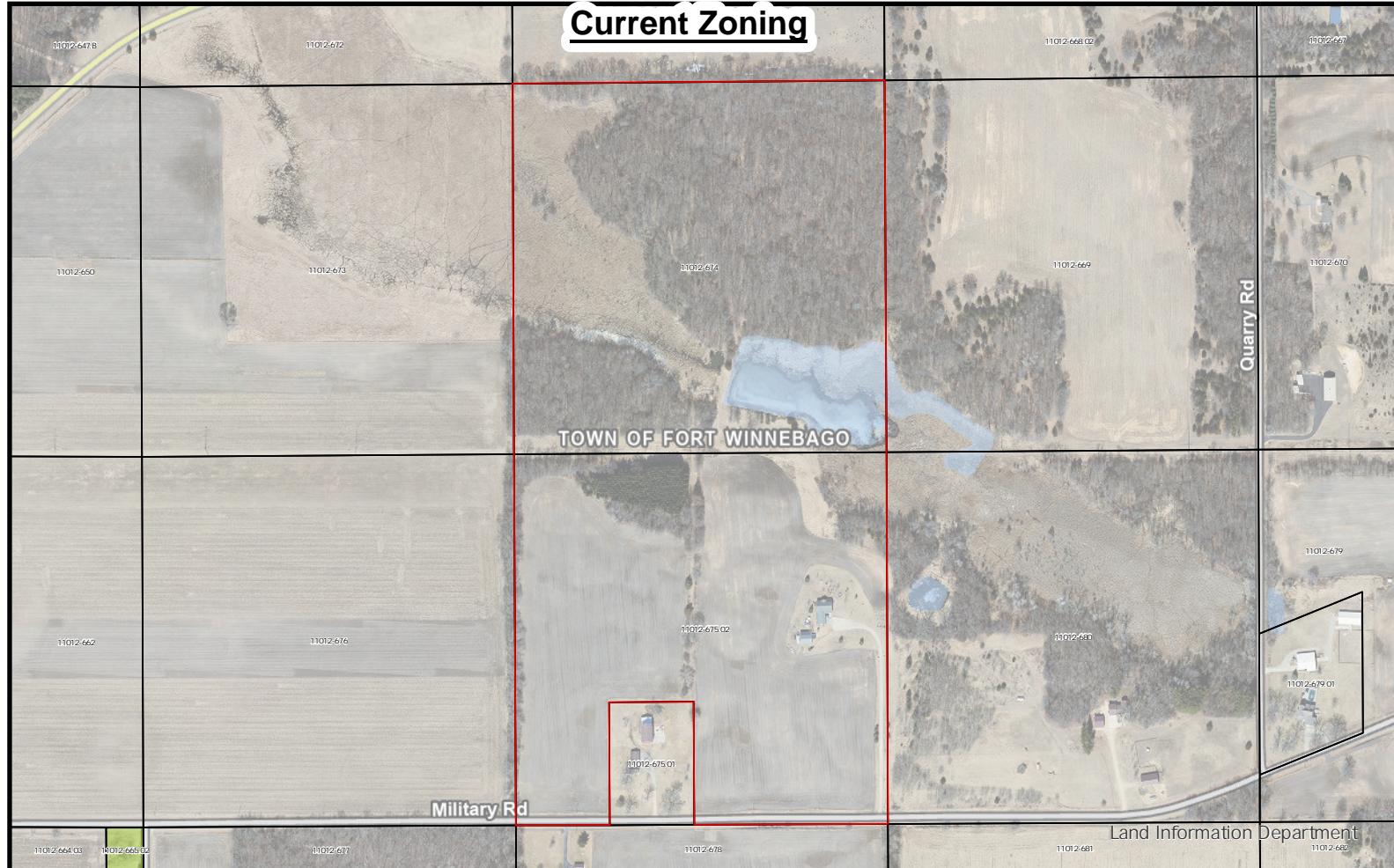
The following documents are on file with the Planning and Zoning Department:

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

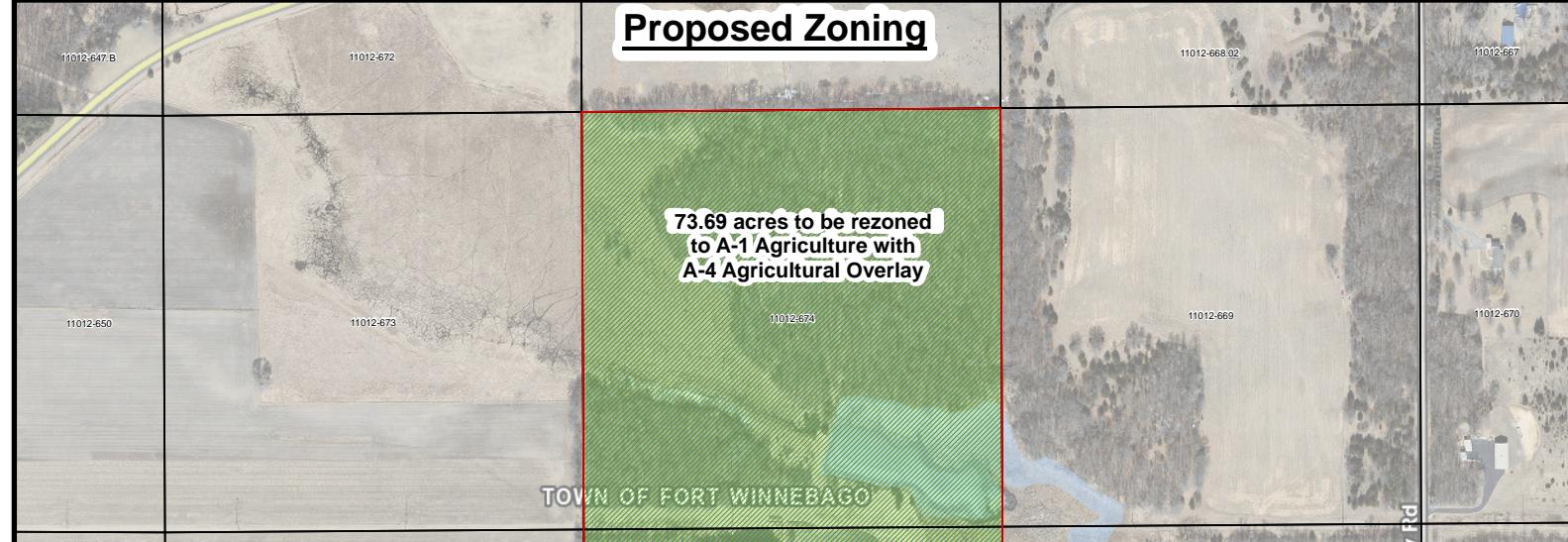
Recommendation:

Staff recommends approval of rezoning 4.46 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 73.69 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.

Current Zoning



Proposed Zoning



Legend

— Proposal Boundary

Zoning Districts

- A-1 Agriculture
- A-2 General Agriculture
- A-4 Agricultural Overlay
- RR-1 Rural Residence



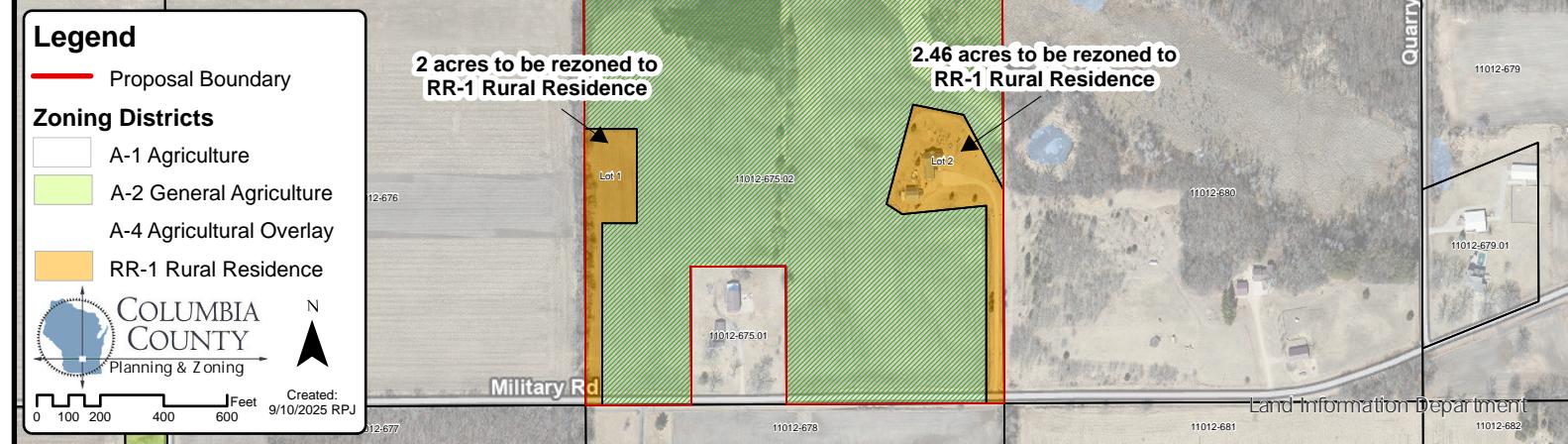
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**2 acres to be rezoned to
RR-1 Rural Residence**

**2.46 acres to be rezoned to
RR-1 Rural Residence**



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