



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 6: 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>	Beechy, Edwin D; Beechy, Miriam H; Schrock, Joseph D; Schrock, Elsie D
<u>Petitioner(s):</u>	Beechy, Edwin D; Beechy, Miriam H; Schrock, Joseph D; Schrock, Elsie D
<u>Property Location:</u>	Located in Government Lots 12, 13, and 20 of Section 5 Town 12 North, Range 11 East
<u>Town:</u>	Springvale
<u>Parcel(s) Affected:</u>	164, 165, 174.01, 174.02
<u>Site Address:</u>	W4444 County Highway P; W4455 County Highway P
<u>Background</u>	

Edwin Beechy, Miriam Beechy, Joseph Schrock, and Elsie Schrock, 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 174.02 is 16.72 acres, with an existing home and several agricultural structures present. Parcel 174.01 is 53.22 acres and also contains a single-family home and several agricultural structures. The remainder of the property is cropland and wetland. All parcels are zoned A-1 Agriculture and planned for continued Agricultural or Open Space land use on the Columbia County Future Land Use map. The land is primarily under cultivation. Wetlands are present in the south/southeastern portion of parcel 174.01 and no floodplain is present. Prime farmland per NRCS is primarily located on parcels 165, 174.01, 174.02 and most of the property north of County Highway P is listed as highly erodible or potentially highly erodible. The proposed sites are accessed off of County Highway P and County Highway SS. 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	A-1 Agriculture
East	Agriculture	A-1 Agriculture
South	Single-Family Residence and Wetland	A-1 Agriculture
West	Single-Family Residence and Agriculture	A-1 Agriculture

Analysis:

The property owners are proposing to create a 5-acre lot on parcel 164 that will be rezoned to the RR-1 Rural Residence zoning district to allow for the construction of a single-family home. The proposed lot will front on County Highway SS. The property owners are also proposing to split off the existing home and agricultural structures on parcel 174.02. The proposed lot will be 7 acres in size and will remain zoned A-1 Agriculture. To maintain the minimum required density of one home per 35 acres for both the proposed and existing home, 58 acres across parcels 174.01, 174.02, 165, and 164 will be restricted with the A-4 Agricultural Overlay district. 35 acres will remain with the house on parcel 174.01. 35 acres across parcels 174.02, 165, and 164 will remain zoned

A-1 Agriculture without restriction to allow for a potential home site in the future. This proposal will require a Certified Survey Map (CSM). A county highway easement will be completed with the CSM for County Highways P and SS. The proposal is in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for the construction of a new single-family residence on a 5-acre lot and will allow for an existing residence to be located on a smaller 7-acre lot while maintaining the required density of one home per 35 acres through the application of the A-4 district to 51.46 acres. This proposal appears to follow the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Springvale Town Board met on December 9, 2025, and recommended approval of the rezoning.

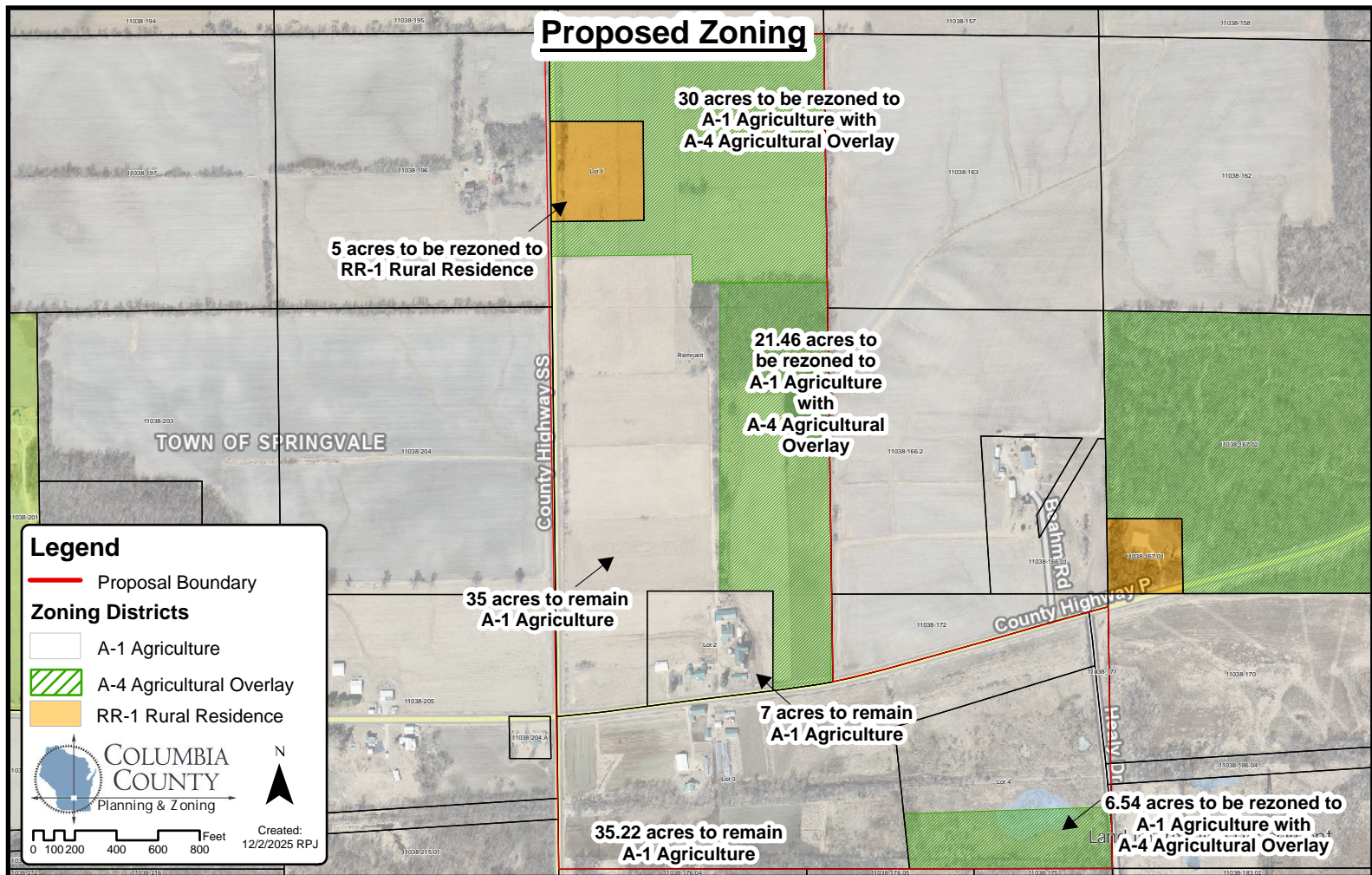
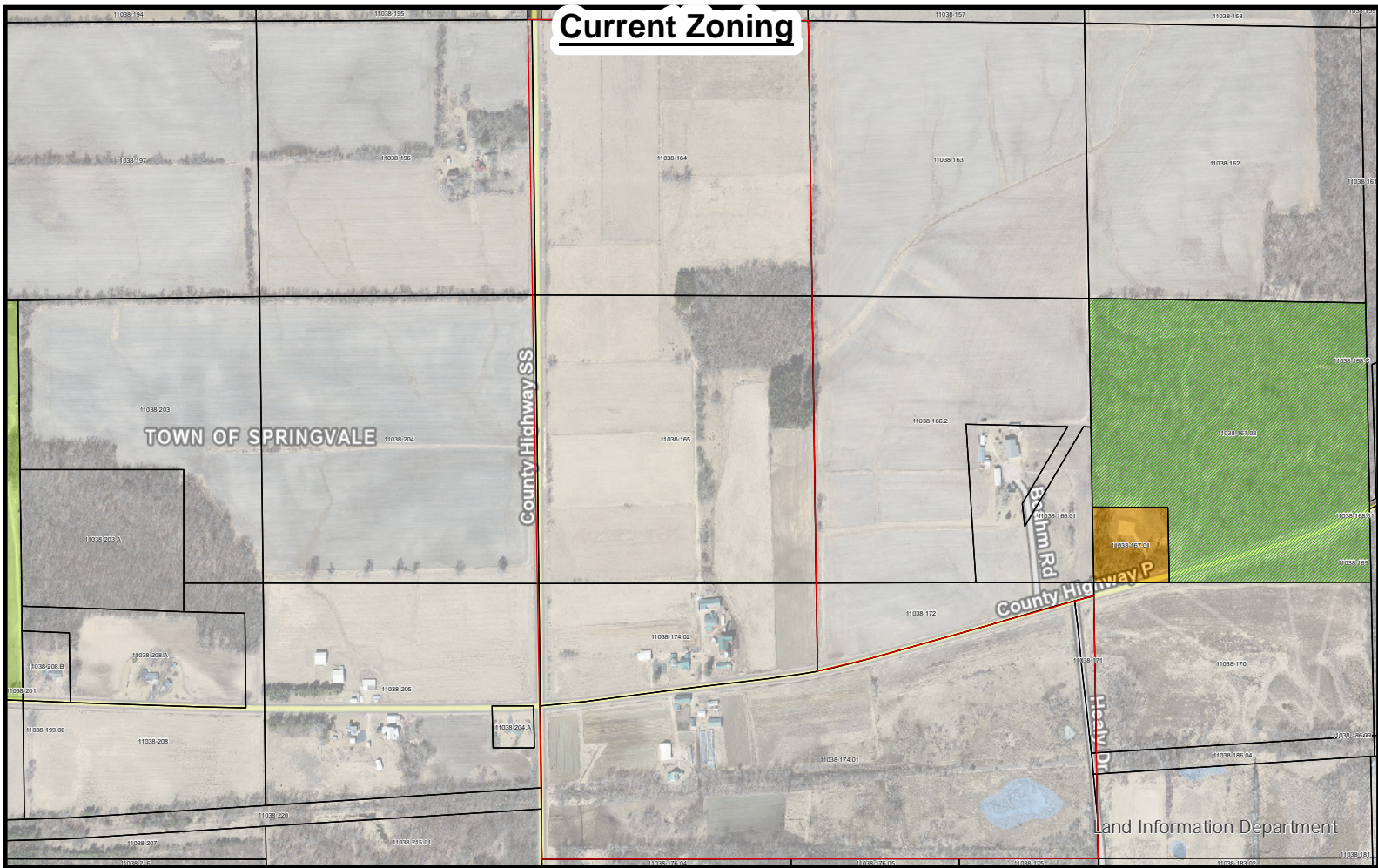
Documents:

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 5 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 58 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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