



Public Hearing Item 3: Rezoning Planning & Zoning Committee • May 5, 2026

Current Zoning District(s): A-1 Agriculture

Proposed Zoning District(s): A-1 Agriculture with A-4 Agricultural Overlay

Property Owner(s): Curtis, Russell F

Petitioner(s): Curtis, Russell F

Property Location: Located in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 24, Town 13 North, Range 9 East

Town: Fort Winnebago

Parcel(s) Affected: 472, 473, 475, 476

Site Address: N8701 County Highway EE

Background

Russell Curtis, 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. Parcels 472 and 473 are each 20 acres in size and parcels 475 and 476 are each 10 acres in size. There is an existing single-family residence on parcel 472 and several agricultural accessory structures on parcel 476. Outside of the developed areas, the land is a mixture of woodland and wetland. Spring Creek runs through the northern side of the property. All parcels are planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. The septic system serving the residence on the property was installed prior to 1972 and is current on maintenance requirements. Wetlands and floodplain are both present throughout the property. The parcels are not enrolled in the Farmland Preservation Tax Program and there are approximately 7.25 acres designated as prime farmland, where drained. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Zoning
North	Wetland	A-1 Agriculture
East	Wetland and Single-Family Residence	A-1 Agriculture
South	Wetland, Woodland, and Single-Family Residence	A-1 Agriculture
West	Woodland and Wetland	A-1 Agriculture with A-4 Agricultural Overlay

Analysis:

The property owner is proposing to create an 8.07-acre lot around the existing structures on parcels 472 and 476. This lot will remain zoned A-1 Agriculture and will front on County Highway EE.

To maintain a density of one home per 35 acres for the existing home, the northernmost 26.93 acres of parcels 472 and 473 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.

If approved, this rezoning will allow for an existing home to be split off onto a smaller 8.07-acre lot while maintaining the required density of one home per 35 acres through the application of the A-4 district to 26.93 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Fort Winnebago Town Board met on April 6, 2026, and recommended approval of the rezoning.

Documents:

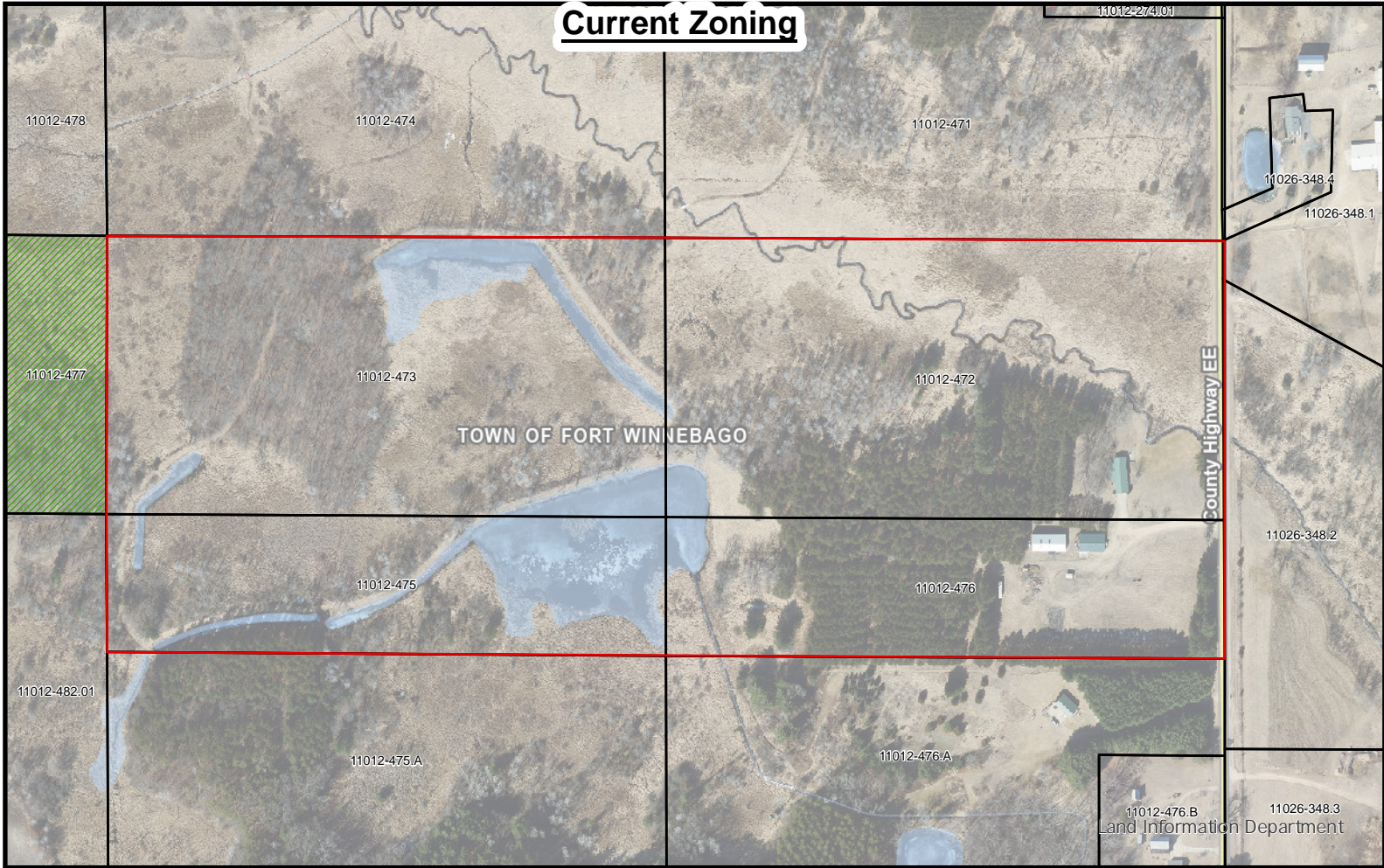
The following documents are on file with the Planning and Zoning Department:

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

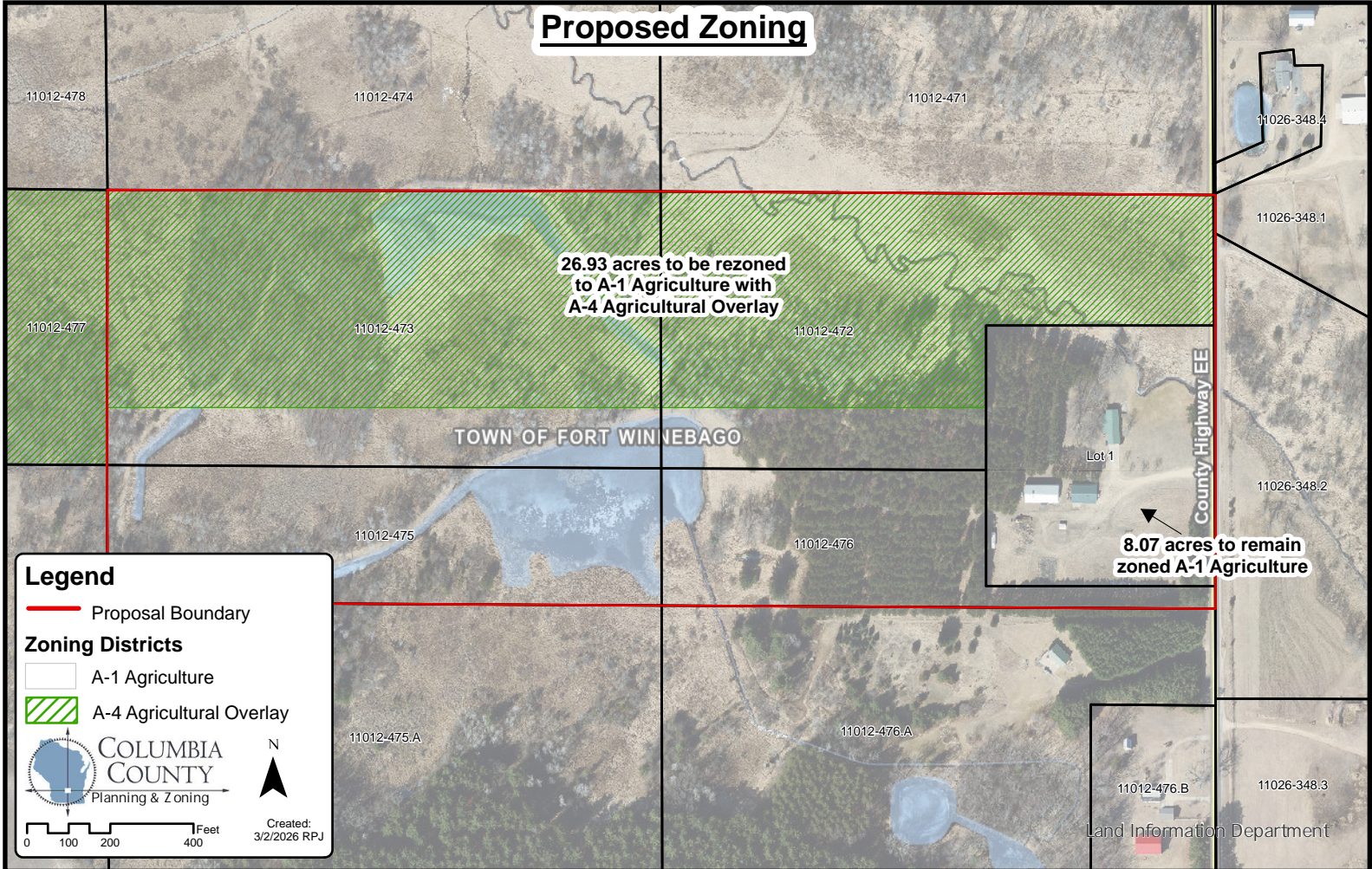
Recommendation:

Staff recommends approval of rezoning 26.93 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.

Current Zoning



Proposed Zoning



Legend

- Proposal Boundary
- Zoning Districts**
- A-1 Agriculture
- A-4 Agricultural Overlay

COLUMBIA COUNTY
Planning & Zoning

N

Created: 3/2/2026 RPJ

0 100 200 400 Feet

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