



Public Hearing Item 3: Rezoning

Planning & Zoning Committee • November 3, 2026

<u>Current Zoning District(s):</u>	A-1 Agriculture
<u>Proposed Zoning District(s):</u>	A-2 General Agriculture
<u>Property Owner(s):</u>	Bertsch, Susan
<u>Petitioner(s):</u>	Bertsch, Susan
<u>Property Location:</u>	Located in Government Lot 2 of Section 4, Town 12 North, Range 11 East
<u>Town:</u>	Springvale
<u>Parcel(s) Affected:</u>	113
<u>Site Address:</u>	Healy Road

Susan Bertsch, owner, requests the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture to A-2 General Agriculture. Parcel 113 is 0.52 acres in size and is listed as Lot 1 of Certified Survey Map No. 1483. It is zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Future Land Use map. There are no wetlands or floodplain present. The property is listed as prime farmland per NRCS. 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 and Single-Family Residence	A-1 Agriculture
South	Agriculture	RR-1 Rural Residence
West	Agriculture and Woodland	A-1 Agriculture

Analysis:

The property owner is proposing to rezone parcel 113 to the A-2 General Agriculture zoning district to allow for the construction of a single-family home. Because the lot is 0.52 acres in size, it is considered a substandard lot. A substandard lot is a lot that does not meet dimensional or area requirements of the base zoning district in which it is located. The minimum lot size in the A-1 district is 1 acre for a lot with a pre-existing home and 5 acres for vacant lots. Section 12.135.05(2) allows for an existing lot of record that does not meet one or more dimensional or area requirements of the existing or proposed base zoning district to be rezoned, provided that there are no contiguously owned parcels in which a combination would result in greater compliance.

To qualify for a rezoning to the A-2 General Agriculture district, the land must be a parcel of record as of November 1, 1984. The parcel cannot be under common ownership with any other vacant contiguous A-1 or AO-1 lands that bring the total acreage to 35 or greater. Adjacent lands are not under common ownership. A deed is on file as Document No. 842987, dated July 24, 1964, describing this parcel as ten rods (165 feet) wide and eight rods (132 feet) deep. This is now known as Lot 1, Certified Survey Map 1483. These documents ensure that this

property has been a parcel of record prior to November 1, 1984, thus making it eligible for rezoning to the A-2 General Agriculture district.

If approved, this rezoning will allow for the construction of a single-family residence on an existing 0.52-acre lot, subject to adherence and approval of all other applicable ordinances and permits. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Springvale Town Board met on August 10, 2026 and recommended approval of the rezoning.

Documents:

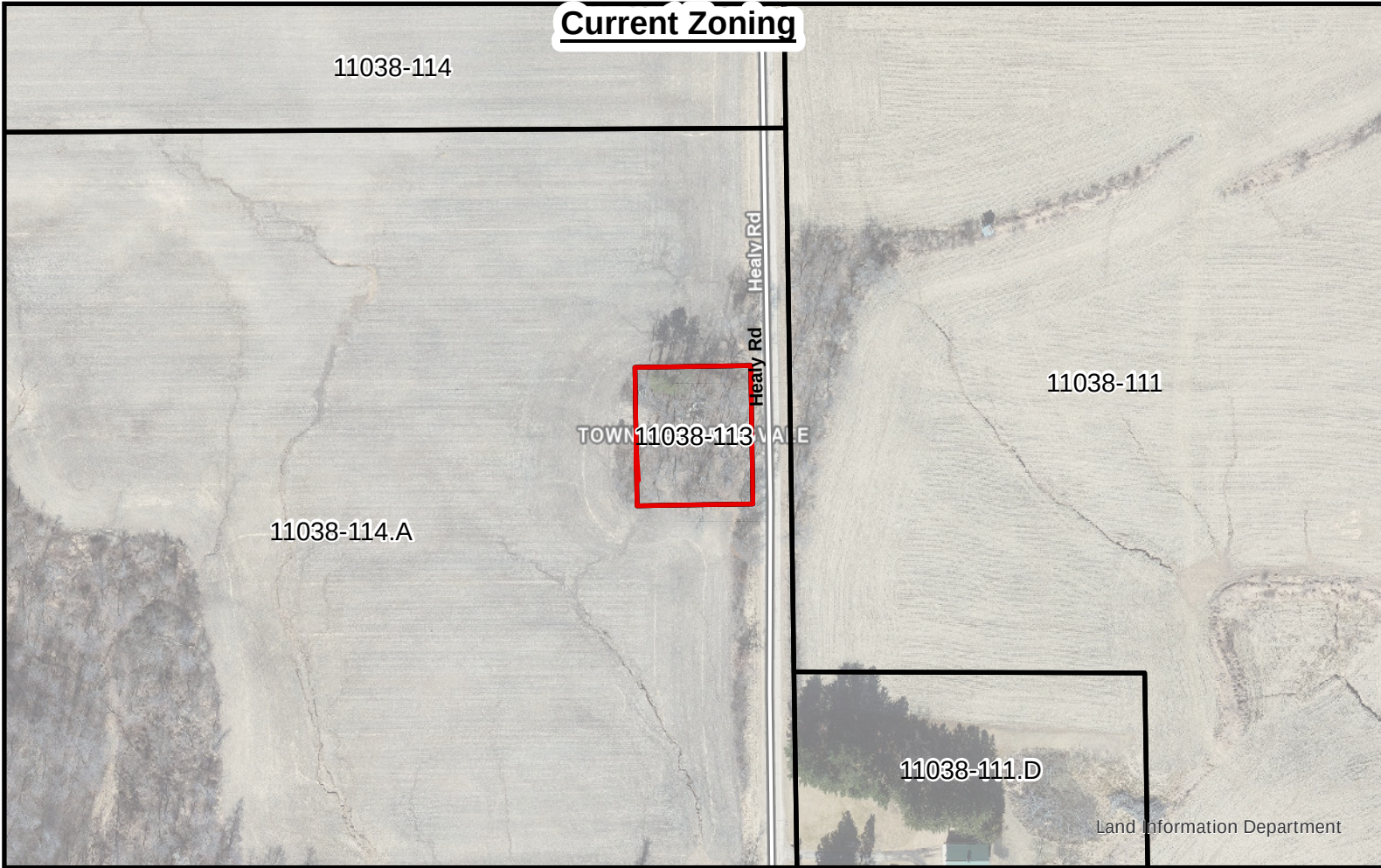
The following documents are on file with the Planning and Zoning Department:

1. Rezoning Preapplication
2. Rezoning Petition
3. Site Plan
4. Rezoning Legal Description
5. Town Board Action Report

Recommendation:

Staff recommends approval and making the applicable findings referenced in Wis. Stats. 91.48(1) to rezone 0.52 acres, more or less, from A-1 Agriculture to A-2 General Agriculture, effective upon recording of the Certified Survey Map.

Current Zoning



Proposed Zoning

