



Public Hearing Item 4: Rezoning

Planning & Zoning Committee • November 3, 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>	Carlson, David R; Carlson, Kathleen M
<u>Petitioner(s):</u>	Carlson, David R; Carlson, Kathleen M
<u>Property Location:</u>	Located the Southwest Quarter of the Northeast Quarter of Section 32, Town 12 North, Range 11 East
<u>Town:</u>	Springvale
<u>Parcel(s) Affected:</u>	736
<u>Site Address:</u>	Old B Road

David R and Kathleen M Carlson, 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 736 is 40 acres in size. It is zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Future Land Use map. The property is primarily under cultivation. There are approximately 3.8 acres of wetland following an unnamed stream in the northwest corner of the property. No floodplain is present. 19 acres throughout the center of the property are 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	Woodland and Wetland	A-1 Agriculture
East	Agriculture and Woodland	A-1 Agriculture
South	Woodland and Nonmetallic Mine	A-1 Agriculture
West	Agriculture, Single-Family Residence and Wetland	A-1 Agriculture

Analysis:

The property owners are proposing to create a 5-acre flag lot that will be rezoned to the RR-1 Rural Residence district in order to allow for the construction of a new home. The proposed flag lot will have frontage on Old B Road. To maintain a density of one home per 35 acres, the remaining 35.62 acres of parcel 736 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), and is in accordance with Section 12.125.05(1-4) of the Columbia County Zoning Ordinance.

If approved, this rezoning will allow for a new home to be constructed on a 5-acre residential lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 35.62

acres. 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 September 8, 2026 and recommended approval of the rezoning.

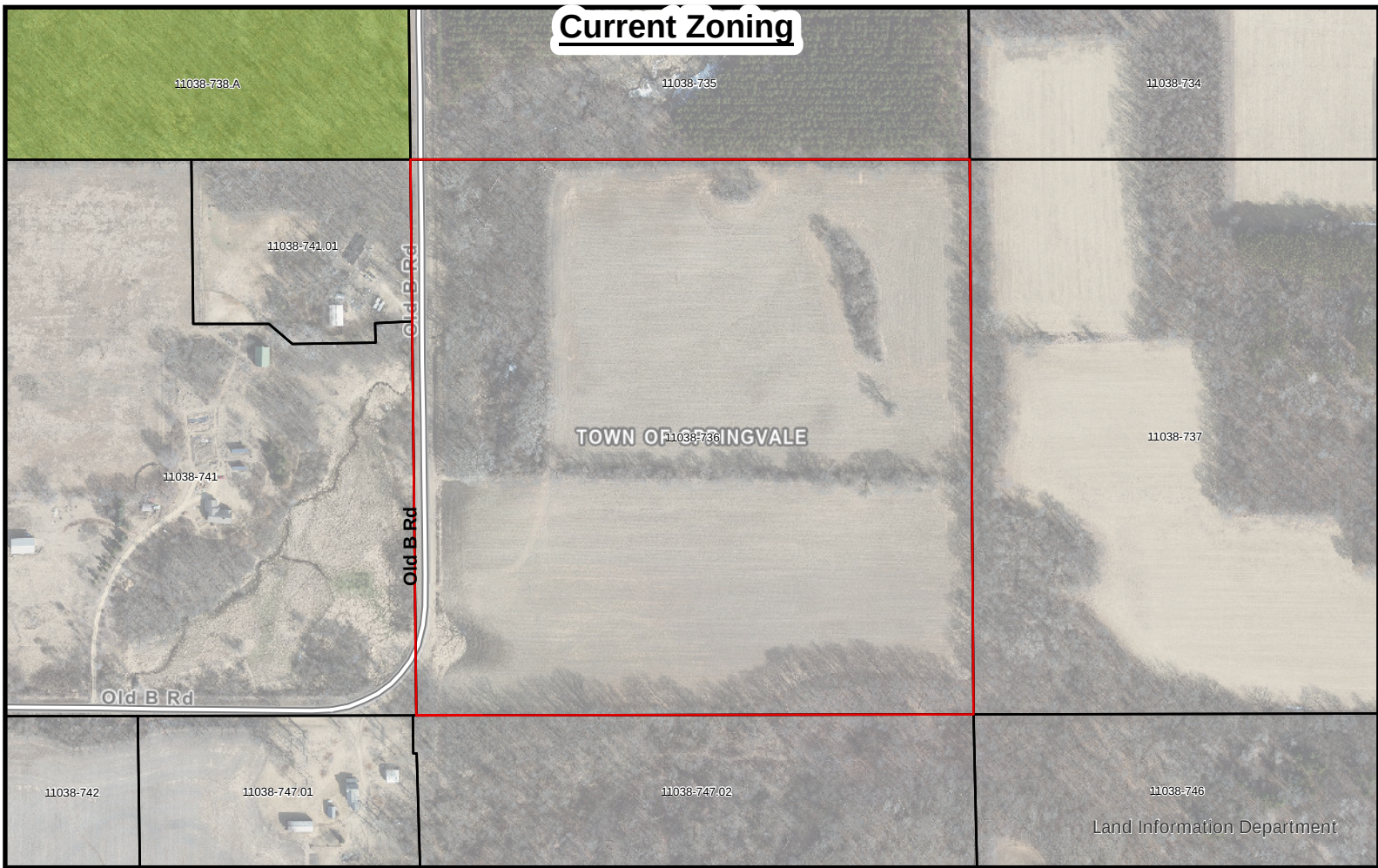
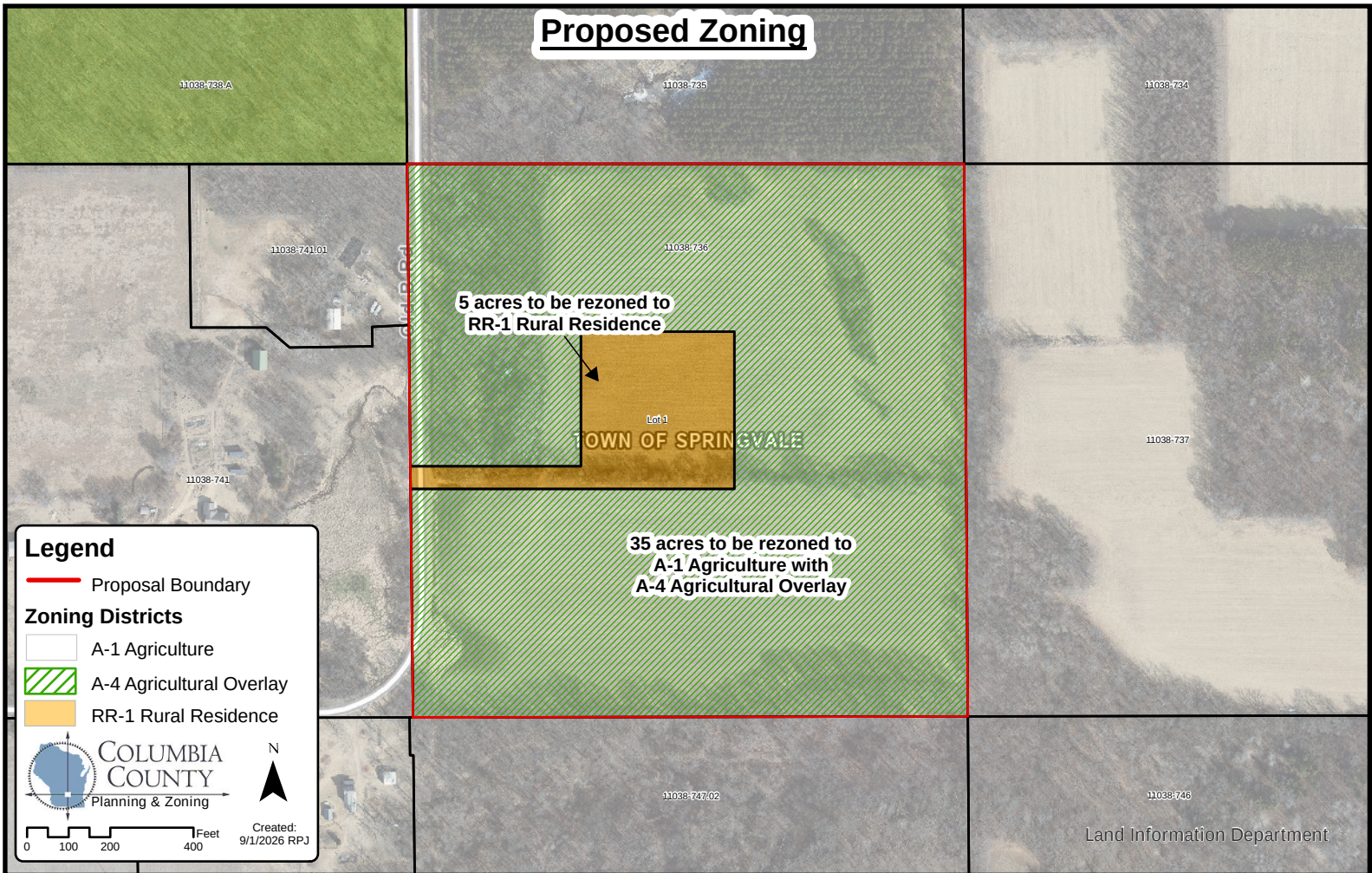
Documents:

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

1. Rezoning Preapplication
2. Rezoning Petition
3. Preliminary Certified Survey Map
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 5 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 35.62 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.



Legend

— Proposal Boundary

Zoning Districts

□ A-1 Agriculture

▨ A-4 Agricultural Overlay

■ RR-1 Rural Residence



COLUMBIA
COUNTY
Planning & Zoning



0 100 200 400 Feet

Created:
9/1/2026 RPJ

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