



Public Hearing Item 4: Rezoning

Planning & Zoning Committee • September 1, 2026

Current Zoning District(s): A-1 Agriculture

Proposed Zoning District(s): RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay

Property Owner(s): Neesam, Jeffrey A

Petitioner(s): Neesam, Jeffrey; Neesam, Linda

Property Location: Located in the Northwest Quarter of the Northwest Quarter of Section 20, Town 11 North, Range 12 East

Town: Fountain Prairie

Parcel(s) Affected: 388.02

Site Address: W2077 Fields Road

Background:

Jeffrey A Neesam, owner, requests 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 388.02 is 39.86 acres in size. The land is primarily cropland and there is an existing single-family home and several agricultural accessory structures on site. The parcel fronts on both Fields Road and Seier Road. The parcel is zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. There are no wetlands or floodplain present. The property is listed as prime farmland. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Zoning
North	Single-Family Residence and Agriculture	RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay
East	Agriculture	A-1 Agriculture
South	Agriculture	A-1 Agriculture
West	Single-Family Residence and Agriculture	A-1 Agriculture, R-1 Single-Family Residence, and A-2 General Agriculture

Analysis:

The property owner and applicant are proposing to create a 3.54-acre lot around the existing structures. This proposed lot will be rezoned to the RR-1 Rural Residence district to allow for construction of a new home. To maintain a density of one home per 35 acres, the remaining 36.04 acres 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 an existing residence to be located on a smaller lot while maintaining the required density of one home per 35 acres through the application of the A-4 district to 36.04 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Fountain Prairie Town Board met on July 15, 2026, and recommended approval of the rezoning.

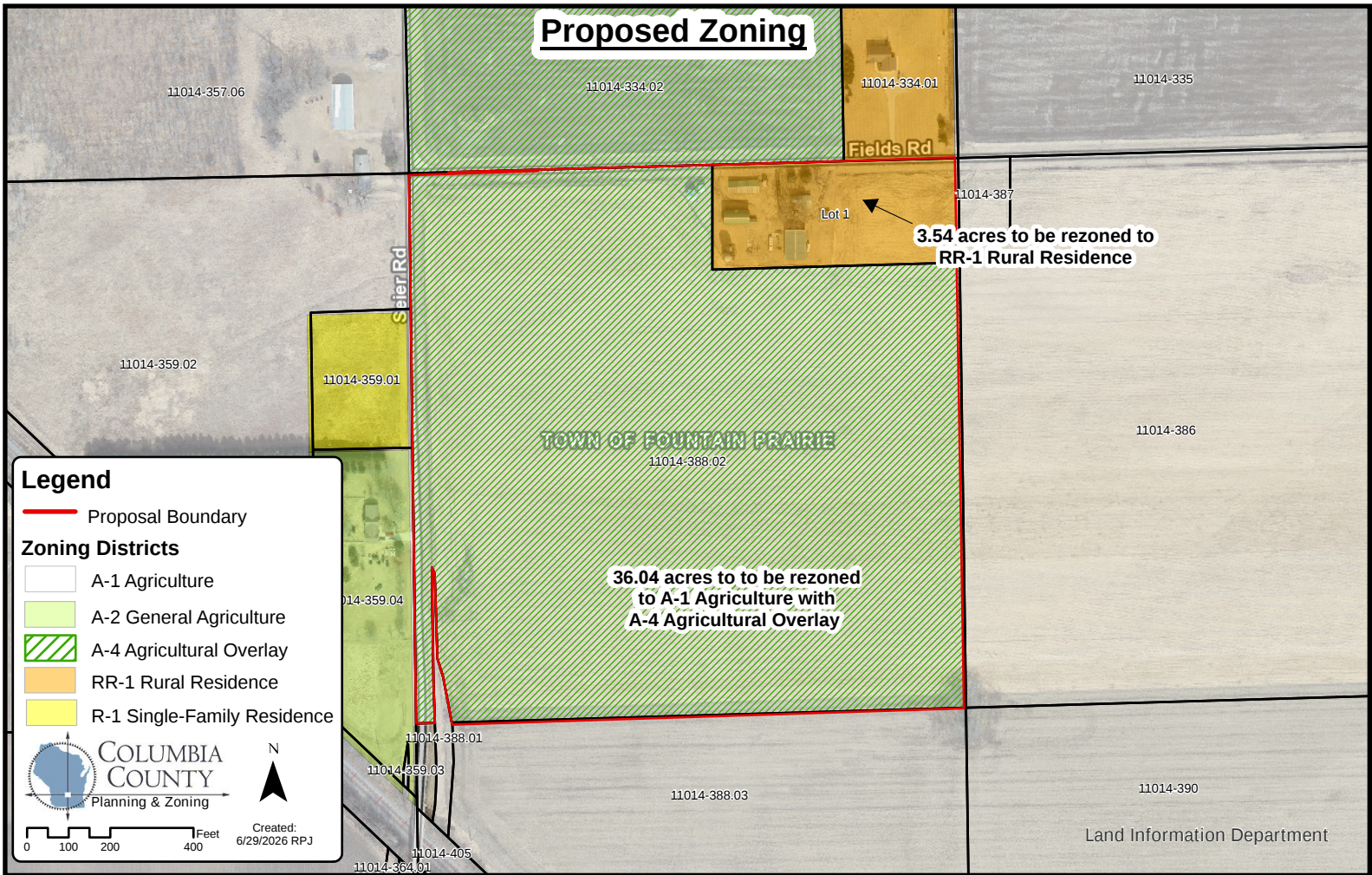
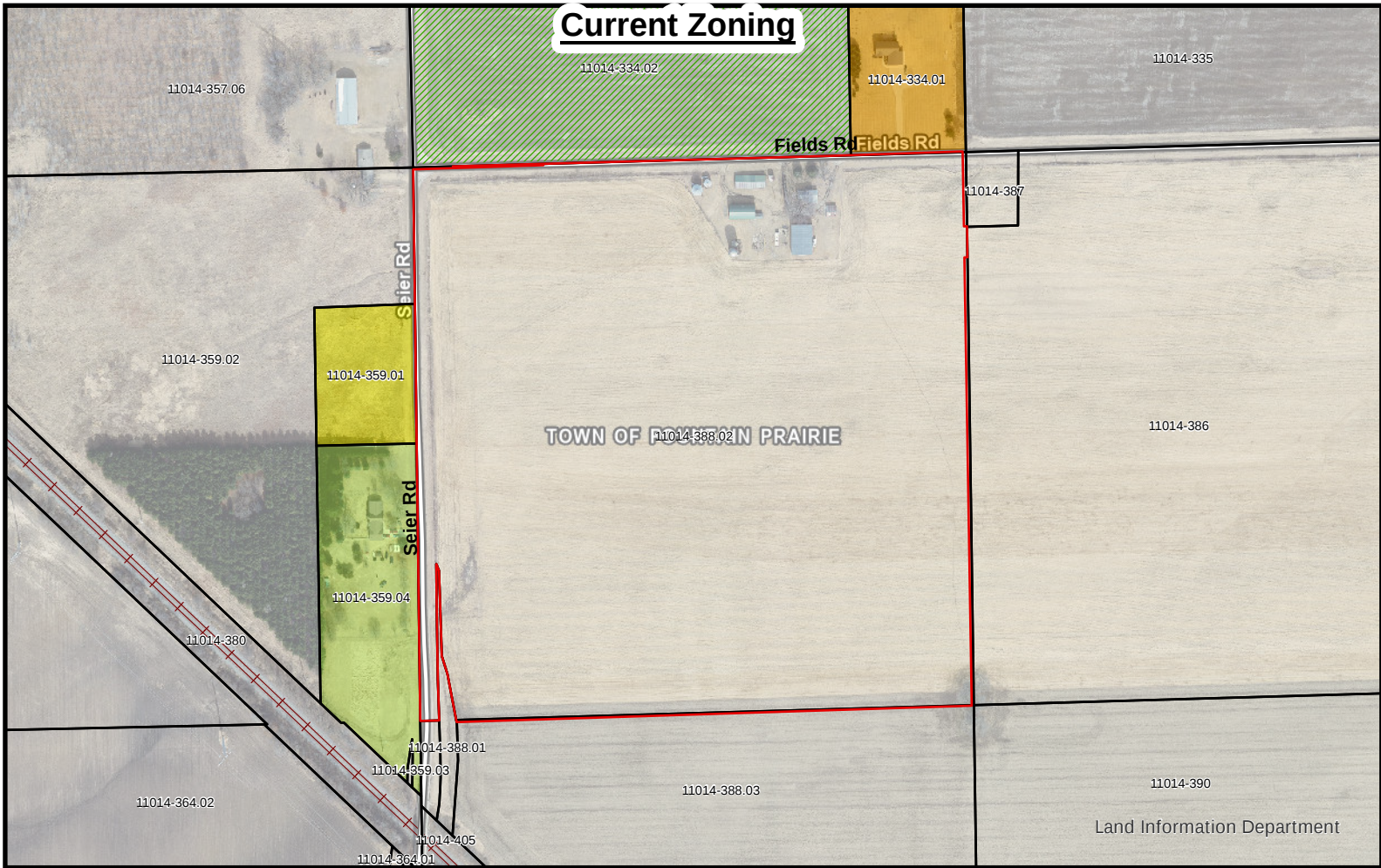
Documents:

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 and making the applicable findings referenced in Wis. Stats. 91.48(1) to rezone 3.54 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 36.04 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-2 General Agriculture
- A-4 Agricultural Overlay
- RR-1 Rural Residence
- R-1 Single-Family Residence

COLUMBIA COUNTY
Planning & Zoning

Created: 6/29/2026 RPJ

0 100 200 400 Feet

DISCLAIMER: All information contained herein is ADVISORY ONLY. Map accuracy is limited to the quality of data obtained from other Public Records. This map is NOT intended to be a substitute for an actual field survey. The user is responsible for verification of all data. Columbia County is NOT responsible for the improper use of the data contained herein.