



Public Hearing Item 9: Rezoning

Planning & Zoning Committee • August 5, 2025

<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>	Carney, Michael S; Carney, Beverly L
<u>Petitioner(s):</u>	Carney, Michael S; Carney, Beverly L; Schaller, Kelly
<u>Property Location:</u>	Located in the Northeast Quarter of the Southwest Quarter of Section 23, Town 13 North, Range 9 East
<u>Town:</u>	Fort Winnebago
<u>Parcel(s) Affected:</u>	463
<u>Site Address:</u>	Clark Road/Dumke Road

Michael and Beverly Carney, 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 463 is 40 acres in size and is vacant woodland and wetland. The property is zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. The property fronts on both Clark Road and Dumke Road. Wetlands are present in the southwestern half of the parcel. There is no floodplain on the property. There are 18.5 acres of prime farmland where drained in the southwestern half the property and 12.5 acres of potentially highly erodible lands (per NRCS) in the northeastern half of the parcel. 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 and Single-Family Residence	A-1 Agriculture
East	Agriculture	A-1 Agriculture
South	Woodland, Wetland and Single-Family Residence	A-1 Agriculture
West	Wetland	A-1 Agriculture

Analysis:

The property owner is proposing to create a 5-acre lot in the northeastern corner of the property. The lot will be rezoned to the RR-1 Rural Residence district to allow for the construction of a new home and will front on Clark Road. To maintain a density of one home per 35 acres for the new residential site, the southern 30 acres of parcel 463 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 also in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for a new building site while maintaining the required density of one home per 35 acres through the application of the A-4 district to 30 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 July 7, 2025, and recommended approval of the rezoning.

Documents:

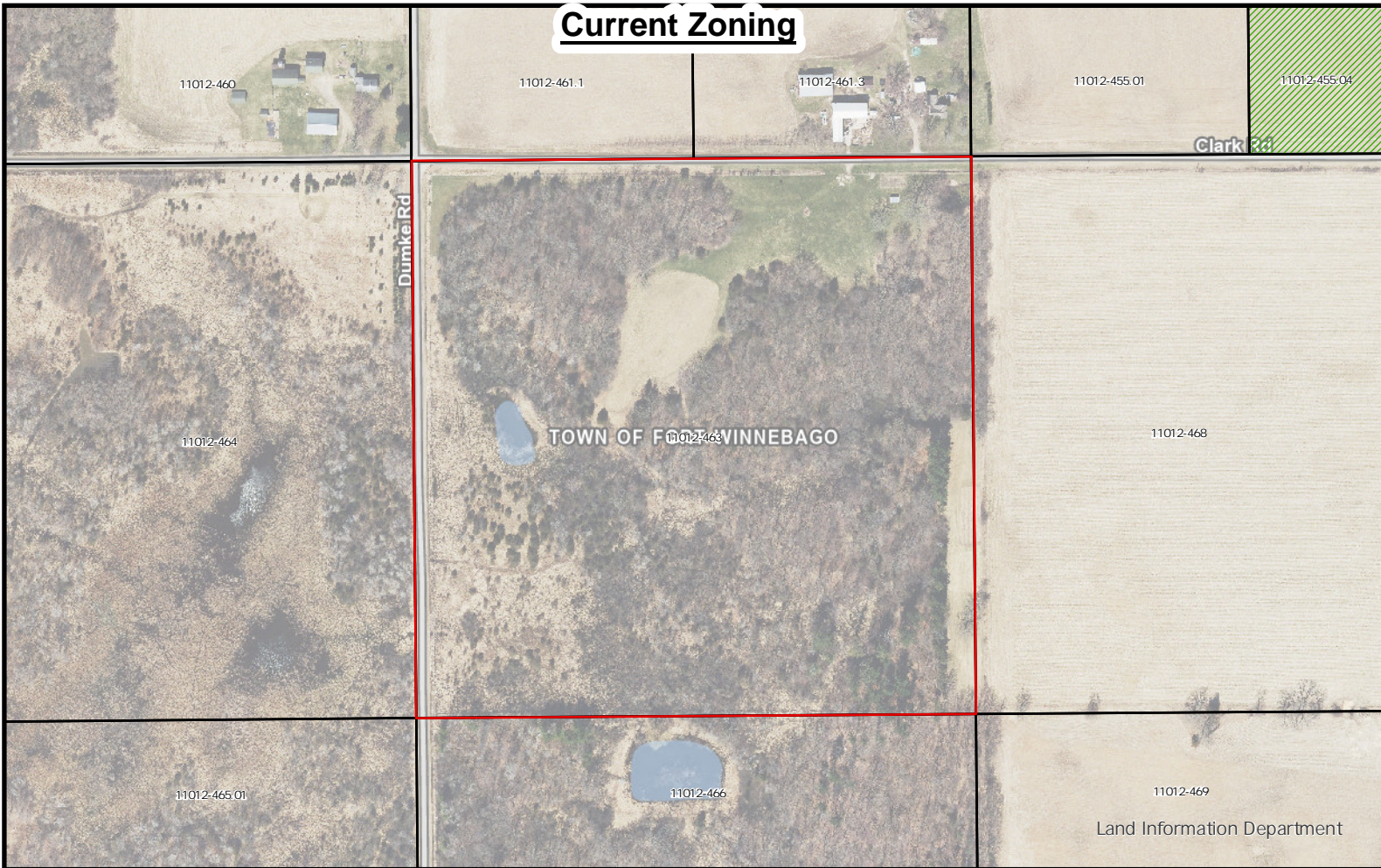
The following documents are on file with the Planning and Zoning Department:

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

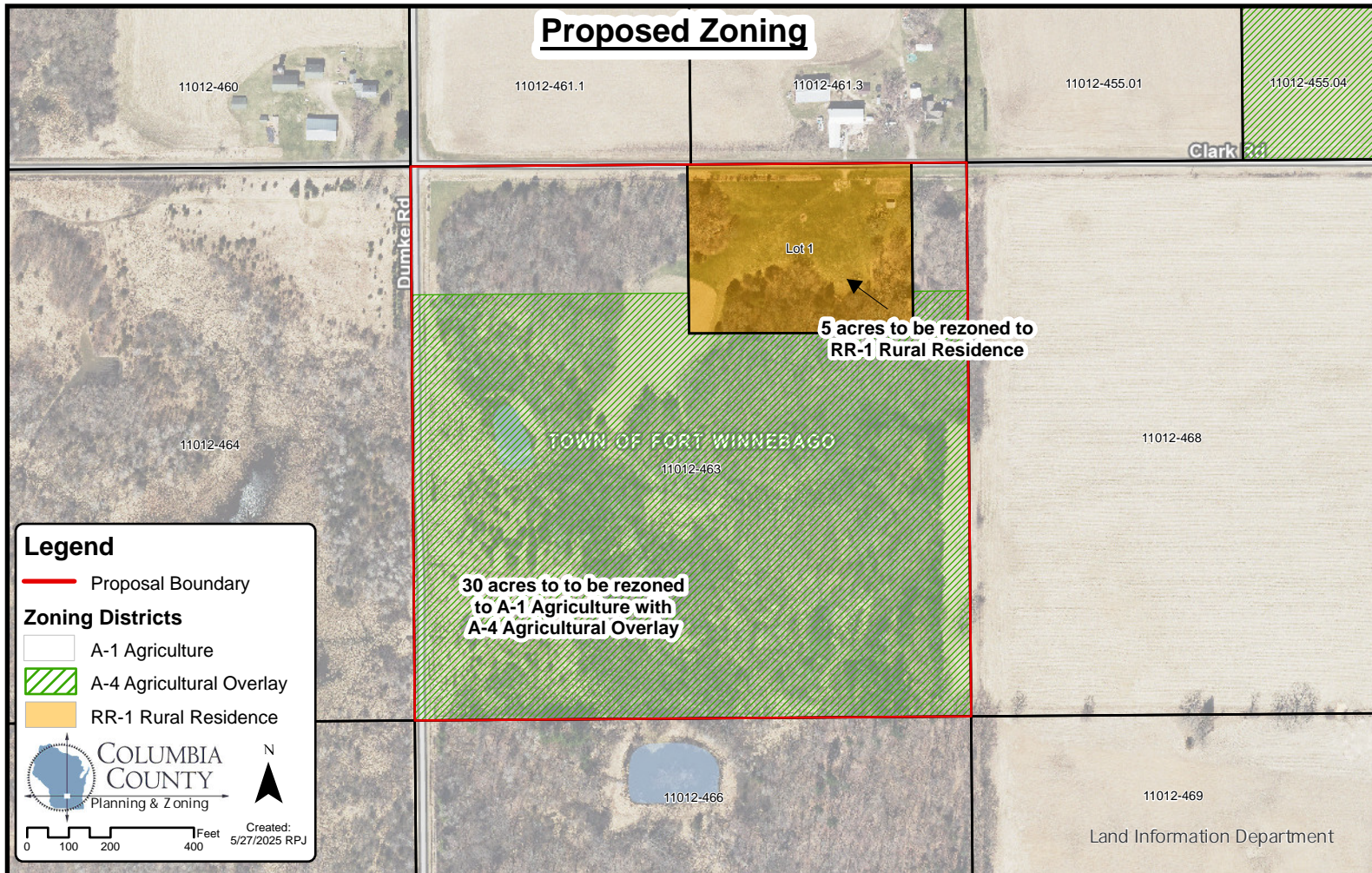
Recommendation:

Staff recommends approval of the rezoning of 5.0 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 30.0 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.

Current Zoning



Proposed Zoning



Legend

— Proposal Boundary

Zoning Districts

□ A-1 Agriculture

▨ A-4 Agricultural Overlay

■ RR-1 Rural Residence



0 100 200 400 Feet
Created: 5/27/2025 RPJ

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