



Public Hearing Item 7: Rezoning

Planning & Zoning Committee • October 7, 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>	Behnke, Charles M; Behnke, Kelly
<u>Petitioner(s):</u>	Behnke, Charles M; Behnke, Kelly
<u>Property Location:</u>	Located in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 27, Town 13 North, Range 9 East
<u>Town:</u>	Fort Winnebago
<u>Parcel(s) Affected:</u>	529, 532
<u>Site Address:</u>	Bornick Road

Charles and Kelly Behnke, 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 Agricultural Overlay. Parcel 529 is 20.82 acres in size and parcel 532 is 20 acres. Both parcels are zoned A-1 Agriculture and are vacant. The land is planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. Wetlands are present in the southwestern corner of the property, and there is nonregulatory floodplain in this area as well. There is a small band of regulatory flood fringe along the southern property line of parcel 532. There are approximately 4.5 acres of prime farmland in the center of the property and lands in the northeastern corner are considered to be potentially highly erodible 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	Single-Family Residence	A-1 Agriculture and A-2 General Agriculture
East	Agriculture and Single-Family Residence	A-1 Agriculture, A-2 General Agriculture, and A-1 Agriculture with A-4 Agricultural Overlay
South	Agriculture and Wetland	A-1 Agriculture
West	Single-Family Residence, Wetland and Woodland	A-1 Agriculture

Analysis:

The property owners are proposing to create a 5-acre lot in order to construct a new single-family home. This lot will be rezoned to the RR-1 Rural Residence zoning district. The land does not front directly on Bornick Road and is accessed via an existing easement through parcel 528. The owners are requesting both a waiver of access and a driveway length exception with this proposal. To maintain a density of one home per 35 acres for the new residential site, the remaining 36.91 acres of parcels 529 and 532 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 the construction of a new single-family residence on a 5-acre lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 36.91 acres. This proposal appears to follow both the Columbia County Zoning Ordinance and the Columbia County Comprehensive Plan.

Town Board Action:

The Fort Winnebago Town Board met on September 1, 2025, and recommended approval of the rezoning.

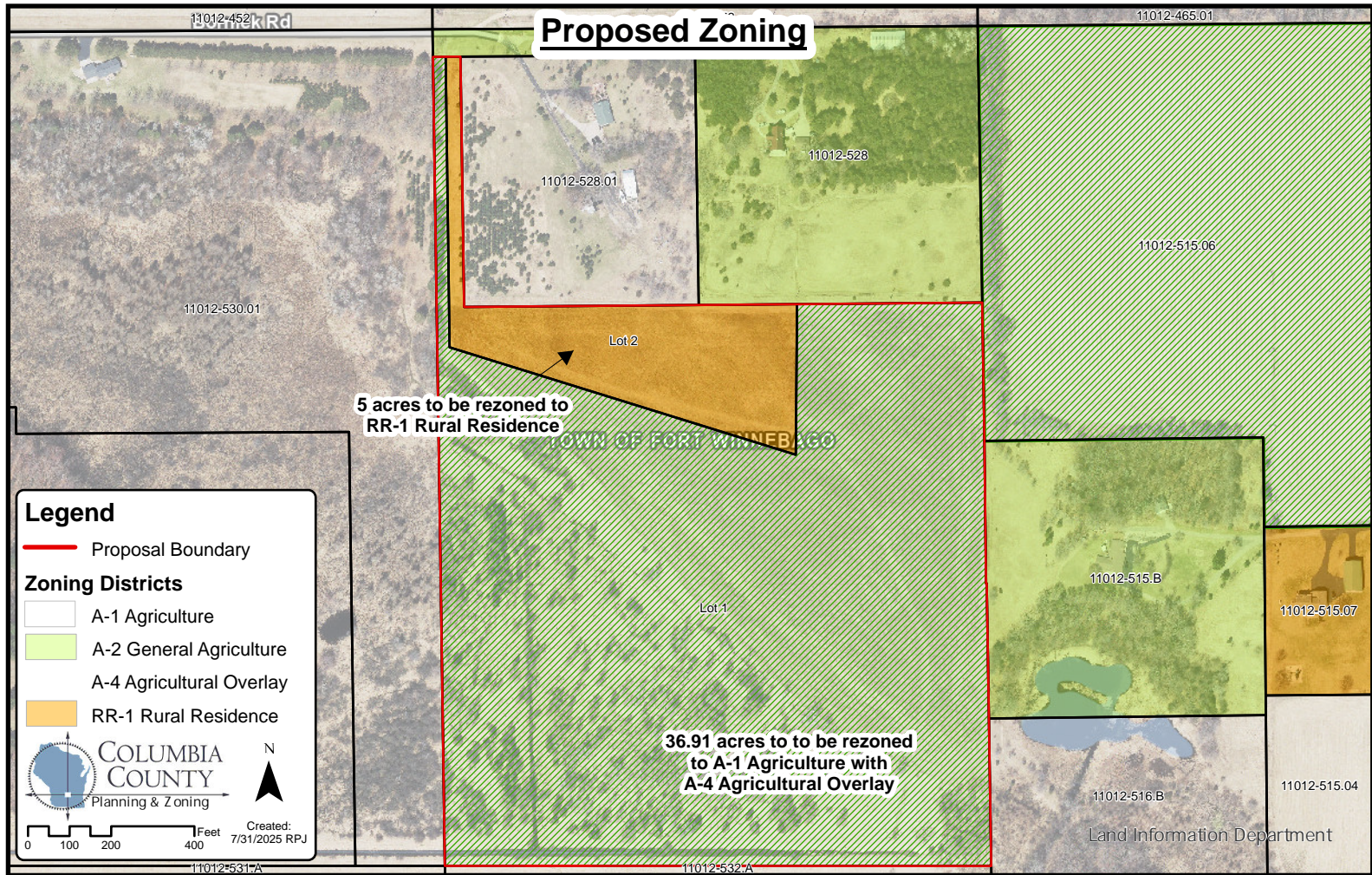
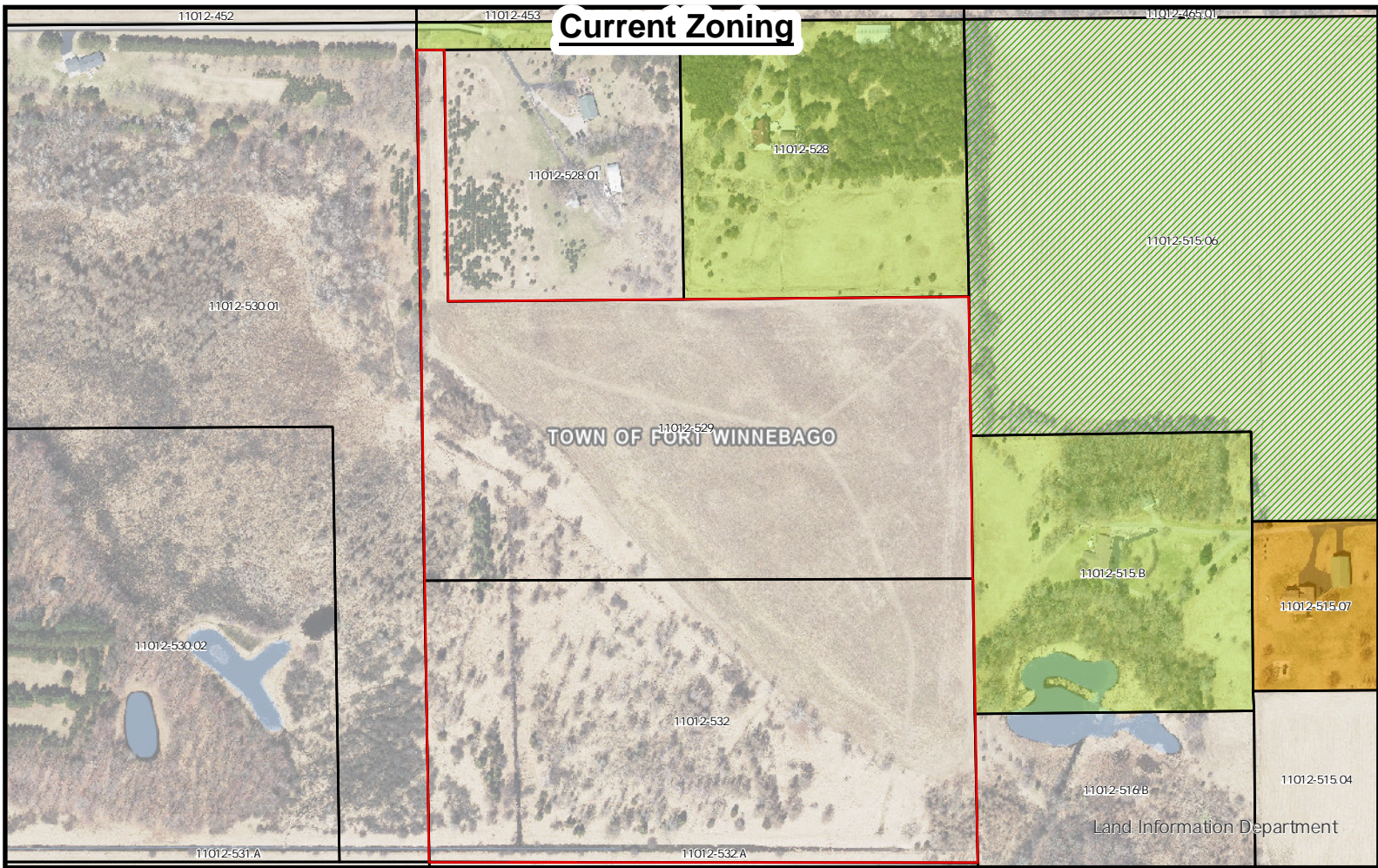
Documents:

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

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

Recommendation:

Staff recommends approval of the rezoning of 5 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 36.91 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

COLUMBIA COUNTY
Planning & Zoning

Created: 7/31/2025 RPJ

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